



Marion County

Development Review Committee

Meeting Agenda

Monday, August 18, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **August 11, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.2. **Stokes Electric-Major Site Plan - Major Site Plan**
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.
 - 5.3. **Corta Commons - Ocala West - Final Plat**
Project #2024020064 #31191 Parcel #3501-200-019
CHW, an NV5 Company
6. **SCHEDULED ITEMS:**

**6.1. Tractor Supply Major Site Plan - Waiver Request
115 Bahia Avenue Pl Ocala
Project #2025080006 #33165 Parcel #37491-003-00
Mastroserio Engineering**

LDC 2.21.4 - Construction, Completion, and Closeout

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request - the owner requests a waiver to allow the commencement of Building Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

- 6.2. Meridian Storage Group - Major Site Plan
10579 SE Maricamp Rd Ocala
Project #2024100003 #32405
Parcel #3761-003-000 & 3761-004-000
Davis Dinkins Engineering, P.A.**

LDC 6.13.8.B(7) STORMWATER CONVEYANCE CRITERIA

CODE states: Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver for private storm system to be less than 18 inches. Pipe calculations will be provided.

- 6.3. Pine Village Manufactured Home Park - Major Site Plan - Waiver Request to Major Site Plan in Review**
10195 SE 36th Ave Belleview
Project #1999005123 #32898 Parcel #3726-011-001
Clymer Farner Barley, Inc.

LDC 6.11.4.B(2) - Cross Access (Parallel Access)

CODE 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 request - Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads" Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family

LDC 6.11.5 -Driveway Access

CODE states - Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT request - The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance also existed in its current location for at least the same duration. Belleview High starts at 8:30 AM & ends at 3:00 PM. Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only seven trips and PM peak hour trips increased by 13 trips, Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

6.12.12(D) - Sidewalks

CODE states - At the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

LDC - 6.12.2 - Right of Way

CODE states A. Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC: (1) The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way, (2) The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage, (3) The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way, (4) The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT request - We would like to request providing a 10-foot ROW dedication, rather than the 20-foot code minimum, due to the precedent set by adjacent projects. Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 36th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15-foot required Type C landscape buffer, rather than the 25-foot code minimum.

6.4. EON Consumer Welfare Mini-Warehouse - Major Site Plan - Request for a One Year Extension
5841 SW 25th St Ocala
Project #2022110065 #29416 Parcel #23819-001-03
Pigeon-Ardurra, LLC

On 7/16/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2025. The new expiration date would be September 11, 2026.

- 6.5. 16848 SW 29th Terrace Rd Ocala FL - Waiver Request to Major Site Plan in Review**
Marion Oaks
Project #2025070073 #33129 Parcel #8004-0460-18
Dala Developments

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request - Water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Unit 4.

- 6.6. Reed Screen Room - Waiver Request to Major Site Plan**
Marion Oaks Lot 4
Project #2025080007 #33166 Parcel # 8010-0903-04
Wilmoth Reed

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3)A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to build a 12 x 22 - 264 square feet screen room addition. The screen room would be over the allowed impervious for the lot allowance.

- 6.7. Johnathan Hernandez & Cira Franco Hernandez - Waiver Request for Family Division**
Project #2025070072 #33128 Parcel # 44676-200101
Johnathan Hernandez & Cira Franco Hernandez

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT is requesting a Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.

- 6.8. **Jason Henderson - Family Division Waiver Request**
fka: Kennedy Dianne
11955 SE 135th Ave
Project #2013070018 #33159 Parcel #39988-000-00
Jason Henderson

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Matthew Henderson. They are requesting to share a 40-foot easement for Olivia's new parcel, however, they want a separate driveway off SE 135th Ave for brother's new parcel.

**6.9. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

7. **CONCEPTUAL REVIEW ITEMS:**
8. **DISCUSSION ITEMS:**
9. **OTHER ITEMS:**
10. **ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20305

Agenda Date: 8/18/2025

Agenda No.: 3.1.

SUBJECT:
August 11, 2025



Marion County

Development Review Committee

Meeting Minutes

Ocala, FL 34471
Phone: 352-671-8686

Monday, August 11, 2025

9:00 AM

Office of the County Engineer

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1. ROLL CALL

MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Sara Wells (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (911)
Linda Blackburn (Legal)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. August 4, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Liquor Lane LLC - Major Site Plan Revision
Project #2023070013 #33036 Parcel #41200-071-01
EDA Consultants, Inc.**

- 5.2. Andrew Clark New Construction - Underground Pool - Waiver Request
to a Major Site Plan
Silver Hammock Preserve Lot 15
Project #2025080002 #33157 Parcel # 16132-015-00
Premier Pools of Central Florida**

- 5.3. NSC Hwy 27 W - Major Site Plan
Project #2024100001 #32055 Parcel #21602-000-00
Davis Dinkins Engineering, P.A.**

- 5.4. Orange Blossom Replat #2 - Preliminary Plat
Orange Blossom Replat #2
Project #2025050014 #32813 Parcel #48288-000-00
Clymer Farner Barley, Inc**

**Motion by Ken McCann to approve items 5.1. through 5.4. on the consent agenda,
seconded by Chuck Varadin**

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Orange Blossom Replat #1 - Preliminary Plat - Waiver Request to a
Preliminary Plat in Review
Project #2025050013 #32811 Parcel #47695-000-01
Clymer Farner Barley, Inc**

LDC 6.12.12(D) - Sidewalks

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks

considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

Motion by Steven Cohoon to not require fee in lieu of, and approving the waiver for sidewalks seconded by Michael Savage

Motion carried 5-0

LDC 6.11.4 - Access Management

CODE states A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. 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. (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. (3) Refer to Section 7.3.1 for construction details. C. Access to adjacent lands. (1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary. (2) Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary. (3) Gated subdivisions or internal residential pods served by Major local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

APPLICANT request - Connection to SE 158th PI is challenging from an engineering standpoint for several reasons: 1. It is one of the lowest areas of the property, approximately 83 feet in elevation. The highest tie in grade on the east side of the property is elevation of 97 feet. Trying to make up 14 feet of grade change within the subdivision considering the property width causes steep yard slopes, stem walls and retaining walls. 2. Connection to SE 158th PI causes significant stormwater issues. The topography is generally falling from east to west, and per the LDC there is a minimum requirement for soil boring quantity and spacing. Once you size a pond in the depressional area that holds the

pre/post for the subdivision and recovers in 14 days, the required amount of borings forces a few of the borings to be at higher elevations, resulting in a heavy cut condition. This generates more fill, which makes the grading from reason #1 more difficult, but also results in higher seasonal high water level readings on the higher borings. This causes the pond bottom elevation to rise, which also pushes up the pond top of bank. The drainage design for the pond resulted in a pond bottom elevation of 84, and a pond top of 88 to hold the pre/post and recover in 14 days. The connection to SE 158th PI is at an elevation of 83, rendering it impossible to capture and treat a significant amount of impervious area.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

- 6.2. MSP PID 8009-1274-19 - Minor Site Plan - Waiver Request to Minor Site Plan in Review**
Project #2025060058 #32991 Parcel #8009-1274-19
MCA Consulting Engineers, Inc

LDC 6.12.12(D) - Sidewalks

CODE states - At the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests a waiver due to no sidewalks existing in this region.

Requesting approval to pay fee in lieu of sidewalk construction, sidewalks are warranted.

Motion by Steven Cohoon to approve fee in lieu of sidewalks on Marion Oaks Pass but not SW 60th Ter, seconded by Michael Savage

Motion carried 5-0

- 6.3. Chitolie Enterprises LLC - Minor Site Plan - Waiver Request to Minor Site Plan in Review**
2101 NE 97th Street Rd Anthony
Project #2025060060 #32992 Parcel #14260-000-00
MCA Consulting Engineers, Inc.

LDC 6.8.6 Buffers

CODE states A. It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of

buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT requests a waiver for Buffer B on the west boundary as client owns the adjoining parcel. The parcel exceeds the buffer width of the buffer and currently has mature trees and vegetation that buffers the parcel and site.

Applicant withdrew

LDC 6.12.12(D) Sidewalk

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests approval to pay fee in lieu of sidewalk construction along NE 19th Street and requests a waiver not to build a sidewalk on NE 98th Street.

Motion by Michael Savage to table until applicant is ready to bring the item back, seconded by Chuck Varadin

Motion carried 5-0

6.4. Scrubs - Minor Site Plan (Waiver to Approved AR32133) - Standalone Waiver Request

**16714 S US Hwy 441 Summerfield
Project #2024100054 #33136 Parcel #4716-006-009
Mastroserio Engineering, Inc.**

LDC 6.8.6.K (2) Buffers

CODE states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with 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.

APPLICANT request - The Minor Site Plan was approved with a Type "B" buffer with a wall. A waiver is requested to install a 6-foot-high vinyl opaque fence in lieu of the buffer wall. Discussions with the Landscape reviewer prior to the plan being approved indicated that a fence could be used in lieu of a wall, but due to construction deadlines, the plan was moved forward with a wall to get approval. There is an existing heavily vegetated buffer screen in place. The intent is to remove existing invasive trees & vegetation and fill in any gaps with the required type "B" buffer plantings as shown on the approved plan. See provided photos and Landscape Plan included in waive packet.

Motion by Chuck Varadin to deny with recommendation to the Board of County Commissioners for approval, seconded by Michael Savage

Motion carried 5-0

- 6.5. Westwood Trails (fka Villa Verde PUD) Improvement Plan - Waiver Request to Improvement Plan in Review
Villa Verde
7875 SW 75th Ave Ocala
Project #2023050058 #32544 Parcel #35461-000-00
Mastroserio Engineering, Inc.**

LDC 6.13.3 - Type of Stormwater Management Facilities

CODE states A. Existing public. (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient. (2) A Stormwater Connection Application is required for any connection to or expansion of a County detention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements. (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility. B. Natural. (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient. (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided. (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest. C. Proposed public. (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1

may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater. (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details. (4) The bottom of all dry water retention areas shall have appropriate vegetative cover. (5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. D. Proposed private. (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas (3)The bottom of all dry water retention areas shall have appropriate vegetative cover. (4) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. APPLICANT requests a waiver to reduce DRA 2 berm width from 12 feet wide to 8 feet wide with a 6% cross slope. This allows us to provide a 6 feet depth in the pond. DRA 1 will be constructed with a 12-foot berm with a 6% cross slope. Both DRAs are privately owned and maintained.

Motion by Steven Cohoon to approve the waiver request all the way down to 5 feet, if necessary, seconded by Tony Cunningham

Motion carried 4-0

LDC 2.12.8 - Current Boundary and Topographic Survey

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT request to reaffirm the waiver approved with the preliminary plat on June 3, 2025, to use the survey submitted. No changes have been made to the site.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 4-0

LDC 2.21.4 - Construction, Completion, and Close Out

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT requests to allow the commencement of construction prior to improvement plan approval and approve early site work permit. Only earthwork is requested with this waiver and this construction is at the developer's risk.

Motion by Chuck Varadin to approve conditioned on tree protection mitigation provided before any clearing is done and environmental assessment is brought up to date, seconded by Ken McCann

Motion carried 5-0

6.6. Firestone Ocala Freedom - Major Site Plan - Waiver Request to a Major Site Plan in Review
Project #2024090064 #32039 Parcel #35699-006-06
Common Oak Engineering, LLC

LDC 6.13.2.A(3) - Stormwater Management - Minimum Requirements

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) 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. (c) Soil boring location with labels.
APPLICANT request - we are seeking this waiver to allow the two pond bottoms to either be sodded or seeded.

Motion by Michael Savage to approve the sodding of the pond bottom but not the seeding of the pond bottom, seconded by Chuck Varadin

Motion carried 5-0

6.7. 8009-1279-19 Fourplex WM Ext (Oak Villas III - Minor Site Plan) - Waiver Request to Minor Site Plan in Review
Project #2025050021 #32971 Parcel #8009-1279-19
Cycorp Engineering, Inc.

LDC 6.12.12 Sidewalks

CODE states 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 and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests a waiver for the requirement to install a sidewalk along the front of the property. Given the limited scope of the project and the existing character of the street, which lacks sidewalks, we believe at this location it would be inconsistent and unnecessary.

Motion by Michael Savage to approve, seconded by Chuck Varadin

Motion carried 5-0

6.8. Stanton Weirsdale Drainage Retention Area - Waiver Request to Major Site Plan

**Project #2025080017 #33178 Parcel #49794-000-00
NV5, Inc.**

LDC 6.8.6.(J) Buffers

CODE states Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations:(a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8. -1.

APPLICANT - County is requesting total relief from buffer requirements for this site. The proposed drainage retention area is a retrofit within an existing neighborhood with no stormwater management system. The site is remote and has no water available for irrigation. Additionally, the required buffers unnecessarily increase the construction costs and long-term maintenance costs of the project.

Motion by Chuck Varadin to deny with recommendation to the Board of County Commissioners for approval of the proposed plan, seconded by Tony Cunningham; Opposed by Steven Cohoon due to the one condition

Motion carried 4-1

6.9. West Mini Farms - Agricultural Lot Split - Waiver Request to a Major Site Plan

**Project #2025050076 #33131 Parcel #34979-000-00
Tillman & Associates Engineering, LLC**

Per the Office of the County Attorney and Office of the County Engineer, the prior motion and order approving the waiver of MSBU is illegal and must be reheard and redetermined.

Motion by Tony Cunningham to rehear, seconded by Chuck Varadin

Motion carried 4-0

Motion by Chuck Varadin to vacate motion from August 4, 2025, seconded by Tony Cunningham

Motion carried 4-0

LDC 2.16.1.B(8)(g) - County MSBU

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to allow a Property Owner's Association be created for the maintenance of roads and drainage in lieu of the MSBU.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

6.10. Tribble Family Pool - Waiver Request to Major Site Plan

Deer Path Estates Phase 2

Project #2025070093 #33147 Parcel # 3188-039-000

Terry H. Tribble

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to a Major Site Plan for a pool and deck. The site will be over the allowed 3,600 square feet per the Deer Path Estates Phase 2 Improvement Plan. The proposed amount of impervious being added to the site is 639 square feet.

Motion by Chuck Varadin to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection, seconded by Tony Cunningham

Motion carried 5-0

6.11. 9961 SW 39th Terrace Ocala FL - Waiver Request to Major Site Plan

9961 SW 39th Ter Ocala

Project #2025060040 #32968

Parcel #3507-009-022 Permit #2025060048

Edwin Tejada

This item was heard on July 7, 2025. There was a motion to not reconsider. The applicant has worked with the necessary departments and is requesting to be reheard.

Motion by Michael Savage to rehear, seconded by Ken McCann

Motion carried 5-0

LDC 2.21.1.A Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)

Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - I would like to extend my existing driveway to the start of my vinyl fence.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection, seconded by Tony Cunningham

Motion carried 5-0

**6.12. Carriage Trail - Unit 1 - Tract F - Application to Release Easement
Across 1' Strip
Plat Book I, Page 139
Seth McBride and Karly McBride**

This is a request for the release of an easement across a 1' strip of land (a portion of Parcel ID 36659-001-00). The legal description for this parcel includes Tract F of Carriage Trail - Unit 1, Plat Book I, Page 139. The release is for Tract F which is adjacent to the Applicant's parcel (Parcel ID 36659-001-00).

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS: NONE

9. OTHER ITEMS: NONE

Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin

Motion Carried 5-0

10. ADJOURN: 11:20 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20306

Agenda Date: 8/18/2025

Agenda No.: 5.2.

SUBJECT:

Stokes Electric-Major Site Plan - Major Site Plan

2464 NW 56th St Ocala

Project #2024120001 #32260 Parcel #13338-000-01

Mastroserio Engineering, Inc.

August 12, 2025

PROJECT NAME: STOKES ELECTRIC-MAJOR SITE PLAN

PROJECT NUMBER: 2024120001

APPLICATION: MAJOR SITE PLAN #32260

- 1 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.
- 2 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.
- 3 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.
- 4 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: 12/4/24-add waivers if requested in future
- 5 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU service area but outside connection distance to closest water main - defer to DOH for well review as shown on plan

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU service area but outside connection distance to closest sewer main - defer to DOH for septic review as shown on plan
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Primary Springs Protection & within the Ocklawaha BMAP
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 7/22/25 No fee for this review 6/19/25 - No fee for this review. 4.29.25 - No fee for this review. Previous Comment: \$130 - to pay by phone call 352-671-8686 & reference Utility Review Fee for AR 32260
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: 6.16acres
6.16 x 1500gpd (well) = 9240gpd authorized sewage flow
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: INFO
REMARKS: Office Area: 15gpd/employee/8hour shift and 15gpd per 100sqft of office space
Warehouse: 15gpd/employee/8hour shift and 100gpd per loading bay
400gpd estimated per builder
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: Will need Limited Use Water System Permit through the Department of Health in Marion County. Construction permit and \$90 fee is required prior to drilling of the well. Please send application, fee, and design of water system to Evan.Searcy@FLHealth.gov
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System will also require an operating permit at \$90/ year. Before the operating permit can be issued it will require water sampling, some of which may take weeks to receive results back. Please plan accordingly so there will be no delay during construction.
- 15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Septic system is at least 100' from proposed well and 75' from any neighboring wells
- 16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO

REMARKS: Need well permits through the Department of Health in Marion County.
Need septic permits through the Department of Environmental Protection

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

[Original Comments] Please provide environmental assessment.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Well/septic are proposed. Defer to MCU/DOH

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Per discussions with Ken Weyrauch - "In the future, if the use becomes warehousing then a Special Use Permit will be required."



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 32260

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 03/24/2025 Parcel Number(s): 13338-000-01 Permit Number: 2024120001

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: STOKES ELECTRIC - MAJOR SITE PLAN 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): CDH REALTY, LLC.
Signature: *Chuck Stokes*
Mailing Address: 421 S PINE AVE. City: OCALA
State: FL Zip Code: 34471 Phone # 352-843-2856
Email address: CHUCK@STOKESFL.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): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.12 - SIDEWALKS
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO NOT INSTALL SIDEWALKS AS NO SIDEWALKS ARE IN THIS AREA.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 3/27/25 BM Project # 2024120001 AR # 32260
3/26/25

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): _____

Revised 6/2021



**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) 6.13.7 - GEOTECHNICAL CRITERIA
Reason/Justification for Request (be specific): THIS SITE HAD SOIL BORINGS TESTED AT THE TIME OF THE MASTER DRAINAGE PLAN DESIGN AND THEY FALL WITHIN THE FUTURE DRA EXPANSION. A WAIVER IS REQUESTED TO USE THE EXISTING SOIL BORING TESTS SINCE THEY DO FALL WITHIN THE DRA EXPANSION FOR THE ENTIRE DEVELOPMENT. SOIL BORINGS ARE CONSISTENT THROUGHOUT THE SITE.

Section & Title of Code (be specific) 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO ALLOW THE COMMENCEMENT OF CONSTRUCTION PRIOR TO MAJOR SITE PLAN APPROVAL AND APPROVE EARLY SITE WORK PERMIT. ONLY EARTHWORK IS REQUESTED WITH THIS WAIVER AND THIS CONSTRUCTION IS AT THE DEVELOPER'S RISK.

Section & Title of Code (be specific) 6.11.4B - CROSS ACCESS
Reason/Justification for Request (be specific): BASED ON OVERALL MASTER STORMWATER DESIGN AND EXISTING CONDITIONS. CROSS ACCESS CAN NOT BE PROVIDED DUE TO STORMWATER REQUIREMENTS AND IMPACTS.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

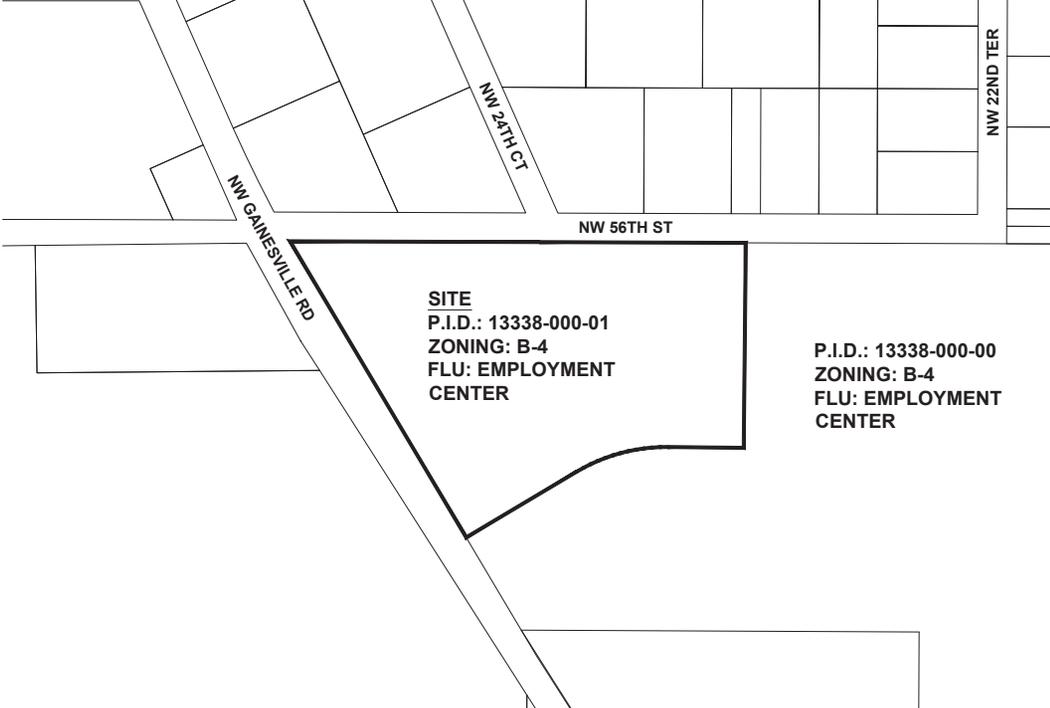
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

STOKES ELECTRIC - MAJOR SITE PLAN

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCTION ORIGINAL DOCUMENTS.
2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHN'S WATER MANAGEMENT DISTRICT REGULATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.
6. AFTER AND/OR DURING THE CLEANING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED & BURNING IS TO TAKE PLACE ON SITE.
7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL BECOMING OF THE DRAINAGE RETENTION AREAS, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.
8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE II SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE PORTIONS OF THE CONSTRUCTION SITE PRIOR TO CONSTRUCTION. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE SILT FENCE SHALL BE MAINTAINED AND REPAIRED AS NEEDED AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
9. IF A SNOWLOCK SHOULD FORM ON THE SITE, ALL APPROPRIATE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF 2 FEET OF UNDESIGNATED MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF THE SPECIFICATION. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDESIGNATED MATERIAL.
11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT IS PROTECTED, AND IMPROVEMENTS TO EXISTING UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND UNOBSTRUCTED MANNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN REPLACED OR DESTROYED DUE TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION (IN) AND/OR OTHER UTILITY SLEEVING REQUIREMENTS IN THESE PLANS.
15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.
16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
 - A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS;
 - B) THE FOOT ROADWAY & TRAFFIC DESIGN STANDARDS; &
 - C) FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).
18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODED. ALLOW FOR SOO WITH A 2" UNDERCUT. OTHER AREAS UNDER CONSTRUCTION SHALL BE GRASSED, UNLESS SOO IS SPECIFICALLY PROPOSED.
19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
 - A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS;
 - B) FOOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
 - C) FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
20. ALL PAYMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FOOT STANDARDS AND MANUAL, ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS. TRAFFIC PAINT SHALL BE FOOT CODE T-1, 2- AND HIGH INTENSITY THERMOPLASTIC.
21. THE UTILITIES CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL NOTIFY THE PROJECT ENGINEER FOR APPROVAL. A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PREVIOUSLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.
22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.
23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AIRLINES. REFER TO FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SECTIONS 115-2.3 AND 115.3. AERIAL UTILITIES SHALL BE 18" MINIMUM CLEARANCE OVER THE GRADE.
24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODED FOR A MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SHALLOW TRANSDUCERS TO PIPE ENDS SHALL BE 36" DEEP (UNTIL OTHERWISE NOTED). ALL TRANSDUCERS SHALL BE 18" DIA.
25. CONTRACTOR MUST CLEAN UP ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOO OR GRASS AND MUCK OUT.
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING INTERED ENDS. DELINEATION SHALL BE 3" MINIMUM HEIGHT. DELINEATORS SHALL BE 18" DIA. TOP OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE.



GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC.
2. TREE SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC.
3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.
4. ALL ROAD PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.
5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.
6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACES AS SHOWN ON THESE PLANS.
8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.
9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.
11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A PROPOSED WELL. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE.
2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A SEPTIC SYSTEM AND SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDP & MARION COUNTY SPECIFICATIONS.
4. WATER USAGE = 150 GPD
5. SEWER USAGE = 150 GPD

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE NORTHWESTERN SECTION OF MARION COUNTY, FLORIDA.
2. THE PROPERTY IS PRESENTLY ZONED B-4.
3. THIS PROJECT SHALL BE DEVELOPED BY CDR REALTY, LLC.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES WITHIN A FLOOD HAZARD AREA. FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 130505096E, EFFECTIVE DATE 04-19-2017, PUBLISHED ELEVATION 4 + 37.4, NAVD83.

PLAN DATUM AND BENCHMARK NOTE:

VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14201-4", PUBLISHED ELEVATION 4 + 37.4, NAVD83.

SITE LIGHTING NOTE:

ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.9 OUTDOOR LIGHTING.

LEGAL DESCRIPTION:

PARCEL 1

LOT 15, BLOCK "D", 311.64 AC. ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH 1/2 OF THE SW 1/4 OF U.S. HIGHWAY NO. 441, SECTION 26, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 0°04'50" W, ALONG THE WEST BOUNDARY OF THE SW 1/4 OF SAID SECTION 26, 69.0 FEET TO THE NORTHWESTLY CORNER OF SAID SECTION 26, 113.1 FEET TO A POINT, THENCE S 89°40'15" W, 420 FEET TO A POINT, THENCE S 0°07'00" W, 219 FEET TO A POINT, THENCE S 89°45'15" W, 491.3 FEET TO A POINT, THENCE N 27°15'15" W, 89.3 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN COVERED; THENCE CONTINUING N 32°37'15" W, A DISTANCE OF 14.7 FEET TO A POINT, THENCE S 43°22'00" W, A DISTANCE OF 175.8 FEET TO A POINT, THENCE SOUTH 71.6 FEET TO A POINT, THENCE N 89°45'15" W, A DISTANCE OF 73.31 FEET TO THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL HEREIN COVERED, BEING IN MARION COUNTY, FLORIDA.

AND

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 0°04'50" W, ALONG THE WEST BOUNDARY OF THE SW 1/4 OF SAID SECTION 26, 69.0 FEET TO THE NORTHWESTLY CORNER OF SAID SECTION 26, 113.1 FEET TO A POINT, THENCE S 89°40'15" W, 420 FEET TO A POINT, THENCE S 0°07'00" W, 219 FEET TO A POINT, THENCE S 89°45'15" W, 491.3 FEET TO A POINT, THENCE N 27°15'15" W, 89.3 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN COVERED; THENCE CONTINUING N 32°37'15" W, A DISTANCE OF 14.7 FEET TO A POINT, THENCE S 43°22'00" W, A DISTANCE OF 175.8 FEET TO A POINT, THENCE SOUTH 71.6 FEET TO A POINT, THENCE N 89°45'15" W, A DISTANCE OF 73.31 FEET TO THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL HEREIN COVERED, BEING IN MARION COUNTY, FLORIDA.

PARCEL 2

THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING EAST OF OLD U.S. HIGHWAY NO. 441, MARION COUNTY, FLORIDA.

AS-BUILT NOTE:

EGN SHALL SUPPLY CAD AS-BUILTS INCLUDING NAV 83 W COORDINATES FOR ALL FEATURES PER CODE. AS-BUILTS SHALL BE SUBMITTED TO MCO A MINIMUM OF TWO WEEKS PRIOR TO THE CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AHEAD OF THE BILL OF SALE AND CLEARANCE REQUEST AND AVOID DELAY. DELAYED EQUIPMENT TRACTS AS A RESULT OF INSUFFICIENT TIME SHALL BE DEVELOPER/OWNER'S SOLE EXPENSE.

PROPOSED WAIVERS:

WAIVERS REQUESTED FOR THIS PROJECT SUBMITTAL:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

TITLE: TITLE SHEET

INDEX OF SHEETS:

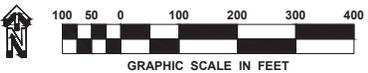
SHEET NO.	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE/GEOMETRIC PLAN
C004	DRAINAGE & GRADING PLAN
C008	DETAILS
8901-001	IRIGATION PLANS
L001-004	LANDSCAPE PLANS
L001-004	LANDSCAPE DETAILS
8901-004	SURVEY

JOB#: 24-03

SHEET
C1 OF 5

LOCATION MAP

SEC. 25, TWP. 14, RGE. 21
MARION COUNTY, FLORIDA



GRAPHIC SCALE IN FEET

SITE DATA:
PROJECT LOCATION: STOKES ELECTRIC - MAJOR SITE PLAN
PROJECT LOCATION: SEC 25, TWP. 14, RGE. 21
P.I.D.: 13338-000-01
OWNER: CDR REALTY, LLC.
ADDRESS: 421 S PINE AVE.
OCALA, FL 34471
TOTAL SITE AREA: 268,506 S.F. = 6.16 ACRES +/-
CURRENT ZONING: B-4
FUTURE LAND USE: COMMERCIAL
BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR
BUILDING USE: WAREHOUSE
BUILDING F.A.R.: 0.0669 (17,960 SF)

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)

EXISTING COVERAGE:	268,506 S.F. (100%)
SITE AREA:	268,506 S.F. (100%)
OPEN SPACE:	
PROPOSED COVERAGE:	17,960 S.F. (6.69%)
PROPOSED BUILDING:	21,177 S.F. (7.89%)
PROPOSED ASPHALT MILLINGS:	33,516 S.F. (12.49%)
PROPOSED CONCRETE:	5,147 S.F. (1.92%)
TOTAL IMPERVIOUS:	77,734 S.F. (28.97%)
PROPOSED D.R.A.:	27,169 S.F. (10.12%)
PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.):	163,543 S.F. (60.91%)
REQUIRED OPEN SPACE PER CODE (20%):	53,701 S.F.

DRAINAGE CONSTRUCTION SPECIFICATION:

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE PROJECT ENGINEER AND THE OFFICE OF THE COUNTY ENGINEER.

TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 10th EDITION.

USE ITE CODE 16 - WAREHOUSING

AVERAGE VEHICLE TRIP END/S = 1.00 S.F.

17,960 S.F. / 1,000 S.F. PER UNIT = 17.96 TRIPS

DAILY TRIPS = 32 TRIPS

AM PEAK HOUR TRIPS = 3 PM PEAK HOUR TRIPS = 3

MCU INSPECTION NOTE:

MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, WORK MAY BE HALTED TO SCHEDULE. CONTACT MCUS CONSTRUCTION OFFICER AT 352-341485.

SIGHT DISTANCE NOTE:

ROADWAY CONNECTIONS TO NW GAINESVILLE ROAD MEET FOOT SIGHT DISTANCE CRITERIA.

BUILDING PUBLIC SAFETY NOTE:

BUILDING SHALL COMPLY WITH THE BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRAINAGE ACCESS MEETS FOOT SIGHT DISTANCE REQUIREMENTS.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND ORIGINATE THE RESPONSIBILITY AS SHOWN ON THE APPROVED PLAN AND SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES (HANDS) AND DRIVING HEAVY VEHICULAR FOR THE FORMATION OF SNOWLOCKS, WASH OUTS/EROSION, AND BUILD UP OF DEBRIS.



PAOLO MASTROSERIO, P.E. 58691
C.A. 26159
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352) 460-9269

CHUCK STOKES
CDR REALTY, LLC.
421 S PINE AVE.
OCALA, FL 34471
352-843-2356

UTILITIES SERVICE PROVIDERS:

1. POWER (SEC) (889) 894-8888
2. CABLE AND TELEPHONE (COC) (889) 894-8888
3. GAS (TFCO) (407) 420-2676
4. WATER & SEWER (MARION COUNTY) (352) 367-4999

SUNSHINE STATE ONE CALL

CALL BEFORE YOU DIG
1-800-424-7776



Know what's below.
Call before you dig.

SURVEYOR

ROGERS ENGINEERING, LLC.
1105 SE 3RD AVE.
OCALA, FL 34471
352-822-8214

OWNER/DEVELOPER

CHUCK STOKES
CDR REALTY, LLC.
421 S PINE AVE.
OCALA, FL 34471
352-843-2356

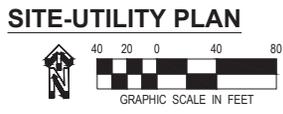
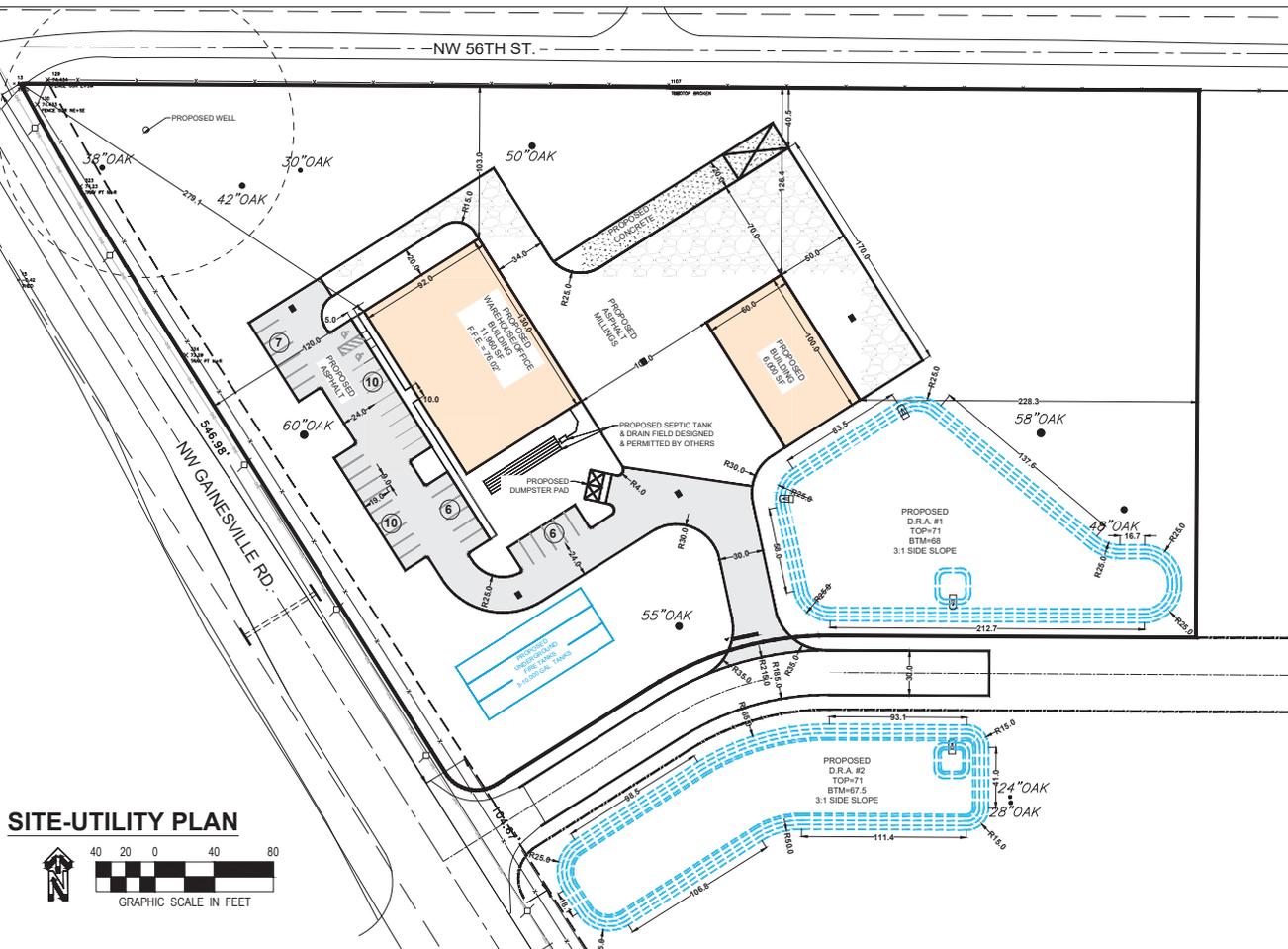
DATE:	REVISION DESCRIPTION:

SCALE:
1"=100'

MASTROSERIO ENGINEERING, INC
C.A# 26159
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM

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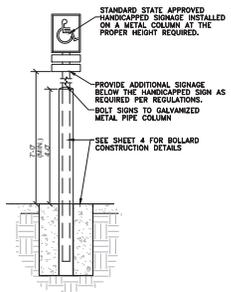
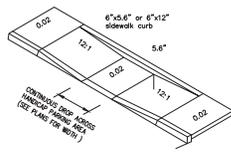
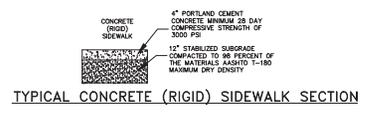
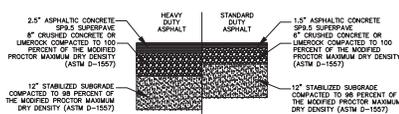
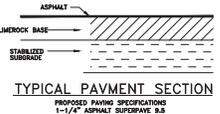
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE:
12-03-2024



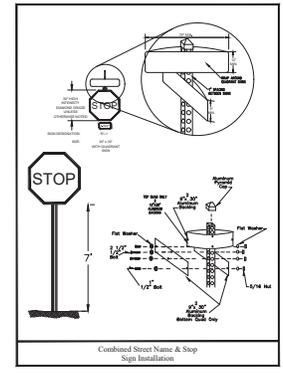
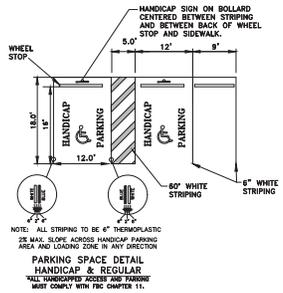
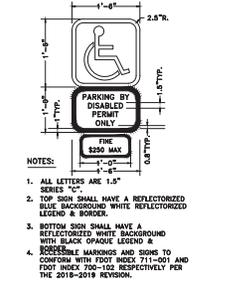
SITE DATA:
 PROJECT NAME: STOKES ELECTRIC - MAJOR SITE PLAN
 PROJECT LOCATION: SEC 25, TWP. 14, RGE. 21
 P.I.D.: 13338-090-01
 OWNER: CDM REALTY, LLC
 ADDRESS: 421 S PINE AVE, OCALA, FL 34471
 TOTAL SITE AREA: 286,506 S.F. = 6.16 ACRES +/-
 CURRENT ZONING: B-4
 FUTURE LAND USE: COMMERCIAL
 BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR
 BUILDING USE: WAREHOUSE
 BUILDING F.A.R.: 0.9669 (17,360 SF)

PROPOSED DEVELOPMENT:
 THE EXISTING PARCEL IS LOCATED IN MARION COUNTY, FL. THE INTENT IS TO CONSTRUCT WAREHOUSING FOR STOKES ELECTRIC. THE PROPERTY WILL BE SERVED WITH A WELL AND SEPTIC SYSTEM. THE PROJECT ACCESS WILL CONNECT VIA A PROPOSED ASPHALT DRIVE OFF OF NW GAINESVILLE RD. THE PROPOSED CONSTRUCTION WILL CONSIST OF TWO WAREHOUSE BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.
 THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

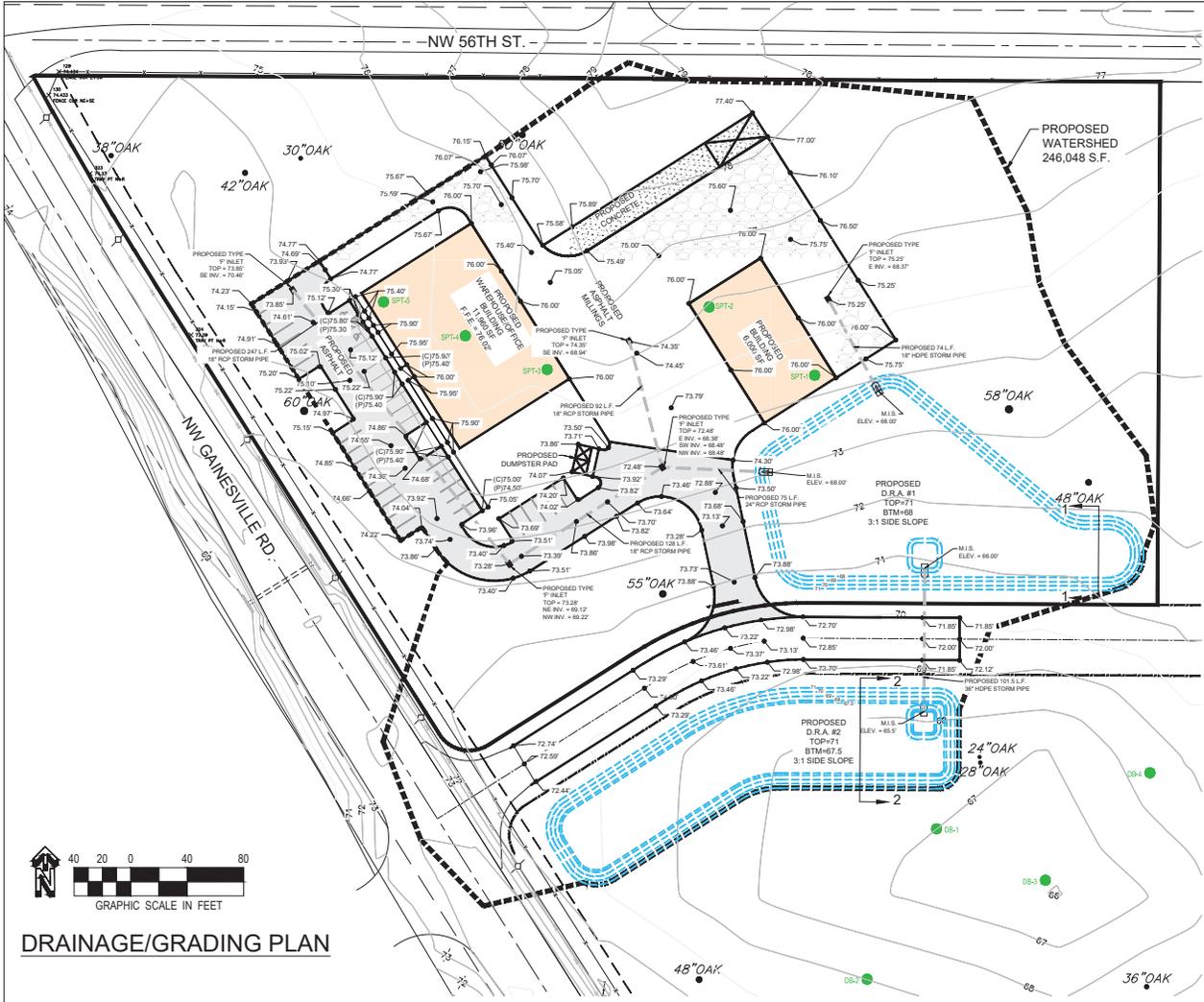
DATA BLOCK OF SITE COVERAGE:
 (ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)
 EXISTING COVERAGE: 286,506 S.F. (100%)
 SITE AREA: 286,506 S.F. (100%)
 OPEN SPACE: 286,506 S.F. (100%)
 PROPOSED COVERAGE: 17,960 S.F. (6.69%)
 PROPOSED BUILDING: 21,177 S.F. (7.89%)
 PROPOSED PAVEMENT: 33,610 S.F. (12.48%)
 PROPOSED ASPHALT MILLINGS: 5,147 S.F. (1.92%)
 PROPOSED CONCRETE:
 TOTAL IMPERVIOUS: 77,784 S.F. (28.97%)
 PROPOSED D.R.A.: 27,169 S.F. (10.12%)
 PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.) 163,943 S.F. (60.91%)
 REQUIRED OPEN SPACE PER CODE (20%): 53,701 S.F.



HANDICAP SIGN POST DETAIL
 SIGNS SHALL CONFORM TO FOOT INDEX 17355



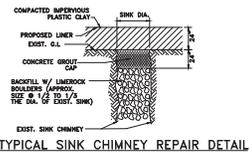
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DATE:	
DESIGNED BY: PM	
DRAWN BY: AHC	
CHECKED BY: PM	
DATE: 10-03-2024	
ENGINEER'S CERTIFICATION:	
MASTROSCIO ENGINEERING, INC. CIVIL / ENVIRONMENTAL / SITE DESIGN 170 SE 32ND PLACE OCALA, FL 34471 (352) 236-1111 P.A.C.O. @ MASTROSCIOENGINEERING.COM	
STOKES ELECTRIC - MAJOR SITE PLAN MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21	
TITLE: SITE/GEOMETRY/UTILITY PLAN	
SCALE: 1" = 40'	
JOB#: 24-03	
SHEET C3 OF 5	



DRAINAGE/GRADING PLAN

DRAINAGE DATA:
 GIVEN: 100YR/24HR STORM
 DESIGN STORM: 11.5"
 RAINFALL INCHES: 11.5"
 SOIL TYPES: A
 IMPERVIOUS CURVE NUMBER: 98
 PERVIOUS CURVE NUMBER: 99

NOTE FOR ALL DRA CONSTRUCTION:
 IF A BENCH IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED MATERIAL BETWEEN THE SURFACE OF THE UNDERSTRETRETMENT BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY UNDERROCKS ARE ENCOUNTERED.



- DRAINAGE SUMMARY:**
1. THE RETENTION AREA SHALL BE PRIVATE.
 2. THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER.
 3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
 4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
 5. 100YR/24HR PEAK RUNOFF RATE IS LESS THAN IN THE POST CONDITION THAN IN THE PRE CONDITION.
 6. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
 7. RUNOFF RATES & VOLUMES REFLECT "POND" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

- DRAINAGE NOTES**
1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF-SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
 2. METHOD OF CALCULATION FOR THE WEIGHTED O.S. IS BY TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS AND IS DETERMINED BY INTERPOLATION OF TABLE 2.4 (PAGE 5-5).
 3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF THE VOLUME OF THE FIRST 15% OF RUNOFF FROM EACH WATERSHED, (SWPMD), AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BARRIS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
 4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THE SITE WILL NOT DISCHARGE OFFSITE FOR ANY OF THE STORMS MODELLED UP TO A 100YR/24HR.
 5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WAD FORM TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
 6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED; OTHERWISE IT SHALL BE GRASS-GRATED AND SLOTTED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
 7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL, TYPE III BILT FENCE AND OPTIONAL DANGY BARRIS SHALL BE USED AS PER DETAIL.



REVISION DESCRIPTION:

DATE:	DESIGNED BY PM:	DRAWN BY: ANC:	CHECKED BY: PM:	DATE:
				12-02-2024

ENGINEER'S CERTIFICATION:

DATE: 12-02-2024
 PROJECT NO: 24-03
 170 SE 3RD PLACE
 MARION COUNTY ENGINEERING, INC.
 PAOLO@MASTROSENG.COM

MASTROSENG ENGINEERING, INC.
 CIVIL - ENVIRONMENTAL - SITE DESIGN
 170 SE 3RD PLACE
 MARION COUNTY, FL 32002
 PH: (352) 433-2185
 PAOLO@MASTROSENG.COM

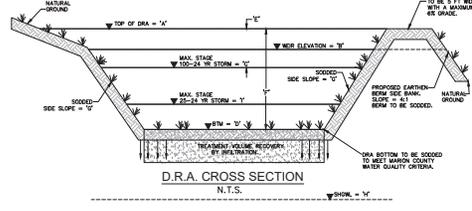


STOKES ELECTRIC - MAJOR SITE PLAN
 MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

TITLE: **DRAINAGE & GRADING PLAN**

D.R.A. SCHEDULE

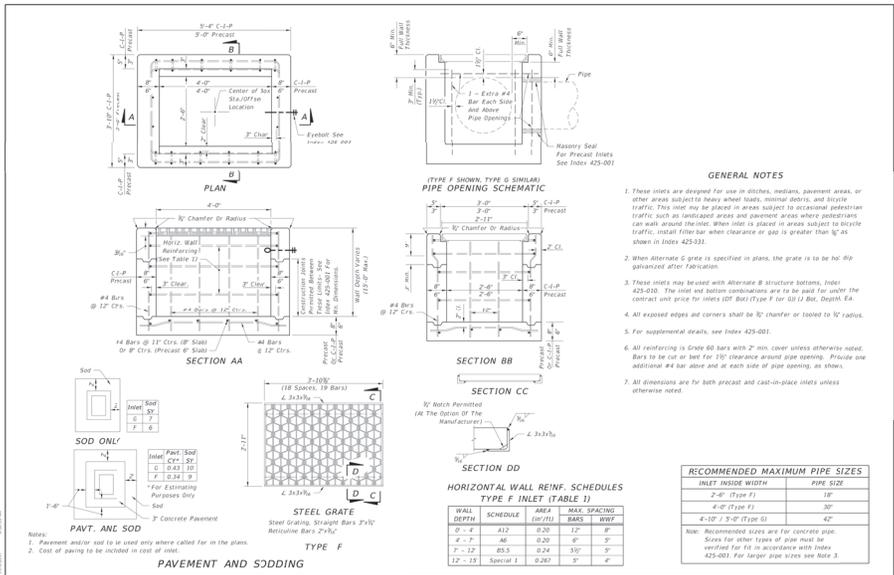
DRAINAGE	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'
1	71.05	N/A	68.48	67.5	1.51	3.5	4.1	5.38	6.67						



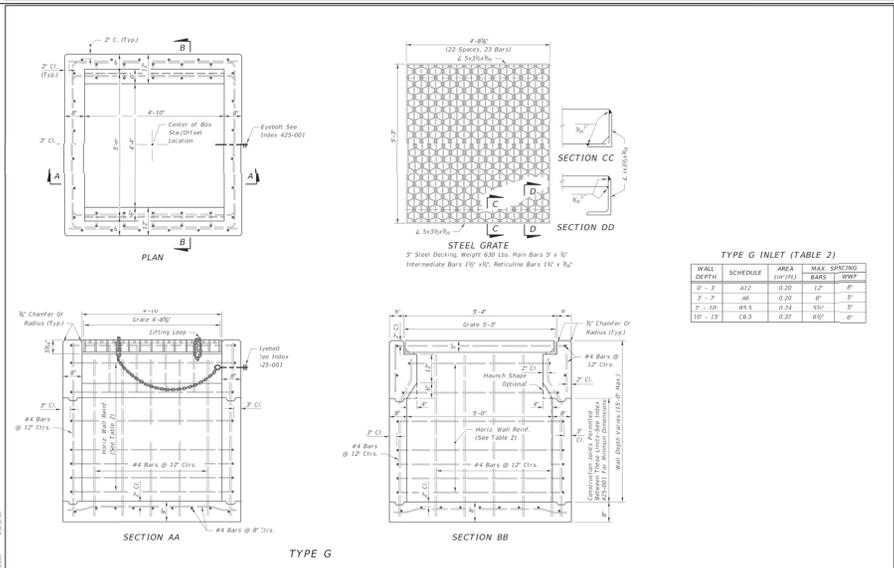
SCALE:
 1" = 40'

JOB#: 24-03

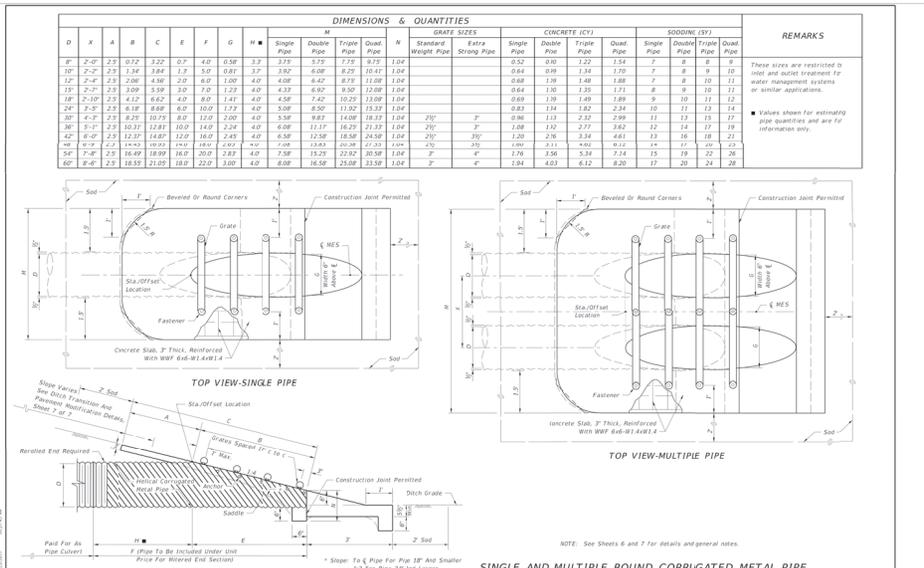
SHEET
 C4 OF 5



LAST REVISION 11/01/17	DESCRIPTION	FDDOT	FY 2019-19	INDEX	SHEET
	STANDARD PLANS			425-053	1 of 2



LAST REVISION 11/01/17	DESCRIPTION	FDDOT	FY 2019-19	INDEX	SHEET
	STANDARD PLANS			425-053	2 of 2



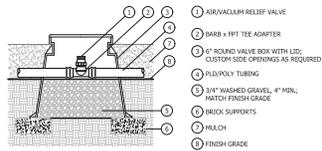
LAST REVISION 11/01/17	DESCRIPTION	FDDOT	FY 2019-19	INDEX	SHEET
	STANDARD PLANS			430-022	2 of 7

DATE:	DESIGNED BY: PM	REVISION DESCRIPTION:
DATE:	DRAWN BY: AHC	
DATE:	CHECKED BY: PM	
DATE:	12-03-2024	

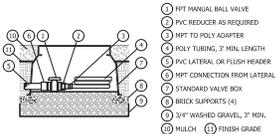
DATE:	ENGINEER'S CERTIFICATION:
170 SE 32ND PLACE	MASTROBERO ENGINEERING, INC. C.A.P.H. 19
PH: (352) 432-1155	PAOLO MASTROBERO, P.E.
PAOLO MASTROBERO, P.E.	DO-044, FL. 0447

STOKES ELECTRIC - MAJOR SITE PLAN	TITLE: CONSTRUCTION DETAILS
MARION COUNTY, FL., SEC. 25, TWP. 14, RGE. 21	

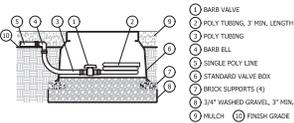
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JOB#: 24-03
SHEET C5 OF 5



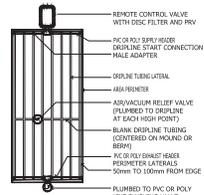
AIR/VACUUM RELIEF VALVE ON GRADE
NOT TO SCALE



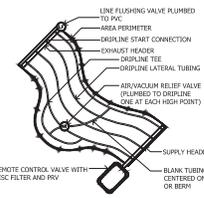
MANUAL FLUSH VALVE - PVC
NOT TO SCALE



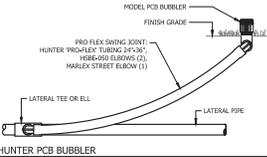
MANUAL FLUSH VALVE - POLY END RUN
NOT TO SCALE



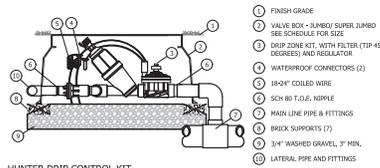
DRIPLINE END FEED LAYOUT
SCALE: NTS



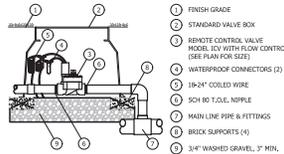
IRREGULAR AREAS - ODD CURVES
SCALE: NTS



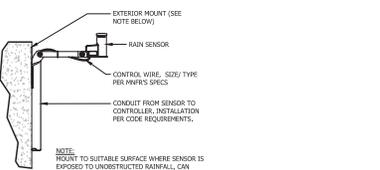
HUNTER PCB BUBBLER
NOT TO SCALE



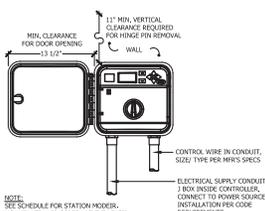
HUNTER DRIP CONTROL KIT
NOT TO SCALE



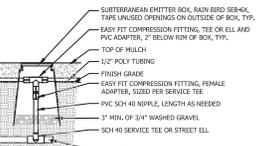
HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL
NOT TO SCALE



HUNTER RAIN-CLK SENSOR
NOT TO SCALE



HUNTER CONTROLLER
NOT TO SCALE



PVC-TO-POLY TUBING CONNECTION
SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*	RADIUS
▲	Hunter PCB-60 (1 bubbler per tree)	TRUCK	TREE	15-70 psi	1 @ 0.50 gpm	

Area to Receive Dripline
Hunter PFD-16-12 (12), Contractor to verify per plans
Dripline with 0.6 GPM emitters, non-draining, pressure compensating, at 12" O.C., and row spacing at 12" O.C., offset emitters for triangular spacing.

W Irrigation Well, Provide backflow prevention per county code. Well to be sized to meet irrigation flow demands.

Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control
Hunter ICV-151 - 1 1/2" Electric Globe Valve w/ Flow Control
Hunter ICV-102 - 2" Electric Globe Valve w/ Flow Control

Hunter ICZ-151-40 Drip Controller (FLOW 20-60 GPM) w/ 1" HY100 Filter System. Super Jumbo Valve pit required

Hunter PFD-C Modular Station Controller
Model: PC Outdoor
Provide PCM Modules as required

Hunter Rain-Clk Sensor
Mount in location with open view to sky.

Irrigation Mainline: 2" PVC Class 200 SDR 21

Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)

Sch 40 Irrigation Sleeve

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.
THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPLICANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

FLOW (GPM)	1" GLOBE	1 1/2" GLOBE	2" GLOBE
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	1.3	1	1
30	1.1	1	1
35	1.0	1	2
40	1.0	1	2
50	0.8	1	2
60	0.7	1	2
80	0.5	1	3
100	0.4	1	3
120	0.3	1	3
135		1	3
150		1	3

ZONE SCHEDULE

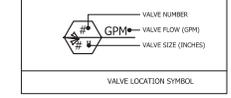
1	DRIP ZONE
2	DRIP ZONE
3	DRIP ZONE
4	TREE BUBBLER

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

THE BELOW GUIDE COVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALLOUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-200 GPM	4" PVC

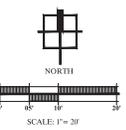
VALVE CALLOUT



IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
- WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND OR THURSDAY.
- WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON THURSDAY.
- FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND NO IRRIGATION SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
- ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.

NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.



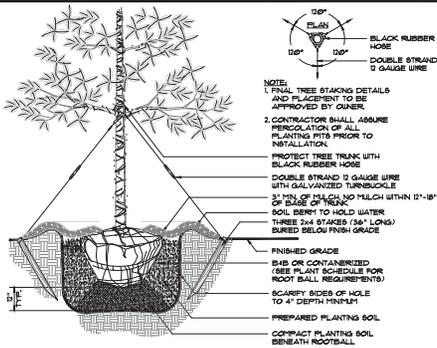
NO.	DATE	DESCRIPTION
1	11-20-24	INITIAL COUNTY SUBMITTAL
2		
3		
4		

Stokes Electric
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
MASTERSWARD ENGINEERING
IRRIGATION PLAN

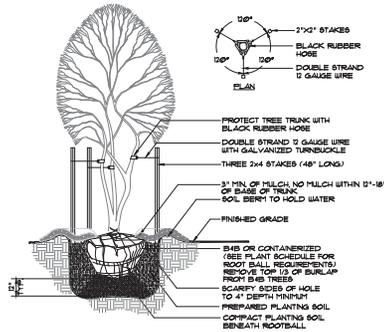


DATE: 11-20-24
PROJECT NO: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

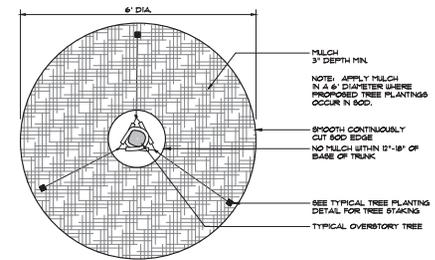
SHEET NO.
IRD.01



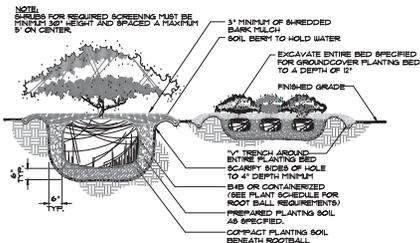
LARGE TREE PLANTING DETAIL
NOT TO SCALE LD.02



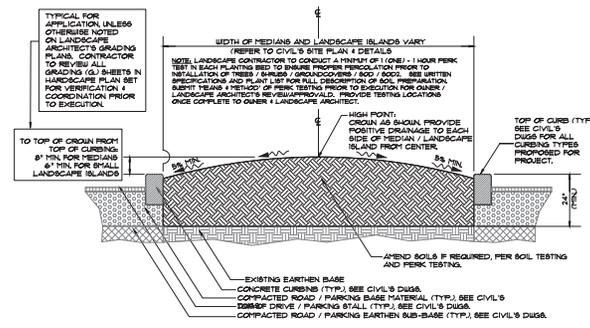
MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE LD.02



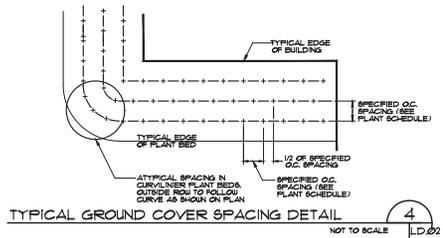
TYPICAL TREE MULCHING DETAIL IN SOD AREAS
NOT TO SCALE LD.02



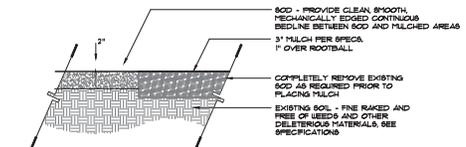
SHRUBS AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE LD.02



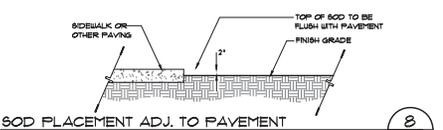
MEDIAN & LANDSCAPE ISLAND PLANTING BED PREPARATION DETAIL
NOT TO SCALE LD.02



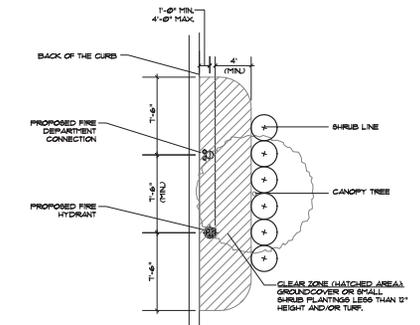
TYPICAL GROUND COVER SPACING DETAIL
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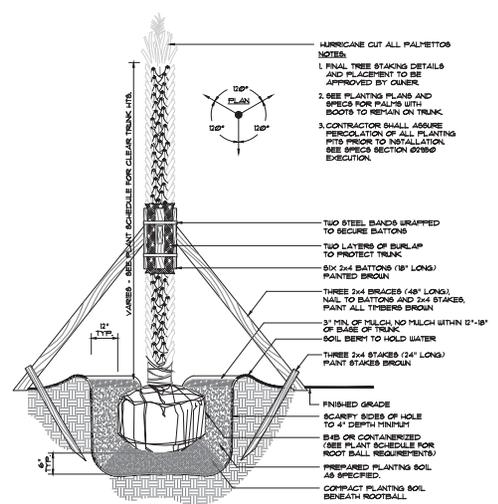
SOD PLACEMENT ADJ. TO MULCH
NOT TO SCALE LD.02



SOD PLACEMENT ADJ. TO PAVEMENT
NOT TO SCALE LD.02



FIRE HYDRANT / FDC PLANTING DETAIL
NOT TO SCALE LD.02

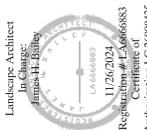


PALM TREE PLANTING DETAIL
NOT TO SCALE LD.02



NO.	DATE	REVISION	DESCRIPTION

Stokes Electric
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
MASTERSFIELD ENGINEERING
LANDSCAPE DETAILS



DATE: 11-20-24
PROJECT NO: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
LD.02

A BOUNDARY & TOPOGRAPHIC SURVEY

FOR

CDH REALTY, LLC

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14, SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET (50 FEET WIDE); THENCE S89°39'59"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 359.23 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°20'06"W, 370.00 FEET; THENCE N89°39'58"W, 247.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 32°34'58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 127.95 FEET (CHORD BEARING AND DISTANCE OF S74°02'33 W, 126.23 FEET); THENCE S87°45'06"W, 123.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF N77°14'54"W, 35.36 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. GAINESVILLE ROAD (66 FEET WIDE); THENCE N32°14'54"W ALONG SAID EAST RIGHT-OF-WAY LINE, 376.24 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 2831.80 FEET AND A CENTRAL ANGLE OF 03°28'19"; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.61 FEET (CHORD BEARING AND DISTANCE OF N30°30'49 W, 171.58 FEET) TO A POINT OF INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND AFORESAID SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°39'59"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 438.97 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14-031-0", PUBLISHED ELEVATION = 87.374, NAVD-88.
3. FIELD SURVEY DATE: 6/14/2023.
4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

T.B.M.	TEMPORARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH FLOOR	P.C.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
INV.	INVERT	—●—	UTILITY POLE AND GUY ANCHOR
C.M.	CONCRETE MONUMENT	—○—	OVERHEAD WIRES
I.R.	IRON ROD	—	FENCE
R/W	RIGHT OF WAY	—	CONCRETE
E/P	EDGE OF PAVEMENT	—	ASPHALT
C/L	CENTERLINE	—	TREE (SEE TREE TABLE)
SEC.	SECTION	75	GROUND CONTOUR
TWP.	TOWNSHIP	—	CONCRETE MITERED END SECTION
ROE.	RANGE	○	TELEPHONE PEDESTAL
R	RADIUS	⊙	ELECTRIC METER
D or Δ	CENTRAL ANGLE	⊞	
CB	ARC LENGTH		
LC	CHORD BEARING		
	LENGTH OF CHORD		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

MERELLE M. BOYER DATE 9/3/2024
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION No. 7398
 STATE OF FLORIDA

DATE	REVISION

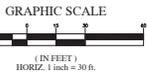
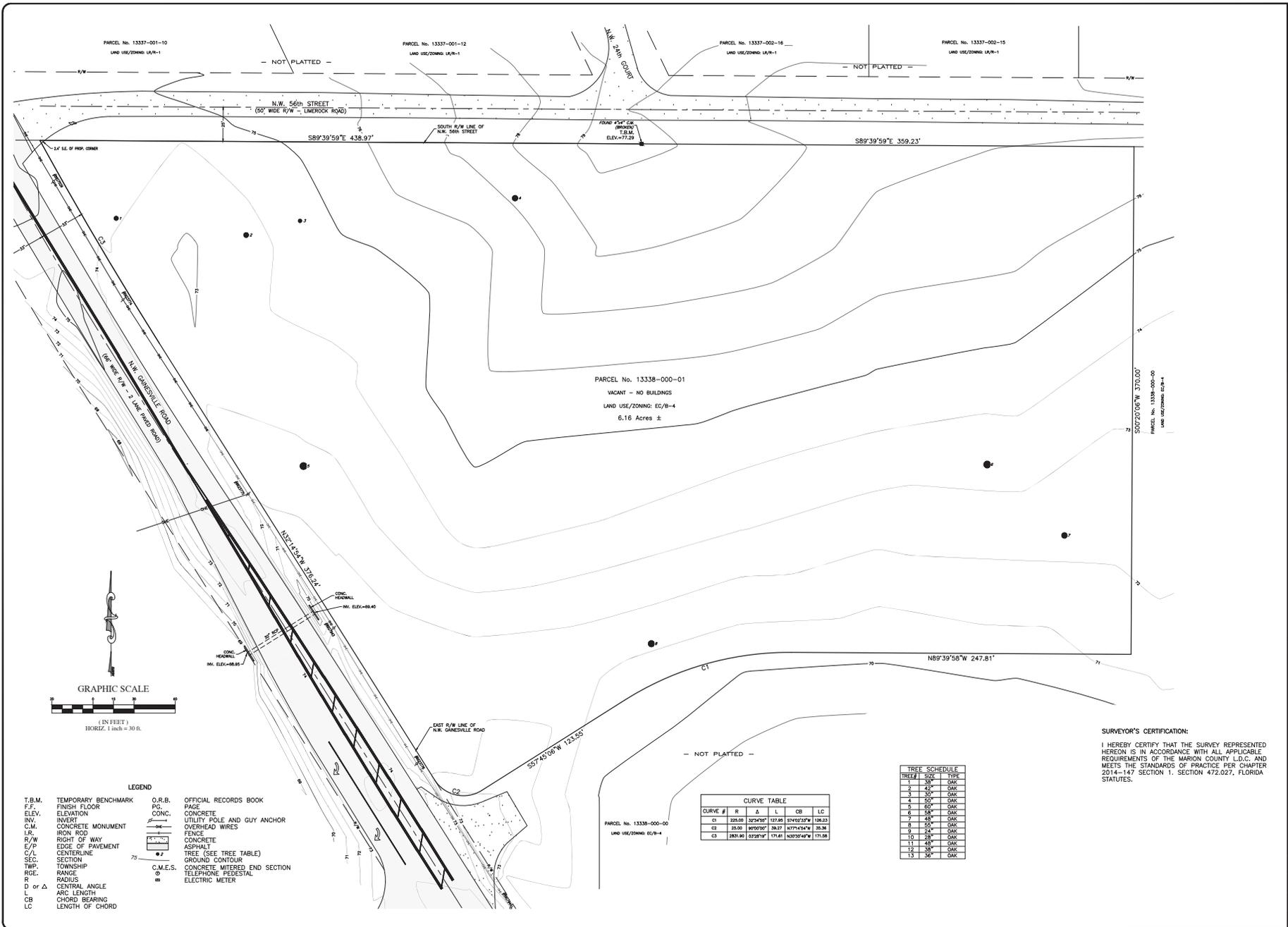
ROBERT L. CHAMBERLAIN, P.E.
 P. No. 10207
 rchamberl@rogerseng.com
 ROBERT N. BOYER, P.S.M.
 P. No. 6274
 rboyer@rogerseng.com
 MERELLE M. BOYER, P.S.M.
 P. No. 7398
 mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 CDH REALTY, LLC

JOB No. KB-1338-200-00
DATE 9/3/2024
SCALE N.T.S.
SHEET 1 OF 4



- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - IN.V. INVERT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - ROE. RANGE
 - R. RADIUS
 - D or Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE ASPHALT
 - TREE (SEE TREE TABLE)
 - GROUND CONTOUR
 - CONCRETE MITERED END SECTION
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - C.M.E.S. CONCRETE MITERED END SECTION
 - TELEPHONE PEDESTAL
 - ⊕ ELECTRIC METER

CURVE TABLE

CURVE #	R	Δ	L	CB	LC
C1	225.00	32°45'00"	137.08	67°40'23" W	128.23
C2	25.00	80°00'00"	38.27	177°14'54" W	25.38
C3	2831.00	02°28'11"	174.61	N39°29'48" W	171.98

TREE SCHEDULE

TREE #	SIZE	TYPE
1	30"	OAK
2	40"	OAK
3	30"	OAK
4	50"	OAK
5	60"	OAK
6	50"	OAK
7	40"	OAK
8	20"	OAK
9	20"	OAK
10	20"	OAK
11	40"	OAK
12	30"	OAK
13	30"	OAK

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

REVISION	DATE

ROBERT L. ROBERTS, P.E.
 P. Reg. No. 00207
 rogers@rogerseng.com
 ROBERT M. BOYD, P.S.M.
 P. Reg. No. 6277
 rogers@rogerseng.com
 MARIAN M. BOYD, P.S.M.
 P. Reg. No. 7258
 mboyd@rogerseng.com

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 CDH REALTY, LLC

JOB No.
 13338-000-00
 DATE
 9/3/2024
 SCALE
 1" = 30'
 SHEET
 3 OF 4



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20307

Agenda Date: 8/18/2025

Agenda No.: 5.3.

SUBJECT:

Corta Commons - Ocala West - Final Plat

Project #2024020064 #31191 Parcel #3501-200-019

CHW, an NV5 Company

August 15, 2025

PROJECT NAME: CORTA COMMONS - OCALA WEST
PROJECT NUMBER: 2024020064
APPLICATION: FINAL PLAT #31191

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(d) - Legal documents & cross reference book & page
STATUS OF REVIEW: INFO
REMARKS:
- 4 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
- 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.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: INITIAL - No buffers provided.
6/17/25 - Buffer types and widths have not been explicitly labelled on final plat sheet. Please provide, per PUD 250509ZP.

7/9/25 - The buffer types and locations must be marked on the plat rather than solely noted by the proposed Surveyor Note #11. This is a particular concern due the separately established utility easement shown by the plat, as the buffers are a requirement of the PUD's approval.

7/29/25 - Per Resolution 25-R-164, buffers between PID 3501-400-002 and 3501-400-001 must meet LDC requirements. No buffers are provided between commercial/residential uses. 25' buffer along SW 84th Ave Rd must provide minimum 8' wall or 2' berm/6' opaque fence. Please specify.

8/14/2025 - [INFO] Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.3.1.C(11) - PUD zoning consistent with Division 4
STATUS OF REVIEW: INFO
REMARKS: See conditions in PUD No. 250509ZP, Resolution 25-R-164



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 PLAN APPLICATION

Date: 02/02/2024

A. PROJECT INFORMATION:

Project Name: CORTA COMMONS - OCALA WEST

Parcel Number(s): 3501-200-018,3501-200-019,3501-200-020,3501-200-021,3501-200-022,3501-200-023,3501-200-024

Section 24 & 25 Township 16S Range 20E Land Use GCSF, GCNF Zoning Classification B-2

Commercial Residential Industrial Institutional Mixed Use Other

Type of Plan: FINAL PLAT

Property Acreage ~8.67 Number of Lots 1 Miles of Roads 0

Location of Property with Crossroads ACCESS ON NORTH BOUNDARY TO SR200 AND SOUTH BOUNDARY TO SR16

Additional information regarding this submittal: REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 18-23, 34-41, LOTS 3 AND 4

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

Engineer:

Firm Name: MJ STOKES CONSULTING Contact Name: JOHN STOECKEL

Mailing Address: 7702 CEDARHURST LANE City: TAMPA State: FL Zip Code: 33625

Phone # 607-725-3269 Alternate Phone #

Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

Surveyor:

Firm Name: CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER

Mailing Address: 2100 SE 17TH STREET UNIT 802 City: OCALA State: FL Zip Code: 34471

Phone # 3522397245 Alternate Phone # 3523593263

Email(s) for contact via ePlans: permiteng@chw-inc.com

Property Owner:

Owner: A. SALDARRIAGA TRUST Contact Name: CAMILO SALDARRIAGA

Mailing Address: 17643 SAWGRASS RUN City: TAVARES State: FL Zip Code: 32778

Phone # 407-375-0197 Alternate Phone #

Email address: saldarriaga.camilo@gmail.com

Developer:

Developer: CORTA OCALA, LLC Contact Name: CORY PRESNICK

Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH State: FL Zip Code: 32266

Phone # 404-625-5119 Alternate Phone #

Email address: cpresnick@cortadev.com

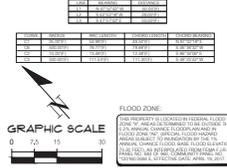
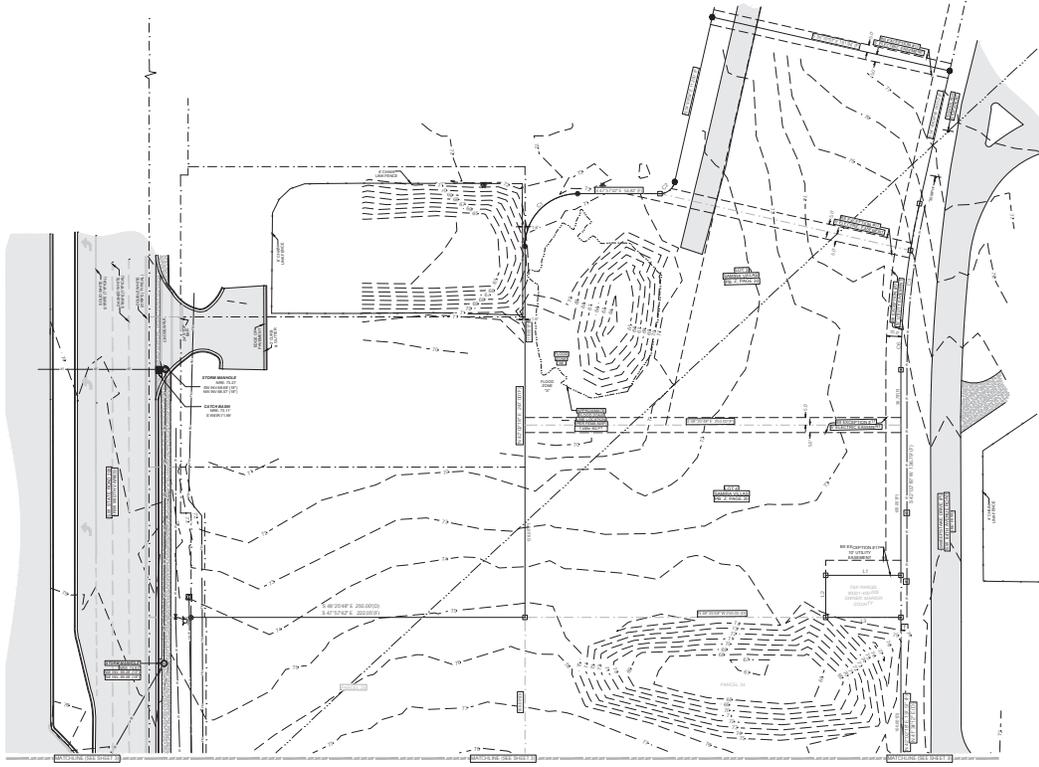
Revised 6/2021

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 24 & 25,
TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

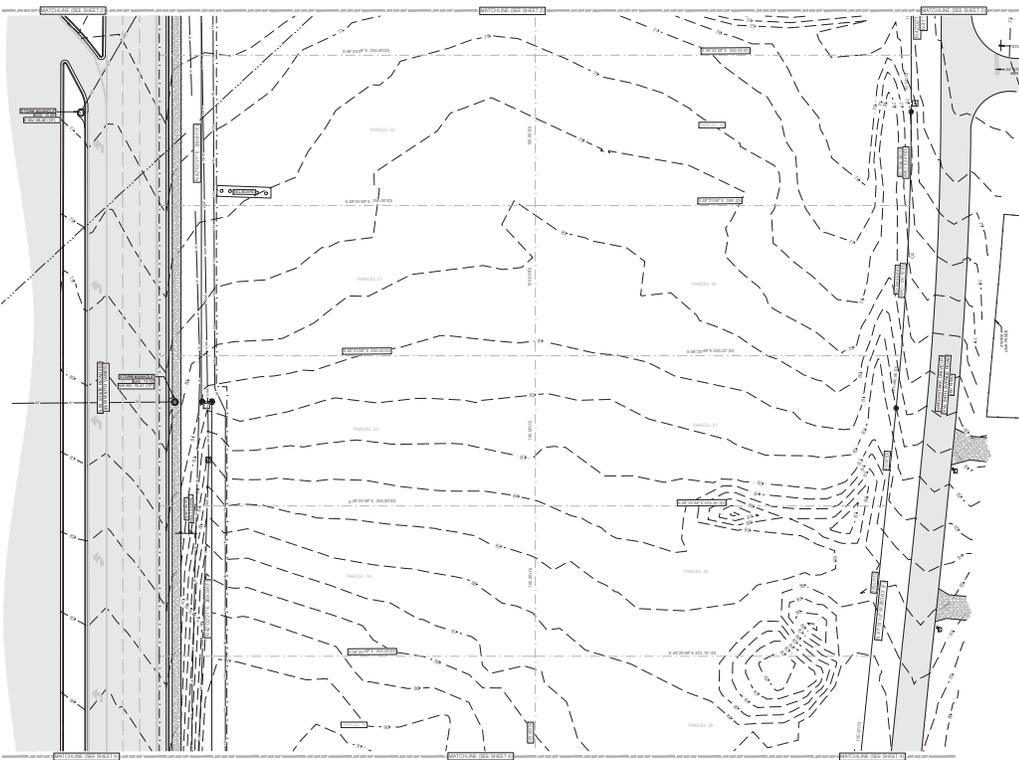
- HORIZONTAL DATA SHOWN HEREON IS DERIVED FROM A BENCHMARK OF SOUTH OF 10707 WEST FOR THE TOWNSHIP BOUNDARY POINT OF SECTION 24. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF SECTION 24 AND SECTION 25. THE BENCHMARK IS A 1/4" DIA. IRON ROD WITH A 1/4" DIA. IRON CAP AND IS 10707 WEST FOR THE TOWNSHIP BOUNDARY POINT OF SECTION 24. THE BENCHMARK IS A 1/4" DIA. IRON ROD WITH A 1/4" DIA. IRON CAP AND IS 10707 WEST FOR THE TOWNSHIP BOUNDARY POINT OF SECTION 24.
- VERTICAL DATA HAS BEEN OBTAINED FROM A CONTROL POINT TO THE SURFACE OF A FINISHED ELEVATION OF 81.50 FEET AND IS SHOWN IN NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD8).
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORDS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH ON THE SURVEYED LOTS AND ARE NOT SHOWN ON THIS SURVEY.
- EXISTING TREES AND VEGETATION SHOWN HEREON ARE BASED ON VISUAL INSPECTIONS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- IN THE OPINION OF THE SURVEYOR, THE SURVEYED LOTS ARE ACCURATELY SHOWN AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- THIS SURVEY WAS CONDUCTED WITH THE ASSISTANCE OF FURNISHED TITLE INFORMATION ON CHESAPEAKE TITLE RECORDS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) HAS BEEN OBTAINED AND IS SHOWN ON THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- THESE WERE NO MARKED FINANCING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF EXISTING OR PROPOSED BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET FRONT OR SIDE LINES, SIDE WALKS, DRIVEWAYS, OR SIDEWALKS CONDUCTED OR REPAIRED. THERE WAS NO EVIDENCE OF EXISTING OR PROPOSED CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, STUMP OR REMAINS THEREOF.
- NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING REGULATORY REQUIREMENTS HAVE NOT BEEN PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DEWALT TO THE NEAREST INTERSECTION STREET OR FENCE AT THE INTERSECTION OF SA. INTERSECTION POINTS ARE SHOWN BY DASHED LINES.
- ONLY TREES OF DIAMETER OR GREATER MEASURED AT THEIR HEIGHT ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE LOCATED OR TURNED ON THE SUBJECT LOTS BY THE SURVEYOR.
- THE SURVEYOR IS NOT A REGISTERED PROFESSIONAL ENGINEER. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS. THE SURVEYOR HAS NOT CONDUCTED ANY PENETRATING INVESTIGATIONS.
- THIS SURVEY IS NOT A FINAL SURVEY. SEE NOTE 10 FOR ADDITIONAL INFORMATION AND INFORMATION. THIS SURVEY IS NOT A FINAL SURVEY. SEE NOTE 10 FOR ADDITIONAL INFORMATION AND INFORMATION.



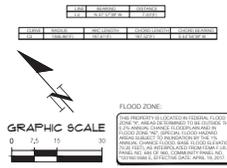
LEGEND:

(D) DATA BASED ON FURNISHED DESCRIPTION	(M) METERS AND SECTION
(E) DATA BASED ON FIELD MEASUREMENTS	(F) TELEPHONE FEEDBACK
(F) FLOOD INSURANCE RATE MAP	(W) WATER LINE BANNER
(H) HIGHWAY RIGHT-OF-WAY	(V) WATER VALVE
(I) INTERSECTION	(S) STREET SIGN
(J) JUNCTION	(T) TRAIL
(K) KICK-OUT	(U) UTILITY
(L) LANE	(V) VALVE
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(KR) AREA	(LB) AREA
(KS) AREA	(LC) AREA
(KT) AREA	(LD) AREA
(KU) AREA	(LE) AREA
(KV) AREA	(LF) AREA
(KW) AREA	(LG) AREA
(KX) AREA	(LH) AREA
(KY) AREA	(LI) AREA
(KZ) AREA	(LJ) AREA
(LA) AREA	(LK) AREA
(LB) AREA	(LL) AREA
(LC) AREA	(LM) AREA
(LD) AREA	(LN) AREA
(LE) AREA	(LO) AREA
(LF) AREA	(LP) AREA
(LG) AREA	(LQ) AREA
(LH) AREA	(LR) AREA
(LI) AREA	(LS) AREA
(LJ) AREA	(LT) AREA
(LK) AREA	(LU) AREA
(LL) AREA	(LV) AREA
(LM) AREA	(LW) AREA
(LN) AREA	(LX) AREA
(LO) AREA	(LY) AREA
(LP) AREA	(LZ) AREA
(LQ) AREA	(MA) AREA
(LR) AREA	(MB) AREA
(LS) AREA	(MC) AREA
(LT) AREA	(MD) AREA
(LU) AREA	(ME) AREA
(LV) AREA	(MF) AREA
(LW) AREA	(MG) AREA
(LX) AREA	(MH) AREA
(LY) AREA	(MI) AREA
(LZ) AREA	(MJ) AREA
(MA) AREA	(MK) AREA
(MB) AREA	(ML) AREA
(MC) AREA	(MM) AREA
(MD) AREA	(MN) AREA
(ME) AREA	(MO) AREA
(MF) AREA	(MP) AREA
(MG) AREA	(MQ) AREA
(MH) AREA	(MR) AREA
(MI) AREA	(MS) AREA
(MJ) AREA	(MT) AREA
(MK) AREA	(MU) AREA
(ML) AREA	(MV) AREA
(MM) AREA	(MW) AREA
(MN) AREA	(MX) AREA
(MO) AREA	(MY) AREA
(MP) AREA	(MZ) AREA
(MQ) AREA	(NA) AREA
(MR) AREA	(NB) AREA
(MS) AREA	(NC) AREA
(MT) AREA	(ND) AREA
(MU) AREA	(NE) AREA
(MV) AREA	(NF) AREA
(MW) AREA	(NG) AREA
(MX) AREA	(NH) AREA
(MY) AREA	(NI) AREA
(MZ) AREA	(NJ) AREA
(NA) AREA	(NK) AREA
(NB) AREA	(NL) AREA
(NC) AREA	(NM) AREA
(ND) AREA	(NN) AREA
(NE) AREA	(NO) AREA
(NF) AREA	(NP) AREA
(NG) AREA	(NQ) AREA
(NH) AREA	(NR) AREA
(NI) AREA	(NS) AREA
(NJ) AREA	(NT) AREA
(NK) AREA	(NU) AREA
(NL) AREA	(NV) AREA
(NM) AREA	(NW) AREA
(NN) AREA	(NX) AREA
(NO) AREA	(NY) AREA
(NP) AREA	(NZ) AREA
(NQ) AREA	(OA) AREA
(NR) AREA	(OB) AREA
(NS) AREA	(OC) AREA
(NT) AREA	(OD) AREA
(NU) AREA	(OE) AREA
(NV) AREA	(OF) AREA
(NW) AREA	(OG) AREA
(NX) AREA	(OH) AREA
(NY) AREA	(OI) AREA
(NZ) AREA	(OJ) AREA
(OA) AREA	(OK) AREA
(OB) AREA	(OL) AREA
(OC) AREA	(OM) AREA
(OD) AREA	(ON) AREA
(OE) AREA	(OO) AREA
(OF) AREA	(OP) AREA
(OG) AREA	(OQ) AREA
(OH) AREA	(OR) AREA
(OI) AREA	(OS) AREA
(OJ) AREA	(OT) AREA
(OK) AREA	(OU) AREA
(OL) AREA	(OV) AREA
(OM) AREA	(OW) AREA
(ON) AREA	(OX) AREA
(OO) AREA	(OY) AREA
(OP) AREA	(OZ) AREA
(OQ) AREA	(PA) AREA
(OR) AREA	(PB) AREA
(OS) AREA	(PC) AREA
(OT) AREA	(PD) AREA
(OU) AREA	(PE) AREA
(OV) AREA	(PF) AREA
(OW) AREA	(PG) AREA
(OX) AREA	(PH) AREA
(OY) AREA	(PI) AREA
(OZ) AREA	(PJ) AREA
(PA) AREA	(PK) AREA
(PB) AREA	(PL) AREA
(PC) AREA	(PM) AREA
(PD) AREA	(PN) AREA
(PE) AREA	(PO) AREA
(PF) AREA	(PP) AREA
(PG) AREA	(PQ) AREA
(PH) AREA	(PR) AREA
(PI) AREA	(PS) AREA
(PJ) AREA	(PT) AREA
(PK) AREA	(PU) AREA
(PL) AREA	(PV) AREA

ALTA/NSPS LAND TITLE SURVEY
 LOCATED IN SECTIONS 24 & 25,
 TOWNSHIP 16 SOUTH, RANGE 20 EAST,
 MARION COUNTY, FLORIDA



- SURVEYOR'S NOTES:**
1. HORIZONTAL AND VERTICAL CURVES ARE LOCATED FROM A BENCHMARK SOUTH OF 100' WEST FOR THE SURVEY. ALL POINTS OF BEGINNING, POINTS OF CURVATURE, POINTS OF TANGENCY AND END POINTS ARE SHOWN ON THIS PLAN. THE CURVE DATA IS BASED ON THE CURVE DATA LISTED IN THE ADJACENT CURVE DATA TABLE.
 2. VERTICAL CURVE DATA IS DERIVED FROM THE CONTROL POINT TO WHICH A PUBLISHED ELEVATION OF 85.00 FEET IS SHOWN IN THE ADJACENT VERTICAL CURVE DATA TABLE.
 3. ALL POINTS OF BEGINNING, POINTS OF CURVATURE, POINTS OF TANGENCY AND END POINTS ARE SHOWN ON THIS PLAN. THE CURVE DATA IS BASED ON THE CURVE DATA LISTED IN THE ADJACENT CURVE DATA TABLE.
 4. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 5. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 6. IN THE OPINION OF THE SURVEYOR, THE ADJACENT LINES AS SHOWN HEREON REPRESENT THE BOUNDARIES OF THE SUBJECT PROPERTY. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 7. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 8. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 9. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 10. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 11. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 12. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 13. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
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 15. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 16. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 17. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 18. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 19. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.
 20. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH. THE SURVEYOR HAS PHOTOGRAPHICALLY REPRODUCED THE SURVEY FROM AN AERIAL PHOTOGRAPH.



- LEGEND:**
- ADJ - ADJACENT
 - CD - CONCRETE DRIVE
 - CL - CONCRETE LINE
 - CM - CONCRETE MASONRY
 - CS - CONCRETE SURFACE
 - CU - CONCRETE UNDERGROUND
 - DA - DRAINAGE AREA
 - DC - DRAINAGE CURVE
 - DE - DRAINAGE ELEVATION
 - DF - DRAINAGE FLOW
 - DI - DRAINAGE INTERSECTION
 - DL - DRAINAGE LINE
 - DM - DRAINAGE MOUND
 - DN - DRAINAGE NOTCH
 - DO - DRAINAGE OPENING
 - DP - DRAINAGE POINT
 - DS - DRAINAGE SURFACE
 - DT - DRAINAGE TRENCH
 - DU - DRAINAGE UNDERGROUND
 - DV - DRAINAGE VALVE
 - DW - DRAINAGE WALL
 - DX - DRAINAGE XING
 - DY - DRAINAGE YARD
 - DZ - DRAINAGE ZONE
 - EA - ELEVATION AREA
 - EB - ELEVATION BENCH
 - EC - ELEVATION CURVE
 - ED - ELEVATION DRAIN
 - EE - ELEVATION ELEVATION
 - EF - ELEVATION FLOW
 - EG - ELEVATION GRADE
 - EH - ELEVATION HOLE
 - EI - ELEVATION INTERSECTION
 - EJ - ELEVATION JUNCTION
 - EK - ELEVATION KNOB
 - EL - ELEVATION LINE
 - EM - ELEVATION MOUND
 - EN - ELEVATION NOTCH
 - EO - ELEVATION OPENING
 - EP - ELEVATION POINT
 - ES - ELEVATION SURFACE
 - ET - ELEVATION TRENCH
 - EU - ELEVATION UNDERGROUND
 - EV - ELEVATION VALVE
 - EW - ELEVATION WALL
 - EX - ELEVATION XING
 - EY - ELEVATION YARD
 - EZ - ELEVATION ZONE
 - FA - FLOOD AREA
 - FB - FLOOD BENCH
 - FC - FLOOD CURVE
 - FD - FLOOD DRAIN
 - FE - FLOOD ELEVATION
 - FF - FLOOD FLOW
 - FG - FLOOD GRADE
 - FH - FLOOD HOLE
 - FI - FLOOD INTERSECTION
 - FJ - FLOOD JUNCTION
 - FK - FLOOD KNOB
 - FL - FLOOD LINE
 - FM - FLOOD MOUND
 - FN - FLOOD NOTCH
 - FO - FLOOD OPENING
 - FP - FLOOD POINT
 - FS - FLOOD SURFACE
 - FT - FLOOD TRENCH
 - FU - FLOOD UNDERGROUND
 - FV - FLOOD VALVE
 - FW - FLOOD WALL
 - FX - FLOOD XING
 - FY - FLOOD YARD
 - FZ - FLOOD ZONE
 - GA - GRADE AREA
 - GB - GRADE BENCH
 - GC - GRADE CURVE
 - GD - GRADE DRAIN
 - GE - GRADE ELEVATION
 - GF - GRADE FLOW
 - GG - GRADE GRADE
 - GH - GRADE HOLE
 - GI - GRADE INTERSECTION
 - GJ - GRADE JUNCTION
 - GK - GRADE KNOB
 - GL - GRADE LINE
 - GM - GRADE MOUND
 - GN - GRADE NOTCH
 - GO - GRADE OPENING
 - GP - GRADE POINT
 - GS - GRADE SURFACE
 - GT - GRADE TRENCH
 - GU - GRADE UNDERGROUND
 - GV - GRADE VALVE
 - GW - GRADE WALL
 - GX - GRADE XING
 - GY - GRADE YARD
 - GZ - GRADE ZONE
 - HA - HOLE AREA
 - HB - HOLE BENCH
 - HC - HOLE CURVE
 - HD - HOLE DRAIN
 - HE - HOLE ELEVATION
 - HF - HOLE FLOW
 - HG - HOLE GRADE
 - HH - HOLE HOLE
 - HI - HOLE INTERSECTION
 - HJ - HOLE JUNCTION
 - HK - HOLE KNOB
 - HL - HOLE LINE
 - HM - HOLE MOUND
 - HN - HOLE NOTCH
 - HO - HOLE OPENING
 - HP - HOLE POINT
 - HS - HOLE SURFACE
 - HT - HOLE TRENCH
 - HU - HOLE UNDERGROUND
 - HV - HOLE VALVE
 - HW - HOLE WALL
 - HX - HOLE XING
 - HY - HOLE YARD
 - HZ - HOLE ZONE
 - IA - IRREGULAR AREA
 - IB - IRREGULAR BENCH
 - IC - IRREGULAR CURVE
 - ID - IRREGULAR DRAIN
 - IE - IRREGULAR ELEVATION
 - IF - IRREGULAR FLOW
 - IG - IRREGULAR GRADE
 - IH - IRREGULAR HOLE
 - II - IRREGULAR INTERSECTION
 - IJ - IRREGULAR JUNCTION
 - IK - IRREGULAR KNOB
 - IL - IRREGULAR LINE
 - IM - IRREGULAR MOUND
 - IN - IRREGULAR NOTCH
 - IO - IRREGULAR OPENING
 - IP - IRREGULAR POINT
 - IS - IRREGULAR SURFACE
 - IT - IRREGULAR TRENCH
 - IU - IRREGULAR UNDERGROUND
 - IV - IRREGULAR VALVE
 - IW - IRREGULAR WALL
 - IX - IRREGULAR XING
 - IY - IRREGULAR YARD
 - IZ - IRREGULAR ZONE
 - JA - JUNCTION AREA
 - JB - JUNCTION BENCH
 - JC - JUNCTION CURVE
 - JD - JUNCTION DRAIN
 - JE - JUNCTION ELEVATION
 - JF - JUNCTION FLOW
 - JG - JUNCTION GRADE
 - JH - JUNCTION HOLE
 - JI - JUNCTION INTERSECTION
 - JJ - JUNCTION JUNCTION
 - JK - JUNCTION KNOB
 - JL - JUNCTION LINE
 - JM - JUNCTION MOUND
 - JN - JUNCTION NOTCH
 - JO - JUNCTION OPENING
 - JP - JUNCTION POINT
 - JS - JUNCTION SURFACE
 - JT - JUNCTION TRENCH
 - JU - JUNCTION UNDERGROUND
 - JV - JUNCTION VALVE
 - JW - JUNCTION WALL
 - JX - JUNCTION XING
 - JY - JUNCTION YARD
 - JZ - JUNCTION ZONE
 - KA - KNOB AREA
 - KB - KNOB BENCH
 - KC - KNOB CURVE
 - KD - KNOB DRAIN
 - KE - KNOB ELEVATION
 - KF - KNOB FLOW
 - KG - KNOB GRADE
 - KH - KNOB HOLE
 - KI - KNOB INTERSECTION
 - KJ - KNOB JUNCTION
 - KK - KNOB KNOB
 - KL - KNOB LINE
 - KM - KNOB MOUND
 - KN - KNOB NOTCH
 - KO - KNOB OPENING
 - KP - KNOB POINT
 - KS - KNOB SURFACE
 - KT - KNOB TRENCH
 - KU - KNOB UNDERGROUND
 - KV - KNOB VALVE
 - KW - KNOB WALL
 - KX - KNOB XING
 - KY - KNOB YARD
 - KZ - KNOB ZONE
 - LA - LAND AREA
 - LB - LAND BENCH
 - LC - LAND CURVE
 - LD - LAND DRAIN
 - LE - LAND ELEVATION
 - LF - LAND FLOW
 - LG - LAND GRADE
 - LH - LAND HOLE
 - LI - LAND INTERSECTION
 - LJ - LAND JUNCTION
 - LK - LAND KNOB
 - LL - LAND LINE
 - LM - LAND MOUND
 - LN - LAND NOTCH
 - LO - LAND OPENING
 - LP - LAND POINT
 - LS - LAND SURFACE
 - LT - LAND TRENCH
 - LU - LAND UNDERGROUND
 - LV - LAND VALVE
 - LW - LAND WALL
 - LX - LAND XING
 - LY - LAND YARD
 - LZ - LAND ZONE
 - MA - MOUND AREA
 - MB - MOUND BENCH
 - MC - MOUND CURVE
 - MD - MOUND DRAIN
 - ME - MOUND ELEVATION
 - MF - MOUND FLOW
 - MG - MOUND GRADE
 - MH - MOUND HOLE
 - MI - MOUND INTERSECTION
 - MJ - MOUND JUNCTION
 - MK - MOUND KNOB
 - ML - MOUND LINE
 - MM - MOUND MOUND
 - MN - MOUND NOTCH
 - MO - MOUND OPENING
 - MP - MOUND POINT
 - MS - MOUND SURFACE
 - MT - MOUND TRENCH
 - MU - MOUND UNDERGROUND
 - MV - MOUND VALVE
 - MW - MOUND WALL
 - MX - MOUND XING
 - MY - MOUND YARD
 - MZ - MOUND ZONE
 - NA - NOTCH AREA
 - NB - NOTCH BENCH
 - NC - NOTCH CURVE
 - ND - NOTCH DRAIN
 - NE - NOTCH ELEVATION
 - NF - NOTCH FLOW
 - NG - NOTCH GRADE
 - NH - NOTCH HOLE
 - NI - NOTCH INTERSECTION
 - NJ - NOTCH JUNCTION
 - NK - NOTCH KNOB
 - NL - NOTCH LINE
 - NM - NOTCH MOUND
 - NN - NOTCH NOTCH
 - NO - NOTCH OPENING
 - NP - NOTCH POINT
 - NS - NOTCH SURFACE
 - NT - NOTCH TRENCH
 - NU - NOTCH UNDERGROUND
 - NV - NOTCH VALVE
 - NW - NOTCH WALL
 - NX - NOTCH XING
 - NY - NOTCH YARD
 - NZ - NOTCH ZONE
 - OA - OPENING AREA
 - OB - OPENING BENCH
 - OC - OPENING CURVE
 - OD - OPENING DRAIN
 - OE - OPENING ELEVATION
 - OF - OPENING FLOW
 - OG - OPENING GRADE
 - OH - OPENING HOLE
 - OI - OPENING INTERSECTION
 - OJ - OPENING JUNCTION
 - OK - OPENING KNOB
 - OL - OPENING LINE
 - OM - OPENING MOUND
 - ON - OPENING NOTCH
 - OO - OPENING OPENING
 - OP - OPENING POINT
 - OS - OPENING SURFACE
 - OT - OPENING TRENCH
 - OU - OPENING UNDERGROUND
 - OV - OPENING VALVE
 - OW - OPENING WALL
 - OX - OPENING XING
 - OY - OPENING YARD
 - OZ - OPENING ZONE
 - PA - POINT AREA
 - PB - POINT BENCH
 - PC - POINT CURVE
 - PD - POINT DRAIN
 - PE - POINT ELEVATION
 - PF - POINT FLOW
 - PG - POINT GRADE
 - PH - POINT HOLE
 - PI - POINT INTERSECTION
 - PJ - POINT JUNCTION
 - PK - POINT KNOB
 - PL - POINT LINE
 - PM - POINT MOUND
 - PN - POINT NOTCH
 - PO - POINT OPENING
 - PP - POINT POINT
 - PS - POINT SURFACE
 - PT - POINT TRENCH
 - PU - POINT UNDERGROUND
 - PV - POINT VALVE
 - PW - POINT WALL
 - PX - POINT XING
 - PY - POINT YARD
 - PZ - POINT ZONE
 - QA - QUANTITY AREA
 - QB - QUANTITY BENCH
 - QC - QUANTITY CURVE
 - QD - QUANTITY DRAIN
 - QE - QUANTITY ELEVATION
 - QF - QUANTITY FLOW
 - QG - QUANTITY GRADE
 - QH - QUANTITY HOLE
 - QI - QUANTITY INTERSECTION
 - QJ - QUANTITY JUNCTION
 - QK - QUANTITY KNOB
 - QL - QUANTITY LINE
 - QM - QUANTITY MOUND
 - QN - QUANTITY NOTCH
 - QO - QUANTITY OPENING
 - QP - QUANTITY POINT
 - QS - QUANTITY SURFACE
 - QT - QUANTITY TRENCH
 - QU - QUANTITY UNDERGROUND
 - QV - QUANTITY VALVE
 - QW - QUANTITY WALL
 - QX - QUANTITY XING
 - QY - QUANTITY YARD
 - QZ - QUANTITY ZONE
 - RA - RANGE AREA
 - RB - RANGE BENCH
 - RC - RANGE CURVE
 - RD - RANGE DRAIN
 - RE - RANGE ELEVATION
 - RF - RANGE FLOW
 - RG - RANGE GRADE
 - RH - RANGE HOLE
 - RI - RANGE INTERSECTION
 - RJ - RANGE JUNCTION
 - RK - RANGE KNOB
 - RL - RANGE LINE
 - RM - RANGE MOUND
 - RN - RANGE NOTCH
 - RO - RANGE OPENING
 - RP - RANGE POINT
 - RS - RANGE SURFACE
 - RT - RANGE TRENCH
 - RU - RANGE UNDERGROUND
 - RV - RANGE VALVE
 - RW - RANGE WALL
 - RX - RANGE XING
 - RY - RANGE YARD
 - RZ - RANGE ZONE
 - SA - SURFACE AREA
 - SB - SURFACE BENCH
 - SC - SURFACE CURVE
 - SD - SURFACE DRAIN
 - SE - SURFACE ELEVATION
 - SF - SURFACE FLOW
 - SG - SURFACE GRADE
 - SH - SURFACE HOLE
 - SI - SURFACE INTERSECTION
 - SJ - SURFACE JUNCTION
 - SK - SURFACE KNOB
 - SL - SURFACE LINE
 - SM - SURFACE MOUND
 - SN - SURFACE NOTCH
 - SO - SURFACE OPENING
 - SP - SURFACE POINT
 - SS - SURFACE SURFACE
 - ST - SURFACE TRENCH
 - SU - SURFACE UNDERGROUND
 - SV - SURFACE VALVE
 - SW - SURFACE WALL
 - SX - SURFACE XING
 - SY - SURFACE YARD
 - SZ - SURFACE ZONE
 - TA - TRENCH AREA
 - TB - TRENCH BENCH
 - TC - TRENCH CURVE
 - TD - TRENCH DRAIN
 - TE - TRENCH ELEVATION
 - TF - TRENCH FLOW
 - TG - TRENCH GRADE
 - TH - TRENCH HOLE
 - TI - TRENCH INTERSECTION
 - TJ - TRENCH JUNCTION
 - TK - TRENCH KNOB
 - TL - TRENCH LINE
 - TM - TRENCH MOUND
 - TN - TRENCH NOTCH
 - TO - TRENCH OPENING
 - TP - TRENCH POINT
 - TS - TRENCH SURFACE
 - TT - TRENCH TRENCH
 - TU - TRENCH UNDERGROUND
 - TV - TRENCH VALVE
 - TW - TRENCH WALL
 - TX - TRENCH XING
 - TY - TRENCH YARD
 - TZ - TRENCH ZONE
 - UA - UNDERGROUND AREA
 - UB - UNDERGROUND BENCH
 - UC - UNDERGROUND CURVE
 - UD - UNDERGROUND DRAIN
 - UE - UNDERGROUND ELEVATION
 - UF - UNDERGROUND FLOW
 - UG - UNDERGROUND GRADE
 - UH - UNDERGROUND HOLE
 - UI - UNDERGROUND INTERSECTION
 - UJ - UNDERGROUND JUNCTION
 - UK - UNDERGROUND KNOB
 - UL - UNDERGROUND LINE
 - UM - UNDERGROUND MOUND
 - UN - UNDERGROUND NOTCH
 - UO - UNDERGROUND OPENING
 - UP - UNDERGROUND POINT
 - US - UNDERGROUND SURFACE
 - UT - UNDERGROUND TRENCH
 - UU - UNDERGROUND UNDERGROUND
 - UV - UNDERGROUND VALVE
 - UW - UNDERGROUND WALL
 - UX - UNDERGROUND XING
 - UY - UNDERGROUND YARD
 - UZ - UNDERGROUND ZONE
 - VA - VALVE AREA
 - VB - VALVE BENCH
 - VC - VALVE CURVE
 - VD - VALVE DRAIN
 - VE - VALVE ELEVATION
 - VF - VALVE FLOW
 - VG - VALVE GRADE
 - VH - VALVE HOLE
 - VI - VALVE INTERSECTION
 - VJ - VALVE JUNCTION
 - VK - VALVE KNOB
 - VL - VALVE LINE
 - VM - VALVE MOUND
 - VN - VALVE NOTCH
 - VO - VALVE OPENING
 - VP - VALVE POINT
 - VS - VALVE SURFACE
 - VT - VALVE TRENCH
 - VU - VALVE UNDERGROUND
 - VV - VALVE VALVE
 - VW - VALVE WALL
 - VX - VALVE XING
 - VY - VALVE YARD
 - VZ - VALVE ZONE
 - WA - WALL AREA
 - WB - WALL BENCH
 - WC - WALL CURVE
 - WD - WALL DRAIN
 - WE - WALL ELEVATION
 - WF - WALL FLOW
 - WG - WALL GRADE
 - WH - WALL HOLE
 - WI - WALL INTERSECTION
 - WJ - WALL JUNCTION
 - WK - WALL KNOB
 - WL - WALL LINE
 - WM - WALL MOUND
 - WN - WALL NOTCH
 - WO - WALL OPENING
 - WP - WALL POINT
 - WS - WALL SURFACE
 - WT - WALL TRENCH
 - WU - WALL UNDERGROUND
 - WV - WALL VALVE
 - WW - WALL WALL
 - WX - WALL XING
 - WY - WALL YARD
 - WZ - WALL ZONE
 - XA - XING AREA
 - XB - XING BENCH
 - XC - XING CURVE
 - XD - XING DRAIN
 - XE - XING ELEVATION
 - XF - XING FLOW
 - XG - XING GRADE
 - XH - XING HOLE
 - XI - XING INTERSECTION
 - XJ - XING JUNCTION
 - XK - XING KNOB
 - XL - XING LINE
 - XM - XING MOUND
 - XN - XING NOTCH
 - XO - XING OPENING
 - XP - XING POINT
 - XS - XING SURFACE
 - XT - XING TRENCH
 - XU - XING UNDERGROUND
 - XV - XING VALVE
 - XW - XING WALL
 - XX - XING XING
 - XY - XING YARD
 - XZ - XING ZONE
 - YA - YARD AREA
 - YB - YARD BENCH
 - YC - YARD CURVE
 - YD - YARD DRAIN
 - YE - YARD ELEVATION
 - YF - YARD FLOW
 - YG - YARD GRADE
 - YH - YARD HOLE
 - YI - YARD INTERSECTION
 - YJ - YARD JUNCTION
 - YK - YARD KNOB
 - YL - YARD LINE
 - YM - YARD MOUND
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 - YO - YARD OPENING
 - YP - YARD POINT
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 - YV - YARD VALVE
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 - ZX - ZONE XING
 - ZY - ZONE YARD
 - ZZ - ZONE ZONE

CHX

CLINTON N. BEAUR

Surveyor's License No. 123456789

Map No. 123456789

Scale: 1" = 40'

North Arrow

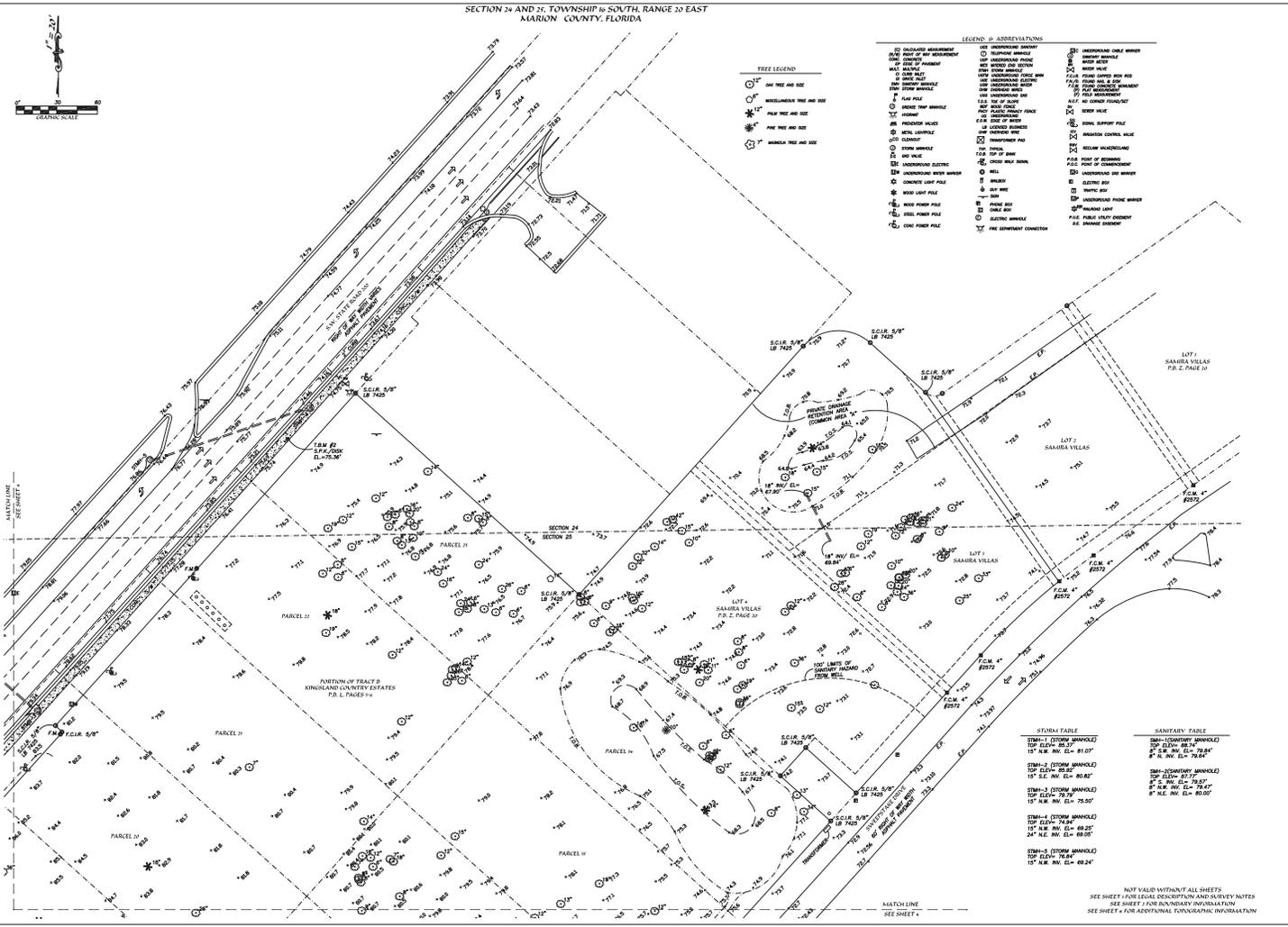
Graphic Scale

Legend

Notes

Sheet 1 of 4

SECTION 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



TREE LEGEND

- 1" PALM TREE AND SIZE
- 2" PALM TREE AND SIZE
- 3" PALM TREE AND SIZE
- 4" PALM TREE AND SIZE
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LEGEND OF ABBREVIATIONS

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○ 50" PALM TREE AND SIZE			

STORM TABLE

STORM-1 (DETENTION BASIN)	TOP ELEVATION: 81.00'
STORM-2 (DETENTION BASIN)	TOP ELEVATION: 80.40'
STORM-3 (DETENTION BASIN)	TOP ELEVATION: 79.50'
STORM-4 (DETENTION BASIN)	TOP ELEVATION: 80.25'
STORM-5 (DETENTION BASIN)	TOP ELEVATION: 80.00'

SANITARY TABLE

SM-1 (SANITARY MANHOLE)	TOP ELEVATION: 79.84'
SM-2 (SANITARY MANHOLE)	TOP ELEVATION: 79.84'
SM-3 (SANITARY MANHOLE)	TOP ELEVATION: 79.84'
SM-4 (SANITARY MANHOLE)	TOP ELEVATION: 79.84'
SM-5 (SANITARY MANHOLE)	TOP ELEVATION: 79.84'

NOT VALID WITHOUT ALL SHEETS
SEE SHEET FOR LEGAL DESCRIPTION AND SURVEY NOTES
SEE SHEET FOR BOUNDARY INFORMATION
SEE SHEET FOR ADDITIONAL TOPOGRAPHIC INFORMATION

EXTREME SURVEYING OF FLORIDA, INC.
2540 WINDY PLACE
SUITE 101
DADE COUNTY, FLORIDA 33127
TEL: (305) 447-2222
FAX: (305) 447-2222
WWW.EXTREMESURVEYING.COM

ALTA BOUNDARY TOPOGRAPHIC SURVEY
A PORTION OF KINGSLAND COUNTRY ESTATES, UNIT 1
MARION COUNTY, FLORIDA

DESIGNED BY: N/A
DRAWN BY: RMB
CHECKED BY: RMB
SCALE: DATE: 1"=30' 11-29-23
PARTY CHIEF: RB
FIELD BOOK: ---
PAGE: ---
CAD FILE: 2211-100-74
JOB NUMBER: 2211-100-74
SHEET 7 of 4

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20308

Agenda Date: 8/18/2025

Agenda No.: 6.1.

SUBJECT:

Tractor Supply Major Site Plan - Waiver Request

115 Bahia Avenue Pl Ocala

Project #2025080006 #33165 Parcel #37491-003-00

Mastroserio Engineering

LDC 2.21.4 - Construction, Completion, and Closeout

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request - the owner requests a waiver to allow the commencement of Building Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

August 15, 2025

PROJECT NAME: TRACTOR SUPPLY MAJOR SITE PLAN
PROJECT NUMBER: 2024020084
APPLICATION: DRC WAIVER REQUEST #33165

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: Approved

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: DISCUSSION/CONDITIONAL APPROVAL:
With a 8/9/25 visit to the site, staff observed that significant site grading has begun in relation to the site and proposed replat subdivision that will encompass this site; however, staff is not aware that a prior LDC Waiver to enable site development before plan approval was granted - this is a concern.
If this waiver is to be granted, it should be granted as a Conditional Approval as follows: No permit for this request may be issued unless and until the resubmittal for the site's corresponding Final Plat/Replat Subdivision Application AR# 32790 has been received (as that application is pending resubmittal at this time), and No Final Inspection(s) shall occur unless and until the corresponding Final Plat/Replat Subdivision Application AR# 32790 has been approved and recorded in the Marion County Official Record Plat Books.

- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL on re-submittal of final plat (AR 32790).

Retail/fenced outdoor display area is a permitted use in Regional Business (B-4) zoning. Site is: (1) Commercial (COM) Future Land Use (FLU) designation, (2) Primary Springs Protection Zone (PSPZ), (3) FEMA Flood Zone X, (4) Along Bahia Ave Pl; adjacent to Bahia Rd (major local).

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: Parcel 37491-003-00 is located within the Marion County Utility Service Area and will be served by Marion County Utilities for both water and sewer services. MCU has no objection to the start of construction for this project. The utilities shown on the plat have been previously installed. MCU has provided comments on the final plat under AR# 32790, none of which affect the construction of this project.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: no comments

- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO

REMARKS: APPROVED

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: N/A

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: No Stormwater objections

- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: 8/14/25 - Plat approvals for this area have been challenging, however, owner indicates acceptance of related risk and final C.O hold. Access management, including cross-access, should be understood as a key requirement that needs to be resolved to the satisfaction of the Office of the County Engineer during the final plat process.



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

Date: 07/30/2025 Parcel Number(s): 37491-003-00, AR#31659 Permit Number: 2024020084 - SITE 2024081458 -BLDG.

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TRACTOR SUPPLY MAJOR SITE PLAN Commercial [checked] 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): MARICAMP LAND, LLC Signature: [Signature] Mailing Address: 2441 NE 3RD ST, STE. 201 City: OCALA State: FL Zip Code: 34471 Phone # 352-629-6101 Email address: JOHN@IPSOCALA.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): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471 Phone # 352-433-2185 Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT Reason/Justification for Request (be specific): The owner requests a waiver to allow the commencement of Building Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

DEVELOPMENT REVIEW USE: 2025080006 Received By: [Signature] Date Processed: 7-31-25 Project # 2024020084 AR # 31659 33165

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):

Revised 6/2021

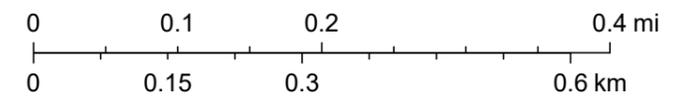
Marion County Florida - Interactive Map



8/15/2025, 1:58:55 PM

1:9,028

- Marion County
- Parcels
- Streets
- Green: Band_2
- Blue: Band_3
- Red: Band_1



Marion County Property Appraiser, OCE, Marion County BOCC



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20309

Agenda Date: 8/18/2025

Agenda No.: 6.2.

SUBJECT:

Meridian Storage Group - Major Site Plan
10579 SE Maricamp Rd Ocala
Project #2024100003 #32405
Parcel #3761-003-000 & 3761-004-000
Davis Dinkins Engineering, P.A.

LDC 6.13.8.B(7) STORMWATER CONVEYANCE CRITERIA

CODE states: Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver for private storm system to be less than 18 inches. Pipe calculations will be provided.

August 12, 2025

PROJECT NAME: MERIDIAN STORAGE GROUP
PROJECT NUMBER: 2024100003
APPLICATION: MAJOR SITE PLAN #32405

- 1 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.
- 2 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.
- 3 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.
- 4 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.
- 5 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: 6/9/25-add waivers if requested in future
- 6 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.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: To be decided. If parcel is permitted to stay on septic, it will need to be shown on the Utility Plan.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
STATUS OF REVIEW: INFO
REMARKS: TBD
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Secondary Springs Protection Zone
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Coordinator, Brandy Raymond - (352) 307-6013 or Brandy.Raymond@MarionFl.org
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO

REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: \$225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# ENTER AR #
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Delineate end of County Maintenance at water meter.
- 18 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 or by phone at (352) 438-2896.
- 19 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Central Sewer
STATUS OF REVIEW: INFO
REMARKS: If property is allowed to stay on septic system you will need to contact the Department of Environmental Protection to determine septic system needs
- 20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: If property will be on septic system you will need to contact the Department of Environmental Protections to determine septic system needs.
- 21 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species on-site, preservation and/or mitigation may be required per FWC.
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: defer to MCU

24 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Check Sunbiz & road project. 6-4-25 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]."

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a FEMA FIRM or Firmette Map map with the site location indicated.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report

STATUS OF REVIEW: NO

REMARKS: Please submit a geotechnical engineer report for review.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lineal system, borings are required at 250' intervals. (2) Please also note that the LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. (3) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. (4) Please show boring locations on the plans.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) Per submitted Ponds outputs, DRA does not appear to recover within 14-days of 100-year, 24-hour event. 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. Please provide calculations demonstrating this requirement is met. (2) There is an existing DRA in close proximity to the east of the proposed DRA. Please clarify how the existing DRA is considered in the recovery analysis. (3) Please provide geotechnical report so soil and groundwater parameter inputs can be verified.

32 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"

- 33 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"
- 34 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"
- 35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: Please submit hydraulic calculations for review.
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please submit hydraulic calculations for review.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" (conveyance) and 12" (yard drains) may be supported with corroborating calculations; applicants can request a waiver.
- 38 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.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, 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." 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. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 40 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.

- 41 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: C001 - Change Marion County Utilities contact to: Customer Service 352-307-6000.
- 42 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: NO
REMARKS: Marion County Utilities service area. A Capacity Charge Worksheet will need to be completed for Parcel 3761-004-000 to confirm that the parcel is outside of sewer connection distance. All units on parcel need to be included, along with the office and any living quarters. Previously approved site plan to be included.
- 43 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: C002: #15 Emphasize that TAP will be made by the contractor/ developer.
- 44 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
STATUS OF REVIEW: NO
REMARKS: C002 - Need profile for bore.
- 45 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: C007: Missing UT108, UT208
- 46 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: NO
REMARKS: C002: #14 - Hydrants need to be painted yellow if on private property. (2) May want to reconsider location of Hydrant with vehicle drive,
- 47 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size
STATUS OF REVIEW: NO
REMARKS: C002: Sized need to be shown on plans.
- 48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.D - Meter Location
STATUS OF REVIEW: NO
REMARKS: C002: Meters need to be in ROW or an easement provide if located on private property.
- 49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.G & H - Meter Sizing
STATUS OF REVIEW: NO
REMARKS: C002: #15 (BY CITY) need to be changed to (BY COUNTY ONLY). (2) Meter size for PWS and Fire lines need to be listed.

- 50 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: NO
REMARKS: Mini Storage buildings over 2500 square feet in area shall be equipped with a fire sprinkler system. Buildings equipped with a fire sprinkler system shall have a fire department connection installed remotely outside of the collapse zone of the building. Please show the location of the FDC and provide the detail on the "Utility Details" page.
- 51 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please provide environmental assessment or exemption.
- 52 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet C001 has incorrect road names in the Location Map. SE Maricamp Rd is incorrectly labeled as SW Highway 484; SE 110th Street Rd is incorrect labeled as SW 110th Street Rd (quadrant is incorrect).
- 53 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet C002 needs Building Number Labels for the two new buildings. The existing storage buildings are numbered Buildings 1 thru 6 therefore I propose Buildings 7 & 8.
- 54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculation showing 20% is met
- 55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. South buffer shows 27 VO2, not listed in plant schedule, please clarify.
- 56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO
REMARKS: Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.
- 57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: Will there be a dumpster? If so show screening
- 58 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO

REMARKS: Land use and zoning designation of adjacent parcels are missing. Please correct.

59 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: North boundary abutting residential zoning requires Type B Buffering, 20-foot-wide landscape strip with buffer wall.

60 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5.

61 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Provide dimensions of all existing site improvements with all setbacks.



**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

Date: 08/01/25 Parcel Number(s): 3761-003-000 & 3761-004-000 Permit Number: AR#32405

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Meridian Storage Group 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): ~~Meridian Self Storage, LLC~~ SOUTH SHORE GROUP, LLC
Signature: 
Mailing Address: PO BOX 14482 City: ST. PETERSBURG
State: FL Zip Code: 33733 Phone # 727.219.9051
Email address: patrick@meridianstroagegroup.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): Davis Dinkins Engineering, P.A. Contact Name: Davis
Mailing Address: 125 NE 1st Ave, Suite 2 City: Ocala
State: FL Zip Code: 34470 Phone # 352-854-5961
Email address: davis@dinkinsengineering.com

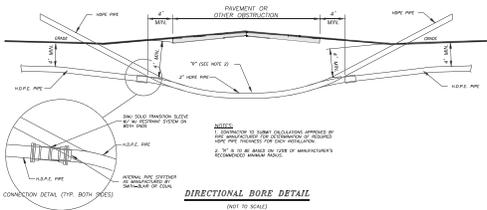
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.13.8.B(7) MINIMUM PIPE SIZE
Reason/Justification for Request (be specific): WAIVER REQUESTED FOR PRIVATE STORM SYSTEM TO BE LESS THAN 18". PIPE CALCULATIONS WILL BE PROVIDED.

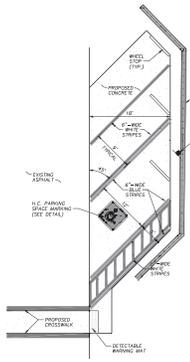
DEVELOPMENT REVIEW USE:

Received By: email 8/8/25 Date Processed: 8/12/25 Project # 2024100003 AR # 32405

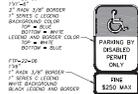
ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



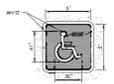
DIRECTIONAL BORE DETAIL
NOT TO SCALE



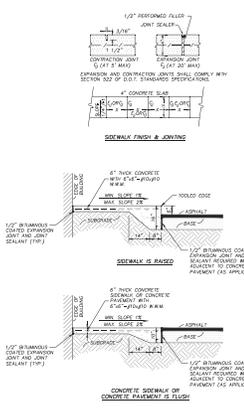
PARKING SPACE DETAILS
NOT TO SCALE
STRIPING TO BE BY SITE CONSTRUCTOR



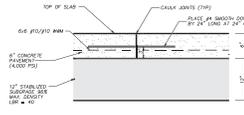
H.C. SIGN



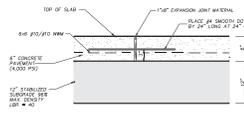
H.C. SPACE MARKING
3" SQUARE MARKING TO BE 4" SQUARE (DRAWING BY SDC CONTRACTOR)



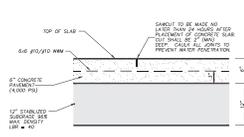
SIDEWALK & PAVEMENT DETAILS
NOT TO SCALE



CONSTRUCTION JOINT
NOT REQUIRED IF CONSTRUCTION IS CONTINUOUS



EXPANSION JOINT
NOT: EXPANSION JOINT IS REQUIRED AT SPACES OF NO MORE THAN 100 FEET E.G. AND ALONG ALL BUILDINGS



CONTRACTION JOINT
NOT: JOINTS SHALL BE SPACED AT INTERVALS NOT MORE THAN 12\"/>

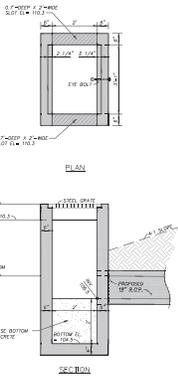
PRELIMINARY ONLY

SAVER CONCRETE ENGINEERING, P.A. 125 NW 1st Avenue, Suite 200 Ocala, FL 34401 Phone: 352.235.8888 Fax: 352.235.8889	
DATE	04-26-25
REVISION	
1. PRELIMINARY ISSUE	
2. REVISED	
3. REVISED	
4. REVISED	
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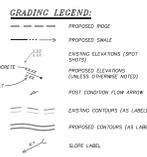
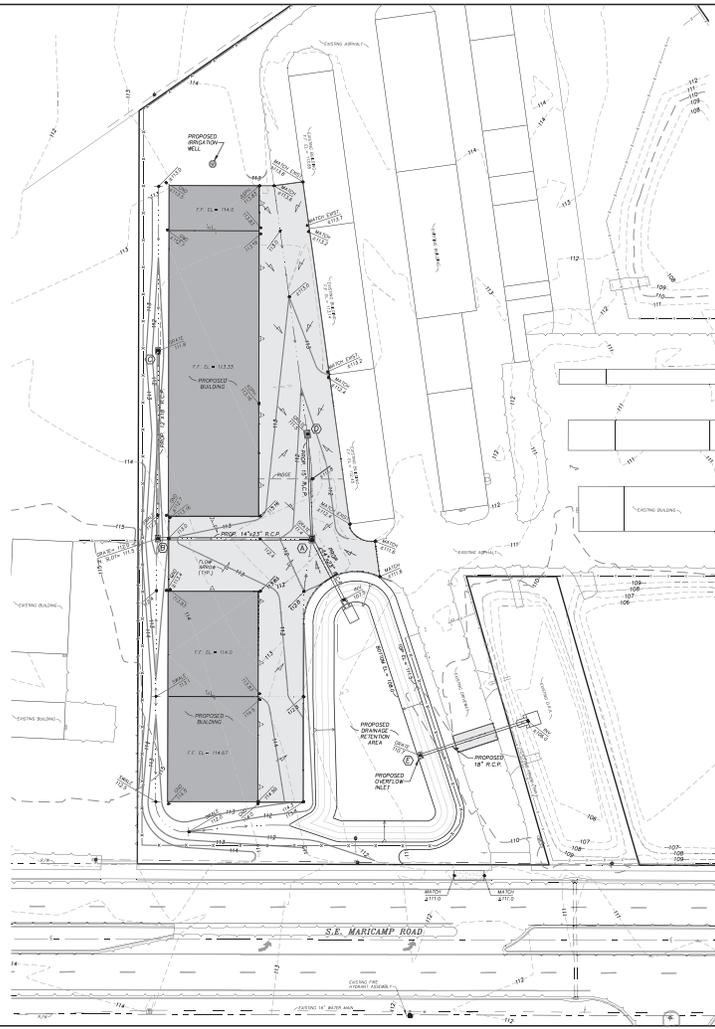
MAJOR SITE PLAN - DETAILS
MERIDIAN STORAGE GROUP
 MARION COUNTY, FLORIDA

PROPOSED STORM SEWER DATA CHART									
NUMBER	STRUCTURE	GRADE E.L.	STORM PIPE		SLOPE				
			SIZE	LENGTH					
A	TYPE 'Y' INLET	111.7	4" R.C.P. x 108.1'	4" x 80.4'	44.7' 14.83 RCP	1.04			
B	TYPE 'Y' INLET	112.0	4" R.C.P. x 108.1'	8" x 8'	102.4' 44.83 RCP	0.39			
C	TYPE 'Y' INLET	111.8	4" R.C.P. x 108.0'	8" x 8'	125.0' 125.00 RCP	0.32			
D	TYPE 'Y' INLET	111.5	4" R.C.P. x 108.8'	8" x 8'	88.8' 18 RCP	1.00			
E	TYPE 'Y' INLET	111.5	4" R.C.P. x 108.5'	8" x 80.4'	75.2' 18 RCP	0.64			

- STORM SEWER NOTES:**
1. STORM SEWER IS DESIGNED FOR A 25-YR STORM EVENT.
 2. ALL MATERIALS SHALL BE INSTALLED WITH THE EXISTING PRODUCTS FROM "STANDARD PRODUCTS" SHEET (SEE SHEET 020) UNLESS OTHERWISE SPECIFIED.
 3. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE & STRUCTURAL BOTTOMS AS NEEDED.
 4. INVERTS AND CONNECTIONS TO BE PER 2.0.1. STANDARD PLANS UNLESS OTHERWISE NOTED.
 5. ALL STORM PIPES TO BE CONSTRUCTED PER 2.0.1. STANDARD PLANS UNLESS OTHERWISE NOTED.



DITCH BOTTOM INLET TYPE 'C'
 REFER TO 2.0.1.1. NOTES FOR STEEL REINFORCEMENT AND ADDITIONAL NOTES NOT TO SCALE.



IMPORTANT!
 PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SPT-LOGS TO VERIFY LOCATION AND DEPTHS AND CONDUCT PROTECTIVE WORKING. CONTRACTOR SHALL VERIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROTECTIVE SERVICES TO EXISTING BUILDINGS AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

- NOTES TO PAVING/SITE CONTRACTOR:**
1. ADHERE TO GRADINGS SHOWN FOR HANDICAP WALKWAYS WHICH SHOULD NOT EXCEED 1:50 OR 2:100 SLOPE IN ANY DIRECTION. SEE GRADINGS FOR SEPARATIONS.
 2. ADHERE TO GRADINGS SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED 0.2% (1:500) CROSS SLOPE. OR 5:100 (1:200) RUNNING SLOPE.
 3. ADHERE TO GRADINGS SHOWN FOR CONCRETE RAMP WHICH SHOULD NOT EXCEED 0.2% (1:500) CROSS SLOPE. OR 5:100 (1:200) RUNNING SLOPE.
 4. ADHERE TO GRADINGS SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED 0.2% (1:500) SLOPE IN ANY DIRECTION.

125 N.W. 114th Ave., Suite 200, Fort Lauderdale, FL 33309
 PHONE: (954) 575-1100 FAX: (954) 575-1101
DAVIS BRANNAN ENGINEERS, P.A.
 CIVIL ENGINEERS
 LICENSE NO. 12511-0001-0001-0001

DATE: 04-12-25
 PROJECT: MERIDIAN STORAGE GROUP
 SHEET: 25.25.11
 SCALE: 1\"/>

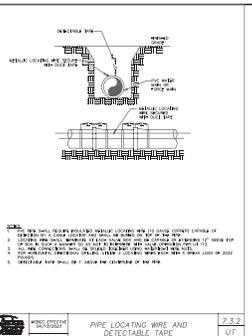
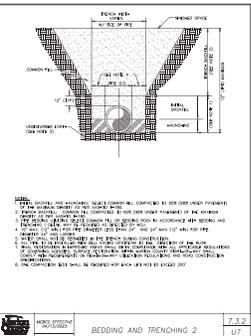
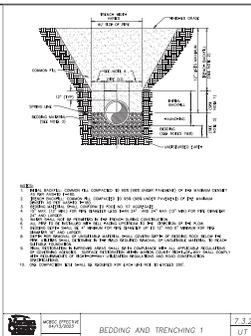
PRELIMINARY FOR CONSTRUCTION ONLY

MAJOR SITE PLAN - GRADING
MERIDIAN STORAGE GROUP
 MARION COUNTY, FLORIDA

SHEET **C4** OF 7

D.E.P. NOTES:

1. ALL WORK SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES. THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CONCERN FOR THE PROJECT. ALL WORK SHALL BE SUBJECT TO DEPARTMENT APPROVAL.
2. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL.
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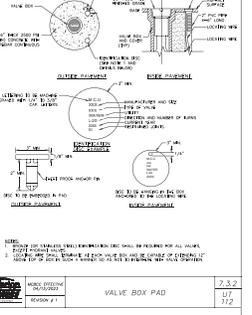
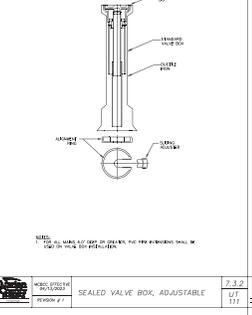
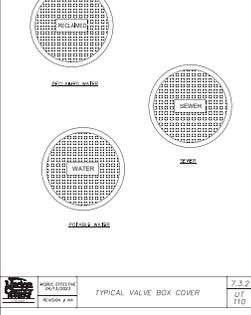
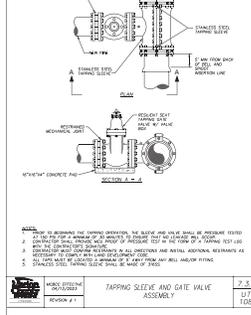


BEDDING AND TRENCHING 1
7.3.2 U/I 109

BEDDING AND TRENCHING 2
7.3.2 U/I 109

PIPE LOCATING WIRE AND DETECTABLE TAPE
7.3.2 U/I 109

1. ALL WORK SHALL BE SUBJECT TO DEPARTMENT APPROVAL. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL.
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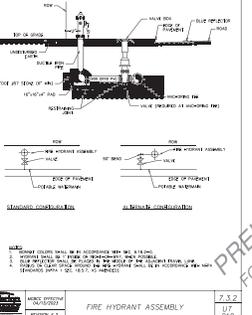
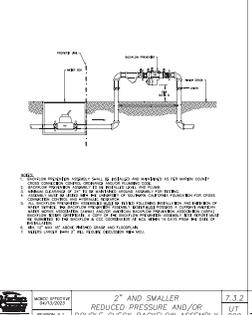
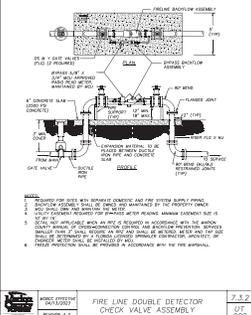
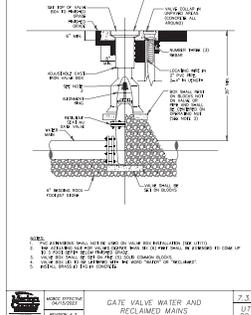
TAPPING SLEEVE AND GATE VALVE ASSEMBLY
7.3.2 U/I 108

TYPICAL VALVE BOX COVER
7.3.2 U/I 110

SEALED VALVE BOX, ADJUSTABLE
7.3.2 U/I 111

VALVE BOX PAD
7.3.2 U/I 112

1. ALL WORK SHALL BE SUBJECT TO DEPARTMENT APPROVAL. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL.
2. ALL WORK SHALL BE SUBJECT TO DEPARTMENT APPROVAL. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL.
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10. ALL WORK SHALL BE SUBJECT TO DEPARTMENT APPROVAL. THE DESIGN SHALL BE SUBJECT TO DEPARTMENT APPROVAL.



GATE VALVE WATER AND RECLAIMED MAINS
7.3.2 U/I 204

FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY
7.3.2 U/I 206

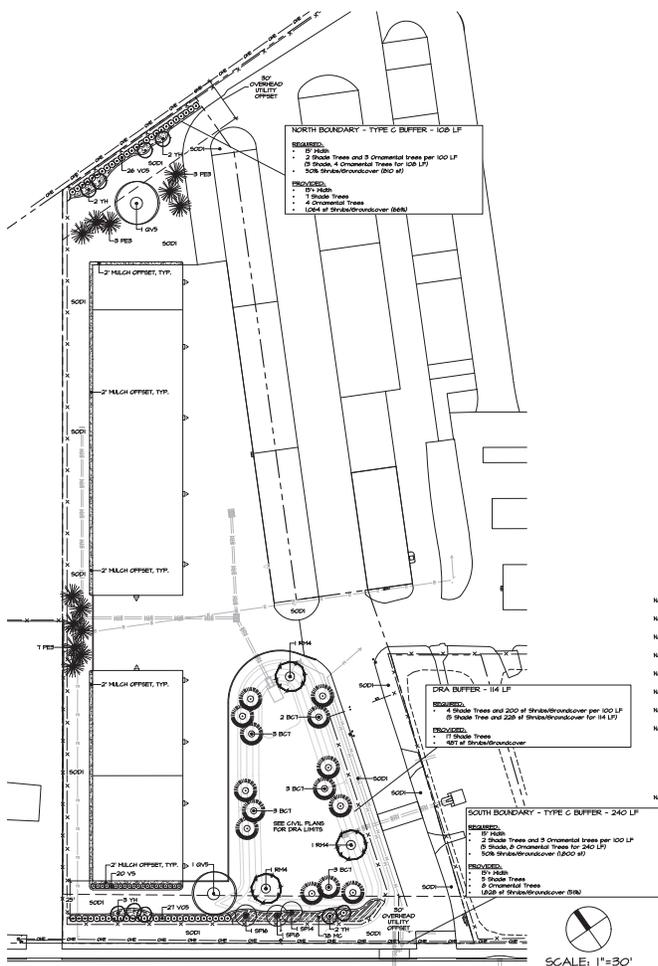
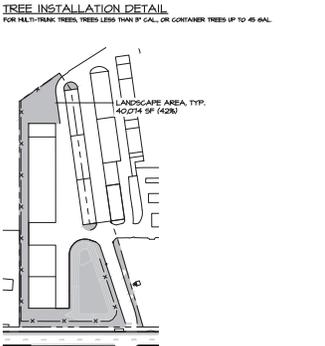
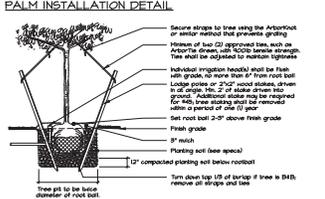
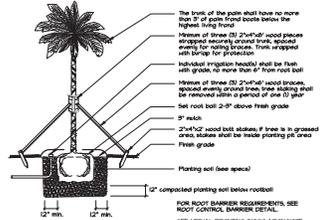
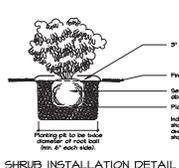
2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY
7.3.2 U/I 208

FIRE HYDRANT ASSEMBLY
7.3.2 U/I 210

DAVID BARKER ENGINEERING, P.A.
1205 NE 1st Street
Gainesville, FL 32609
Phone: 352.335.1100
Fax: 352.335.1101
www.davidbarker.com

MAJOR SITE PLAN - UTILITY DETAILS
MERIDIAN STORAGE GROUP
MARION COUNTY, FLORIDA

PRELIMINARY
SHEET C7 OF 7



LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL
SCHEDULED AREA - REFER TO CIVIL PLANS. 2.2 AC (96,800 SF)
LANDSCAPE AREA: 40274 SF (428) SEE DIAGRAM SHEET L-1
THIS SITE IS NOT LOCATED WITHIN THE HURON GREEN BOUNDARY.
THIS SITE IS LOCATED WITHIN THE SECONDARY OLIVE SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

NO EXISTING VALUABLE TREES ON THIS SITE.
NO TREE PRESERVATION IS REQUIRED.

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 2.2 AC (96,800 SF) / 8000 SF = 32
EIGHTY-TWO (82) SHADE TREES TO REMAIN, 0 PROVIDED SHADE TREES. (2.2 ACOR NATIVE)

OTHER CALCULATIONS

PROPOSED ADDITIONAL/ANNUAL TREES: 12
SHADE, GRASSES AND GROUNDERCOVER TREES: 12
PL. FIBRECLY = 12 (3000)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS) 122 FROM

EXISTING LANDSCAPE: 122 NATIVE PERCENTAGE SHALL BE MAINTAINED.
REQUIRED: 80% OF 80 PUBLIC FACADE SOUTH SIDE 36 LF PROVIDED: 120 (3000)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - TYPE C BUFFER - ADJACENT PUBLIC USE
EAST BOUNDARY - NO BUFFER REQUIRED
WEST BOUNDARY - NO BUFFER REQUIRED
SOUTH BOUNDARY - TYPE C BUFFER - ADJACENT TO BE HURON RD. ROAD
SEE PLAN FOR BUFFER DETAILS

MARION COUNTY LANDSCAPE REQUIREMENTS

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation Affidavit Certification shall be signed and sealed by the design professional and returned to the Marion County Architect prior to the issuance of a Certificate of Occupancy per Section 6.0.12 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.0.12 of LDR.

A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the design professional, WPAWS and FPCIP.
B. Trees or grasses shall not be sprayed, pruned or shaped. The natural growth habit of a tree or palm shall be maintained.
C. Trees or grasses which are dead or dormant shall have such tagging or marking removed once sufficient root growth has been established. The trees or grasses shall be replaced with similar species and shall be considered a violation until the root collar. Damaged trees shall be replaced at the expense of the owner.
D. The installation of any required and approved landscape shall be subject to a written approval from the Marion County Architect. The contractor shall provide a written report of the installation of the landscape.
E. Surface and arroyo drainage shall provide healthy appearance and runoff shall be maintained at the required minimum height.

3. Landscape installation and maintenance shall be in accordance with Section 6.0.12 of the LDR.

A. Landscape installation professionals performing work for the site within the unincorporated areas of Marion County shall be licensed contractors licensed by the Marion County Building Department. Those otherwise licensed by the State of Florida.
B. Landscape maintenance professionals performing work for the site within the unincorporated areas of Marion County shall be licensed contractors licensed by the Marion County Building Department. Those otherwise licensed by the State of Florida.
C. Any person providing services for the site regarding any aspect of landscape maintenance that includes the application of herbicides or pesticides shall meet applicable State and County licensing and certification requirements issued herein.

4. An inspection shall be provided prior to removal of a development order or building permit. All irrigation systems, including components shall comply with the design standards of the Marion County Land Development Code Divided 4, Sec 4.6 and all other State and local statutes that apply. Irrigation design and plans by others.

PLANT SCHEDULE

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

Qty	Plant Name	Size and Spacing	Maintenance
NATIVE BC1	14' Bald Cypress	6" x 6" x 8' x 8' x 8' x 8'	Allow natural growth, prune only dead wood
NATIVE HC	16' Holly shrub	18" x 18" x 18"	Allow natural growth, remove weeds, cut back other low trees annually
NATIVE FB	18' Spine Pine	12" x 14" x 14" x 6" x 8" x 8"	Allow natural growth, prune dead wood
NATIVE GV	2' Live Oak	18" x 18" x 18" x 18" x 18" x 18"	Allow natural growth, prune only for form or dead wood
NATIVE RV4	3' Real Nipa	18" x 18" x 18" x 18" x 18" x 18"	Allow natural growth, prune only for form or dead wood
NATIVE SP4	1' Solid Palm	BR, hurricane cils, 18" x 18"	Allow natural growth, prune only dead from 12" leafy full round head
NATIVE SP6	1' Solid Palm	BR, hurricane cils, 18" x 18"	Allow natural growth, prune only dead from 12" leafy full round head
NATIVE SP8	1' Solid Palm	BR, hurricane cils, 18" x 18"	Allow natural growth, prune only dead from 12" leafy full round head
NATIVE VS	20' Sandalwood Viburnum	Container size to be determined, 18" x 18" x 18"	3" x 4" full hedge
VOS	20' Sandalwood Viburnum	Container size to be determined, 18" x 18" x 18"	3" x 4" full hedge
NATIVE VY	4' Yapan Holly, tree type	18" x 18" x 18" x 18" x 18" x 18"	Allow natural growth, do not when grown only for form or dead wood
MELG SC01	Argentine Babo	18" x 18" x 18"	Remove annually or as needed

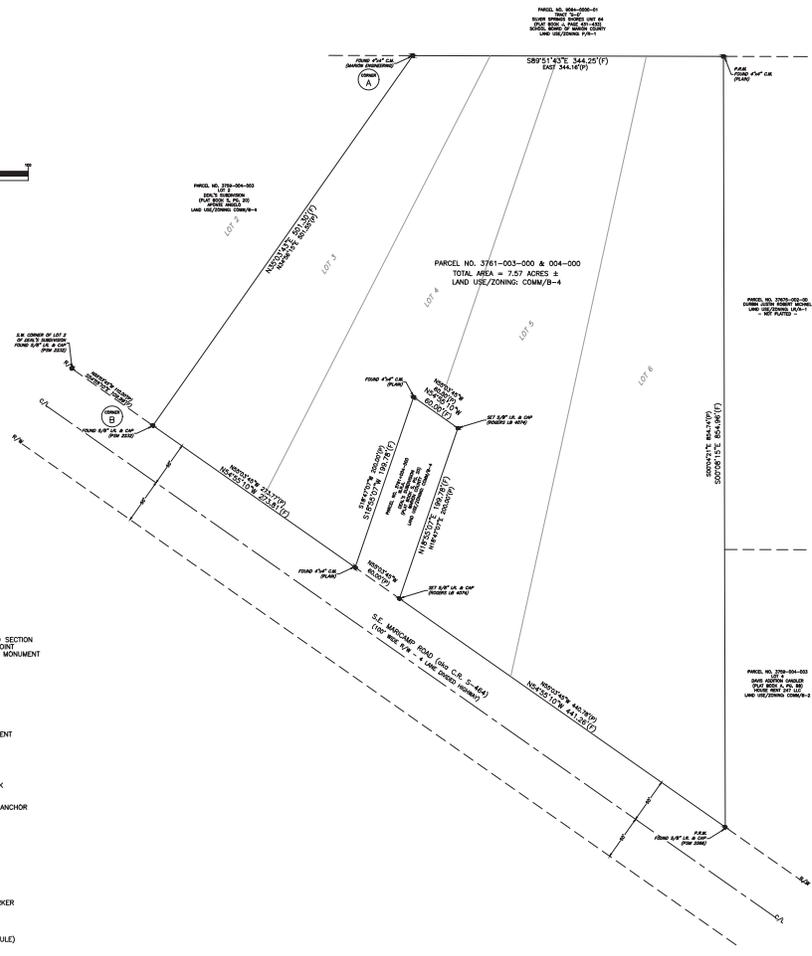
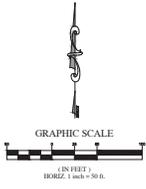


DATE: 07-28-25
DWN BY: JRT
CWD BY: JRS
SHEET: L-1 OF 1

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2335 US 170N, SUITE 100, GAITHERSBURG, MD 20878 • 301.251.5000 • WWW.MPA-PA.COM

MERIDIAN STORAGE GROUP
MARION COUNTY, FLORIDA
LANDSCAPE PLAN

L-1



- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INV. INVERT
 - C.M.E.S. CONCRETE MITERED END SECTION
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N.B. NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RNG. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - (R) RANGING
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - LC LENGTH OF CHORD
 - O.S.B. OFFICIAL RECORDS BOOK
 - PS. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - ASPHALT
 - TRAFFIC SIGNAL BOX
 - SAWTOOTH MARKER
 - STORM MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - TREE (SEE TREE SCHEDULE)
 - GROUND CONTOUR

STATE PLANE COORDINATES

(A) FOUND 4744' C.M.
 (MARION ENG. & ASSOC.)
 NORTHING Y = 724246.32
 EASTING X = 642446.06

(B) FOUND 4744' C.M.
 (MARION ENG. & ASSOC.)
 NORTHING Y = 722900.02
 EASTING X = 643188.09

LEGAL DESCRIPTION:
 LOTS 2, 4, 5, AND 6, SEALS SUBORDINATION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEY REPORT:**
1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT TO 500', PUBLISHED ELEVATION = 79.88, NAVD-88.
 3. FIELD SURVEY DATES: 2-27-2025.
 4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
 5. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE SPECIAL WARRANTY DEED RECORDED IN D.R. BOOK 6351, PAGE 1956, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0755, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/27/2008.
 8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 12-1.025 THROUGH 12-1.027, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
 9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

- SHEET INDEX:**
1. BOUNDARY SURVEY MAP
 2. TOPOGRAPHIC SURVEY MAP SHEET 1
 3. TOPOGRAPHIC SURVEY MAP SHEET 2

SURVEYOR'S CERTIFICATION:
 I, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LEGISLATION AND MEETS THE STANDARDS OF PRACTICE FOR CHAPTER 2014-117 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE: 02-27-2025
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

RODNEY K. ROGERS, P.E.
 REG. NO. 5274
 ROYALTY A. ROGERS, P.E.
 REG. NO. 5275
 CIVIL ENGINEERING & LAND SURVEYING, LLC
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • L.L. Bus. 14074

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
SOUTHSHORE GROUP, L.L.C.

JOB No. 25-001-001-000
 DATE 02-27-2025
 SCALE 1" = 50'
 SHEET 1 OF 3



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20310

Agenda Date: 8/18/2025

Agenda No.: 6.3.

SUBJECT:

Pine Village Manufactured Home Park - Major Site Plan - Waiver Request to Major Site Plan in Review

10195 SE 36th Ave Belleview

Project #1999005123 #32898 Parcel #3726-011-001

Clymer Farner Barley, Inc.

LDC 6.11.4.B(2) - Cross Access (Parallel Access)

CODE 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 request - Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads" Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family

LDC 6.11.5 -Driveway Access

CODE states - Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT request - The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance also existed in its current location for at least the same duration. Belleview High starts at 8:30 AM & ends at 3:00 PM. Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only seven trips and PM peak hour trips increased by 13 trips, Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

6.12.12(D) - Sidewalks

CODE states - At the discretion of the Development Review Committee, in lieu of construction along external streets, 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. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

LDC - 6.12.2 - Right of Way

CODE states A. Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC: (1) The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way, (2) The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage, (3) The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way, (4) The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT request - We would like to request providing a 10-foot ROW dedication, rather than the 20-foot code minimum, due to the precedent set by adjacent projects. Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 36th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15-foot required Type C landscape buffer, rather than the 25-foot code minimum.

July 30, 2025

PROJECT NAME: PINE VILLAGE MANUFACTURED HOME PARK
PROJECT NUMBER: 1999005123
APPLICATION: MAJOR SITE PLAN #32898

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(4) - Stormwater Features & Connective Elements
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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: 6/3/25-add waivers if requested in future
- 8 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.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview service area.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview service area.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Connecting to City of Belleview existing 8" water main.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Connecting to City of Belleview existing sanitary sewer.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within a Primary Springs Protection Zone
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32907
- 15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are 38' x 68' = 2584sqft
Lots will only be for singlewide mobile homes.
- 16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Need update to mobile home park permit 42-54-2419258. Need new application with increased spaces. Need site plan, utilities plans, letters from utility approving increase.
- 17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO

REMARKS: Please contact Rebecca.Roy@FLHealth.gov to update your mobile home park permit.
Protect existing well during all phases of construction and demolition

- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: 4.70-acres at a density of 4-8 du/ac. 36 listed are within max density.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: No flood/wetlands.
- 20 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Being that this mobile home park has now been assigned a quadrant designation, the addresses will have to change to reflect the new road name once the road is constructed and the street sign is installed.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to the city of Belleview.
- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: Environmental assessment forwarded to FWC for review.
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Checked Sunbiz & road project. 6/4/25 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]."

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please add existing impervious & pervious area in SF, ac, and % to data block on cover page. Please include any offsite drainage to your site in the data block.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. Topo at the north, south and eastern property lines do not appear to meet this criteria.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

29 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 an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Please provide a table or clear statement in the stormwater report write up identifying the impervious area allocated to each manufactured home. Zoning and stormwater staff need to be able to determine how much impervious is allocated for permitting structures. Please provide the areas in square feet.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross section to include the design high water elevation, estimated seasonal high-water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. (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.

32 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.

33 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"

34 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"

35 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"

- 36 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.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please clarify the intensity utilized in the conveyance system calculations. There are three curves shown in the inputs. Which one was used? Marion County LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. (2) Please include HGL values in the hydraulic model outputs. (3) Please provide culvert calculation for driveway culvert. (4) Conveyance system calculations need to utilize tailwater conditions as required by LDC section 6.13.8.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: Per topo, the ROW to the south of this site drains across the proposed driveway. There needs to be a culvert under the proposed driveway.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: NO
REMARKS: Per the existing topography, there is an existing low area onsite that acts as storage and eventually a channel to drain the runoff from the the south to the northeast. Existing topo shows this low area having a discharge elevation of about 73.5. In the proposed design, this area will be confined by grading that is at elevation 76. This will lead to impounding water on the south side of this property at a much higher elevation than existing conditions. Please revise grading or proposed drainage structures to accommodate the flow path and stage elevation of the existing site.
- 41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.

- 42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, 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." 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. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 43 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.
- 44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 6/16/25 - 24' wide paved cross-access is required from approved driveway location to north adjoining property parallel to SE 36th Ave. (Deviation to exempt pavement construction until required will be issued upon approved cross-access easement design with an agreement to pave upon notification of need.)
- 45 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 6/16/25 - Driveway needs to be repositioned to align with Belleview High School entrance.
- 46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 6/17/25 - At least 20' right-of-way dedication at property frontage along SE 36th Ave needed for a total of 60' east of roadway centerline.
- 47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 6/17/25 - Sidewalks are required along SE 36th Ave. Staff does not support a waiver to this requirement.
- 48 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS: 6/3/25-Title block on ALL sheets denoting type of application;

- 49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 6/3/25-Missing address, phone number, and signature of owner and applicant on front sheet
- 50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
STATUS OF REVIEW: NO
REMARKS: 6/3/25-Revision block needs to move per instructions:
A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
- 51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.
- 52 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: Note on concurrency to be provided on cover page. Please revise.
- 53 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: The new road has been assigned a quadrant designation of SE 102nd Loop. Added road name to Sheet 05. Be sure to add it to all applicable sheets.
- 54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Provide symbol key and tree species report with plan
- 55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Show tree protection for remaining trees on plan and in detail
- 56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Provide tree list showing size, species and total existing tree inches on site, tree inches to remain and tree inches to be removed. Any trees over 30" DBH will need to be assessed for condition and mitigated for accordingly

- 57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
 STATUS OF REVIEW: NO
 REMARKS: Revise if necessary
- 58 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
 STATUS OF REVIEW: NO
 REMARKS: Plan indicates payment into the Tree Mitigation fund. Please submit a letter (e-mail) from the owner or agent to our office (susan.heyen@marionfl.org) to request a Tree Mitigation Payment Form to be filled out. A completed form will start the approval process, this process will not delay plan approval.
- 59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: 6.8.6 - Buffers
 STATUS OF REVIEW: NO
 REMARKS: 1. Waiver required to reduce buffer width. 2. Waiver required to place landscape on property side of fence, not public view side. 3. Pine Trees in West buffer will not provide year round screening intent when mature, please provide other canopy trees
- 60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
 STATUS OF REVIEW: NO
 REMARKS: 1. Light at entry appears to have light spillage onto adjacent street, please adjust to reduce glare and spillage. (6.19.6.A)
- 61 DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
 STATUS OF REVIEW: NO
 REMARKS: Land use designation and zoning of adjacent parcels is missing/incorrect. Please correct.
- 62 DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
 STATUS OF REVIEW: NO
 REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing Zoning requirements including lot area, width, setbacks, and building height.
- 63 DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
 STATUS OF REVIEW: NO
 REMARKS: Proposed buffers are missing/incorrect/not compliant to LDC Please provide all required descriptions and illustrations for each proposed buffer. Parcel abutting ROW requires Type C buffer with 15-foot-wide landscape strip. Northern parcel abutting single-family residence requires type D buffer, a 15-foot-wide landscape strip with a buffer wall. Southern and Eastern portions of parcel abutting A-1 require type E buffer, a 5-foot-wide landscape buffer. Please add to site plan and label accordingly.
- 64 DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
 STATUS OF REVIEW: NO
 REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing number of

required and provided parking spaces. Per Sec. 6.11.6 For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction.

65 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Existing and/or proposed dimensions of site improvements are missing/incorrect. Please show on the plan.

~~Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.~~

~~Sincerely,~~

~~*Your Development Review Team*~~
Office of the County Engineer



**Marion County
Board of County Commissioners**

Office of the County Engineer

32898

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7-29-25 Parcel Number(s): 3726-011-001 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Pine Village Manufactured Home Park Commercial Residential
Subdivision Name (if applicable): Beckett Plantation
Unit _____ Block _____ Lot 11 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): Mark Martin LLC
Signature: *Mark Martin*
Mailing Address: 10195 SE 36th Ave #1 City: Bellevue
State: FL Zip Code: 34420 Phone # 352-203-0058
Email address: markmartinpinevillage@gmail.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala
State: FL Zip Code: 34470 Phone # 352-748-3126
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.11.4.B Cross Access (Parallel Access)
Reason/Justification for Request (be specific): Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads" Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family

DEVELOPMENT REVIEW USE:

Received By: email 7/29/2025 Date Processed: 7/30/2025 Project # 1999005123 AR # 32898

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) 6.11.5 Driveway Access

Reason/Justification for Request (be specific): The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance has also existed in its current location for at least the same duration. Belleview High starts at 8:30 am & ends at 3 pm.

Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only 7 trips and PM peak hour trips increased by 13 trips. Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

Section & Title of Code (be specific) 6.12.12 Sidewalks

Reason/Justification for Request (be specific): Per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

Section & Title of Code (be specific) 6.12.2 Right-of-way

Reason/Justification for Request (be specific): We would like to request providing 10' ROW dedication, rather than the 20' code minimum, due to the precedent set by adjacent projects.

Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 38th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15' required Type C landscape buffer, rather than the 25' code minimum.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

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		5/30/2025	
CITY OF BELLEVUE UTILITIES		5/30/2025	
FDEP 10/2 GENERAL		5/30/2025	
FDEP WATER		5/30/2025	
FDEP SEWER		5/30/2025	

DATE	REVISIONS	BY

MAJOR SITE PLAN FOR PINE VILLAGE MANUFACTURED HOME PARK

SITE DATA

- PROJECT AREA - 4.733 AC. (206,162 SQ. FT.)
- ZONING: MANUFACTURED HOUSING PARK (PMH)
- LAND USE: HIGH RESIDENTIAL (RH)
- PARCEL ID: 3728-011-001
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED ASPHALT	= 27,200 SQ. FT. (0.62 AC.) 13.11%
PROPOSED CONCRETE	= 34,807 SQ. FT. (0.77 AC.) 12.26%
PROPOSED BUILDINGS	= 27,144 SQ. FT. (0.62 AC.) 13.11%
TOTAL PROPOSED IMPERVIOUS AREA	= 79,991 SQ. FT. (1.81 AC.) 38.27%
OPEN AREA	= 127,191 SQ. FT. (2.92 AC.) 61.73%
PROFICIENCY AREA	= 205,125 SQ. FT. (4.73 AC.) 100%
- PER FIRM MAP 1-0285C/0300, DATED 06-28-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
- ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.
- THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

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)

LICENSED DESIGN PROFESSIONAL CERTIFICATION

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

X

OWNER'S CERTIFICATION

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

X

PROJECT TEAM

OWNER / APPLICANT
MARK A. MARTIN, PRESIDENT
MARK MARTIN LLC

ENGINEER
CLYMER FARNER BARLEY, INC.
406 E. SILVER SPRINGS BLDG, STE 200
OCALA, FLORIDA 34470
BEAU CLYMER, PE
FL LIC. NO. 09053
(352) 748-3128

LANDSCAPE ARCHITECT

MICHAEL PAPE & ASSOCIATES
2351 SE 17TH STREET
OCALA, FLORIDA 34471
SUZANNE STANCIU
(352) 351-9300

SURVEYOR

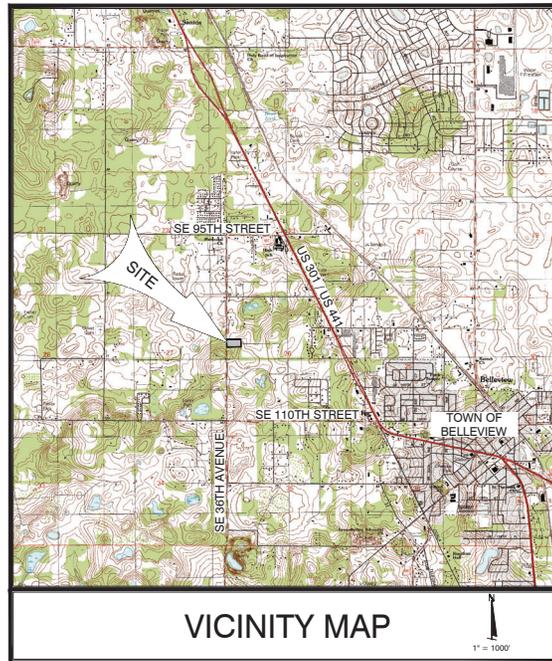
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34782
JAMES H. BLAIR
FL LIC. NO. 6917
(352) 913-2380

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVUE, FL 34409
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRIC POWER UTILITIES
SUMTER ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 301
SUMTERVILLE, FL 32085
(352) 762-3801; EXT. 1330



VICINITY MAP

SECTION 26; TOWNSHIP 16 SOUTH; RANGE 22 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
MOBILE HOME PARK	36 UNITS	330	34	9	25	36	22	14

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED),
MOBILE HOME PARK (ITE LUC 240)

INDEPENDENT VARIABLE X = NUMBER OF UNITS

DAILY $L(x) = 0.75 L(x) + 3.11$

AM PEAK HOUR GENERATOR $T = 0.29(X) + 23.84$ (69% IN, 75% OUT)

PM PEAK HOUR GENERATOR $T = 0.52(X) + 17.09$ (61% IN, 39% OUT)

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
07	DRAINAGE PLAN
08	POND PV-1 SECTION AND DETAIL
09	WATER DISTRIBUTION PLAN
10	SANITARY SEWER PLAN
11	UTILITY DETAILS
12	UTILITY DETAILS
13	EROSION CONTROL PLAN



CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE., MIDDLETON, FL 34782
(352) 748-0126

GENERAL NOTES:

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

- 27. CONTRACTOR SHALL START FOR A RIGHT-OF-WAY UTILIZATION PERMIT, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED START DATE, FOR ANY WORK TO BE DONE WITHIN THE CITY'S RIGHT-OF-WAY.
28. NO VERTI-PACK COMPACTORS PROPOSED.
29. NO ROLL OFF COMPACTORS PROPOSED.
30. NO FREESTANDING COMMERCIAL SIGN PROPOSED.

PAVING, GRADING & DRAINAGE NOTES:

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

- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

- 1. STORM DRAINS SHALL BE CONSTRUCTED WITH FOOT APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL FOOT TYPE P STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.
4. ALL FOOT TYPE J STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER.
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
6. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HDPE CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FOOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.
14. ALL GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED.

AMERICANS WITH DISABILITIES ACT NOTES:

- THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 503.509 FLORIDA STATUTES (FS), AND THE 6TH EDITION 2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS.
1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §206.1.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §206.3.1, FACBC AND FS 553.5041 (B) (8).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PLANT. §502.2 AND §502.4, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502, FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL, NOT TO EXCEED 1/48" ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FOOT APPROVED AND SHALL READ PARKING BY DISABLED PERMIT ONLY AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCRoACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §402.2, §402.8 AND §5, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §408, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §606.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403, FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC
EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

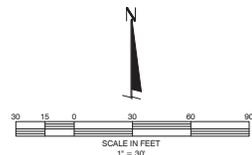
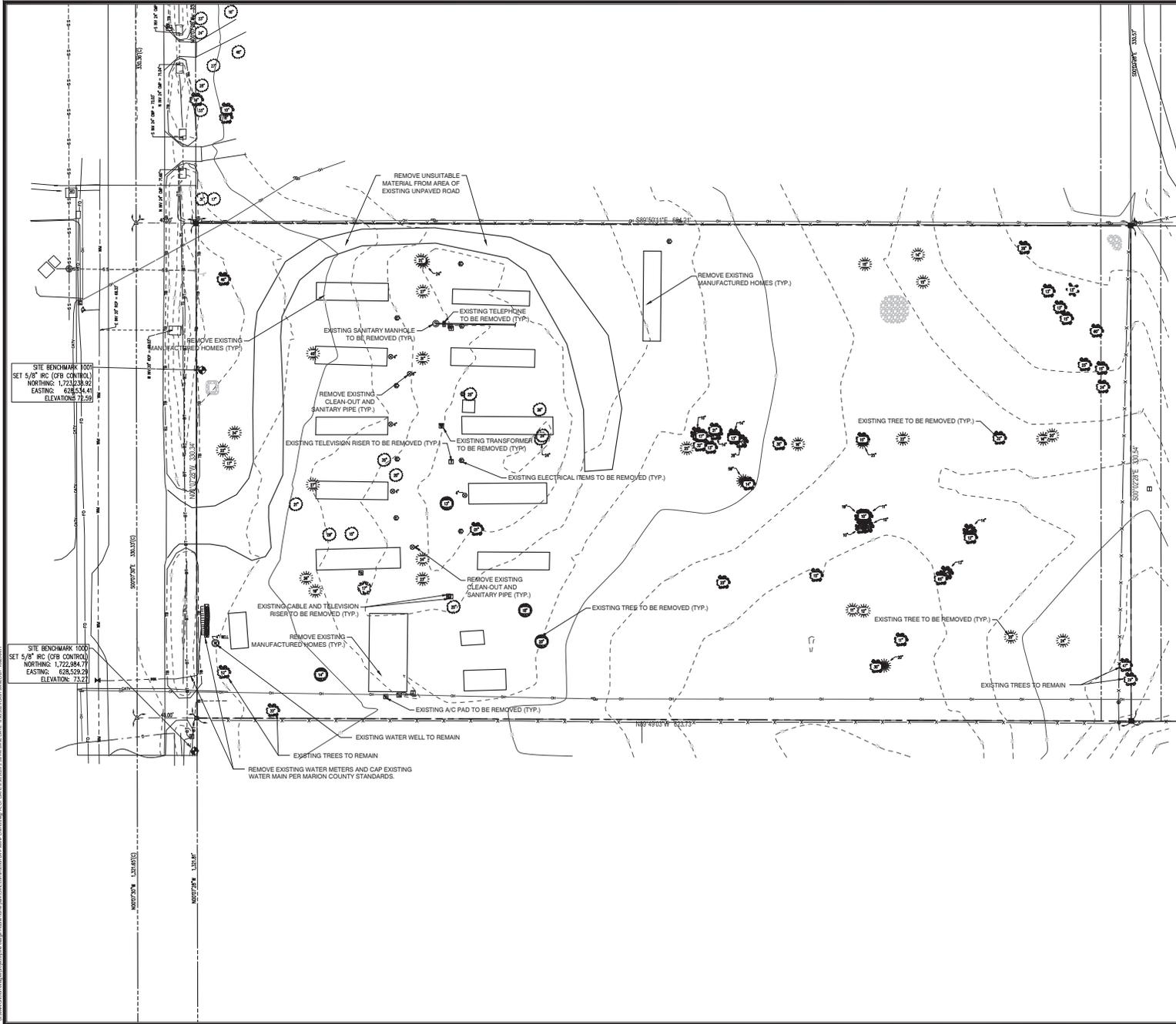
HORIZONTAL/VERTICAL GEOMETRY NOTES:

- 1. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DERIVED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK 7555, SAID POINT HAVING AN ELEVATION OF 44.82 FEET.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE WEST RIGHT-OF-WAY LINE OF SE 36TH AVENUE HAS A BEARING OF NORTH 00°07'28" WEST.

LEGAL DESCRIPTION:

SOUTH 1/2 OF LOT 11, BECKETT PLANTATION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGES 44, 69 AND 96, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

REVISIONS table with columns for DATE, REVISIONS, and BY. Includes CFB logo and project information: PINE VILLAGE MANUFACTURED HOME PARK, PARCEL 3726-011-001, MARION COUNTY, FLORIDA. GENERAL NOTES. SHEET NUMBER 02.



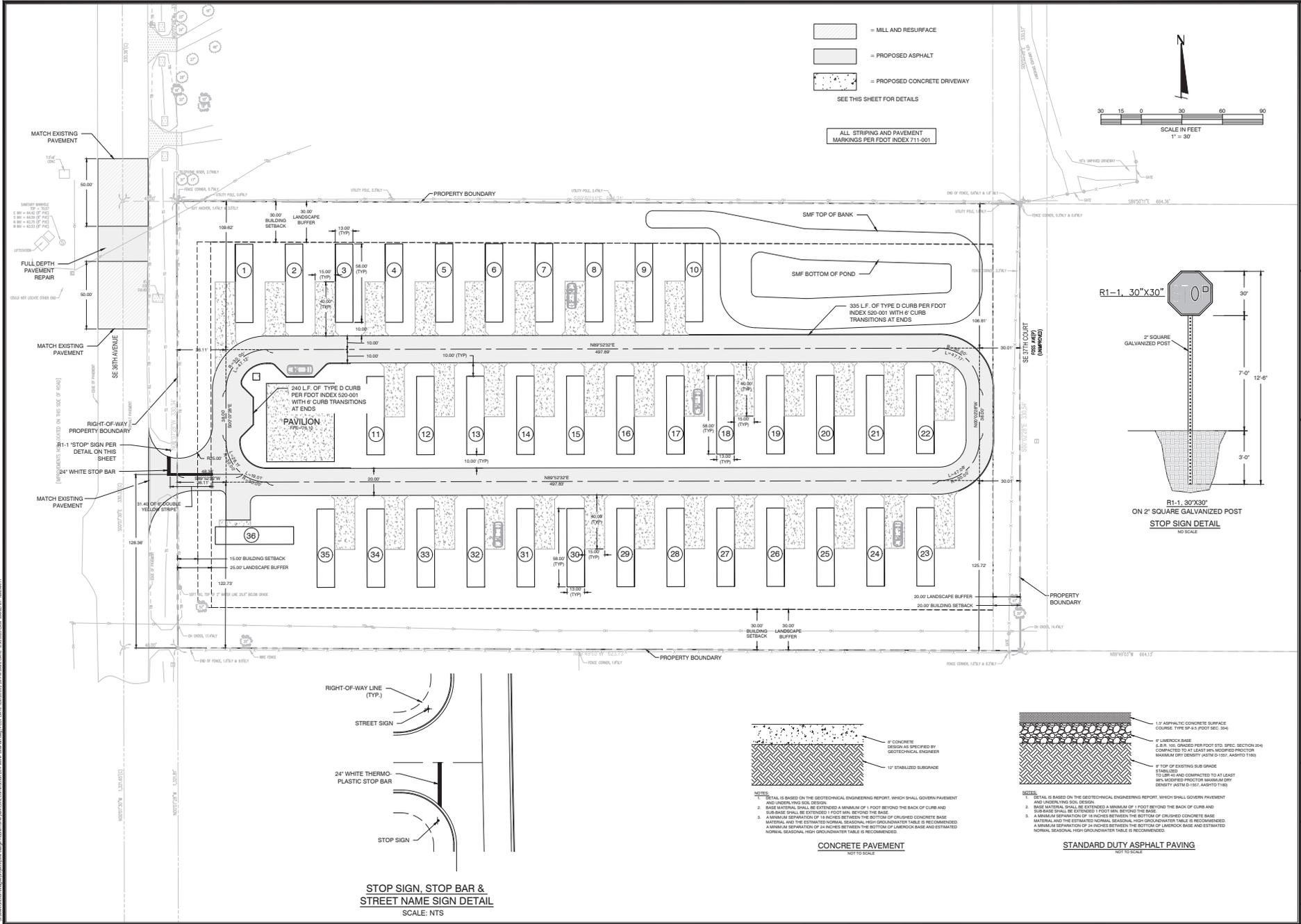
GENERAL DEMOLITION SPECIFICATIONS:

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
3. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS.
4. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL PESTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON SURROUNDING ROADS. DURING THE DEMOLITION AND RECONSTRUCTION OF THE STRUCTURE.
6. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, FROM LEAKING WATER, REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPLASH ON ADJACENT SURFACES AND AREAS.
7. REMOVE DEBRIS FROM THE PORTIONS OF BUILDINGS BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.
8. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
9. DO NOT BURN DEMOLISHED MATERIALS.

GENERAL DEMOLITION NOTES:

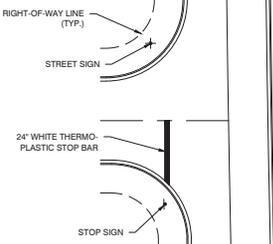
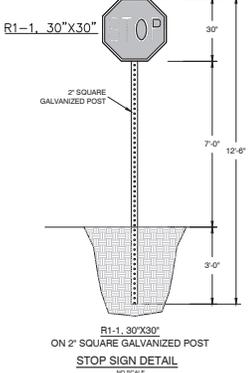
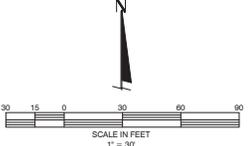
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLAMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SATISFACTORY MATERIAL AND BROUGHT TO GRADE WITH BUTTABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED LAWFUL MANNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TV SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNER'S GEOTECHNICAL ENGINEER.
6. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
7. EXISTING CAST-IN-PLACE SEPTIC TANKS (IF FOUND ON SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
9. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
10. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
11. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
12. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
13. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RECLAIMED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
15. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION.
16. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
17. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
18. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

BY	
REVISIONS	
DATE	
PINE VILLAGE MANUFACTURED HOME PARK PARCEL 3726-011-001 MARION COUNTY, FLORIDA DEMOLITION PLAN	
SAVE DATE	5/30/2025
DRAWN BY	KFM
CHECKED BY	RUC
PROJECT #	EP2024.04.117
FILE NAME	34-PIN04.DWG
SHEET NUMBER	04

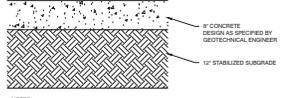


[Hatched Pattern] = MILL AND RESURFACE
 [Solid Grey] = PROPOSED ASPHALT
 [Dotted Pattern] = PROPOSED CONCRETE DRIVEWAY
 SEE THIS SHEET FOR DETAILS

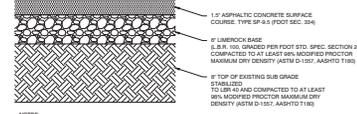
ALL STRIPING AND PAVEMENT MARKINGS PER FOOT INDEX 711-001



STOP SIGN, STOP BAR & STREET NAME SIGN DETAIL
SCALE: NTS

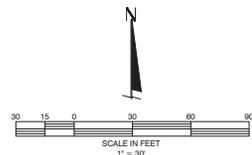
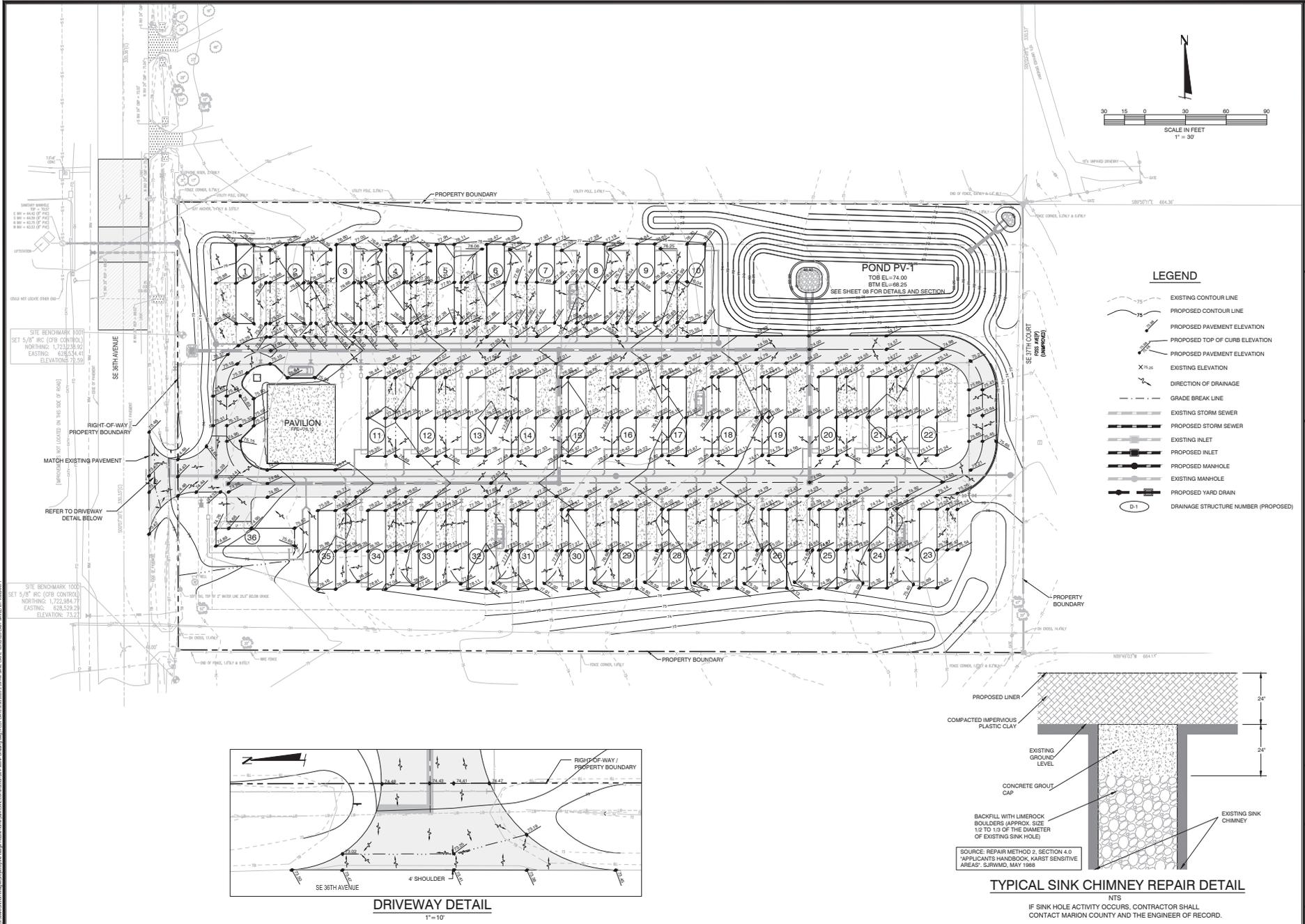


CONCRETE PAVEMENT
 NOT TO SCALE



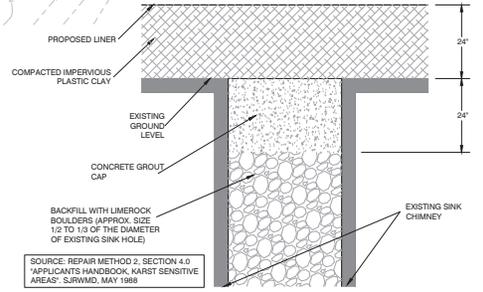
STANDARD DUTY ASPHALT PAVING
 NOT TO SCALE

BY	
REVISIONS	
DATE	
PINE VILLAGE MANUFACTURED HOME PARK PARCEL 3726-011-001 MARION COUNTY, FLORIDA SITE PLAN	
SAVE DATE	5/30/2025
DRAWN BY	KFM
CHECKED BY	JBC
PROJECT #	22025L04117
FILE NAME	22025L04117.dwg
SHEET NUMBER	05



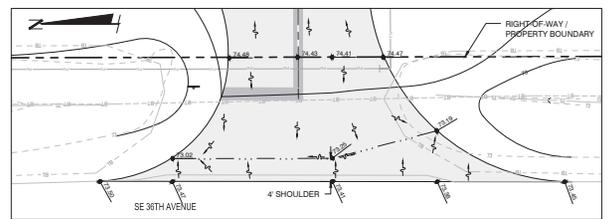
LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- GRADE BREAK LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED YARD DRAIN
- DRAINAGE STRUCTURE NUMBER (PROPOSED)



TYPICAL SINK CHIMNEY REPAIR DETAIL

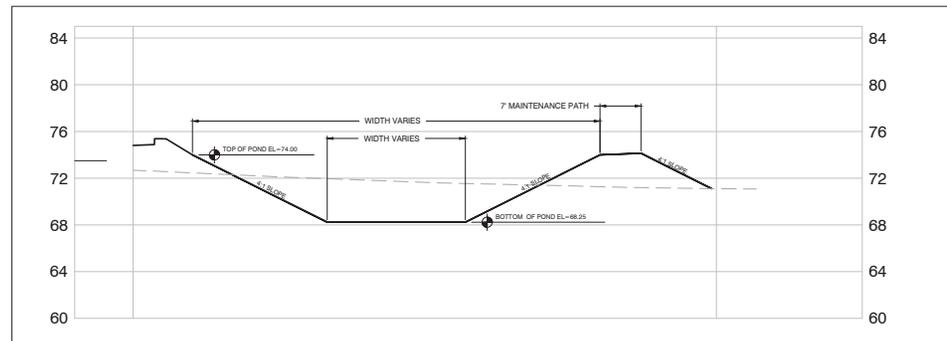
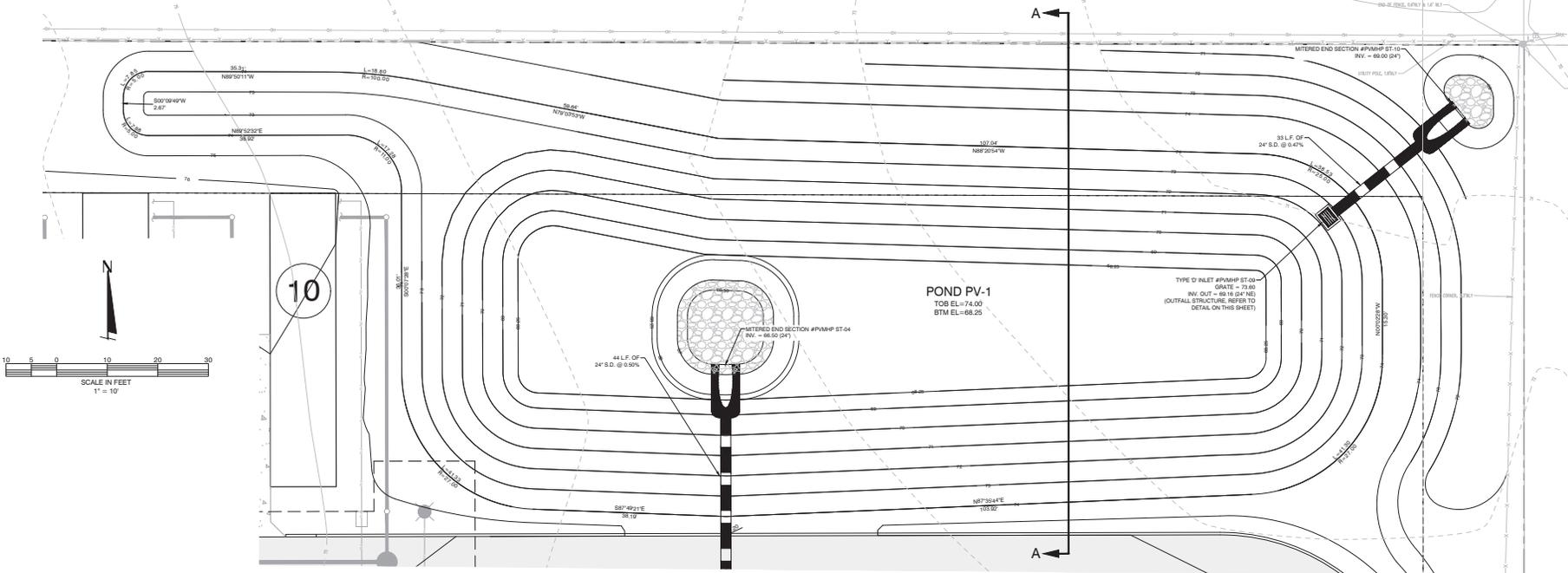
NTS
IF SINK HOLE ACTIVITY OCCURS, CONTRACTOR SHALL CONTACT MARION COUNTY AND THE ENGINEER OF RECORD.



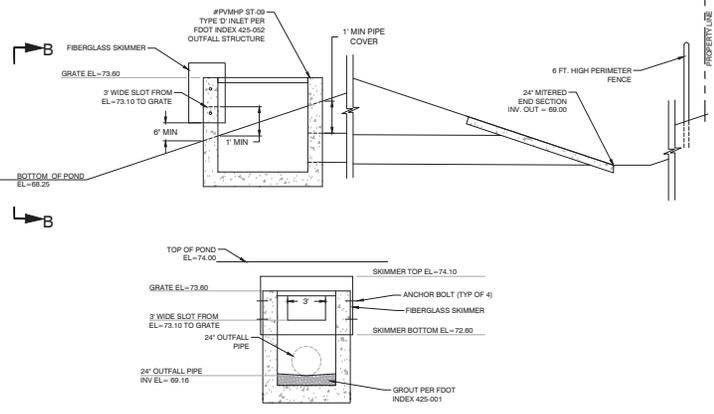
DRIVEWAY DETAIL

1"=10'

DATE		 CFB CLYMER FARMER MARLEY, INC. 7413 ALCOCK AVENUE, SUITE 100 MARION COUNTY, FL 32010
REVISIONS		
BY		
PINE VILLAGE MANUFACTURED HOME PARK PARCEL 3726-011-001 MARION COUNTY, FLORIDA GRADING PLAN		
SAVE DATE	5/30/2025	
DRAWN BY	KFM	
CHECKED BY	JBC	
PROJECT #	EP2024.04117	
FILE NAME	3726-011.dwg	
SHEET NUMBER	06	



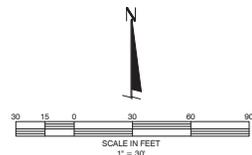
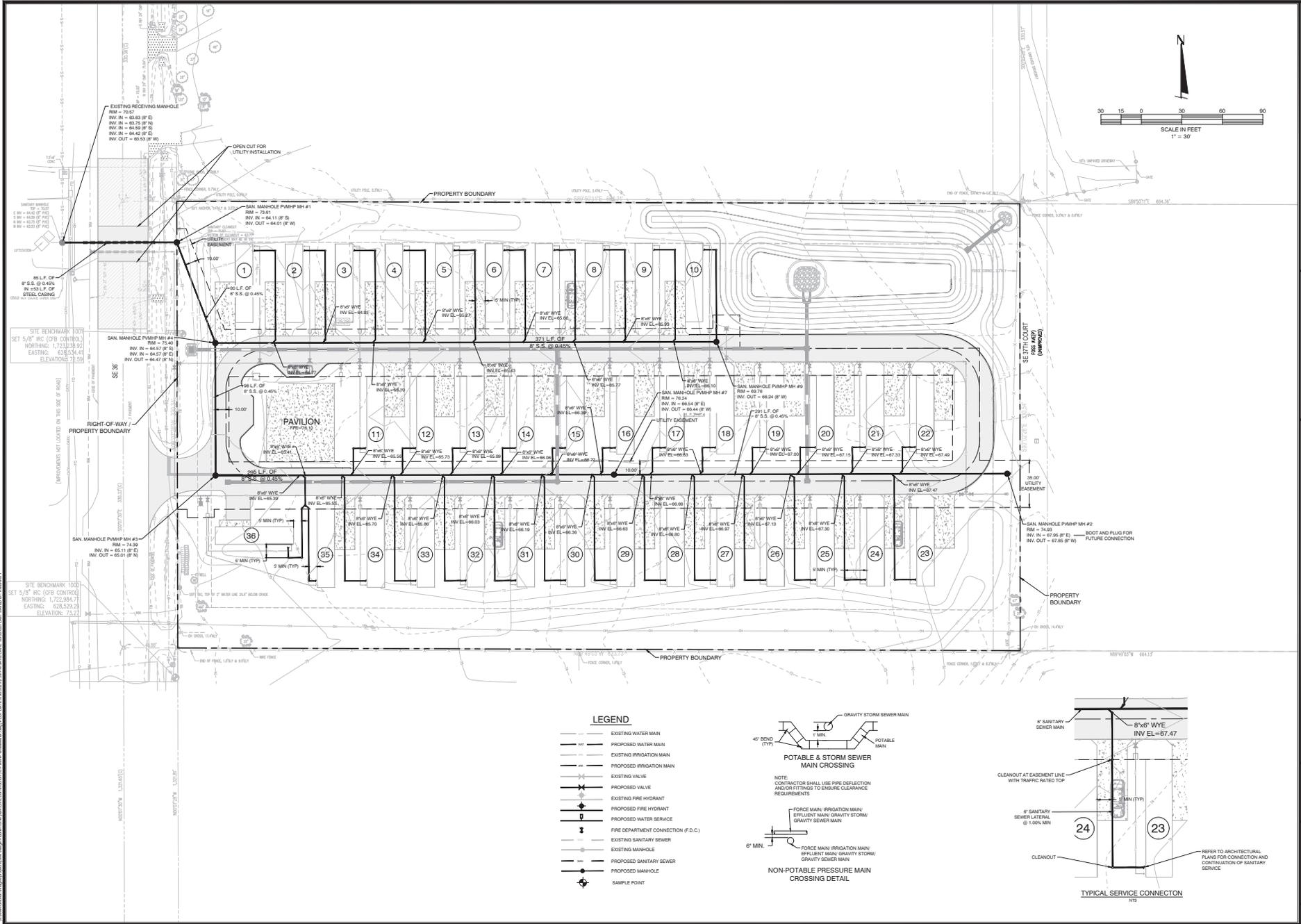
STORMWATER MANAGEMENT FACILITY
SECTION A-A
H: 1'-10"
V: 1'-10"



FRONT VIEW B-B
POND PV-1
OVERFLOW DETAIL

BASIN NAME	POND BOTTOM (FT.)	100% 24 HR STAGE ELEVATION (FT.)	POND TOP (FT.)
PV-1	68.25	73.40	74.00

DATE	BY	CFB <small>CLYMER FARMER MARLEY, INC. 7413 ALWOOD ROAD, JACKSONVILLE, FL 32216</small>	REVISIONS	
DATE	BY		REVISIONS	
PINE VILLAGE MANUFACTURED HOME PARK PARCEL 3726-011-001 MARION COUNTY, FLORIDA				
POND PV-1 SECTION AND DETAIL				
SAVE DATE: 5/30/2025 DRAWN BY: KFM CHECKED BY: JBC PROJECT #: 220524.04117 FILE NAME: 220524.dwg				
SHEET NUMBER 08				



NO.	DATE	REVISIONS

DATE

BY

CFB
CLYMER FARMER MARLEY FACILITY
7413 ALCO RD. ANDREWS AVE. SUITE 100
MARIETTA, GA 30152

PINE VILLAGE MANUFACTURED HOME PARK
PARCEL 3726-011-001
MARION COUNTY, FLORIDA
SANITARY SEWER PLAN

SAVE DATE: 5/30/2025
DRAWN BY: R2M
CHECKED BY: JUC
PROJECT #: 252524.04.117
FILE NAME: 252524.04.117

SHEET NUMBER 10

NORTH BOUNDARY - TYPE A BUFFER - 624 LF

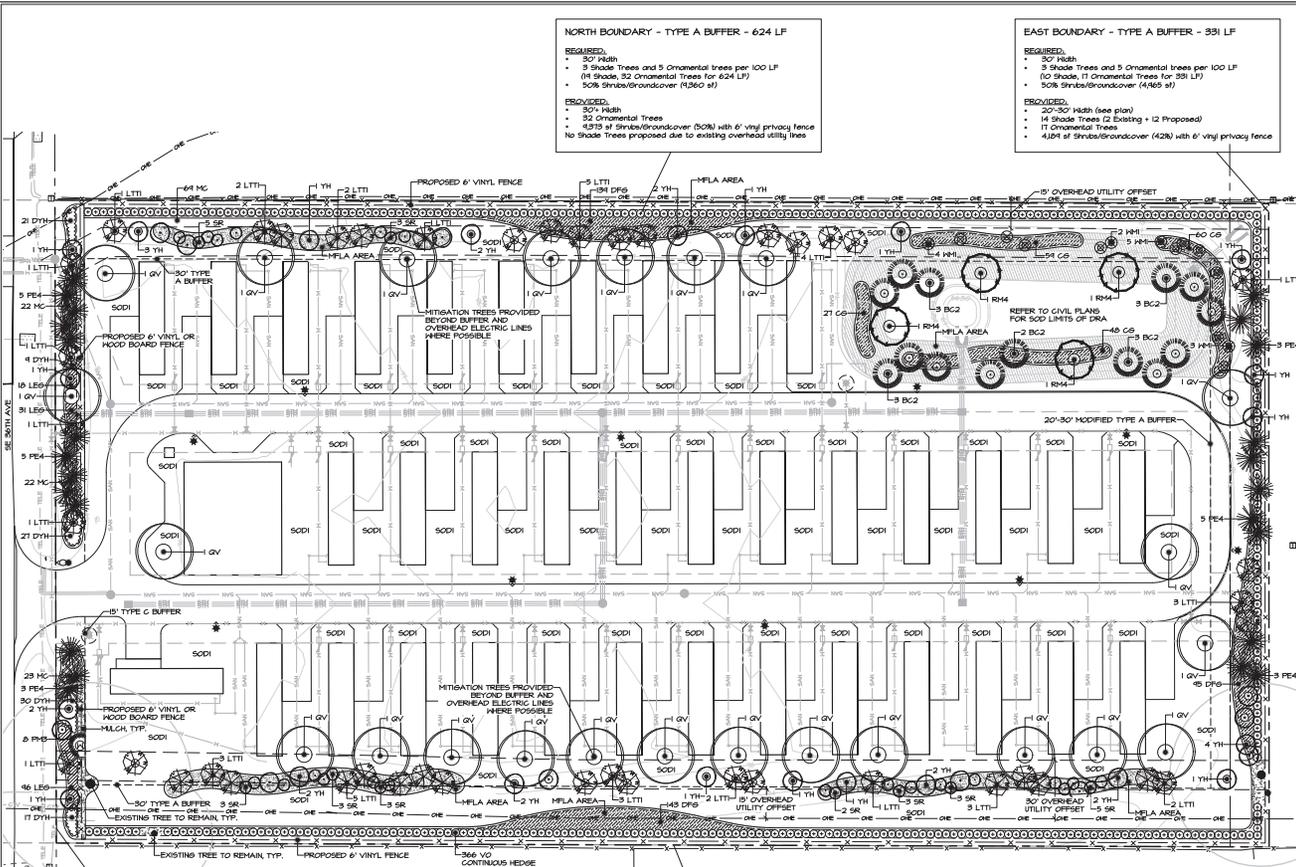
REQUIRED:
 • 30" Highb
 • 3 Shade Trees and 5 Ornamental trees per 100 LF
 • 11 Shade, 32 Ornamental Trees for 624 LF
 • 50% Shrubs/Groundcover (4360 sf)

PROVIDED:
 • 30" Highb
 • 32 Ornamental Trees
 • 4232 sf Shrubs/Groundcover (50%) with 6" vinyl privacy fence
 No Shade Trees proposed due to existing overhead utility lines

EAST BOUNDARY - TYPE A BUFFER - 331 LF

REQUIRED:
 • 30" Highb
 • 3 Shade Trees and 5 Ornamental trees per 100 LF
 • 10 Shade, 11 Ornamental Trees for 331 LF
 • 50% Shrubs/Groundcover (4360 sf)

PROVIDED:
 • 30" Highb (see plan)
 • 14 Shade Trees (2 Existing + 12 Proposed)
 • 11 Ornamental Trees
 • 4128 sf Shrubs/Groundcover (42%) with 6" vinyl privacy fence



WEST BOUNDARY - TYPE C BUFFER - 304 LF

REQUIRED:
 • 30" Highb
 • 2 Shade Trees and 3 Ornamental trees per 100 LF
 • 11 Shade, 10 Ornamental Trees for 304 LF
 • 50% Shrubs/Groundcover (2280 sf)

PROVIDED:
 • 30" Highb
 • 14 Shade Trees
 • 10 Ornamental Trees
 • 2448 sf Shrubs/Groundcover (50%)
 • 6" Wood Board / Vinyl Privacy Fence (to be determined)

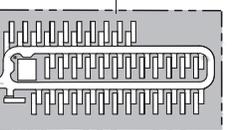
SOUTH BOUNDARY - TYPE A BUFFER - 624 LF

REQUIRED:
 • 30" Highb
 • 3 Shade Trees and 5 Ornamental trees per 100 LF
 • 11 Shade, 32 Ornamental Trees for 624 LF
 • 50% Shrubs/Groundcover (4360 sf)

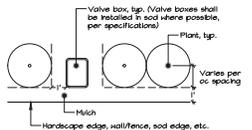
PROVIDED:
 • 30" Highb
 • 2 Existing Shade Trees
 • 32 Ornamental Trees
 • 4144 sf Shrubs/Groundcover (51%) with 6" vinyl privacy fence
 No Shade Trees proposed due to existing overhead utility lines

LANDSCAPE AREA, TYP.

(27,24 SF (62%))



LANDSCAPE AREA DIAGRAM
 NOT TO SCALE



As shown on plan, all shrubs and groundcovers adjacent to curbside/pavement, rec. trail, wall/fence, building foundation, valve box(es), etc. shall be installed with the plant center-spaced on additional 1" from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRIGATION TO UNIRRIGATED BANJA INSTALLED AS PART OF THIS CONTRACT UNTIL ESTABLISHMENT OR TROUBLEWHICHER OCCURS EARLIER.

LANDSCAPE CALCULATIONS

LAND USE HIGH RESIDENTIAL
 SITE/PROJECT AREA - REFER TO CIVIL PLANS - 4175 ACA (206/83 SF)
 LANDSCAPE AREA - 2724 AC (120204 SF) (62%) SEE DIAGRAM SHEET L-1
 THIS SITE IS LOCATED WITHIN THE URBAN GROWTH BOUNDARY
 THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.
TREE REMOVAL/PRESERVATION
 Based on Site Survey & Environmental Permit Narrative provided by Clynar Farmer Bayler
 TOTAL EXISTING DBH PREDEVELOPMENT = 1268' (212' PER ACRE)
 TOTAL DBH TO BE REMOVED = 1006'
REQUIRED MITIGATION:
 Existing Trees 10-14" = 20 trees (417 inches) = 14' Mitigation
 6" Replacement for 2" Removed
 Existing Trees 20-24" = 26 trees (460 inches) = 545' Mitigation
 1/2" Replacement for 3" Removed
 Existing Trees = 30" + 6 trees (84") = 184' Mitigation
 1" Replacement for 1" Removed
TOTAL MITIGATION REQUIRED: 611' reduced to 475'
 (Moved out at 100' per acre)
MITIGATION PROVIDED:
 66 Shade Trees x 4' cal = 264'
 The remaining 207' required mitigation inches shall be paid into the Tree Mitigation Fund.

OTHER CALCULATIONS

MFLA: REQUIRED: MFLA 5% (5% OF TOTAL LANDSCAPE AREA)
 PROVIDED: 20710 SF (6%)
PROPOSED SHADE TREES:
 NATIVE = 46 (100%)
 PL FRIENDLY = 66 (100%)
PROPOSED UNDERSTORY/ORNAMENTAL TREES: 71
 SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 1374
 NATIVE = 895 (62%)
 PL FRIENDLY = 519 (38%)
TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 491 (62%)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - 30" TYPE A BUFFER REQUIRED
EAST BOUNDARY - 30" TYPE A BUFFER REQUIRED
MODIFIED 20"-30" BUFFER WIDTH (W/AVR REGISTERED)
WEST BOUNDARY - 30" TYPE C BUFFER REQUIRED
SOUTH BOUNDARY - 30" TYPE A BUFFER REQUIRED

SEE PLAN FOR BUFFER DETAILS

W/AVR REGISTERED: A W/AVR IS REQUESTED TO REDUCE 100' LF OF THE REQUIRED 30" NEE EAST BUFFER TO 20" (50% 6.0-6.6) DUE TO PROPOSED INTERNAL DRIVE. THE WIDTH REDUCTION IS MITIGATED BY A PROPOSED 6" VINYL PRIVACY FENCE IN ADDITION TO REQUIRED LANDSCAPE.

MARION COUNTY LANDSCAPE REQUIREMENTS:

- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy per Section 6.8.2 of LDR.
- Landscape maintenance shall be in accordance with Section 6.8.3 of LDRs.
 - All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
 - Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
 - Trees or palms shall not be dead or dying. Trees shall have such girdling or broking removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with girdling devices shall be considered a violation of the code. Damaged trees shall be replaced at the expense of the owner.
 - The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The replacement of ground cover/landscaping including the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
 - Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.
- Landscape installation and maintenance shall be in accordance with Section 6.8.3 of the LDR.
 - Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
 - Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current OI-SHP Certificate of Completion.
 - Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.
- An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary shall comply with the design standards of the Marion County Land Development Code Division 4, Sec 6.4 and all other state and local statutes that apply. Irrigation design and plans by others.

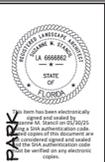
PLANT SCHEDULE

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

Qty	Qty	Plant Name	Size and Spacing	Maintenance
NATIVE	BC2	14 Bold Cypress Taxodium distichum - (BC2)	Cont./B&B, 14" H x 6" spr; 4' cal min	Allow natural growth; prune only dead wood
NATIVE	GP	14 Cordgrass Spartina bakeri - (GP)	4' cal min	Allow natural growth; "baggage" if needed; remove dead and frost damaged foliage biannually
NATIVE	DP6	10 Dwarf Fraxinoides Grass Tripsacum floridanum - (DP6)	4" H, 10-24" OA 3" OC	Allow natural growth; maintain informally
NATIVE	DYH	4 Dwarf Yarrow Holly Ilex vomitoria "Witches Dwarf" - (DYH)	4" H, 10-12" H x 14-18" spr; 30" OC	30" H x full mass
LE6	145	Emerald coccinea Liriope Liriope muscari Emerald Coccinea - (LE6)	4" H, 5-7" spp; min; 18" OC	18" H x full mass
LTT1	43	Ligularum tree-type Ligularum japonicum - (LTT1)	B&B, 6" H x 6" spr; multi-trunk 2" min open below	Allow natural growth; 6-8" open below; prune informally; do not shear
NATIVE	HC	136 Holly shrub Nandiverga capitata - (HC)	4" H, 18" OC	Allow natural growth; remove seeds; cut back after last frost annually
NATIVE	PE4	24 Slush Pine Pinus elliottii - (PE4)	Cont./B&B, 14-16" H x 8" spr; 4' cal min	Allow natural growth; prune dead wood
PH5	24	Japanese Yew, Columnar Podocarpus nagi - (PH5)	4" H, 14-16" H x 7-8" spr; 2' OC	4" H x 2' full hedge; may be sheared
NATIVE	GV	24 Live Oak Quercus virginiana - (GV)	Cont./B&B, 14-16" H x 8" spr; 4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE	RH4	4 Red Highb Rhois nigrum - (RH4)	Cont./B&B, 14-16" H x 8" spr; 4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE	SR	30 Saw Palmetto Seroeno repens - (SR)	4" H, 24" H x 24" spr; 5" OC min	Allow natural growth; maintain informally
VO	366	Swiss Vibernum Viburnum coccinellatum - (VO)	4" H, 8-14" H x 30" spr; 4' OC	6" H x 4' full hedge
NATIVE	HH	144 Hox Myrtle Myrica caroliniana - (HH)	4" H, 6" H x 5" spr; multi-trunk	6" H x 5' full hedge; do not shear
NATIVE	TH	34 Yarrow Holly, tree type Ilex vomitoria - (TH)	4" H, 6" H x 4-5" spr; multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
MULGH		Pine Straw - (MULGH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum "Argentine" - (SOD1)	Pallet	

DATE	BY	REVISIONS

MPA
 Michael Pape
 & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL 32135-3500 • www.mpa-fla.com



PINE VILLAGES MANUFACTURED HOME PARK
 MARION COUNTY, FLORIDA
LANDSCAPE PLAN

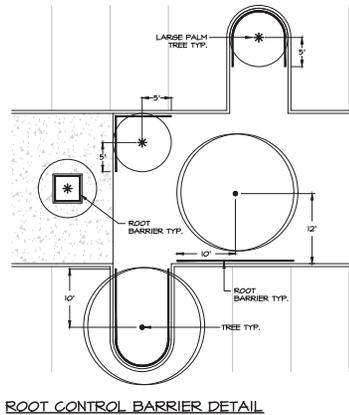
DATE: **05-21-25**
 DWN BY: **JRT**
 GND. BY: **SMS**

SHEET **1** OF **2**

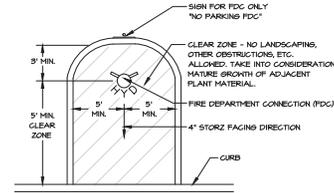
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
 - A. Finish grading 4" in all areas of the work.
 - B. Root pinning existing tree critical root zones prior to permanent irrigation installation, including off-site trees along perimeter boundary of site.
 - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
 - D. Supplying of plant material of the specified type, size, and quality.
 - E. Proper location, layout, and orientation of trees and planting beds.
 - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
 - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
 - H. Maintaining and monitoring all plantings per the specified requirements until final completion and acceptance.
 - I. Observing and following any special requirements beyond the specifications as noted on the plans.
 - J. Removing above ground tree staking within one year of installation. Underground rootball ties shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
 - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - C. Providing competent supervision of the work at all times.
 - D. Reporting and repairing any damage caused by his work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - G. Coordination with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
 - H. Protecting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pope & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

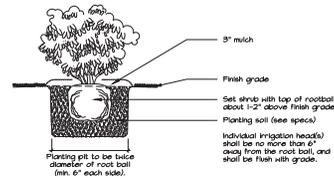
REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



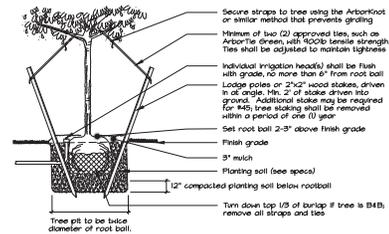
ROOT CONTROL BARRIER DETAIL
1" = 10'



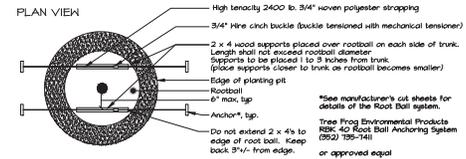
FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



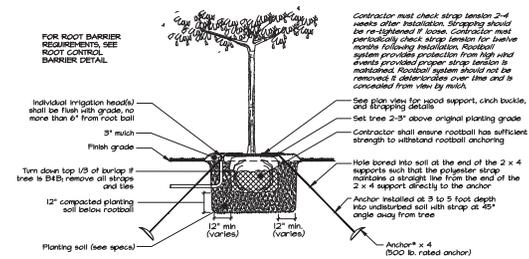
SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL. OR CONTAINER TREES UP TO 49 GAL.



FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL



TREE INSTALLATION DETAIL
FOR 3" CAL., 65-100 GAL. TREES OR 8-10" DIAMETER ROOTBALL

NO.	DATE	BY	REVISIONS

MPA Michael Pope & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL 32135-3500 • www.mpa-la.com

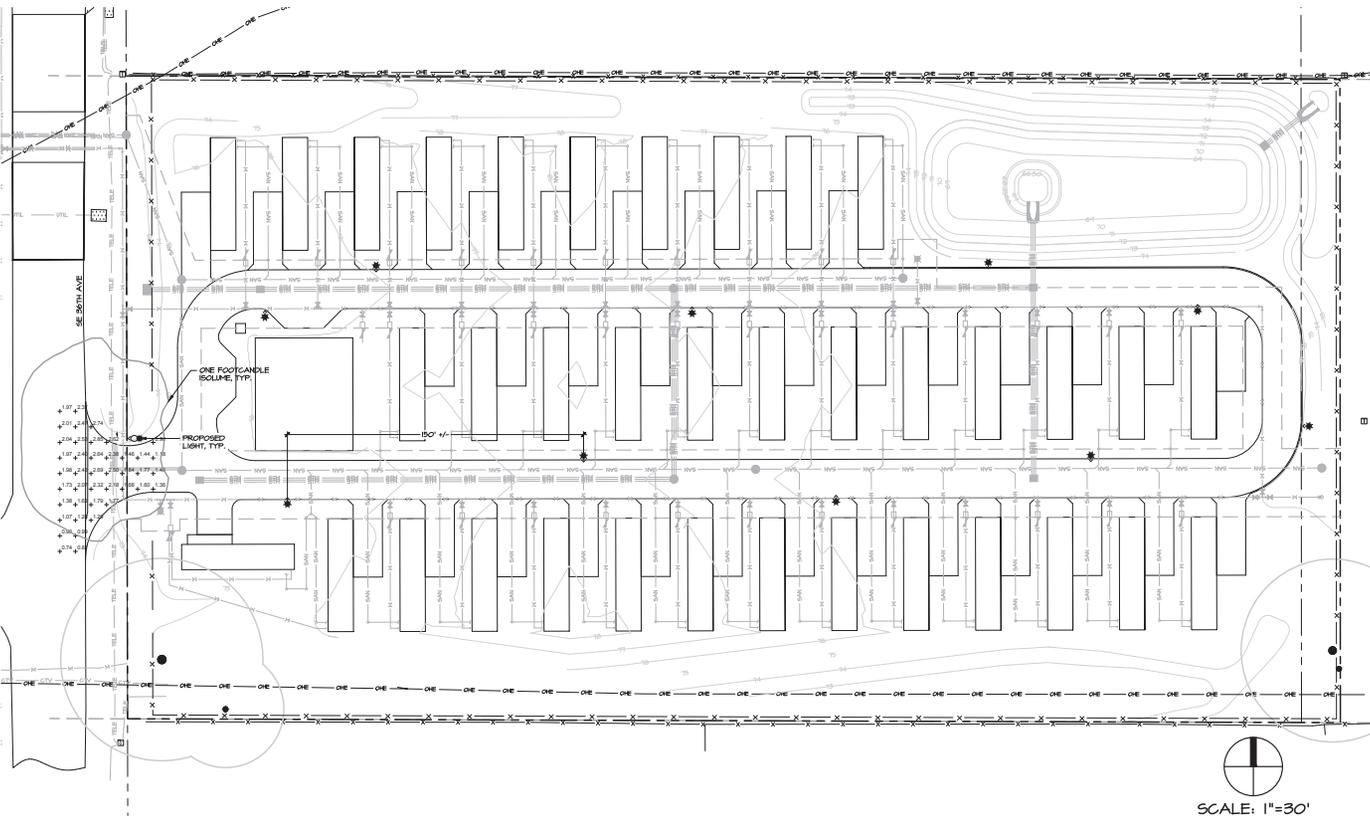


PINE VILLAGES MANUFACTURED HOME PARK
 MARION COUNTY, FLORIDA
LANDSCAPE PLAN - DETAILS

DATE: 05-21-25
 DWN BY: JET
 GND. BY: SWS

SHEET 2 OF 2

L-2



Statistics

Entry
 Min. 0.74 fc (paved surfaces)
 Avg/Min. 2.5 fc (paved surfaces)

LIGHTING LEGEND

- * COOPER LIGHTING, LEXINGTON SERIES LED, LXF-PAL-40-730-U-SW2-BK-10MSP-S-BC-PR7-DISTRIBUTION 20" MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
 - SHIPBOX LIGHT, CURRENT DOUBLESINGLE EVOLVE BALS SERIES LED, BALS-02-C-64-AH-170-NA-A-08-BL-G-L-T-VL, 3000K, 14 DISTRIBUTION, 24" MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS.
 LIGHTS ARE AVAILABLE FOR LEASE THROUGH UTILITY COMPANY, OR PRIVATE OWNERSHIP.

Notes:

1. This lighting layout was designed to provide general and thematic light throughout the neighborhood. Fixtures have been located at intersections and along streets to provide minimal light for this rural residential use. Care has been taken to avoid excessive light that would create light pollution and become a distraction for homeowners.
2. All lights shall be located between the curb and sidewalk. Install a minimum of 2" from back of curb.
3. Install lights at the intersection of lot lines or intersections, as shown.
4. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the Postal building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
5. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
6. Changes to the plan or specifications may cause light levels to drop below acceptable levels.
7. Fixtures and Arms shall be oriented as shown on plan.
8. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.
9. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.

NO.	DATE	BY	REVISIONS

Michael Pape & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL 32135-3500 • www.MPA-LA.com



PINE VILLAGES MANUFACTURED HOME PARK
 MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE: 05-30-25
 DWN BY: RAZ
 GND. BY: SWS

SHEET 11 OF 11

LTG-1

Streetworks
LXF / LXT Lexington
 Decorative Post Top Luminaire

Product Features

Product Certifications

Quick Facts

- Replaces up to 400W equivalent LED
- Superior light distribution
- 0.15W energy saving standard
- UL 1609 energy performance indicator

Interactive Menu

- Ordering Information
- Product Specifications
- Energy and Performance Data

Recommended Details

LXF - Tall Square, LXF - Tall Round

Streetworks SECO CAT NUMBER: LXF-F41-40-730-U-SW2-BK-10MSP-S-BC-PR7-10X115157 **LXF / LXT Lexington**

Ordering Information

Ordering Information	Product Code	Product Description

Product Specifications

LENZ OPTIONS

Tool-less Snap Latch

EVOLVE LED Outdoor Area Light

Ordering Information

Ordering Information	Product Code	Product Description

Product Specifications

Summary Maintenance

Summary Maintenance	Product Code	Product Description

Optical System

Lighting

Controls

Warranty

EVOLVE EALS Series LED Outdoor Area Light

Ordering Information

Ordering Information	Product Code	Product Description

Product Specifications

Summary Maintenance

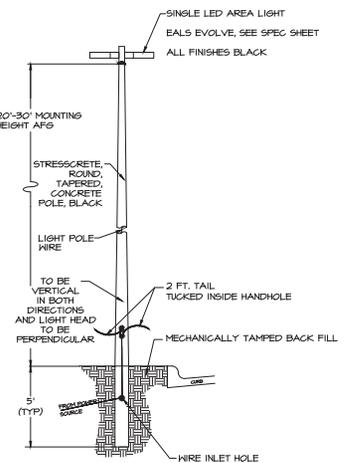
Summary Maintenance	Product Code	Product Description

Optical System

Lighting

Controls

Warranty





Marion County

Development Review Committee

Agenda Item

File No.: 2025-20311

Agenda Date: 8/18/2025

Agenda No.: 6.4.

SUBJECT:

EON Consumer Welfare Mini-Warehouse - Major Site Plan - Request for a One Year Extension

5841 SW 25th St Ocala

Project #2022110065 #29416 Parcel #23819-001-03

Pigeon-Ardurra, LLC

On 7/16/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2025. The new expiration date would be September 11, 2026.

From: [Linda Pigeon](#)
To: [Development Review](#)
Cc: [Chuck Pigeon](#)
Subject: RE: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension
Date: Friday, August 15, 2025 7:30:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Kelly:

We are available for the meeting on Monday, 8-18-2025. Thank you.



Linda Pigeon, PE
Professional Engineer
O: (352) 861-7799 | M: (352) 274-5625
925 SE 17th Street, Suite A, Ocala, FL 34474
LPigeon@Ardurra.com | www.ardurra.com



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From: Development Review <DevelopmentReview@marionfl.org>
Sent: Thursday, August 14, 2025 12:50 PM
To: Linda Pigeon <lpigeon@ardurra.com>; Development Review <DevelopmentReview@marionfl.org>
Cc: Chuck Pigeon <cpigeon@ardurra.com>
Subject: RE: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension

Good afternoon,

We are in receipt of your request. Per the LDC, 2.21.4.:

- A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC.

We can place this item on the DRC Agenda for Monday, 8/18/25, if you wish, but someone will need to be in attendance. We do offer attendance via Teams. Please advise of availability for this date.

Thank you,

Kelly

From: Linda Pigeon <lpigeon@ardurra.com>
Sent: Wednesday, July 16, 2025 12:52 PM
To: Development Review <DevelopmentReview@marionfl.org>
Cc: Chuck Pigeon <cpigeon@ardurra.com>
Subject: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension

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On behalf of the owner, we are requesting an extension for one-year from the County for the EON Consumer Welfare Mini-Warehouse – Major Site Plan #29416. Due to personal matters and the current market situation, the owner is unable to start the project by September 2025 and has asked that we request an extension from the County for the project.

If you need any additional information concerning this request, please let me know. Thank you for your consideration.



Linda Pigeon, PE
Professional Engineer
O: (352) 861-7799 | M: (352) 274-5625
925 SE 17th Street, Suite A, Ocala, FL 34474
LPigeon@Ardurra.com | www.ardurra.com



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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 PLAN APPLICATION

Date: October 31, 2022

A. PROJECT INFORMATION:

Project Name: EON Consumer Welfare Mini-Warehouse
Parcel Number(s): 23819-001-01 and 02
Section 28 Township 15 Range 21 Land Use IC Zoning Classification Industrial Complex
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage _____ Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

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

Engineer:
Firm Name: Pigeon-Arduzza, LLC Contact Name: Chuck Pigeon
Mailing Address: 925 SE 17th Street, Suite A City: Ocala State: FL Zip Code: 34471
Phone # (352) 861-7799 Alternate Phone # _____
Email(s) for contact via ePlans: _____

Surveyor:
Firm Name: Arduzza Group Inc. Contact Name: Gary Milam
Mailing Address: 2182 NE 2nd Street City: Ocala State: FL Zip Code: 34470
Phone # (352) 622-7224 Alternate Phone # _____
Email(s) for contact via ePlans: _____

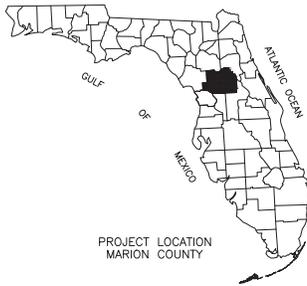
Property Owner:
Owner: EON Consumer Warehouse, Inc. Contact Name: Momin Ud Dowlah
Mailing Address: 4940 SW 95th Court City: Miami State: FL Zip Code: 33165-6432
Phone # _____ Alternate Phone # _____
Email address: CEO@EONgroup.net.bd

Developer:
Developer: EON Consumer Warehouse, Inc. Contact Name: Momin Ud Dowlah
Mailing Address: 4940 SW 95th Court City: Miami State: FL Zip Code: 33165-6432
Phone # _____ Alternate Phone # _____
Email address: CEO@EONgroup.net.bd

Revised 6/2021

MINIMUM REQUIRED VISIBILITY STANDARDS FOR MARION COUNTY, FLORIDA

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC MARION COUNTY, FLORIDA SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST



LEGAL DESCRIPTION:
LOTS 2 AND 3, BLOCK "A" OF RUNWAY INDUSTRIAL PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "2", PAGE 99, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**MARION COUNTY
PROJECT No. 2022110065
APPLICATION No. #29416**

INDEX OF SHEETS

SHEET NO.	CONTENTS
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	SWPPP AND CSWMP PLAN
C-04	SWPPP DETAILS AND NOTES
C-05	SITE & GEOMETRY PLAN
C-06	GRADING & DRAINAGE PLAN
C-07	UTILITY PLAN ON-SITE
C-08	UTILITY PLAN OFF-SITE
C-09	DRAINAGE DETAILS
C-10	UTILITY DETAILS
C-11	UTILITY DETAILS AND PROFILE
C-12	LIFT STATION DETAILS
C-13	SITE DETAILS
S-01	BOUNDARY AND TOPOGRAPHIC SURVEY
L001-L003	LANDSCAPE PLANS

PROJECT INFORMATION

SITE ADDRESS: , Ocala, FL

PROJECT NAME: EON CONSUMER WELFARE, LLC
 FUTURE LAND USE DESIGNATION: COMMERCIAL
 PROPOSED LAND USE: RETAIL/COMMERCIAL
 TOTAL OWNERSHIP AREA: 2.15 ACRES
 TOTAL PROJECT AREA: 2.15 ACRES
 ZONING: C-13
 TAX PARCEL NUMBER: 23819-001-02 AND 03

SETBACKS:
 FRONT: 45 FEET
 BACK: 25 FEET
 SIDE: 10 FEET
 MAX. BUILDING HEIGHT: 50 FEET

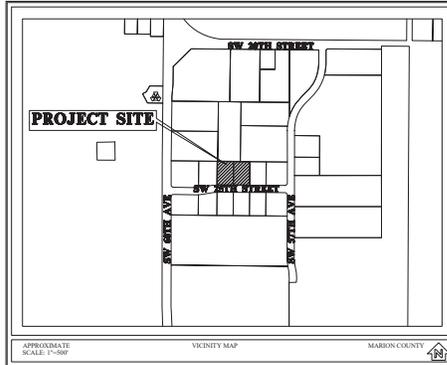
EXISTING IMPERVIOUS: NONE

TOTAL IMPERVIOUS SURFACE:	70,013 SF	1.61 AC	75%
PROPOSED BUILDINGS:	34,110 SF	0.79 AC	37%
PROPOSED SIDEWALKS:	5,850 SF	0.14 AC	6%
PROPOSED PAVEMENT:	30,024 SF	0.68 AC	32%

FLOOR AREA RATIO (FAR): 0.70 MAXIMUM
 0.79 AC / 2.15 AC = 0.37

GROSS LEASABLE AREA: 34,110 SF

FLOOD ZONE: ZONE "A"
 WATER SUPPLY SERVICE: CONNECT TO CITY OF Ocala UTILITIES
 SANITARY SEWER SERVICE: CONNECT TO CITY OF Ocala UTILITIES
 ELECTRIC: WATER ELECTRIC COOPERATIVE (WECOC)
 GARBAGE COLLECTION: PRIVATE COLLECTION
 GAS SERVICE: TEGCO
 TRAVEL ACCESS: CONNECT TO SW 25TH STREET
 TRAFFIC PROTECTION: THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.



NOTES:

1. 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.
2. CONTRACTOR SHALL CONTACT FLORIDA SUNSHINE ONE-CALL AT 1-800-332-4770 PRIOR TO COMMENCING ANY UNDERGROUND EXCAVATION. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE EXACT LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
3. 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.
4. BUILDING USE: MINI-WAREHOUSE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS HEREIN FOLLOWING COMPLETION OF CONSTRUCTION.

ENGINEER'S CERTIFICATION

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

CONTACTS

OWNER
 MOMNI UD DONLAH
 9039 SE 7TH AVE RD.
 Ocala, FL 34460
 PHONE (786) 999-3113

CIVIL ENGINEER
 PIGEON-ARDURA, LLC
 925 SE 17TH AVE, SUITE A
 Ocala, FL 34471
 CONTACT: CHUCK A. PIGEON P.E.
 PHONE (352) 861-7789

SURVEYOR
 ARDURA GROUP INC
 2182 NE 2ND STREET
 Ocala, FL 34470
 CONTACT: GARY MILAN, P.S.M.
 PHONE (352) 622-7224

LANDSCAPE ARCHITECT

EDK ENVIRONMENTAL
 1900 SE 8TH STREET
 Ocala, FL 34470
 CONTACT: ANDY KESSLERING
 PHONE (352) 622-8899



PROJECT WAIVERS:

THE FOLLOWING WAIVERS FROM THE LAND DEVELOPMENT CODE OF MARION COUNTY WERE APPROVED BY THE MARION COUNTY DDC ON AUGUST 14, 2023.

- 6.8.6.6.(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH WEST PROPERTY WITH COUNTY DRA.
- 6.8.6.6.(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH NORTH PROPERTY WITH COUNTY DRA.
- 6.11.5.0.(1)-DRIVEWAY ACCESS-APPROVE TO PROVIDE 175 FOOT SPACING BETWEEN DRIVEWAYS AS PROPERTY DOES NOT HAVE ENOUGH FRONTAGE TO PROVIDE SPACING AND SECOND DRIVE ALLOWS FOR BETTER ACCESS FOR EMERGENCY VEHICLES.
- 6.8.7.0(2)-PARKING AREA AND VEHICULAR USE AREAS-APPROVED TO INSTALL THREE PALMS IN TERMINAL ISLANDS INSTEAD OF CANOPY TREES DUE TO THE PROXIMITY TO THE CANOPY TREES IN FRONT BUFFER.
- 613.8.(7)-STORMWATER CONVEYANCE CRITERIA-APPROVE TO USE 16-INCH DIAMETER PIPES IN STORM SEWER SYSTEM PROPOSED AS SHOWN TO WORK HYDRAULICALLY.

NO.	DATE	REVISIONS	BY:

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

MOMNI UD DONLAH
 EON CONSUMER WELFARE, INC

DATE SIGNED: _____

CHUCK A. PIGEON
 PROFESSIONAL ENGINEER NO. 37338
 STATE OF FLORIDA

DATE SIGNED: _____

MINIMUM REQUIRED VISIBILITY STANDARDS FOR MOVING PRINTS & COPIES

Table with 2 columns: Symbol/Code and Description. Includes symbols for various survey points, boundaries, and features.

Table with 2 columns: Symbol/Code and Description. Includes symbols for various survey points, boundaries, and features.

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1514 EDC Compliance Before 10/29/2017... Copyright 2016 Robert & Associates, LLC. All Rights Reserved

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS...
2. ANY DEVIATION FROM THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL ENGINEER OF RECORD...
3. THE GENERAL CONTRACTOR FOR THE PROJECT IS HEREBY REQUIRED AS PART OF THE CONTRACT TO REVIEW EACH SHEET OF THE SET AND STUDY THEIR CORRELATION PRIOR TO BEGINNING CONSTRUCTION...
4. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO IMPLEMENT SITE SAFETY AT ALL TIMES PER LATEST OSHA STANDARDS...
5. CONTRACTOR SHALL CONTACT FLORIDA SUNSHINE ONE-CALL AT 1-800-432-4770 PRIOR TO COMMENCING UNDERGROUND UTILITY WORK...
6. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACTING REQUIREMENTS AND ACTUAL CONSTRUCTION CONDITIONS...
7. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, AS PER THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 1208300512E DATED APRIL 19, 2017...
8. 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 PROJECT SPECIFICATIONS...
9. THE CONTRACTOR SHALL IMMEDIATELY CONTACT PROJECT ENGINEER PIGEON - ARDURRA, LLC IF PLANS ARE UNCLEAR, REQUIRING INTERPRETATION OR CLARIFICATION INFORMATION IS DISCUSSED...
10. THE CONTRACTOR SHALL COORDINATE ON-SITE WORK ACTIVITY, ACCESS AND MATERIALS STORAGE LOCATION WITH OTHER ON-SITE CONTRACTORS SO THAT WORK AT THE PROPOSED PROJECT SITE CAN COMMENCE IN HARMONY WITH OTHER SITE DEVELOPMENT ACTIVITIES...
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILT CERTIFIED SURVEYS, CERTIFIED TEST RESULTS, AND O&M MANUALS (IF APPLICABLE), TO OBTAIN COMPLETION OF THE CONTRACTED ITEMS AND IN TIME TO OBTAIN CERTIFICATIONS AS REQUIRED FROM ALL STATE AND LOCAL AGENCIES...
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCEMENT OF CONSTRUCTION... ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY...
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, IF APPLICABLE...
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT... ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE 2017 DESIGN STANDARDS, INDEX NO. 600 SERIES FOR TRAFFIC CONTROL THROUGH WORK ZONES...
15. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCE OF NATURAL VEGETATION...
16. ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE TO BE LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED BEFORE COMPACTION OF THE SUBGRADE OR AS OTHERWISE DIRECTED BY ENGINEER...
17. CONTRACTOR SHALL NOT INTERRUPT OPERATION OF EXISTING UTILITIES UNLESS OBTAINING WRITTEN PERMISSION FROM THE RESPECTIVE UTILITY OWNER...
18. TESTING, ALL TESTS SHALL BE IN ACCORDANCE WITH LOCAL AGENCY LAND DEVELOPMENT CODE REQUIREMENTS UNLESS OTHERWISE SPECIFIED...
19. AREAS DISTURBED BY CONSTRUCTION SHALL BE SUCCESSFULLY RESTORED UNLESS OTHERWISE NOTED ON THE PLANS... FULL STAND OF PERMANENT GRASS WILL BE REQUIRED PRIOR TO RECEIVING PROJECT APPROVAL...
20. NOTIFICATION TO OWNER AND ENGINEER IS REQUIRED 72 HOURS BEFORE CONSTRUCTION COMMENCEMENT, ALSO FOR PERFORMANCE OF DENSITY TESTING AND ASPHALT APPLICATION...
21. CONTRACTOR TO QUANTIFY ALL WORK FOR A PERIOD OF ONE YEAR...
22. THE CONTRACTOR WILL ENGAGE THE SERVICES OF A RECOGNIZED SOILS AND MATERIALS TESTING LABORATORY FOR COMPLIANCE TESTING... THE COST OF ANY RE-TESTING REQUIRED OR IMPACTS OF THE DELAYS CAUSED BY WORK OR MATERIALS NOT MEETING STATED CONTRACT REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY...
23. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL FEDERAL, STATE, LOCAL AND PRIVATE ENTITIES POTENTIALLY AFFECTED... THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN THE AREA TO ENSURE FIELD LOCATION OF UTILITY LINES BEFORE CONSTRUCTION...
24. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE SITE TO DETERMINE EXISTING CONDITIONS... ANYTHING NOT COVERED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND SHALL NOT CONSTITUTE AN EXTRA UNLESS APPROVED IN WRITING BY THE OWNER.

- 25. SHALL EXCEED ONLY TO THE LIMITS IDENTIFIED ON THE PLANS... TREES IDENTIFIED TO BE SAVED, IF APPLICABLE AND WITHIN THE CLEARING LIMITS OF THE CONSTRUCTION LIMITS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO AND DURING CLEARING...
26. ALL BURIED PIPELINES, CONDUITS, CABLES, ETC. SHALL HAVE A MINIMUM COVER OF 30 INCHES BELOW FINISHED GRADE UNLESS OTHERWISE CALLED FOR...
27. ALL DUST SHALL BE CONTROLLED ON SITE ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEANED OR STRIPPED OF PAVEMENT OR VEGETATION...
28. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY"... THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DRAINAGE NECESSARY...
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING RECORD DRAWING INFORMATION INCLUDING, BUT NOT LIMITED TO, FINISHED GRADE ELEVATIONS, SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS, STRUCTURE TOP AND INVERT ELEVATIONS, PLUS LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL OTHER CONSTRUCTION

- 1. REFERENCE LOCAL CODE FOR NATIVE VEGETATION REQUIREMENTS...
2. ALL EXOTIC VEGETATION AS DEFINED BY LOCAL CODE SHALL BE REMOVED FROM THE SITE CONSTRUCTION LIMITS...
3. THE CONTRACTOR SHALL DISPOSE OF ALL CLEARED AND GRUBBED MATERIALS BY HAULING OR CHIPPING AND GRINDING AND TRANSPORT OFF-SITE.

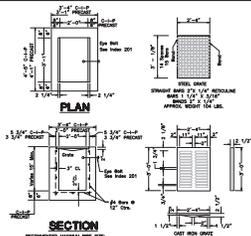
- 1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED, IF APPLICABLE...
2. GAS, POWER, PHONE AND CABLE TELEVISION UTILITIES TO BE ADJUSTED AND/OR INSTALLED BY OTHERS...
3. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED... IF A CORNER MONUMENT, POST OR OTHER IDENTIFICATION IS IN DANGER OF BEING DESTROYED, THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A PROFESSIONAL REGISTERED SURVEYOR TO REESTABLISH THE MONUMENT AND REFERENCES AND PROPERLY NOTIFY LOCAL PUBLIC AGENCIES AND FILE ALL REQUIRED DOCUMENTATION AT NO ADDITIONAL COST TO THE OWNER.

- 1. SEE TITLE SHEET S-01 FOR PROJECT SPECIFIC SURVEY NOTES...
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY UPON WHICH THESE PLANS ARE BASED WAS PREPARED BY ARDURRA GROUP, INC. PROJECT NO. 2142-01, FILE NO. 22-1058, DATED APRIL 23, 2022...
3. THE VERTICAL DATUM IS BASED ON NAVD-88 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD 83 (2011 ADJUSTMENT), FLORIDA ZONE WEST (902).

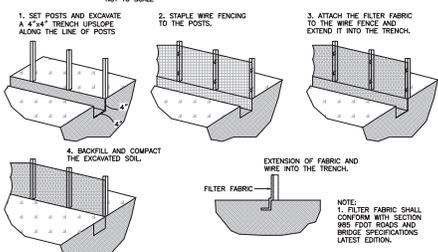
Professional Engineer Seal for Robert & Associates, LLC. Includes name, title, and registration information.

MINIMUM REQUIRED VISIBILITY STANDARDS FOR MINOR PAVEMENT & CURBS

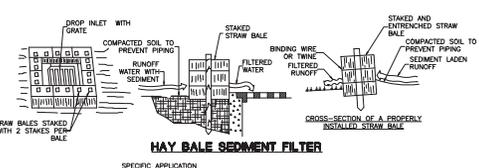
STANDARD	MINIMUM REQUIRED VISIBILITY STANDARDS FOR MINOR PAVEMENT & CURBS
1.0	1.0
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
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6.0	6.0
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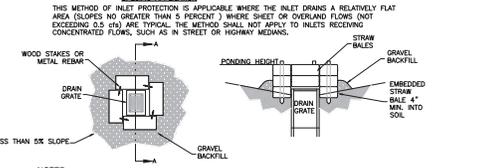
TYPE 'C' INLET
NOT TO SCALE



CONSTRUCTION DETAILS FOR SILT FENCES
NOT TO SCALE



HAY BALE SEDIMENT FILTER



SYNTHETIC HAY BALE
(D-911) N.T.S.

1.0 SITE DESCRIPTION

- A. NATURE OF CONSTRUCTION ACTIVITY: THIS PROJECT CONSISTS OF ESTABLISHING FOUR WAREHOUSE TYPE BUILDINGS INCLUDING PAVED ENTRANCES, PARKING AREAS AND REQUIRED UTILITIES.
- B. MAJOR SOIL DISTURBING ACTIVITIES: THE CONSTRUCTION OF WAREHOUSE BUILDINGS, PARKING, STORM SEWER SYSTEM, AND RELATED UTILITIES.
- C. AREA ESTIMATES: TOTAL PROJECT AREA: 0.202 +/- ACRES. DISTURBED AREA: 0.194 +/- ACRES.
- D. EROSION AND SEDIMENTATION CONTROL PRACTICES: 1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM SITE INTO ADJACENT PROPERTIES. INSTALLATION OF EITHER BALED SYNTHETIC HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED. 2. SETTLING FACILITIES, FERTILIZER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRADING. 3. CONTRACTOR SHALL ESTABLISH AT THE INITIATION OF CONSTRUCTION A TEMPORARY CONSTRUCTION ENTRANCE AND SHALL MAINTAIN THE ENTRANCE UNTIL THE AREA IS FINISHED. 4. THE SOIL IN THIS PROJECT AREA IS MAINLY: SANDER SANDS (HYDROLOGIC SOIL GROUP A).
- E. STABILIZATION OF NON-STRUCTURAL PRACTICES: CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.
- F. DRAINAGE PATTERNS: THE EXISTING DRAINAGE PLAN OF THE PROJECT CONSISTS OF LOOSE SANDY SOILS WITH HIGH INFILTRATION RATES THROUGHOUT THE PROJECT AREA. NEW DRAINAGE INLETS AND BUILDING ROOF DRAINS WILL CAPTURE STORMWATER RUNOFF FROM IMPERVIOUS SURFACES AND TRANSPORT TO AN EXISTING ADJACENT DRA.
- G. APPROXIMATE SLOPES: IN GENERAL, MINOR AND FOOT FLAT AREA AROUND BUILDING PADS BEFORE BEGINNING SLOPES. SLOPES NO STEEPER THAN 4:1. SLOPE TO MATCH PROPOSED GRADES, REFER TO GRADING PLAN.
- H. AREAS OF SOIL DISTURBANCE: AREAS OF SOIL DISTURBANCE ARE WITHIN THE PROPERTY LIMITS. AREAS THAT MAY NOT BE DISTURBED: NO AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION SHALL BE DISTURBED.
- I. LOCATION OF CONTROLS: SEE SECTION 2.0 CONTROLS AND THE STORMWATER POLLUTION PREVENTION PLAN. AREAS TO BE STABILIZED: ALL DISTURBED AREAS ARE TO BE SOODED AS SOON AS PRACTICAL.

2.0 CONTROLS

- A. EROSION AND SEDIMENT CONTROLS: 1. ALL DISTURBED AREAS ARE TO BE SOODED OR SEEDS AS DIRECTED ON PLANS. ALL STABILIZATION PRACTICES SHALL BE PERFORMED AS SOON AS PRACTICAL AT LOCATIONS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED AND, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY, AND TO SURVIVE ADVERSE WEATHER CONDITIONS. 2. LOCATION OF STAKED SILT FENCE: STAKED SILT FENCE SHALL BE PLACED AS SHOWN. SILT FENCE SHALL BE USED AROUND ALL LOCATIONS OF EXCAVATED MATERIAL, TEMPORARY STOCKPILED DURING CONSTRUCTION. CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT OR DEBRIS ALONG THE BARRIER LIMITS. ADDITIONAL POSTS AND MALES MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS. 3. INLET PROTECTION: ALL STORM SEWER INLETS SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING FILTERED. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT OR DEBRIS ALONG THE BARRIER LIMITS. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES UNTIL THE UNDERCO BASE IS FINISHED AND PRIMED. 4. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN PRIOR TO FINAL PAYMENT. 5. ALL CLEARED AREAS FOR IMPROVEMENT SHALL BE WATERED TO PREVENT WIND EROSION. 6. STORMWATER MANAGEMENT: SURFACE WATER WILL BE COLLECTED IN THE PROPOSED DRAINAGE STRUCTURE INLETS AND FLOW INTO AN ADJACENT DRA. 7. WASTE DISPOSAL: THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ALL FERTILIZERS, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. 8. OFFSITE VEHICLE TRACKING: LOADER HAUL TRUCKS SHALL BE COVERED WITH TARPULINS. EXCESS DIRT ON THE ROAD SHALL BE REMOVED DAILY. AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DAMPED WITH WATER AS REQUIRED FOR DUST CONTROL. 9. STATE OR LOCAL REGULATIONS: THE CONTRACTOR WILL ADHERE TO ALL STATE AND LOCAL REGULATIONS. 10. APPLICATION OF FERTILIZERS AND PESTICIDES: FERTILIZER AND SOIL STERILIZERS ARE PROHIBITED FROM USE. 11. TOXIC SUBSTANCES: TOXIC SUBSTANCES SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE EPA'S STANDARD PRACTICES. 12. HAZARDOUS MATERIALS: THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, WRITTEN PERMISSION FROM THE PROJECT ENGINEER. 13. OTHER CONTROLS: THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE ON THE PROJECT. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR, BECAUSE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINED AND INTENDED FOR EQUIPMENT USE ON THE PROJECT AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED A MSDS SUBMITTAL. 14. ANY KNOWN OR SUSPECTED HAZARDOUS CONTAMINATION FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. 15. THE OWNER OR DESIGNATED REPRESENTATIVE ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION AND REMEDIATION (REMOVAL) OF THE CONTAMINATION, AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE PROJECT ENGINEER.

3.0 MAINTENANCE

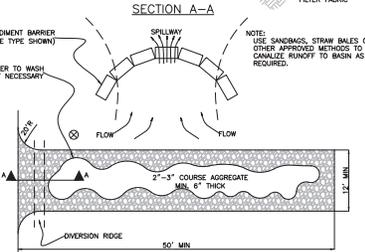
- A. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION. MAINTENANCE AND REPAIR REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE PROJECT COST. THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS: 1. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. 2. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. 3. ALL POLLUTION CONTROLS SHALL BE MAINTAINED AT ALL TIMES. 4. BUILT UP SEDIMENT WILL BE REMOVED FROM STAKED SILT FENCE WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE SILT FENCE. 5. INSPECTED DAILY.

4.0 INSPECTION

POLLUTION CONTROL MEASURES SHALL BE INSPECTED DAILY. WRITTEN DOCUMENTATION OF INSPECTIONS SHALL BE WRITTEN EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT OF 0.3 INCHES OR GREATER.

5.0 NON-STORMWATER DISCHARGES

DRAINAGING, IF NECESSARY, WILL BE DISCHARGED INTO TEMPORARY SETTLING AREAS, AREAS OF STABILIZED SHALES ON SITE, PRIOR TO DISCHARGE INTO WATERS OF THE STATE. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL REPORTING AND RESPONSE. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE PROJECT ENGINEER.



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

CHUCK A. PIERSON
REGISTERED PROFESSIONAL ENGINEER #37338

DATE

SWPPP DETAILS AND NOTES

MAJOR SITE PLAN
NOW CONSULT WITH PIERSON & ASSOCIATES, INC.

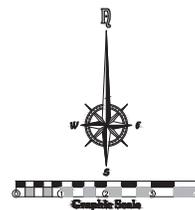
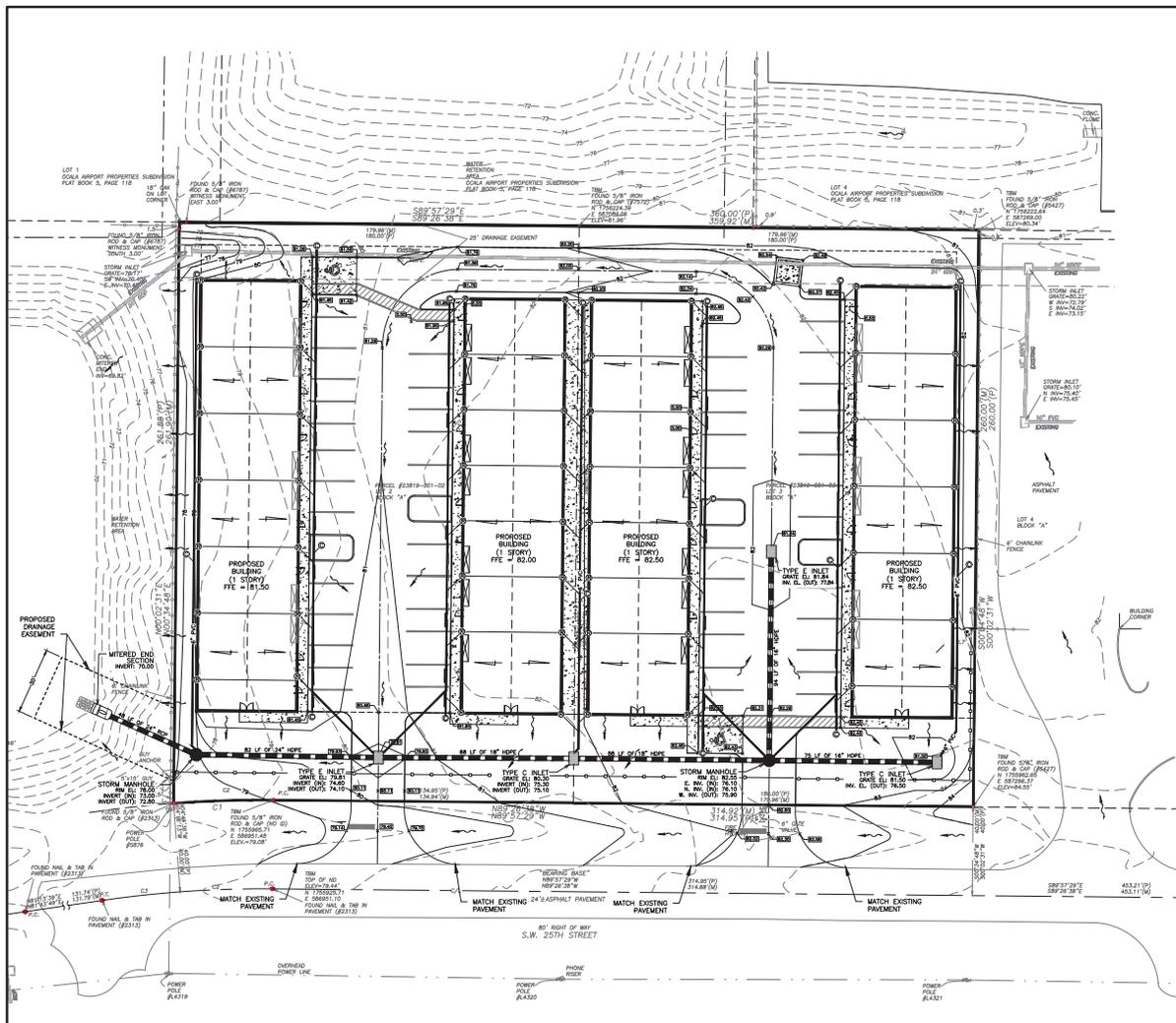
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6	05/15/2023	ISSUED FOR PERMIT	CP	AP
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8	05/15/2023	ISSUED FOR PERMIT	CP	AP
9	05/15/2023	ISSUED FOR PERMIT	CP	AP
10	05/15/2023	ISSUED FOR PERMIT	CP	AP

PIERSON & ASSOCIATES, INC.
10000 W. 104th St., Suite 100, Overland Park, KS 66204
913.666.1111
www.pierason.com

PROJECT NO. 25001250
JOB NO. 84.01
C-04 of 18

15134 EOH Consumer Welfare IncSW 25001250_V01_C-04 SWPPP Details and Schedule; Copyright 2023 PIERSON & ASSOCIATES, LLC. - All Rights Reserved
SWPPP and NOTES

1" = 20'



- KEY NOTES**
- 1 TYPE D CURB
 - 2 ROOF DRAIN DOWNSPOUT (TYPICAL)
 - 3 CONCRETE FLUME (SEE DETAIL SHEET C-12)

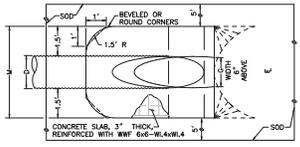
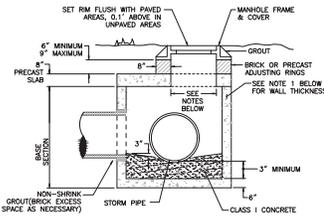
- LEGEND:**
- - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - PROPOSED CONTOUR
 - - - - - PROPOSED SPOT ELEVATIONS
 - - - - - TOP OF GROUND / EDGE OF PAVEMENT
 - - - - - CHANNELLED FLOW DIRECTION
 - - - - - RUNOFF FLOW DIRECTION
 - - - - - EXISTING PILETS AND PIPES
 - - - - - PROPOSED PILETS AND PIPES
 - - - - - MITERED END SECTION AND RE-RAP
 - - - - - CLEANOUTS
 - - - - - ROOF DRAINS
 - - - - - SOIL BORINGS
 - - - - - TREES TO BE REMOVED
 - - - - - ROOF DRAIN DIRECTION
 - - - - - WATERBODIES

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____
 SHEET NO. 054-01
 OF 05

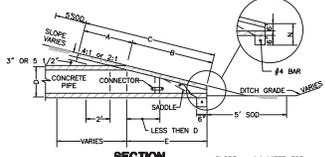
MAJOR SITE PLAN
ROOF DRAINAGE

PROPOSED MAJOR ROOF DRAINAGE PLAN

PROJECT: _____
 JOB NO. 054-01
 C-06 OF 13



TOP VIEW SINGLE PIPE

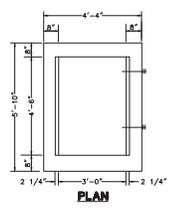


SECTION CONCRETE MITERED END SECTION

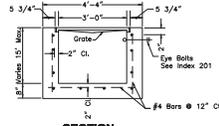
- NOTES:**
- STANDARD 4' DIAMETER STRUCTURE WITH MINIMUM WALL THICKNESS OF FIVE (5) INCHES OR 1/12 THE INSIDE DIAMETER, UNLESS OTHERWISE NOTED ON PLANS.
 - MANHOLE TO BE INSTALLED WITH 2" RING AND COVER UNLESS OTHERWISE SPECIFIED.
 - FILL ANNULAR VOID BETWEEN PIPE AND PRECAST WALL SHALL BE FILLED WITH NON-SHRINK GROUT AND FLUSH WITH MANHOLE WALLS. FILLER BRICK MAY BE USED FOR EXCESS ANNULAR SPACE BETWEEN PIPE AND WALL OPENING.

STANDARD PRE-CAST STORM MANHOLE FOR DEPTHS 6 FEET OR LESS

NOT TO SCALE



PLAN

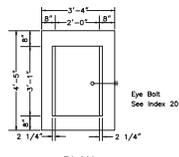


SECTION

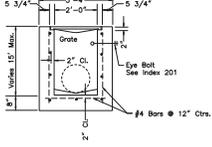
- NOTES:**
- SEE INDEX NO. 425-001, Recommended Maximum Pipe Size:
 24" & 3' FOR REIN. MOD. 3"-0" Rein-24" Pipe
 FOR DEPTHS 13' TO 15' 4"-8" Wall-42" Pipe

TYPE 'E' INLET

NOT TO SCALE



PLAN

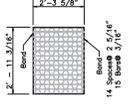


SECTION

- RECOMMENDED MAXIMUM PIPE SIZE:**
 2'-0" WALL-18" PIPE
 3'-1" WALL-24" PIPE
- NOTES:**
 SEE INDEX NO. 425-001, 3# 4 & 5
 FOR REIN. MOD. FOR DEPTHS 13' TO 15'

TYPE 'C' INLET

NOT TO SCALE



STRAIGHT BARS 3" X 3/16"
 RETICULATE BARS 1 1/4" X 3/16"
 APPROX. WEIGHT 100 LBS.

NOTE: REFER TO FOOT INDEX 425-002 & 425-001.

PROVIDE REQUIRED CHAIN(S) AND SECURITY OF GRATE

DATE _____
 CHUCK A. PIGEON
 PROFESSIONAL ENGINEER #31338

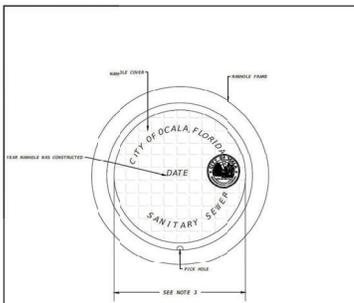
DRAINAGE DETAILS

MAJOR SITE PLAN FOR IOWA CONSUMER WELFARE, INC.

Pigeon-Ardura, LLC
 425 5th Street
 Des Moines, IA 50319
 515-281-1111
 www.pigeon-ardura.com

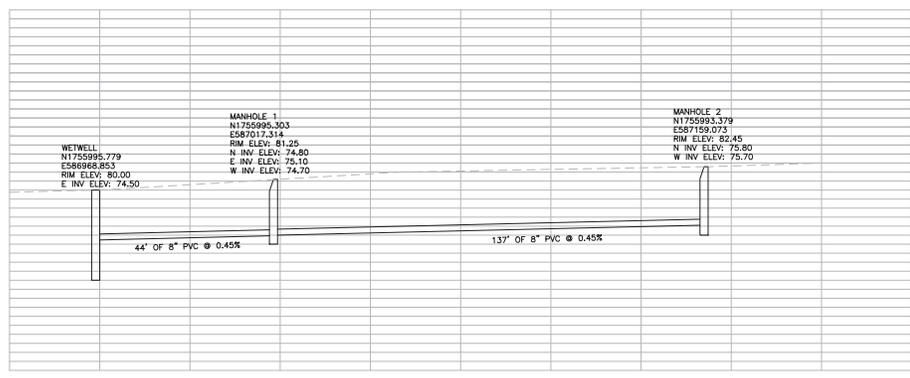
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 Job No. 614.01
 C-08 of 13

MANHOLE REQUIRED VISIBILITY STANDARD FOR MANHOLES & COVERS

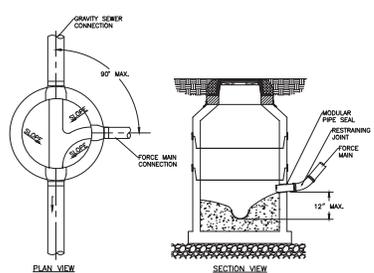


- NOTES**
1. MANHOLE COVER SHALL BE LETTERED WITH THE WORDS "CITY OF OCALA, FLORIDA" AND THE YEAR THE MANHOLE WAS CONSTRUCTED.
 2. CITY OF OCALA IDENTIFICATION LABEL SHALL BE AFFIXED ON COVER.
 3. MANHOLE FRAME SHALL BE 18" DIA. AND SHALL BE 1/2" THICK. ALL MANHOLES SHALL BE 18" DIA. UNLESS OTHERWISE SPECIFIED.
 4. ALL MANHOLE COVERS SHALL BE PROVIDED WITH FINISH AND LOCKING DEVICE.
 5. THESE MANHOLE COVERS ARE NOT INTENDED TO BE USED AS A COVER FOR A MANHOLE. THESE COVERS ARE TO BE INSTALLED ON THE SIDE OF THE MANHOLE.
 6. FINISHING: SEE OR AS MANHOLE.

	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER HINGED MANHOLE COVER	STANDARD
			SS-8A

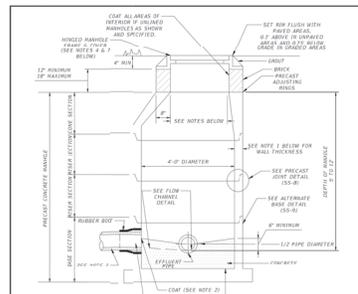


GRAVITY SEWER PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 5' VERTICAL



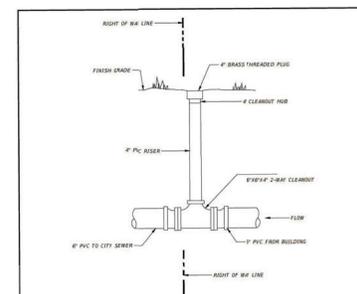
- NOTES**
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1' ABOVE INVERT OF THE EXISTING PIPE.
 2. BENDS AS REQUIRED FOR NEW FORCE MAIN.
 3. MANHOLE RECEIVING FORCE MAIN SHALL BE LINED PER CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL.
 4. CONTRACTOR TO COORDINATE THE PRESENCE OF CITY OF OCALA INSPECTOR DURING CORING, CORING AND CONNECTIONS TO EXISTING MANHOLES.
 5. SLOTTED, WATER OR GEL SPRAY ON LINED.
- FORCE MAIN TIE IN TO EXISTING MANHOLE

	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	PRECAST CONCRETE MANHOLE	5' TO 12' DEPTH
			SS-8



- NOTES**
1. MANHOLE WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
 2. THE INTERIOR INTERIOR JOINTS AND GROUDED AREAS SHALL BE COVERED AS SPECIFIED. WHERE FORCE MAINS ARE TO BE CONNECTED TO THE MANHOLE USE PROHIBITED APPROACH FROM THE NET WALL THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SHOWN AND SPECIFIED.
 3. MANHOLE'S SHALL BE LIGHTWEIGHT REINFORCED CONCRETE WITH REINFORCING BARS TO MANHOLES.
 4. MANHOLE TO BE INSTALLED WITH AN INVERT RING AND COVER.
 5. FALL ANNUAL VIBRATOR PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALL.
 6. LUMBERCK SHALL BE PLACED AROUND RING & COVER TO BOTTOM OF ASPHALT.
 7. EACH MANHOLE RINGS SHALL HAVE ONE CONNECTION DETAIL PER AS SPECIFIED.

	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	PRECAST CONCRETE MANHOLE	5' TO 12' DEPTH
			SS-8



- NOTES**
1. ALL CLEANOUTS ON SITE NEED TO HAVE CONCRETE PADS.

	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	COMMERCIAL SEWER CLEANOUT	SS-16
			SS-16

UTILITY DETAILS AND PROFILE

CHUCK A. PIGEON
 PROFESSIONAL ENGINEER #37338

PROJECT NO. 2023-001		DATE 05/11/2023	
DRAWING NO. 84.01		SHEET NO. 1 OF 1	
PROJECT NAME: SEWER MAINS		LOCATION: SEWER MAINS	
CLIENT: CITY OF OCALA		DESIGNER: PIGEON-ROBERTS & ASSOCIATES, LLC	

PIGEON-ROBERTS & ASSOCIATES, LLC
 1000 W. UNIVERSITY BLVD., SUITE 100
 OCALA, FL 34471
 (352) 309-1111
 WWW.PR-ENGINEERS.COM

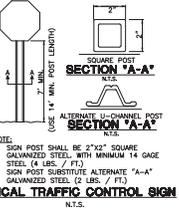
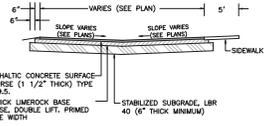
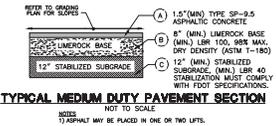
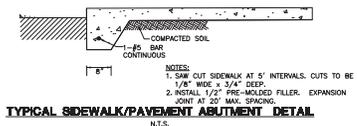
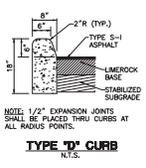
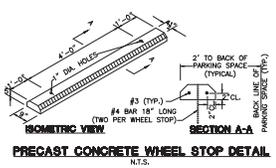
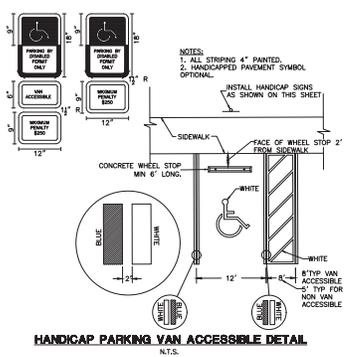
PROFESSIONAL ENGINEER #37338

Proj No. 84.01
 Job No. 84.01
 C-11 of 13

PLOTTED: 7/22/2023

MINIMUM REQUIRED VISIBILITY STANDARD FOR MARKING PRINTS & COPIES

DATE	SCALE	SIZE	TYPE	NO.



DATE _____
CHUCK A. PIGEON
PROFESSIONAL ENGINEER #37338
STATE OF MISSOURI

SITE DETAILS

MAJOR SITE PLAN FOR CONSUMER WELFARE, INC.

NO. DATE	NO. DATE
1 05.11.2023	1 05.11.2023
2 05.11.2023	1 05.11.2023
3 05.11.2023	1 05.11.2023
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5 05.11.2023	1 05.11.2023
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23 05.11.2023	1 05.11.2023
24 05.11.2023	1 05.11.2023
25 05.11.2023	1 05.11.2023
26 05.11.2023	1 05.11.2023
27 05.11.2023	1 05.11.2023
28 05.11.2023	1 05.11.2023
29 05.11.2023	1 05.11.2023
30 05.11.2023	1 05.11.2023

Pigeon-Adair, LLC
1000 N. 10th Street
St. Louis, MO 63108
314.433.1111
www.pigeon-adair.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

PRO NO
84.01

Job No.
84.01

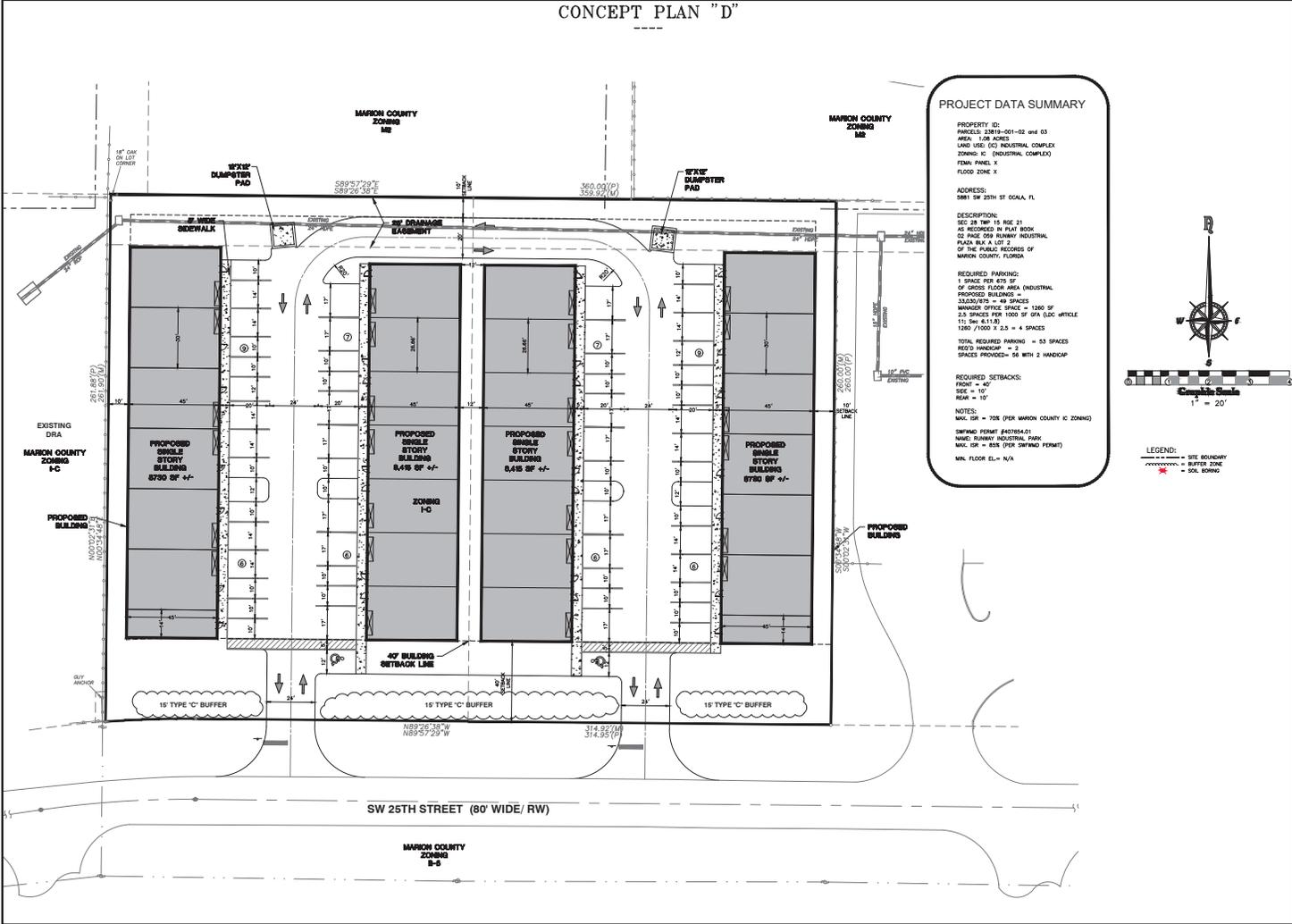
C-13 of 13

PLOTTED: 7/22/2023

15114 EDN Consumer Welfare Inc(SW 25th)Rev)_RVC-13 Site Detail.dwg - Copyright 2023 Pigeon-Adair & Associates, LLC. - All Rights Reserved
05E 00000

MINIMUM REQUIRED VISIBILITY STANDARD FOR WAREHOUSE CONCEPTS

CONCEPT PLAN "D"



PROJECT DATA SUMMARY

PROPERTY ID: 23819-01-02 and 03
 AREA: 7.08 ACRES
 LAND USE: (C) INDUSTRIAL COMPLEX
 ZONING: (C) INDUSTRIAL COMPLEX
 FEMA PANEL: X
 FLOOD ZONE: X

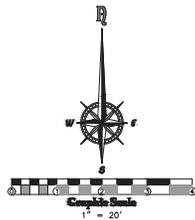
ADDRESS:
 25th St 25th St Ocala, FL

DESCRIPTION:
 SEC 28 TWP 15 RGE 21
 AS RECORDED IN PLAN BOOK
 02 PAGE 059 RUNWAY INDUSTRIAL
 PLAZA BLK A LOT 2
 OF THE PUBLIC RECORDS OF
 MARION COUNTY, FLORIDA

REQUIRED PARKING:
 1 SPACE PER 420 SF
 OF GROSS FLOOR AREA (INDUSTRIAL
 PROPOSED BUILDINGS =
 33,000/420 = 79 SPACES
 MINIMUM OFFICE SPACE = 1200 SF
 11.56 SQ. FT. (1.18)
 1200 / 11.56 = 103.8 SPACES
 TOTAL REQUIRED PARKING = 83 SPACES
 REQUIRED HANDICAP = 2 WITH 2 HANDICAP
 SPACES PROVIDED = 85 WITH 2 HANDICAP

REQUIRED SETBACKS:
 FRONT = 45'
 SIDE = 10'
 REAR = 10'

NOTES:
 MAX. SR = 705 (PER MARION COUNTY (C) ZONING)
 SETBACK PERMIT #20762421
 MARION COUNTY INDUSTRIAL PARK
 MAX. SR = 805 (PER SETBACK PERMIT)
 MAX. FLOOR EL. = N/A



LEGEND:
 --- SITE BOUNDARY
 --- BUFFER ZONE
 --- SOL BOUNDARY

CONCEPT PLAN "D"
MC WAREHOUSE
OCALA, FLORIDA

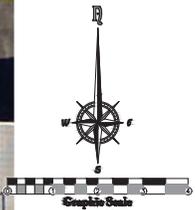
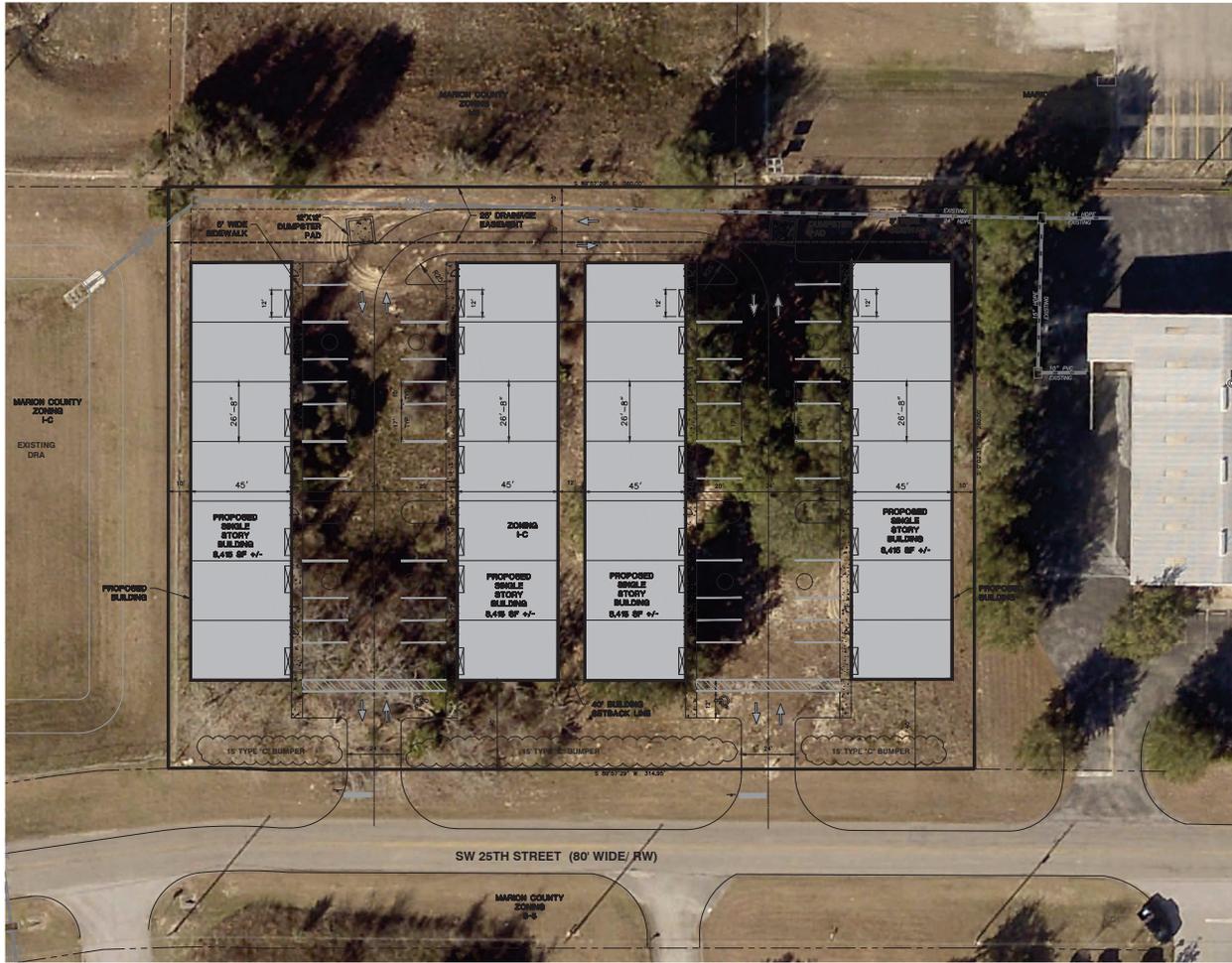
DATE	11/29/2022
SCALE	1" = 20'
PROJECT	CONCEPT PLAN FOR MC WAREHOUSE
CLIENT	ROBERTA A. T. TORRES & ASSOCIATES, INC.
DESIGNER	PIPER-ROBERTS & ASSOCIATES, LLC
DATE	11/29/2022
SCALE	1" = 20'
PROJECT	CONCEPT PLAN FOR MC WAREHOUSE
CLIENT	ROBERTA A. T. TORRES & ASSOCIATES, INC.
DESIGNER	PIPER-ROBERTS & ASSOCIATES, LLC
DATE	11/29/2022
SCALE	1" = 20'
PROJECT	CONCEPT PLAN FOR MC WAREHOUSE
CLIENT	ROBERTA A. T. TORRES & ASSOCIATES, INC.
DESIGNER	PIPER-ROBERTS & ASSOCIATES, LLC

Piper-Roberts, LLC
 1111 E. CONNOR WAY
 SUITE 200
 Ocala, FL 34474
 352.237.1111
 www.piper-roberts.com

PROJ. NO. 84.01
 Job No. 84.01
 1 of 01

Plotted: 11/29/2022 10:45:17 AM - Civil Engineer
 L:\1111 E Connor Way\Info\25th\dwg\CP_Concept Plan\EDN MC Warehouse Concept Plan 0_2022-11-17.dwg : Copyright 2022 Piper-Roberts & Associates, LLC - All Rights Reserved
 11/29/22 10:45

CONCEPT PLAN "A"



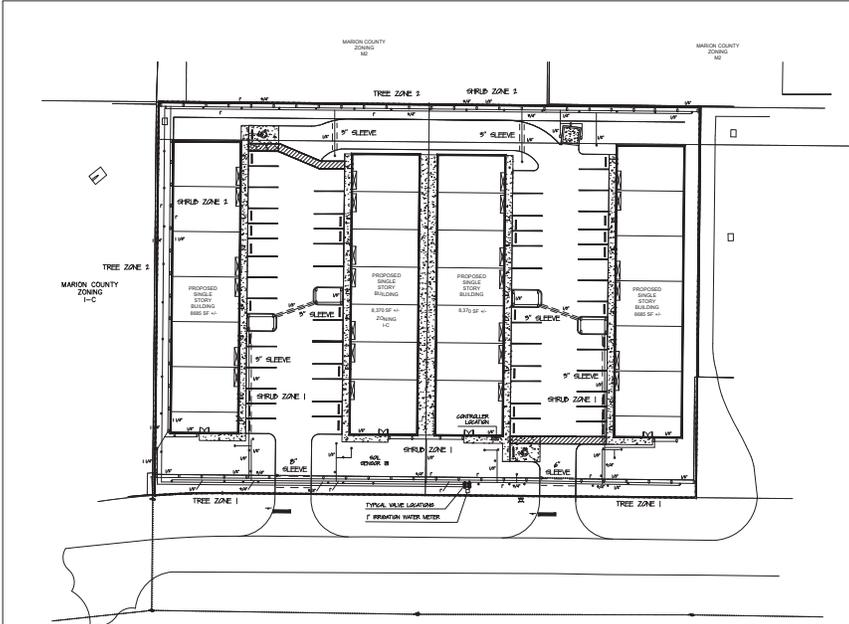
LEGEND:
 --- SITE BOUNDARY
 --- BUFFER ZONE
 * SOIL BORING

AERIAL MAP CONCEPT PLAN "A" FOR CONSUMER WELFARE, INC. IN OCCALA, FLORIDA	
CONCEPT PLAN FOR CONSUMER WELFARE, INC.	
DATE: 10/21/2022 DRAWN BY: J. CHASE PIGGOTT CHECKED BY: J. CHASE PIGGOTT FILED: 10/21/2022 PROJECT NO.: 2022-10-31	PREPARED FOR: CONSUMER WELFARE, INC. PROJECT ADDRESS: 1000 SW 25TH STREET, OCCALA, FL 32672
PIGGOTT-ROBERTS, LLC CIVIL ENGINEERS & ARCHITECTS 1000 SW 25TH STREET, SUITE 100 OCCALA, FL 32672 PHONE: 352-237-1111 FAX: 352-237-1112 WWW.PIGGOTT-ROBERTS.COM	PREPARED BY: J. CHASE PIGGOTT DATE: 10/21/2022
File No.: 2022-10-31 Job No.: 2022-10-31	01 of 01

MINIMUM REQUIRED UTILITY CLEARANCES FOR MANHOLES, POLES, & LINES

10' 0" (10'-0")
 12' 0" (12'-0")
 15' 0" (15'-0")
 18' 0" (18'-0")
 20' 0" (20'-0")
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 90' 0" (90'-0")
 95' 0" (95'-0")
 100' 0" (100'-0")

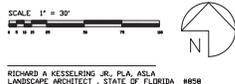
10/21/2022 10:54:56 PM J. Chase Piggott
 C:\Users\jrpig\OneDrive\Documents\Projects\2022-10-31\2022-10-31.dwg : Copyright 2022 Piggott-Roberts & Associates, LLC. - All Rights Reserved
 01-08.dwg 24 x 36
 PLOTTED: 10/21/2022



IRRIGATION LEGEND	
1	MANUAL 1/2\"/>
2	MANUAL 1/2\"/>
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- IRRIGATION NOTES**
1. MARK DIMENSIONS MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT.
 2. ALL TREE LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
 3. HEADS SHALL BE 1/4\"/>
 4. SPRINKLER PATTERNS SHALL BE SET TO MINIMIZE SPRAY DRIFT ADJACENT WALKWAYS, DRIVEWAYS, AND BUILDINGS.
 5. IRRIGATION HEADS SHALL BE CONDUCTED TO 1\"/>
 6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE DESIGNER OF THE CONDITIONS AND PROPOSED IRRIGATION LAYOUT AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
 7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE INSTALLED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCATIONS CASE.
 8. THE WIRING SHALL PROVIDE AN ELECTRICAL GROUND IN THE CONTROLLER AREA.
 9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BODIES.
 10. ALL IRRIGATION MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS.
 11. ALL IRRIGATION SHALL BE 1/2\"/>
 12. ALL IRRIGATION SHALL BE 1/2\"/>
 13. IRRIGATION VALVES SHALL BE INSTALLED TO MINIMIZE IRRIGATION DRIFT AND SPRAY DRIFT. IRRIGATION VALVES SHALL BE INSTALLED WITH SOIL CONTROL VALVES. ALL VALVES SHALL BE INSTALLED AS APPROVED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ANALYSIS.
 14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVERSED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
 15. THE CONTRACTOR SHALL RETURN WITHIN THE PERIOD AS STATED TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT.
 16. ALL LAWN AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE.
 17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
 18. IRRIGATION HEADS SHALL BE INSTALLED AT THE NEW TRENCH FOR APPLICABLE ZONES.
 19. IRRIGATION HEADS SHALL BE INSTALLED IN ALL AREAS WHERE IRRIGATION IS INSTALLED UNDER PAVEMENT.
 20. ZONES ARE DESIGNATED TO FUNCTION AT 10 PSI AND AS PER THE VALVE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF ALL ZONES TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNER'S APPROVAL.
 21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TRIM OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS.
 22. SYSTEMS MUST PROVIDE SLOW CLOSURE AT THE DESIGNER'S REQUEST. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SPRINKLER INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 23. ALL NEW LOCATIONS MUST BE APPROVED PRIOR TO BEING SET.
 24. NOTIFY THE OWNER AND ARCHITECT OF ANY CHANGES TO THE SYSTEM PRIOR TO BEING SET.
 25. SET MAIN TRENCH FOR THE SYSTEM PER REQUIREMENTS BY PAH & ENH/MANUAL/SLIP/CLAMP.
 26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE DEEPEN VALVES ARE INSTALLED AT THE HEAD.
 27. POP-UP HEADS WITHIN ASH AREAS SHALL BE SET AT 1\"/>
 28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREEN AND VERIFY BY CONTRACTOR.
 29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 30. ALL IRRIGATION INSTALLATION SHALL MEET SOH CRITERIA AND REQUIREMENTS.
 31. NO IRRIGATION HEADS SHALL BE INSTALLED ON ROADS UNLESS SPECIFICALLY NOTED AND DETAIL.
 32. ALL AS-BUILT DRAWINGS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
 33. BUILDING OF ALL TREES AND PALMS SHALL BE CHECKED AT THEIR PLANTED LOCATIONS.

- MARION COUNTY NOTES**
1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF ALL ZONES TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNER'S APPROVAL. ALL IRRIGATION SHALL BE INSTALLED AS APPROVED BY THE LANDSCAPE ARCHITECT. ALL IRRIGATION SHALL BE INSTALLED AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
 2. ALL REQUIREMENTS IN SECTION 450 REGARDING SYSTEM INSTALLATION, SUSTAINING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEMS SHALL BE TESTED AND ADJUSTED IN ACCORDANCE WITH THE FLORIDA STATUTES AND REGULATIONS FOR PROTECTION OF WATER RESOURCES AND THE FLORIDA TRIMM AND PROTECTION OF WATER RESOURCES PROGRAM.
 3. ALL REQUIREMENTS SET FORTH IN SECTION 450 REGARDING THE IRRIGATION SYSTEMS SHALL BE COMPLIED WITH BY THE IRRIGATION PROFESSIONALS.
 4. ALL REQUIREMENTS SET FORTH IN SECTION 450 REGARDING IRRIGATION AND PROTECTION OF THE IRRIGATION SYSTEMS AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
 5. NOTES HAVE BEEN REVIEWED. GRADE-SHIFT REQUIREMENTS USA WATERSHED INSTALLATION (USA) AND IRRIGATION LEGEND REQUIREMENTS (USA).



RICHARD A. KESSELRING, JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT - STATE OF FLORIDA #658

NO.	DATE	DESCRIPTION	BY
1	7/23	COUNTY COMMENTS	BY
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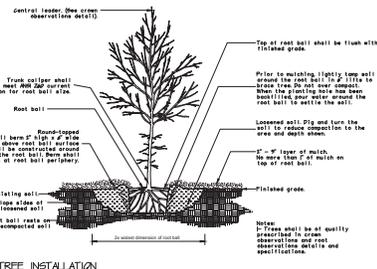
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SCALE: 1" = 30'
DRAWN BY: RAK
CHECKED BY: JAK
PROJECT NO.: 2023-0001
SHEET NO.: 1 OF 1

ENVIRONMENTAL DESIGN ARCHITECTS
AND ASSOCIATES, LANDSCAPE ARCHITECTS
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
TEL: 954.561.1234
WWW.EDKARCHITECTS.COM

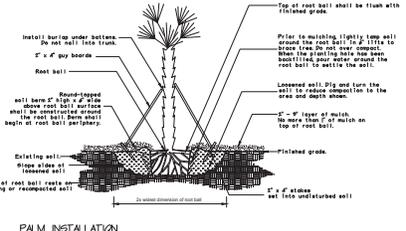
EDK

IRRIGATION PLAN
EON WAREHOUSE
MARION COUNTY
FLORIDA

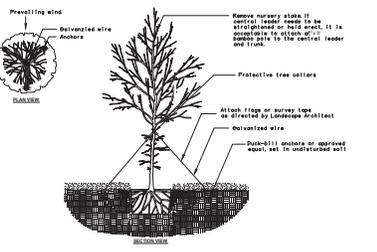
SHEET 1002 of 1002



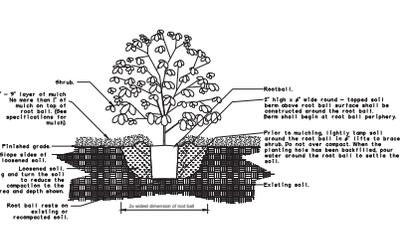
TREE INSTALLATION



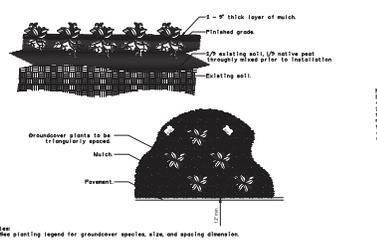
PALM INSTALLATION



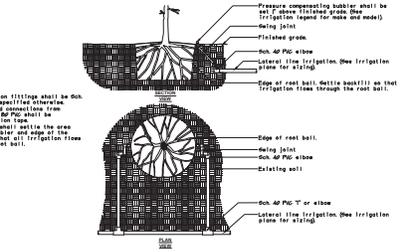
TREE STAKING - TREES < 2" CALIPER



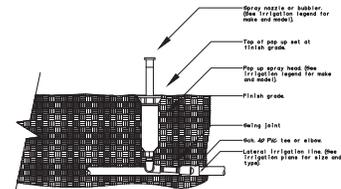
SHRUB INSTALLATION



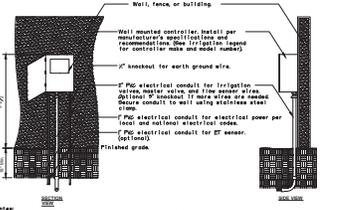
GRANDCOVER INSTALLATION



TREE BUBBLER LAYOUT



POP UP-SPRAY HEAD



WALL MOUNTED CONTROLLER



RICHARD A. KESSELRING JR., P.L.A. ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #898

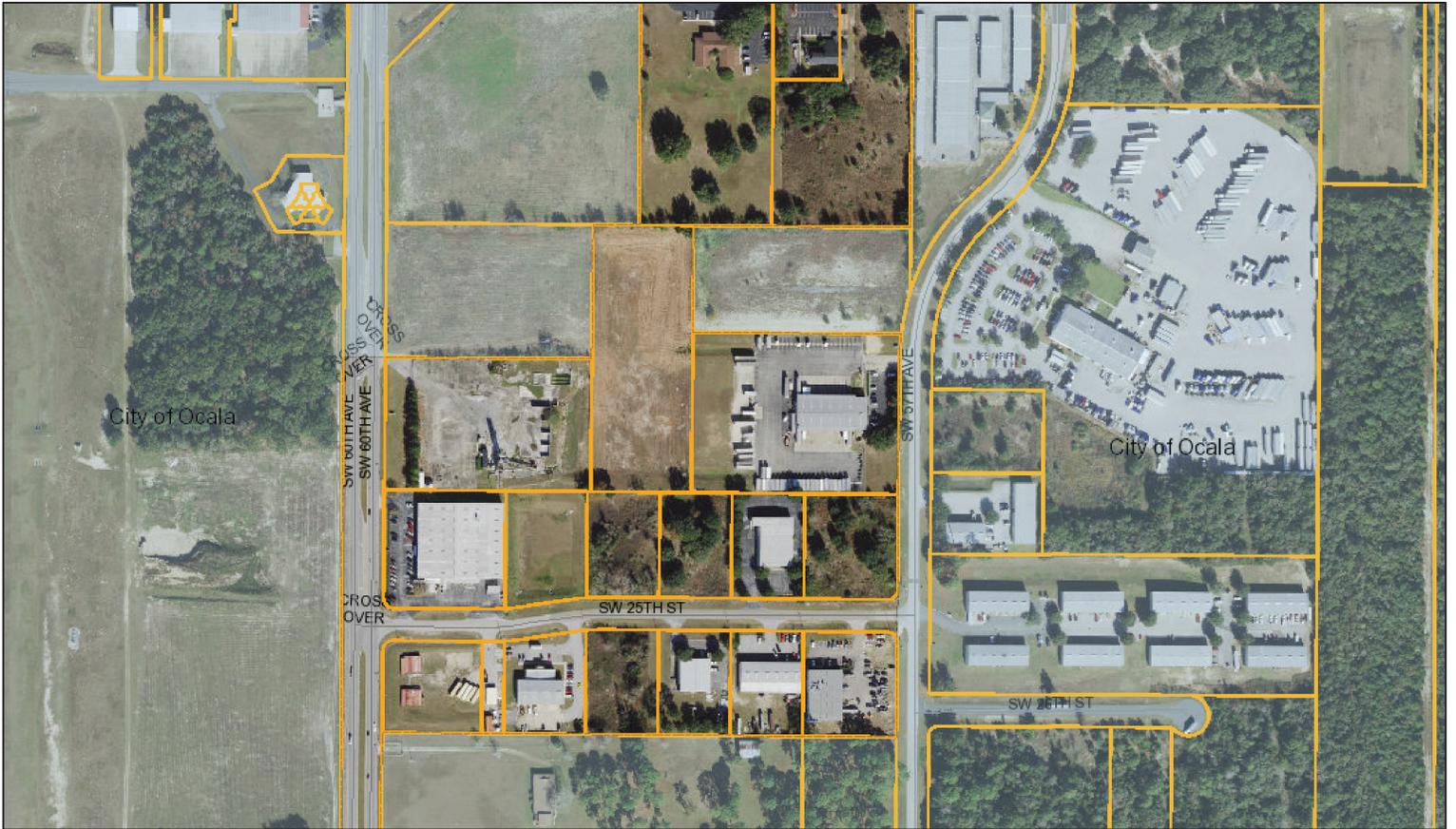
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PROJECT NO.		DATE		DATE	DATE
PROJECT NAME		DATE		DATE	DATE
PROJECT ADDRESS		DATE		DATE	DATE
PROJECT CITY		DATE		DATE	DATE
PROJECT COUNTY		DATE		DATE	DATE
PROJECT STATE		DATE		DATE	DATE
PROJECT ZIP		DATE		DATE	DATE
PROJECT CLIENT		DATE		DATE	DATE
PROJECT CONTACT		DATE		DATE	DATE
PROJECT PHONE		DATE		DATE	DATE
PROJECT FAX		DATE		DATE	DATE
PROJECT EMAIL		DATE		DATE	DATE
PROJECT WEBSITE		DATE		DATE	DATE
PROJECT SOCIAL MEDIA		DATE		DATE	DATE
PROJECT OTHER		DATE		DATE	DATE

ENVIRONMENTAL DESIGN ARCHITECTS
LANDSCAPE ARCHITECTS
CORPORATION
1000 N. UNIVERSITY AVENUE, SUITE 100
ORLANDO, FLORIDA 32810
TEL: 407.251.1111
WWW.EDKARCHITECTS.COM

LANDSCAPE & IRRIGATION DETAILS
EON WAREHOUSE
MARION COUNTY
FLORIDA

SHEET 1002 of 1000

Marion County Florida - Aerial Map



5/6/2022, 10:48:51 AM

Marion County	Parcels	Streets	Green: Band_2
Municipalities	Streets (major)	Aerial2019	Blue: Band_3
		Red: Band_1	

Scale: 1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Marion County IT/GIS, E911, and Office of the County Engineer, Marion County IT GIS Team, Marion County Property Appraiser, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or any representation of accuracy, timeliness, completeness, merchantability, or fitness for any purpose. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20313

Agenda Date: 8/18/2025

Agenda No.: 6.5.

SUBJECT:

16848 SW 29th Terrace Rd Ocala FL - Waiver Request to Major Site Plan in Review

Marion Oaks

Project #2025070073 #33129 Parcel #8004-0460-18

Dala Developments

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request - Water main exists at parcel's lot line but not across as is required by Code.

CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Unit 4.

August 8, 2025

PROJECT NAME: 16848 SW 29TH TERRACE RD , OCALA FL
PROJECT NUMBER: 2025070073
APPLICATION: DRC WAIVER REQUEST #33129

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: Zoning information check only. Defer to MCU.
SITE IS: (1) Single-Family Dwelling (R-1) zoning; (2) Medium Residential (MR) Future Land Use (FLU) designation; (3) Secondary Springs Protection Zone; (4) FEMA Flood Zone X; (5) Along SW 29th Terrace Road (subdivision local).
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: CONDITIONALLY APPROVED - Provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.



Legend
 — Extension
 — Water Mains
 [Yellow Outline] Subject Parcels

Water Connection: immediately available
 Water Extension Required: 80 feet of 6 inch water main

Marion County Board of
 County Commissioners
 Utilities Department

Drawn: [Name]
 Date Saved: 4/22/24 12:02:34 PM
 Reference Scale: 1" = 41'

Disclaimer:
 This information is provided "as is" without warranty of accuracy, completeness, timeliness, or otherwise. The user is responsible for determining accuracy, completeness, timeliness, and reliability and shall be the appropriate for use with this information. Marion County makes no representation or warranty of any kind for a particular purpose. The user acknowledges and accepts all the risks associated with the use of this information. Marion County is not liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information. Marion County is not liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information. Marion County is not liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information.

6.14.2.A(3) - Water Extension Across Parcel
 8004-0460-18 | Pending completion by MCIH-MO4-24





**Marion County
Board of County Commissioners**

33129

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Complete this form and email IT and YOUR UTILITY MAP to DevelopmentReview@MarionFL.org then after sending, call 352-671-8686 to make payment for your \$300 application fee (service fee applies by phone).

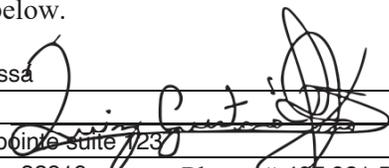
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06/27 Parcel Number(s): 8004-0460-18 Permit Number: 2025042494

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 16848 SW 29TH TERRACE RD , OCALA FL Commercial Residential
Subdivision Name (if applicable): Marion Oaks
Unit 4 Block 460 Lot 18 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): Luis Gustavo Lessa
Signature: 
Mailing Address: 7751 Kingspointe suite 123 City: Orlando
State: FL Zip Code: 32819 Phone # 407 921 5453
Email address: permits@daladevelopments.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): Dala Developments Contact Name: Leonardo Martins
Mailing Address: 7751 Kingspointe suite 123 City: Orlando
State: FL Zip Code: 32819 Phone # 407 693 0009
Email address: lmartins@daladevelopments.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.14.2.A(3) - Water Main Extension to Farthest Property Corner
Reason/Justification for Request (be specific): Water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

DEVELOPMENT REVIEW USE:

Received By: email 7/10/25 Date Processed: 7/22/25 kah Project # 2025070073 AR # 33129

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): _____

CLEAR FORM

Revised 6/2021

BOUNDARY & TOPOGRAPHIC SURVEY

Address: Southwest 29th Terrace Road, Ocala, Florida 34473

Basis of Bearing:

Bearings shown herein are based on the CENTERLINE of SOUTHWEST 29TH TERRACE ROAD, being Curve "C4" with Chord Bearing S 82°50'00" E, PER PLAT AND THE FLORIDA PERMANENT REFERENCE NETWORK—WEST ZONE—NA083.

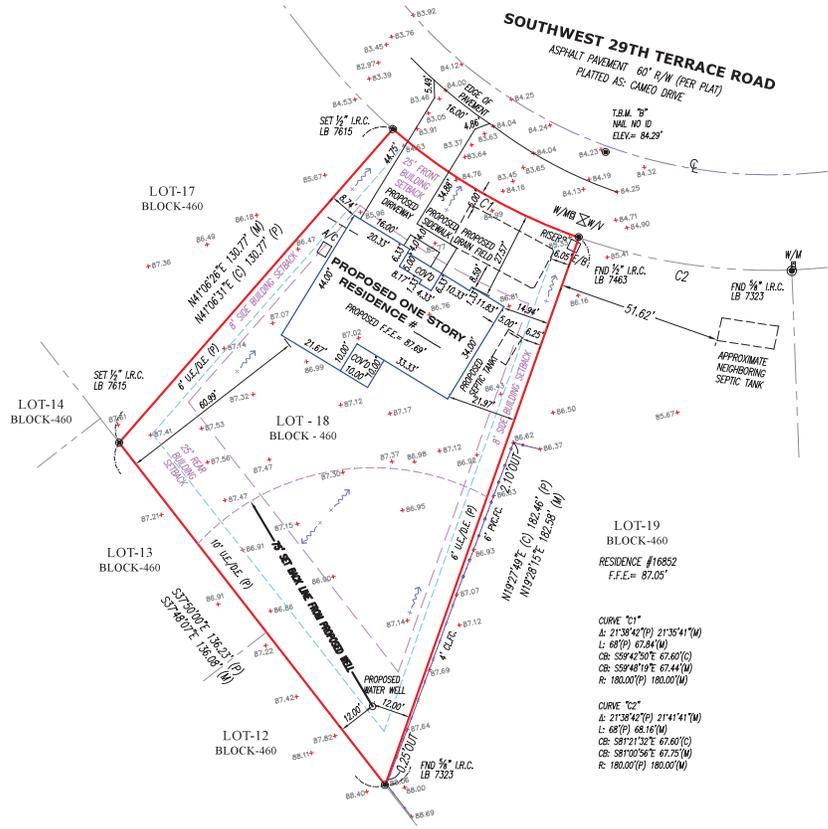
Legal Description:

Lot 18, Block 460, MARION OAKS UNIT FOUR, according to the Plat thereof, as recorded in Plat Book O, Page(s) 53 to 80, of the Public Records of Marion County, Florida.

Certified to/ for the exclusive use of: **Flood Insurance Rate Map:**
 Dates Developments: **Community Number: 120160 Panel: 0860**
Suffix "D" Flood Insurance Rate Map
Dated August 28, 2008 Flood Zone: "X"
Map ID: 12085039020



- Abbreviations:**
- (D) = DEED
 - (M) = MEASURE
 - (P) = PLAT
 - (A) = ASSUMED
 - (C) = COMPLETED
 - B.L. = BLOOD
 - COV. = COVERED
 - D.H.L. = OVERHEAD LINES
 - CATV. = CABLE TV WAKER
 - CL. = CENTER LINE
 - DESC. = DESCRIPTION
 - ELEV. = ELEVATION
 - D. = IDENTIFICATION
 - R.O.M. = RIGHT OF WAY
 - R/W. = RIGHT OF WAY
 - E. = EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.F.E. = DRAINAGE EASEMENT
 - P.F.E. = PRIVATE DRAINAGE EASEMENT
 - E.P.E. = ELECTRIC POWER EASEMENT
 - E.S.E. = ENVIRONMENTAL SINK AND DRAINAGE EASEMENT
 - D.R.A.L. = DRAINAGE
 - UTL. = UTILITY
 - SET L.R.C. = 1/2" L.R.C. LB 7815
 - LF. = IRON PIPE
 - RF. = IRON ROD
 - M&D. = MAIL AND DISK
 - TRD. = TRIM
 - LS. = LAND SURVEYOR
 - PLS. = PROFESSIONAL LAND SURVEYOR
 - PSM. = PROFESSIONAL LAND SURVEYOR AND MAPPER
 - RLS. = REGISTERED LAND SURVEYOR
 - LB. = LICENSED BUSINESS
 - L.R.C. = IRON ROD AND CAP
 - L.P.C. = IRON PIPE AND CAP
 - C.M. = CONCRETE MANDREL
 - P.C.P. = PERMANENT CONTROL POINT
 - PSM. = PERMANENT REFERENCE MONUMENT
 - P.O.L. = POINT ON LINE
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - M.P. = WITNESS POINT
 - T.B.M. = TEMPORARY BENCH MARK
 - O.R. = OFFICIAL RECORD
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.T. = POINT OF TANGENCY
 - R.P. = RADIUS POINT
 - B. = CENTER BENCH
 - L. = ARC LENGTH
 - DB. = DOUBLE BEARING
 - R. = RADIAL
 - F.F.E. = FINISH FLOOR ELEVATION
 - A/C. = AIR CONDITIONER
 - W/H. = WATER HEATER
 - W/P. = WATER PUMP
 - CONC. = CONCRETE
 - CONC.F. = CONCRETE FENCE
 - W.F. = WOOD FENCE
 - W.F.C. = WINE FENCE
 - C.L.F. = CHAIN LINK FENCE
 - A.L.F. = ALUMINUM FENCE
 - M.F. = METAL FENCE
 - B.F.P. = BACK FLOW PREVENTER
 - S.M. = STONE SINKER MARKER
 - T.M. = TELEPHONE MANHOLE
 - T.H. = TIRE HOOD
 - W/V. = WATER VALVE
 - W/V. = WATER VALVE
 - W/V. = WATER VALVE
 - 1/4" = BRASSION VALVE
 - C/O. = CLEAN OUT
 - L.F. = LEAKING FLOOR
 - P.F. = POWER POLE
 - W.P. = WOOD POLE
 - E/B. = ELECTRIC BOX
 - C/B. = CABLE BOX



- Site Plan Legend:**
- >---> = SURFACE WATER FLOW
 - A/C = PROPOSED A/C UNIT LOCATION
 - 00.00 = EXISTING SPOT ELEVATION

Surveyor's Notes:

1. Legal Description provided by others
2. The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall and/or fence ties—dimensions are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed herein (ability to third parties may not be transferred or assigned).
12. This Survey is meant to be printed out in 11"x17".
13. This drawing may not be scaled due to electronic transfer.
14. This survey does not reflect or determine ownership.
15. Fence corners and building corners are witness monuments to abstracted corners, dimensions are as shown.
16. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
17. This Survey is not an ALTA/ACSM Land Title Survey.
18. This survey was prepared without the benefit of a commitment for Title Insurance.
19. The flood data provided is for informational purposes only. The Surveyor makes no guarantee as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
20. Boundary bases on existing monumentation and/or occupation as found in field, other matters not known to this survey at time of survey may affect Boundary lines shown herein.
21. This Survey is intended for construction, permitting, design, mortgage or refinance purposes only, exclusively for this, used by those to whom it is certified. This survey is not to be used for any other purpose without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.
22. Elevations (if) shown herein are based on the Benchmark D08574, with recorded Elevation 84.60' (NAVD 88).
23. Location of neighboring underground water well(s), septic tank(s) and drainfield(s) have been located approximately. Surveyor assumes no liability.
24. THIS IS A SITE PLAN, BUILDING SETBACK, PROPOSED FINISH FLOOR AND PROPOSED IMPROVEMENT LOCATIONS PROVIDED BY CLIENTS.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 50-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CURVE "C1"
 A: 21°38'42"(P) 21°35'41"(M)
 L: 68'(P) 68.16'(M)
 C: 559'42"50"E 67.60'(C)
 CR: 559'48"19"E 67.44'(M)
 R: 180.00'(P) 180.00'(M)

CURVE "C2"
 A: 21°38'42"(P) 21°41'41"(M)
 L: 68'(P) 68.16'(M)
 C: 587'21'30"E 67.60'(C)
 CR: 587'05'58"E 67.75'(M)
 R: 180.00'(P) 180.00'(M)

DATE: MARCH 11, 2025
 HECTOR LEBRON PSM #6634 JOSE R. NEERON PSM #6850
 Professional Surveyor and Mapper Professional Surveyor and Mapper
 "NOT VALID UNLESS AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED HARDY ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER"

LEBRON GROUP
 LICENSE #6634
 ADDRESS: SOUTHWEST 29 TERRACE ROAD, Ocala FLORIDA 34473
 DATE: 02/24/2025
 DRAWN: EAMR
 CHECKED: JRN
 FIELD:
 JOB NO. 2025-0225
 SHEET 1

INDEX	
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A3	ELEVATIONS
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S0	GENERAL NOTES
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DALA MODEL 1587 MASTER



REVISIONS		
DATE	DESCRIPTION	
4.7.21	WIND EXPOSURE	

CONTRACTOR IMPORTANT:
 CONTRACTOR HAVE 14 DAYS SINCE THE DATE THESE PLANS HAVE BEEN SIGNED TO CHECK THEM AND COMMUNICATE GUIDA DESIGN GROUP ANY DOUBT HE COULD HAVE.
 AFTER THAT PERIOD THE CONTRACTOR DECLARES THAT ALL DOCUMENTS RECEIVED ARE COMPLETE AND IN ACCORDANCE WITH HIS REQUIREMENTS AND WAIVES ANY EVENTUAL FUTURE ACTION AGAINST GUIDA DESIGN GROUP.

DESIGN DATA

WIND LOADS
 1. BASIC WIND SPEED - Vult = 160 MPH. (@ 3 SEC. GUST.)
 Vasd = 124 MPH
 2. RISK CATEGORY II
 3. WIND EXPOSURE - CATEGORY B
 4. INTERNAL PRESSURE COEFFICIENT ±0.18
 5. COMPONENT/CLADDING DESIGN WIND PRESSURE +22.6/-24.6 (FOR DOORS, WINDOWS, & TRANSOMS) U.N.O. (INTERNAL PRESSURE COEFFICIENT ±0.18 INCLUDED)
 APPLICABLE CODES: INCLUDING ALL REVISIONS
 -FLORIDA BUILDING CODE 2023
 -FLORIDA BUILDING CODE RESIDENTIAL 2023
 -ELECTRICAL CODE, NEC 2020
 -FLORIDA BUILDING CODE, MECHANICAL 2023
 -FLORIDA BUILDING CODE, PLUMBING 2023
 -FIRE CODE, NFPA 70
 -LIFE SAFETY CODE = NFPA 101
 -ACCESSIBILITY CODE = FLORIDA BUILDING CODE, BUILDING 2023
 -ENERGY CODE = FLORIDA BUILDING CODE, BUILDING 2023

METHOD OF DESIGN:
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET ALL LOAD REQUIREMENTS OF THE 2023 FBC-RESIDENTIAL.

BUILDING OCCUPANCY CLASSIFICATION:
 GROUP A - ASSEMBLY
 GROUP B - BUSINESS
 GROUP D - DAY CARE CENTER
 GROUP E - EDUCATIONAL
 GROUP F - FACTORY INDUSTRIAL
 GROUP H - HAZARDOUS
 GROUP I - INSTITUTIONAL
 GROUP M - MERCANTILE
 GROUP R - RESIDENTIAL
 GROUP S - STORAGE

BUILDING CONSTRUCTION TYPE:
 TYPE I TYPE IV
 TYPE II TYPE V
 TYPE III

DESIGN LIVE LOADS (MINIMUM)

A) UNINHABITABLE ATTICS WITHOUT STORAGE	10
B) UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
C) HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
D) BALCONIES (EXTERIOR) AND DECKSE	40
E) FIRE ESCAPES	40
F) GUARDS AND HANDRAIL SD	200
G) GUARD IN-FILL COMPONENTSF	50
H) PASSENGER VEHICLE GARAGESA	50
I) ROOMS OTHER THAN SLEEPING ROOMS	40
J) SLEEPING ROOMS	30
K) STAIRS	40

COVER SHEET
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No.
24-001
 Drawn By
J.E.
 Scale
1/16"=1'-0"
 Scale
1/8"=1'-0"
 Lot #
N/A

CVR

ALBERTO GUIDA
 PE #: 74000 FL

Guida Design Group
 4610 U.S. 90, Suite 11, 32814
 www.guidadesigngroup.com
 407.944.4444

LIDA GROUP

GENERAL NOTES

FLOOR PLAN NOTES

- 1- GARAGE CEILING BENEATH VEHICULAR ROOMS SHALL BE PROVIDED WITH 4"X8" MIN. TYPIC-X OYSPHM BOARD OR EQUIVALENT PER SECTION R302.2 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 2- PROVIDE GARAGE SEPARATION FROM THE RESIDENCE AND ITS ATTIC AND OPENING PROTECTION PER SECTION R309 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 3- BATHROOMS MIN. CEILING HEIGHT OF 6'-8" OVER FIXTURES AND FRONT FUTURE CLEARANCE AREA PER SECTION R302.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 4- RIVERBAR RISERS AND EXHAUST OPENINGS SHALL BE LOCATED PER SECTION R303.1.1 & R303.1.2 AND PROTECTED PER SECTION R303.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 5- MECHANICAL VENTILATION PER SECTION W1508 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 6- ALL EXHAUST SYSTEMS PER CHAPTER 15 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 8- STRUCTURE WALL PER SECTION R303.7 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 9- DUCTS LOCATED IN THE GARAGE SHALL BE 36 GAUGE SHEET METAL, 1" MIN. RIGID NON-METALLIC CLASS 2 OR CLASS 1 DUCTWORK OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARAGE PER SECTION R303.1.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 10- ATTIC ACCESS SIZE, LOCATION, AND HEADROOM PER SECTION R607 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 11- WATER HEATER INSTALLATION, DRAINING, AND VENTING PER SECTION P2801 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 12- EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PER SECTION R512 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 16- GLASS BLOCK MASONRY UNITS SHALL CONFORM TO SUPPORT AND INSTALLATION REQUIREMENTS OF SECTION R610.3 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION, AND GLASS BLOCK DETAIL.
- 17- PROVIDE TEMPERED GLASS AND / OR SAFETY GLAZING PER SECTION R308 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 18- EXTERIOR EQUIPMENT/OUTDOOR HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SECTION M101 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 19- EQUIPMENT AND APPLIANCES IN GARAGES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 20- ALL EXTERIOR WALLS, WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS PER SECTION 2023 FBC-R703.1.1
- 21- AIR HANDLERS ENCLOSED OR METAL DUCT TO BE USED IN EXPOSED AREAS.
- 22- EXHAUST FRESH AIR INTAKE OR CLASS 1 OYSPHM REQUIRED AS INCHERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- 23- EXHAUST DUCT TERMINATION REQUIREMENT THAT EXHAUST TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENING INTO BUILDING.
- 20- DRILL AND EPOXY AS PER MANUFACTURER'S SPECS. EPOXY = SIMPSON SET EPOXY.
- 21- ALL DRILLED AND EPOXYED HOLES MUST BE PROPERLY WOODENED, BRUSHED, AND BLOWN CLEAN PER MFR'S RECOMMENDATIONS TO ACHIEVE DRIFT CAPACITY.
- 22- ANY MECHANICAL EQUIPMENT AND/OR APPLIANCES IN GARAGE TO BE PROTECTED AGAINST VEHICULAR IMPACT AS PER LOCAL JURISDICTION REQUIREMENTS. (IF EQUIPMENT OR APPLIANCE IS IN TRAVEL PATH OF THE VEHICLE)

ELEVATION PLAN NOTES

- 1- ALL EXTERIOR FINISHES APPLIED PER MANUFACTURER'S SPECIFICATIONS AND/OR INSTALLATION INSTRUCTIONS PER SECTION P303.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 2- EXTERIOR WALL MINIMUM WEATHER PROTECTION PER THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 3- EXTERIOR LATH INSTALLATION AND FRAMING PER ASTM C 1063 AND SECTION R703.6.2 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 4- CEMENTITIOUS FINISH APPLIED TO LATH OVER FRAME PER SECTION R703.1.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 5- CEMENTITIOUS TEXTURED FINISH PER ASTM C 926 AND SECTION R703.6.1 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 6- PROVIDE APPROPRIATE CLEARANCE BETWEEN EXTERIOR WALL COVERING AND FINAL EARTH GRADE NOT LESS THAN SPECIFIED PER SECTION R704 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 7- FACTORY BUILT FIREPLACES AND CHIMNEYS SHOULD BE LISTED, LABELED, AND INSTALLED & TERMINATED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LISTED CODES PER SECTIONS R1002, R1004 AND 2004.3 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION, AND SECTION 2405.3 OF THE 2023 FBC-BUILDING CODE.
- 8- SPOULIGHTS SHALL BE TESTED, LABELED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PER SECTION R308.8 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION, AND SECTION 2405.3 OF THE 2023 FBC-BUILDING CODE.
- 9- GLASS BLOCK MASONRY UNITS SHALL CONFORM TO SUPPORT AND INSTALLATION REQUIREMENTS OF SECTION R610.3 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION, AND GLASS BLOCK DETAIL.
- 10- PROVIDE ATTIC VENTILATION PER SECTION R606 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 11- PROVIDE EXTERIOR ENVELOPE WITH FLASHINGS, SEALANTS AND WEATHER STRIPPING PER 2023 FBC-R703.8 & R613.8
- 12- SOFFITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DESIGN WIND LOAD PRESSURES AND IN ACCORDANCE WITH 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
- 13- ALL DECORATIVE MOLDBINGS, BRACKETS, LOANERS, NOSES, SHUTTERS AND/OR SIDING TO BE INSTALLED, FACED OR ADHERED TO THE STRUCTURE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DESIGN WIND LOAD PRESSURES.
- 14- PROVIDE FLASHINGS & BOND BREAK PER THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.

CEMENTITIOUS FINISH NOTE

- 1- OVER MASONRY PORTLAND CEMENT PLASTER TO BE 1/2" MIN. PER TABLE R702.1(1) 1/2" AND NOT LESS THAN A TWO-COAT SYSTEM APPLIED PER ASTM C 926.
 - 2- OVER WOOD PORTLAND CEMENT PLASTER TO BE 7/8" MIN. PER TABLE R702.1(1) AND NOT LESS THAN A THREE COAT SYSTEM APPLIED PER ASTM C 926. ALL LATHING APPLIED PER ASTM C 1063.
 - 3- ARCHITECTURAL TRIM SHOULD BE INSTALLED OVER THE BROWN COAT OF THE SUBSTRATE. WHEN INSTALLED OVER THE SUBSTRATE IT MUST HAVE LATHE AND CORNER BEADS.
- DOOF NOTES:**
- 1- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER.
 - 2- TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO BROWNOFF.
 - 3- ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
 - 4- TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS, AND ELEVATIONS FOR BEARING HEIGHTS.
 - 5- TRUSS SPACING SHALL BE 24" O.C. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. OR AS OTHERWISE NOTED.
 - 6- TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS 24" O.C. MAX.
 - 7- ROOF DECKING AS SPECIFIED.
 - 8- OVERHANGS WILL VARY. SEE ROOF PLAN AND EXTERIOR ELEVATIONS. ALL OVERHANGS GREATER THAN 18" SHALL BE BRACKED ON IN THE FIELD.
 - 9- FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
 - 10- ALUM TRUSSES AND HAND FRAMING SO AS ALL OYSPHM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
 - 11- TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A. ALL CEILING HUNG SOFFITS AND SOFFITS W/ CHANNETS AS SHOWN ON PLANS.
 - B. ATTIC LOCATED TRUSS UNITS AS SHOWN ON PLANS.
 - 12- PROVIDE ROOF DECK WEATHER PROTECTION PER SECTION R603 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
 - 13- PROVIDE ROOF COVERING MATERIALS PER SECTION R604 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
 - 14- METAL ROOF COVERINGS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPLICABLE PROVISIONS OF SECTION R605 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.
 - 15- INSTALLATION OF ALL FLASHINGS, VALLEYS, CRICKETS AND SADDLES, DRIP EDGES, UNDERLAYMENT AND RIDGES PER APPLICABLE PROVISIONS OF SECTIONS R606 AND R703.8 OF THE 2023 FBC-FLORIDA BUILDING CODE - RESIDENTIAL, EIGHT EDITION.

GENERAL SYMBOL LEGEND

-  BUILDING SECTION
-  INTERIOR SECTION
-  WINDOW SYMBOL
-  DOOR SYMBOL
-  WALL PARTITION SYMBOL
-  PLAN NOTE
-  VAULTED CLG.
-  ROOF PITCH

GENERAL ABBREVIATION LIST

2-	INDICATES NUMBER OF DOORS.
2-	INDICATES NUMBER OF WINDOWS.
FL	FRENCH DOORS
SL	SIDE LIGHT
FG	FIXED GLASS
TR	TRANSOM
GB	GLASS BLOCK
PT	PICTURE DOOR
OBS	OBSOLETE GLASS
TEMP	TEMPERED GLASS
BH	BIG HINGE
DR	DOUBLE HINGE
HR	HORIZONTAL ROLLER
SP	SPRINGS SECURITY
HGT	HEIGHT
MIN	MINIMUM
FIN	FINISH
FL	FLOOR
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES
AFF	ABOVE FINISH FLOOR
BM	BEAM
CLG	CEILING
CONC	CONCRETE
CLR	CLEAR
EQ	EQUAL
FC	FIXTURE CONTRACTOR
FE	FIELD VERIFY
GC	GENERAL CONTRACTOR
GWB	GYPSPUM WALL BOARD
HM	HEAVY METAL
MTL	METAL
M/O	MASONRY OPENING
OC	ON CENTER
STL	STAINLESS STEEL
STEE	STEEL
STRUCT	STRUCTURE/STRUCTURAL
SUSP	SUSPENDED
TSD	TO BE DETERMINED
TNG	TONGUE AND GROOVE
TRG	TRIGONAL
UNO	UNLESS NOTED OTHERWISE
VE	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
W	WOOD
WD	WOOD

WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

Guide Design Group
 441 Orange Ave., Suite 101, Jacksonville, FL 32204
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 Phone: 904.244.0000



GENERAL NOTES
 DATA DEVELOPMENT MODEL 1587
 MASTER

Job No.
 24-001
 Drawn By
 J.E.
 Date
 11/18/2024
 Scale
 1/8"=1'(1X17)
 1/4"=1'(4X30)

List #
 N/A

A0

ALBERTO GUIDA
 PE #: 74000 FL

Window R.O. Chart- Aluminum

WINDOW FLANGE (ANGLE HING)	ROUGH OPENING		WINDOW (SH / FIXED) (HALF RADIUS)	ROUGH OPENING		WINDOW (SH / FIXED) (FULL RADIUS)	ROUGH OPENING	
	FRAME	BLOCK		FRAME	BLOCK		FRAME	BLOCK
543	24" X 36"	19 1/2" X 38 1/2"	2040	24" X 36"	2040	24" X 36"	2040	24" X 36"
544	24" X 48"	19 1/2" X 50 1/2"	2050	24" X 48"	2050	24" X 48"	2050	24" X 48"
545	24" X 60"	19 1/2" X 62 1/2"	2060	24" X 60"	2060	24" X 60"	2060	24" X 60"
546	24" X 72"	19 1/2" X 74 1/2"	3040	36" X 36"	3040	36" X 36"	3040	36" X 36"
5433	28" X 36"	21 1/4" X 38 1/2"	3050	36" X 48"	3050	36" X 48"	3050	36" X 48"
5434	28" X 48"	21 1/4" X 50 1/2"	3060	36" X 60"	3060	36" X 60"	3060	36" X 60"
5435	28" X 60"	21 1/4" X 62 1/2"	4040	48" X 36"	4040	48" X 36"	4040	48" X 36"
5436	28" X 72"	21 1/4" X 74 1/2"	4050	48" X 48"	4050	48" X 48"	4050	48" X 48"
2354	36" X 36"	31 1/4" X 38 1/2"	4060	48" X 60"	4060	48" X 60"	4060	48" X 60"
2451	36" X 48"	31 1/4" X 50 1/2"	(2) 2040	48 1/2" X 36"	5433	27 1/4" X 42 1/2"	406	48 1/2" X 36"
2554	36" X 60"	31 1/4" X 62 1/2"	(2) 2050	48 1/2" X 48"	5434	27 1/4" X 54 1/2"	4050	48 1/2" X 48"
2654	36" X 72"	31 1/4" X 74 1/2"	(2) 2060	48 1/2" X 60"	5435	27 1/4" X 66 1/2"	4040	48 1/2" X 60"
2354	44" X 36"	37 1/4" X 38 1/2"	(2) 3040	72 1/4" X 36"	5436	27 1/4" X 78 1/2"	4050	48 1/2" X 60"
2454	44" X 48"	37 1/4" X 50 1/2"	(2) 3050	72 1/4" X 48"	5433	33 1/4" X 45"	506	60 1/2" X 36"
2554	44" X 60"	37 1/4" X 62 1/2"	(2) 3060	72 1/4" X 60"	5434	33 1/4" X 57 1/2"	6050	72" X 36"
2654	44" X 72"	37 1/4" X 74 1/2"	(2) 3060	72 1/4" X 72"	5435	33 1/4" X 69 1/2"	6050	72" X 48"
3354	48" X 36"	43 1/4" X 38 1/2"	(2) 4040	96 1/4" X 36"	5436	33 1/4" X 81 1/2"	6040	72 1/4" X 48"
3454	48" X 48"	43 1/4" X 50 1/2"	(2) 4050	96 1/4" X 48"	(2) 5433	53 1/4" X 45"	5030	60" X 36"
3554	48" X 60"	43 1/4" X 62 1/2"	(2) 4060	96 1/4" X 60"	5434	53 1/4" X 57 1/2"	5040	60" X 48"
3654	48" X 72"	43 1/4" X 74 1/2"	(2) 4060	96 1/4" X 72"	5435	53 1/4" X 69 1/2"	5050	60" X 60"
(2) 2454	72 1/4" X 48"	64 1/4" X 50 1/2"	5433	71 1/4" X 45"	5436	53 1/4" X 81 1/2"	5060	60" X 72"
(2) 2554	72 1/4" X 60"	64 1/4" X 62 1/2"	5434	71 1/4" X 57 1/2"	(2) 5433	53 1/4" X 45"	5030	60" X 36"
(2) 2654	72 1/4" X 72"	64 1/4" X 74 1/2"	5435	71 1/4" X 69 1/2"	(2) 5434	53 1/4" X 57 1/2"	5040	60" X 48"
(2) 5436 MILLED	6 1/4" X 63"	5433	37 1/4" X 47 1/2"	(2) 5435	53 1/4" X 69 1/2"	5050	60" X 60"	
(2) 5436 MILLED	6 1/4" X 75"	5434	37 1/4" X 59 1/2"	(2) 5436	53 1/4" X 81 1/2"	5060	60" X 72"	
(2) 3454	96 1/4" X 48"	5435	37 1/4" X 71 1/2"	(2) 5434	53 1/4" X 57 1/2"	6050	72" X 36"	
(2) 3554	96 1/4" X 60"	5436	37 1/4" X 83 1/2"	(2) 5435	53 1/4" X 69 1/2"	6050	72" X 48"	
(2) 3654	96 1/4" X 72"	5433	37 1/4" X 95 1/2"	(2) 5436	53 1/4" X 81 1/2"	6060	72" X 60"	
(2) 2554	118 1/4" X 63"	5434	53 1/4" X 69 1/2"	(2) 5433	53 1/4" X 45"	6070	72" X 72"	
(2) 2554	118 1/4" X 75"	5435	53 1/4" X 81 1/2"	(2) 5434	53 1/4" X 57 1/2"	6080	72" X 84"	
5436 / 5436 / 5436	76" X 72"	5436	53 1/4" X 81 1/2"	(2) 5435	53 1/4" X 69 1/2"	6090	72" X 96"	
(2) 5436	53 1/4" X 81 1/2"	(2) 5436	53 1/4" X 81 1/2"	(2) 5436	53 1/4" X 81 1/2"	6100	72" X 108"	
(2) 5434	101" X 14"	(2) 5434	101" X 14"	(2) 5434	101" X 14"	6110	72" X 120"	
(2) 5435	101" X 14"	(2) 5435	101" X 14"	(2) 5435	101" X 14"	6120	72" X 132"	
(2) 5436	101" X 14"	(2) 5436	101" X 14"	(2) 5436	101" X 14"	6130	72" X 144"	

Exterior Door R.O. Chart

DOOR	FRAME R.O.		BLOCK R.O. W/ D.X. P.T.		BLOCK R.O. W/ D.X. P.T.	
	INSULING	OUTSLING	INSULING	OUTSLING	INSULING	OUTSLING
2060	26" X 81 1/2"	26" X 81 1/2"	21 1/4" X 83 1/4"	21 1/4" X 83 1/4"	29" X 84"	29" X 83"
2460	30" X 81 1/2"	30" X 81 1/2"	25 1/4" X 83 1/4"	25 1/4" X 83 1/4"	33" X 84"	33" X 83"
2660	32" X 81 1/2"	32" X 81 1/2"	27 1/4" X 83 1/4"	27 1/4" X 83 1/4"	35" X 84"	35" X 83"
2860	34" X 81 1/2"	34" X 81 1/2"	29 1/4" X 83 1/4"	29 1/4" X 83 1/4"	37" X 84"	37" X 83"
3060	36" X 81 1/2"	36" X 81 1/2"	31 1/4" X 83 1/4"	31 1/4" X 83 1/4"	39" X 84"	39" X 83"
(2) 2060	30 1/2" X 81 1/2"	30 1/2" X 81 1/2"	25 1/2" X 83 1/4"	25 1/2" X 83 1/4"	33 1/2" X 84"	33 1/2" X 83"
(2) 2460	34 1/2" X 81 1/2"	34 1/2" X 81 1/2"	29 1/2" X 83 1/4"	29 1/2" X 83 1/4"	37 1/2" X 84"	37 1/2" X 83"
(2) 2660	36 1/2" X 81 1/2"	36 1/2" X 81 1/2"	31 1/2" X 83 1/4"	31 1/2" X 83 1/4"	39 1/2" X 84"	39 1/2" X 83"
(2) 2860	38 1/2" X 81 1/2"	38 1/2" X 81 1/2"	33 1/2" X 83 1/4"	33 1/2" X 83 1/4"	41 1/2" X 84"	41 1/2" X 83"
(2) 3060	40 1/2" X 81 1/2"	40 1/2" X 81 1/2"	35 1/2" X 83 1/4"	35 1/2" X 83 1/4"	43 1/2" X 84"	43 1/2" X 83"
3060-(1) 10" S.L.	49 1/4" X 81 1/2"	49 1/4" X 81 1/2"	44 1/4" X 81 1/4"	44 1/4" X 81 1/4"	52 1/4" X 84"	52 1/4" X 83"
3060-(2) 10" S.L.	61 1/4" X 81 1/2"	61 1/4" X 81 1/2"	56 1/4" X 81 1/4"	56 1/4" X 81 1/4"	64 1/4" X 84"	64 1/4" X 83"
3060-(1) 12" S.L.	51 1/4" X 81 1/2"	51 1/4" X 81 1/2"	46 1/4" X 81 1/4"	46 1/4" X 81 1/4"	54 1/4" X 84"	54 1/4" X 83"
3060-(2) 12" S.L.	63 1/4" X 81 1/2"	63 1/4" X 81 1/2"	58 1/4" X 81 1/4"	58 1/4" X 81 1/4"	66 1/4" X 84"	66 1/4" X 83"
3060-(1) 14" S.L.	53 1/4" X 81 1/2"	53 1/4" X 81 1/2"	50 1/4" X 81 1/4"	50 1/4" X 81 1/4"	58 1/4" X 84"	58 1/4" X 83"
3060-(2) 14" S.L.	65 1/4" X 81 1/2"	65 1/4" X 81 1/2"	62 1/4" X 81 1/4"	62 1/4" X 81 1/4"	70 1/4" X 84"	70 1/4" X 83"
(2) 2060-(2) 14" S.L.	94" X 81 1/2"	94" X 81 1/2"			91" X 84"	91" X 83"
310 X 810	26" X 98 1/2"	26" X 98 1/2"	21 1/4" X 99 1/4"	21 1/4" X 99 1/4"	29" X 100"	29" X 99"
214 X 810	30" X 98 1/2"	30" X 98 1/2"	25 1/4" X 99 1/4"	25 1/4" X 99 1/4"	33" X 100"	33" X 99"
216 X 810	32" X 98 1/2"	32" X 98 1/2"	27 1/4" X 99 1/4"	27 1/4" X 99 1/4"	35" X 100"	35" X 99"
218 X 810	34" X 98 1/2"	34" X 98 1/2"	29 1/4" X 99 1/4"	29 1/4" X 99 1/4"	37" X 100"	37" X 99"
310 X 810	38" X 98 1/2"	38" X 98 1/2"	33 1/4" X 99 1/4"	33 1/4" X 99 1/4"	41" X 100"	41" X 99"
410 DBL X 810	50 1/2" X 98 1/2"	50 1/2" X 98 1/2"	45 1/4" X 98 1/4"	45 1/4" X 98 1/4"	53 1/4" X 100"	53 1/4" X 99"
510 DBL X 810	62 1/2" X 98 1/2"	62 1/2" X 98 1/2"	57 1/4" X 98 1/4"	57 1/4" X 98 1/4"	65 1/4" X 100"	65 1/4" X 99"
514 DBL X 810	64 1/2" X 98 1/2"	64 1/2" X 98 1/2"	59 1/4" X 98 1/4"	59 1/4" X 98 1/4"	67 1/4" X 100"	67 1/4" X 99"
610 DBL X 810	74 1/2" X 98 1/2"	74 1/2" X 98 1/2"	69 1/4" X 98 1/4"	69 1/4" X 98 1/4"	77 1/4" X 100"	77 1/4" X 99"
310 X 810-(1) 10" S.L.	49 1/4" X 98 1/2"	49 1/4" X 98 1/2"	44 1/4" X 98 1/4"	44 1/4" X 98 1/4"	52 1/4" X 100"	52 1/4" X 99"
310 X 810-(2) 10" S.L.	61 1/4" X 98 1/2"	61 1/4" X 98 1/2"	56 1/4" X 98 1/4"	56 1/4" X 98 1/4"	64 1/4" X 100"	64 1/4" X 99"
310 X 810-(1) 12" S.L.	51 1/4" X 98 1/2"	51 1/4" X 98 1/2"	46 1/4" X 98 1/4"	46 1/4" X 98 1/4"	54 1/4" X 100"	54 1/4" X 99"
310 X 810-(2) 12" S.L.	63 1/4" X 98 1/2"	63 1/4" X 98 1/2"	58 1/4" X 98 1/4"	58 1/4" X 98 1/4"	66 1/4" X 100"	66 1/4" X 99"
310 X 810-(1) 14" S.L.	53 1/4" X 98 1/2"	53 1/4" X 98 1/2"	50 1/4" X 98 1/4"	50 1/4" X 98 1/4"	58 1/4" X 100"	58 1/4" X 99"
310 X 810-(2) 14" S.L.	65 1/4" X 98 1/2"	65 1/4" X 98 1/2"	62 1/4" X 98 1/4"	62 1/4" X 98 1/4"	70 1/4" X 100"	70 1/4" X 99"
510 X 810-(2) 14" S.L.	94" X 98 1/2"	94" X 98 1/2"			91" X 100"	91" X 99"

Sliding Glass Door R.O. Chart

SLIDING GLASS DOOR	ROUGH OPENING		SLIDING GLASS DOOR	ROUGH OPENING	
	FRAME	BLOCK		FRAME	BLOCK
510 X 810 S.G.D.	60 1/4" X 80 1/4"	61 1/4" X 81"	510 X 810 S.G.D.	60 1/4" X 80 1/4"	61 1/4" X 81"
610 X 810 S.G.D.	72 1/4" X 80 1/4"	73 1/4" X 81"	610 X 810 S.G.D.	72 1/4" X 80 1/4"	73 1/4" X 81"
810 X 810 S.G.D.	94 1/4" X 80 1/4"	95 1/4" X 81"	810 X 810 S.G.D.	94 1/4" X 80 1/4"	95 1/4" X 81"
910 X 810 S.G.D.	106 1/4" X 80 1/4"	107 1/4" X 81"	910 X 810 S.G.D.	106 1/4" X 80 1/4"	107 1/4" X 81"
1110 X 810 S.G.D.	128 1/4" X 80 1/4"	129 1/4" X 81"	1110 X 810 S.G.D.	128 1/4" X 80 1/4"	129 1/4" X 81"

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 www.guidadesigngroup.com
 407.241.8121



WINDOW SCHEDULE
 DATA DEVELOPMENT MODEL 1587
 MASTER

Job No.
 24-001
 Drawn By
 J.E.
 Date
 11/18/2024
 Scale
 1/8"=1'-0"
 1/4"=3'-0"
 List #
 N/A

A0.1

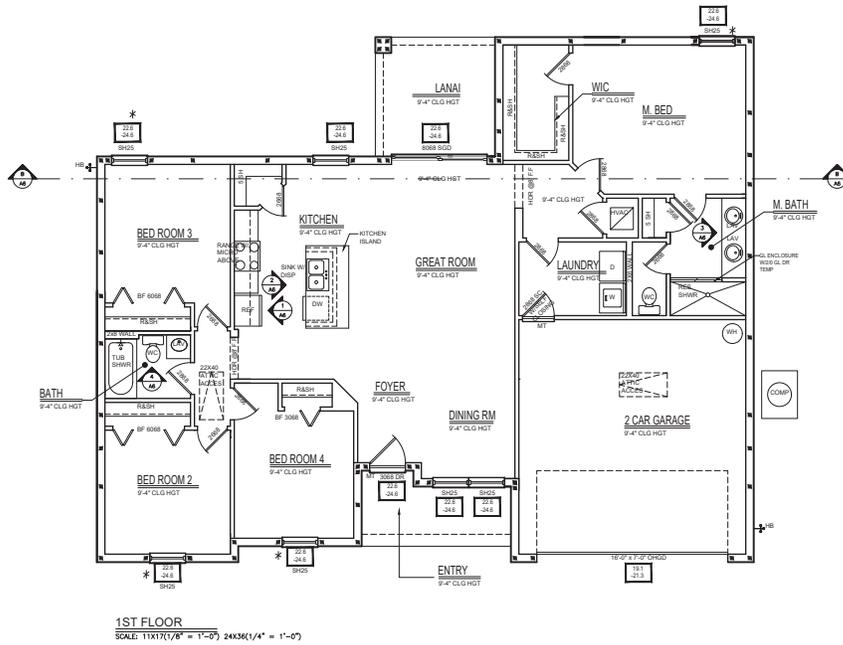
ALBERTO GUIDA
 PE #: 74000 FL

1ST FLOOR PLAN NOTE
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No:
24-001
 Drawn By:
V.E.
 Date:
11/18/2024
 Scale:
1/8" (1X17)
1/4" (2X30)
 Lot #:
N/A

A1

ALBERTO GUIDA
 PE # 74000 FL

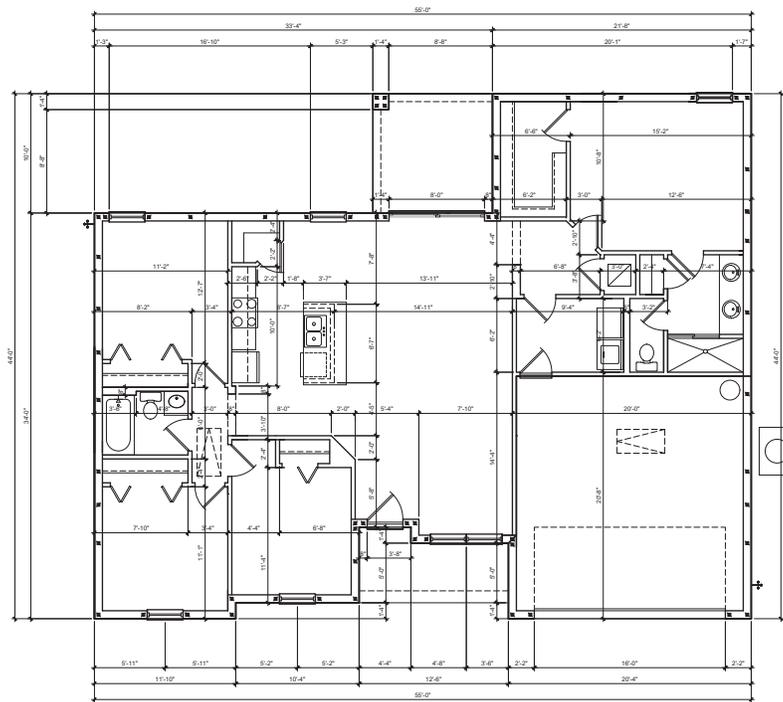


1ST FLOOR
 SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")

- NOTES:**
- 1.) ALL WINDOWS, IN MSTR. AND HALL BATHS TO BE OBS. U.N.O.
 - 2.) ALL EXT. WALLS ARE CONSIDERED AS SHEAR WALLS EXCEPT FOR THOSE PORTIONS OF WALL WITH OPENINGS.
 - 3.) EXTERIOR DOORS AND GARAGE DOOR LEADING TO CONDITIONED SPACE SHALL BE SOLID CORE.
- PF** - DESIGN PRESSURE @ OPENINGS
 - *** - INDICATES EGRESS WINDOWS (COMPLIANCE TO BE VERIFIED PRIOR TO INSTALLATION)
 - TO** - INDICATES TOILET ROOM DOOR PER 2023 FBC-8332.1.1
 - SC** - INDICATES SOLID CORE DOOR
 - 2X BUILT-UP POSTS TO BE NAILED TOGETHER W/ 100's @ 4" O.C. STAGGERED. FIRSTNAIL 2" FROM END U.N.O.
 - ANY GLASS SHOWER ENCLOSURES ARE TO BE TEMPERED GLASS.
 - ALL WOOD IN DIRECT CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD.
 - ///** - INDICATES INTERIOR BRG. WALL TO BE 2x 4 @ 2' SYP @ 16" O.C. W/ MD- BLOCKING PER DETAIL 31/01 U.N.O.
 - - INDICATES ONE-STORY EXTERIOR BEARING WALL
 - - INDICATES 4" FILLED SOLID FORMED CELL ON EACH SIDE OF ROUGH OPENING (W/ OR W/ OUT OPT. SL.) WITH 1 #5 BAR CODE FROM BEAM TO FTS W/ 10" HOOR MIN AND 1/4" ROUND TIES AT 16" O.C. AROUND MASONRY CELL & FORMED CELL VERTICAL #5 BARS. NOTE STEEL REINFORCED #7 MASONRY FILLED CELLS COULD BE USED I.L.O. THE FILLED SOLID FORMED CELLS.
 - ///** - INDICATES INTERIOR BRG. WALL TO BE 4x4 #2 SYP @ 24" O.C. W/ MD- BLOCKING PER DETAIL 31/01 U.N.O.

THE GARAGE DOOR WILL BE DESIGNED TO EXCEED THE WIND SPEED ANTICIPATED IN THE PLANS. WIND SPEED SHOWN ON THE COVER

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



1ST FLOOR
 SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")

Area Tabulations	
Living:	
1st floor:	1583 sf
2nd floor:	N/A sf
Total Living:	1583 sf
Land:	100 sf
Entry:	68 sf
Garage:	404 sf
Terrace:	N/A sf
Total Area:	2155 sf

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN ON THESE PLANS.

THE GARAGE DOOR WILL BE DESIGNED TO EXCEED THE WIND SPEED ANTICIPATED IN THESE PLANS.
 *WIND SPEED SHOWN ON THE COVER

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 Phone: 480.964.4444



1ST FLOOR PLAN DIM
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No.
24-001

Drawn By
J.E.

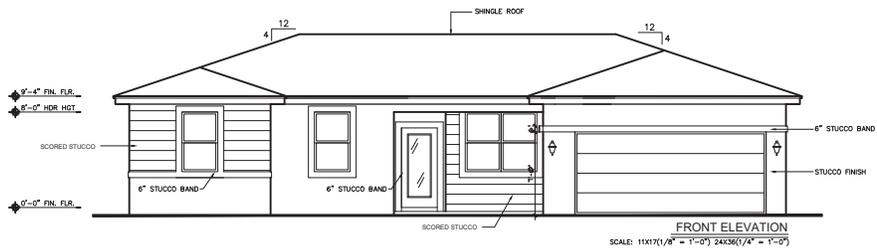
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1/16"=1'-0"

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1/8"=1'-0"

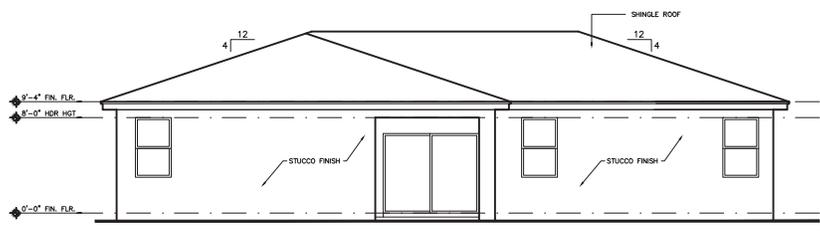
Lot #
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A2

ALBERTO GUIDA
 PE # 74000 FL



FRONT ELEVATION
SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")



REAR ELEVATION
SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and field change orders. All dimensions shall be verified in writing of any variation from the dimensions, conditions and specifications appearing on these plans.

Guida Design Group
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Phone: 305-444-1111

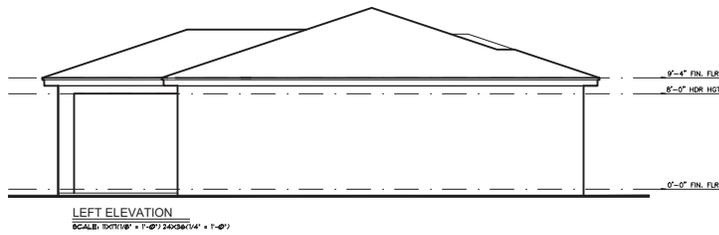
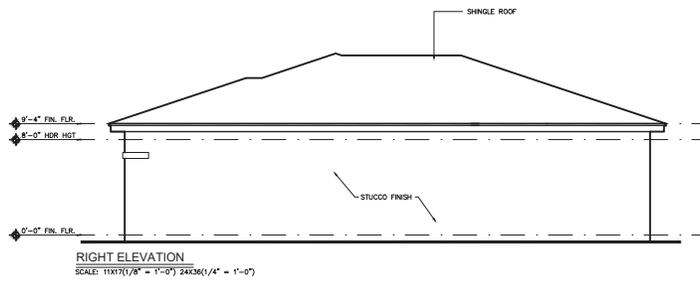


ELEVATIONS
DALA DEVELOPMENT MODEL 1587
MASTER

Job No: 24-001
Drawn By: V.E.
Date: 11/15/2024
Scale: 1/8" (1/16") 1/4" (1/8")
Lot #: N/A

A3

ALBERTO GUIDA
PE # 74000 FL



WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND GUIDE DESIGN GROUP SHALL NOT BE HELD RESPONSIBLE FOR SETTING OF ANY MATERIAL FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

Guida Design Group
 4610 West 9th Street, Suite 111, 32814
 www.guidadesigngroup.com
 Phone: 904.944.1222



ELEVATIONS
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No.
24-001

Drawn By
V.E.

Date
11/15/2024

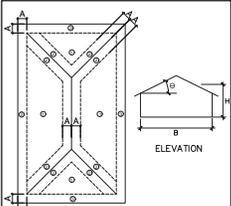
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Lot #
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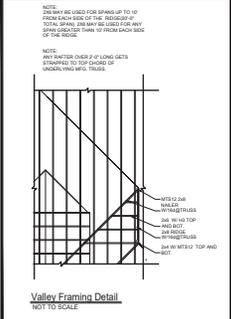
A4

ALBERTO GUIDA
 PE # 74000 FL

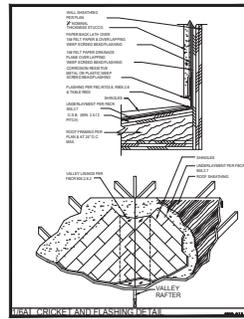
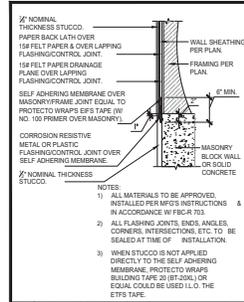
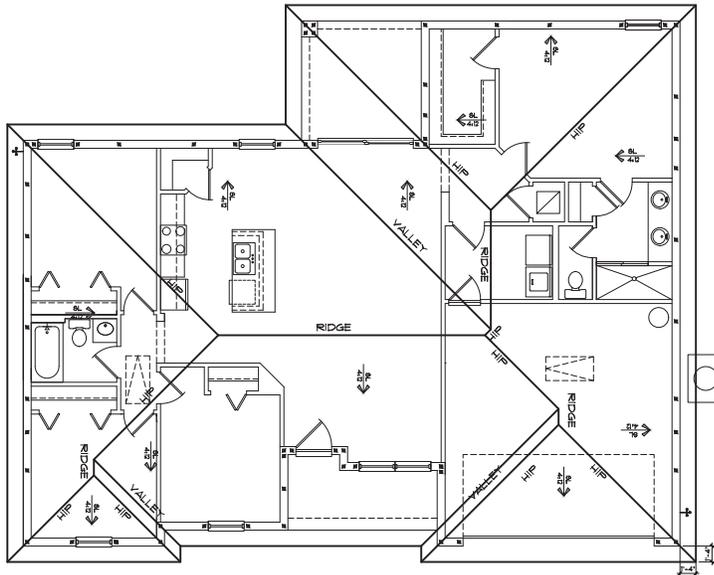
SAS ROOF SHEATHING AND ATTACHMENT						
WIND SPEED	140 K	145 K	150 K	155 K	160 K	165 K
SHEATHING THICKNESS	1/2"	5/8"	3/4"	1"	1 1/8"	1 1/4"
NAILING PATTERN	6" @	6" @	6" @	6" @	6" @	6" @
IN ZONE 2 BUILDING PORTIONS SHALL BE #4 AT PANEL EDGES AND INTERMEDIATE FRAMING.						
NAIL TYPE	2 X 6 1/2"					



NOTE:
 A= 4' IN ALL CASES
 B= HORIZONTAL DIMENSION OF BUILDING MEASURED NORMAL TO WIND DIRECTION IN THE FT (M)
 H= MEAN ROOF HEIGHT, IN FT (M)
 θ= ANGLE OF PLANE FROM HORIZONTAL, IN DEGREES



ATTIC VENTILATION CALCULATIONS
 PER 2003 IBC WITH MIN OF REQUIRED VENTILATION IN UPPER PORTION OF ATTIC SPACE AND BALANCE PROVIDED AT LOWER PORTION (SIZES):
MAIN ROOF CALCULATIONS:
 MIN. REQ'D NET FREE VENTILATION AREA = 1 1/2 (1970 SQ. FT.) 144 SQ. IN. = 472 SQ. IN. IN EACH PORTION
 600 SQ. FT.
 VENTILATION PROVIDED AT LOWER PORTION WITH + (5) OFF-RIDGE VENTS 100 SQ. IN. = 500 SQ. IN. IN RIDGE VENTS
NOTES:
 PLAN SHOWS APPROXIMATE VENT LOCATIONS. ACTUAL LOCATIONS TO BE FIELD DETERMINED.
 FIELD INSTALLED SOFFIT TO PROVIDE A MINIMUM NET FREE VENTILATING AREA OF 400 SQ. IN. CUMULATIVE MAIN ROOF



NOTE:
 NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER/ARCHITECT OF RECORD. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and BIDesign must be notified in writing of any variation from the dimensions, conditions and specifications appearing on these plans.

Guida Design Group
 441 Chapel St., Suite 400, Providence, RI 02904
 www.guidadesigngroup.com
 401-853-8888

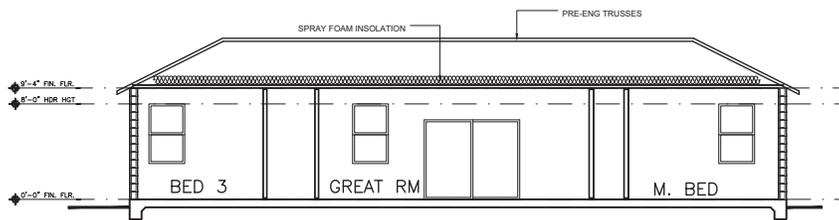


ROOF PLAN
 DATA DEVELOPMENT MODEL 1587
 MASTER

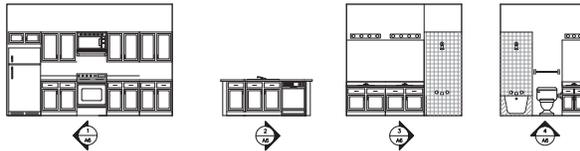
Job No. 24-001
 Drawn By: J.E.
 Date: 11/18/2024
 Scale: 1/8" = 1'-0"
 List # N/A

A5

ALBERTO GUIDA
 PE #: 74000 FL



BUILDING SECTION
 SCALE: 1/16" = 1'-0" 24x36 1/4" = 1'-0"



INTERIOR SECTIONS
 SCALE: 1/16" = 1'-0" 24x36 1/4" = 1'-0"

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 441 Orange St., Suite 101, 32814
 www.guidadesigngroup.com
 Phone: 407-253-1222

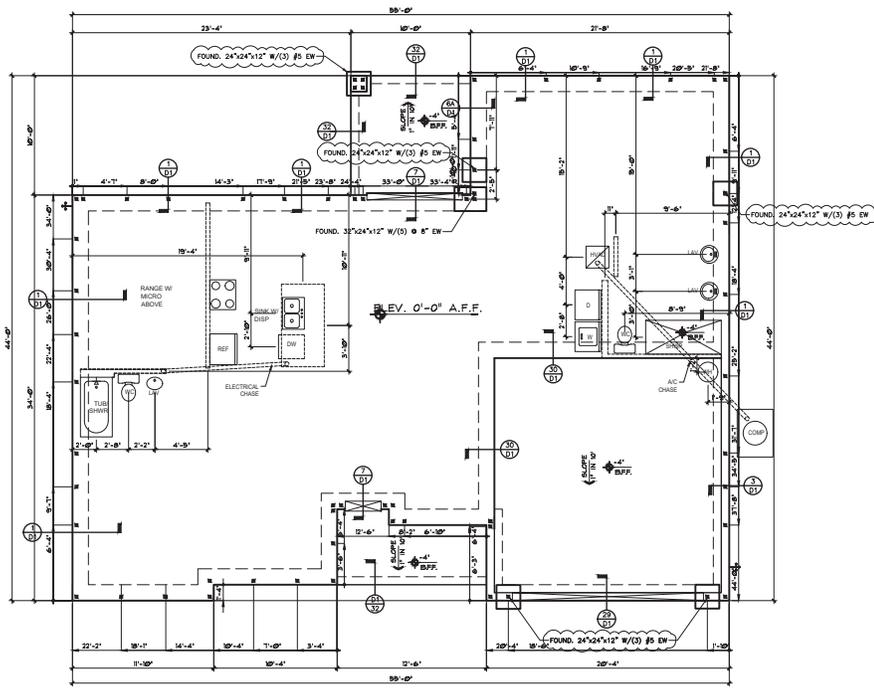


BUILDING SECTION
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No.
24-001
 Drawn By
V.E.
 Date
11/18/2024
 Scale
1/8" (1/16")
 1/4" (24x36)
 Lot #
N/A

A6

ALBERTO GUIDA
 PE #: 74000 FL



FOUNDATION
SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")

- MATERIALS (L.N.O.):**
1. CONCRETE: $f'_c=3000$ psi
 2. REBAR: $f_y=60$ ksi
 3. WOOD STRUCTURAL ELEMENTS: S.Y.P. #2
 4. SOIL (ALLOW. BEARING PRESS.): 2000 psf
 5. BEARING LEVEL SOILS SHOULD EXHIBIT A DENSITY OF AT LEAST 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557 TO A DEPTH OF AT LEAST 1 FT. BELOW FOUNDATION LEVEL.
- NOTE:**
TRUSS LAYOUT MUST BE CHECKED TO CONFIRM THE LOCATION OF BEARING WALLS. THEIR FOUNDATIONS SHALL BE INDICATED IN DETAIL (8-D1) AT THIS PAGE.
- INDICATES TWO-STORY BEARING FOOTING
 - INDICATES A CONCRETE FILLED CELL OF P.C.M.U. WALL WITH (1) #5 REBAR VERT. CONT. FROM FOUNDATION TO BOND BEAM. PROVIDE A MIN. OF 5" LAP ON ALL STEEL REINFORCING BARS.
 - INDICATES GROUTED CELL

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and Guida Design Group, must be notified in writing of any variation from the dimensions, conditions and specifications appearing on these plans.

Guida Design Group
4610 W. 13th St., Suite 111, 33014
www.guidadesigngroup.com
Phone: 305.444.4444

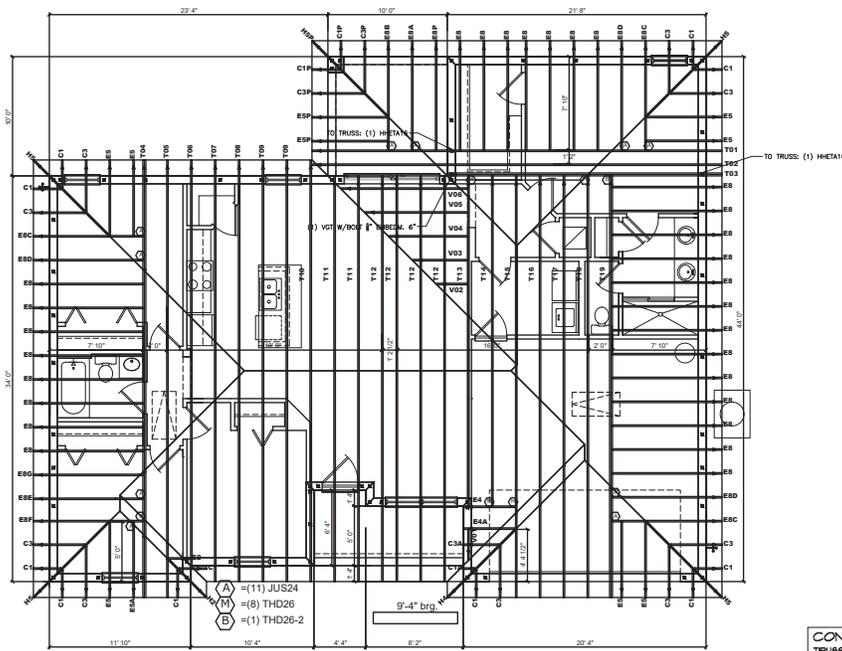


FOUNDATION PLAN
DALA DEVELOPMENT MODEL 1587
MASTER

Job No.
24-001
Drawn By
V.E.
Date
11/18/2024
Scale
1/8" (1/16")
1/4" (1/8")
Lot #
N/A

S1

ALBERTO GUIDA
PE #: 74000 FL



ROOF
 SCALE: 1/8" = 1'-0" 24x36(1/4" = 1'-0")

CONNECTORS (UNO.):
 TRUSSES TO WOOD FRAMING: (1) MT812 W/(14) 1/2x1-1/2"
 TRUSSES TO CHU: (1) HETA16 W/(3) 1/2x1-1/2"
 GABLES TO WOOD FRAMING: HGA10 # 4"
 GABLES TO CHU: HGA10 # 4"

LINTELS (UNO.): #8 @ 16" IT
 IN THE CHU SUPPORT OF EACH GIRDER INSTALL (1)
 REBAR #5 AND CELL GROUTED

FOUNDATIONS:
 FOUNDATIONS: 16" ONE FLOOR

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 4610 W. 13th St., Suite 111, 32814
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 Phone: 407-241-0200



ROOF TRUSSES
 DALA DEVELOPMENT MODEL 1587
 MASTER

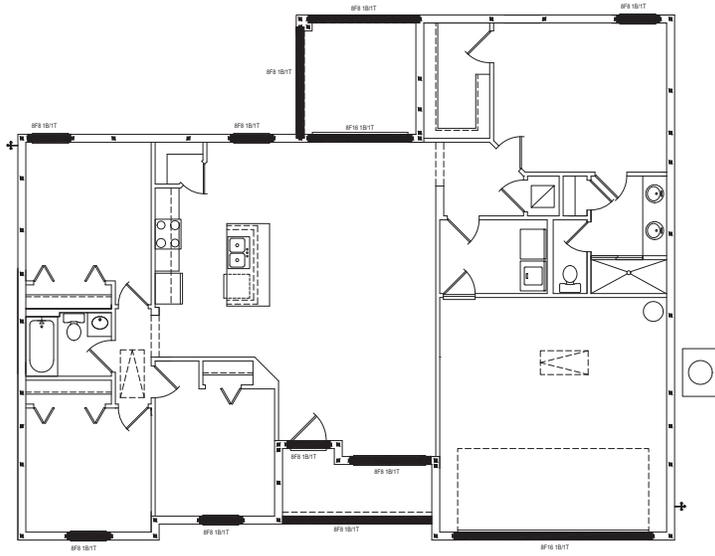
Job No.
 24-001
 Drawn By
 V.E.
 Date
 11/15/2024
 Scale
 1/8" (1X17)
 1/4" (2X36)
 Lot #
 N/A

S2

ALBERTO GUIDA
 PE # 74000 FL

SAFE LOAD TABLES FOR GRAVITY, UPLIFT + LATERAL LOADS

LENGTH	TYPE	GRAVITY															UPLIFT															LATERAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
		BR8	BR8-0B	BR12-0B	BR16-0B	BR20-0B	BR24-0B	BR28-0B	BR32-0B	BR36-0B	BR40-0B	BR44-0B	BR48-0B	BR52-0B	BR56-0B	BR60-0B	BR64-0B	BR68-0B	BR72-0B	BR76-0B	BR80-0B	BR84-0B	BR88-0B	BR92-0B	BR96-0B	BR100-0B	BR104-0B	BR108-0B	BR112-0B	BR116-0B	BR120-0B	BR124-0B	BR128-0B	BR132-0B	BR136-0B	BR140-0B	BR144-0B	BR148-0B	BR152-0B	BR156-0B	BR160-0B	BR164-0B	BR168-0B	BR172-0B	BR176-0B	BR180-0B	BR184-0B	BR188-0B	BR192-0B	BR196-0B	BR200-0B																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
2'-0" (610mm)	PRECAST	2302	3166	4473	6039	7526	9004	10472	11938	13404	14870	16336	17802	19268	20734	22200	23666	25132	26598	28064	29530	30996	32462	33928	35394	36860	38326	39792	41258	42724	44190	45656	47122	48588	50054	51520	52986	54452	55918	57384	58850	60316	61782	63248	64714	66180	67646	69112	70578	72044	73510	74976	76442	77908	79374	80840	82306	83772	85238	86704	88170	89636	91102	92568	94034	95500	96966	98432	99898	101364	102830	104296	105762	107228	108694	110160	111626	113092	114558	116024	117490	118956	120422	121888	123354	124820	126286	127752	129218	130684	132150	133616	135082	136548	138014	139480	140946	142412	143878	145344	146810	148276	149742	151208	152674	154140	155606	157072	158538	160004	161470	162936	164402	165868	167334	168800	170266	171732	173198	174664	176130	177596	179062	180528	181994	183460	184926	186392	187858	189324	190790	192256	193722	195188	196654	198120	199586	201052	202518	203984	205450	206916	208382	209848	211314	212780	214246	215712	217178	218644	220110	221576	223042	224508	225974	227440	228906	230372	231838	233304	234770	236236	237702	239168	240634	242100	243566	245032	246498	247964	249430	250896	252362	253828	255294	256760	258226	259692	261158	262624	264090	265556	267022	268488	269954	271420	272886	274352	275818	277284	278750	280216	281682	283148	284614	286080	287546	289012	290478	291944	293410	294876	296342	297808	299274	300740	302206	303672	305138	306604	308070	309536	311002	312468	313934	315400	316866	318332	319798	321264	322730	324196	325662	327128	328594	330060	331526	332992	334458	335924	337390	338856	340322	341788	343254	344720	346186	347652	349118	350584	352050	353516	354982	356448	357914	359380	360846	362312	363778	365244	366710	368176	369642	371108	372574	374040	375506	376972	378438	379904	381370	382836	384302	385768	387234	388700	390166	391632	393098	394564	396030	397496	398962	400428	401894	403360	404826	406292	407758	409224	410690	412156	413622	415088	416554	418020	419486	420952	422418	423884	425350	426816	428282	429748	431214	432680	434146	435612	437078	438544	440010	441476	442942	444408	445874	447340	448806	450272	451738	453204	454670	456136	457602	459068	460534	462000	463466	464932	466398	467864	469330	470796	472262	473728	475194	476660	478126	479592	481058	482524	483990	485456	486922	488388	489854	491320	492786	494252	495718	497184	498650	500116	501582	503048	504514	505980	507446	508912	510378	511844	513310	514776	516242	517708	519174	520640	522106	523572	525038	526504	527970	529436	530902	532368	533834	535300	536766	538232	539698	541164	542630	544096	545562	547028	548494	549960	551426	552892	554358	555824	557290	558756	560222	561688	563154	564620	566086	567552	569018	570484	571950	573416	574882	576348	577814	579280	580746	582212	583678	585144	586610	588076	589542	591008	592474	593940	595406	596872	598338	599804	601270	602736	604202	605668	607134	608600	610066	611532	612998	614464	615930	617396	618862	620328	621794	623260	624726	626192	627658	629124	630590	632056	633522	634988	636454	637920	639386	640852	642318	643784	645250	646716	648182	649648	651114	652580	654046	655512	656978	658444	659910	661376	662842	664308	665774	667240	668706	670172	671638	673104	674570	676036	677502	678968	680434	681900	683366	684832	686298	687764	689230	690696	692162	693628	695094	696560	698026	699492	700958	702424	703890	705356	706822	708288	709754	711220	712686	714152	715618	717084	718550	720016	721482	722948	724414	725880	727346	728812	730278	731744	733210	734676	736142	737608	739074	740540	742006	743472	744938	746404	747870	749336	750802	752268	753734	755200	756666	758132	759598	761064	762530	763996	765462	766928	768394	769860	771326	772792	774258	775724	777190	778656	780122	781588	783054	784520	785986	787452	788918	790384	791850	793316	794782	796248	797714	799180	800646	802112	803578	805044	806510	807976	809442	810908	812374	813840	815306	816772	818238	819704	821170	822636	824102	825568	827034	828500	829966	831432	832898	834364	835830	837296	838762	840228	841694	843160	844626	846092	847558	849024	850490	851956	853422	854888	856354	857820	859286	860752	862218	863684	865150	866616	868082	869548	871014	872480	873946	875412	876878	878344	879810	881276	882742	884208	885674	887140	888606	890072	891538	893004	894470	895936	897402	898868	900334	901800	903266	904732	906198	907664	909130	910596	912062	913528	914994	916460	917926	919392	920858	922324	923790	925256	926722	928188	929654	931120	932586	934052	935518	936984	938450	939916	941382	942848	944314	945780	947246	948712	950178	951644	953110	954576	956042	957508	958974	960440	961906	963372	964838	966304	967770	969236	970702	972168	973634	975100	976566	978032	979498	980964	982430	983896	985362	986828	988294	989760	991226	992692	994158	995624	997090	998556	1000022	1001488	1002954	1004420	1005886	1007352	1008818	1010284	1011750	1013216	1014682	1016148	1017614	1019080	1020546	1022012	1023478	1024944	1026410	1027876	1029342	1030808	1032274	1033740	1035206	1036672	1038138	1039604	1041070	1042536	1044002	1045468	1046934	1048400	1049866	1051332	105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NOTE:
 LINTEL CALL OUT INDICATE
 MIN LINTEL SIZE THAT CAN
 BE USED

Guida Design Group
 4610 West 9th Street, Suite A, 32814
 www.guidadesigngroup.com
 Phone: 407-441-1222



LINTEL PLAN
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No:
 24-001
 Drawn By:
 V.E.
 Date:
 11/15/2024
 Scale:
 1/8" (1X17)
 1/4" (2X30)
 Lot #:
 N/A

S4

ALBERTO GUIDA
 PE # 74000 FL

NOTES

1. PROVIDE A NOTE THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE NEC 2020 NFPA 70, FCC 107.2.1.

2. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 600 MM (24 IN.) MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. THE LOCATION OF THE RECEPTACLES SHALL BE IN ACCORDANCE WITH 210.52(C)(3).

3. RECEPTACLE OUTLETS, IF INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, SHALL BE INSTALLED IN ACCORDANCE WITH 210.52(C)(3). IF A RECEPTACLE OUTLET IS NOT PROVIDED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, PROVISIONS SHALL BE PROVIDED AT THE ISLAND OR PENINSULA FOR FUTURE ADDITION OF RECEPTACLE OUTLET TO SERVE THE ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE. NEC 2020 210.52 (C)(3)(1)(2).

4. ALL SERVICE SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTOR DEVICE (SPD). SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT. NEC 2020 230.47

5. ALL 125-VOLT, THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A)(1) THROUGH (A)(11) AND SUPPLIED BY A SINGLE-PHASE BRANCH CIRCUIT RATED 1150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. NEC 210.8(A)

ELECTRICAL FIXTURE NOTES

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH 2020 N.E.C.

2. ALL 100-VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SERVING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, BREAK ROOMS, KITCHENS, BATHS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED RESIDUAL CURRENT INTERRUPTER (RCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (2020 N.E.C. 210.108)

3. IN ALL AREAS SPECIFIED IN 2020 N.E.C. 210.32 ALL 125-VOLT 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (2020 N.E.C. 800.154)

4. A MINIMUM OF ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN THE DWELLING AND CABLED TO THE SERVICE PROVIDED DEMARCATION POINT (2020 N.E.C. 800.154)

5. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL (2020 N.E.C. 210.8)

6. DWELLING UNITS- ALL 125-VOLT, SINGLE-PHASE 15 AND 20 - AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN:

1. BATHROOMS;

2. GARAGE AND ALSO ACCESSORY BUILDINGS THAT HAVE FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED FOR VEHICLE STORAGE AND LIMITED TO STORAGE AREA WORK AREAS;

3. KITCHENS- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE;

4. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

7. OUTDOORS;

8. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

9. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

10. OUTDOORS;

11. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

12. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

13. OUTDOORS;

14. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

15. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

16. OUTDOORS;

17. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

18. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

19. OUTDOORS;

20. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

21. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

22. OUTDOORS;

23. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

24. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

25. OUTDOORS;

26. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

27. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

28. OUTDOORS;

29. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

30. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

31. OUTDOORS;

32. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

33. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

34. OUTDOORS;

35. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

36. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

37. OUTDOORS;

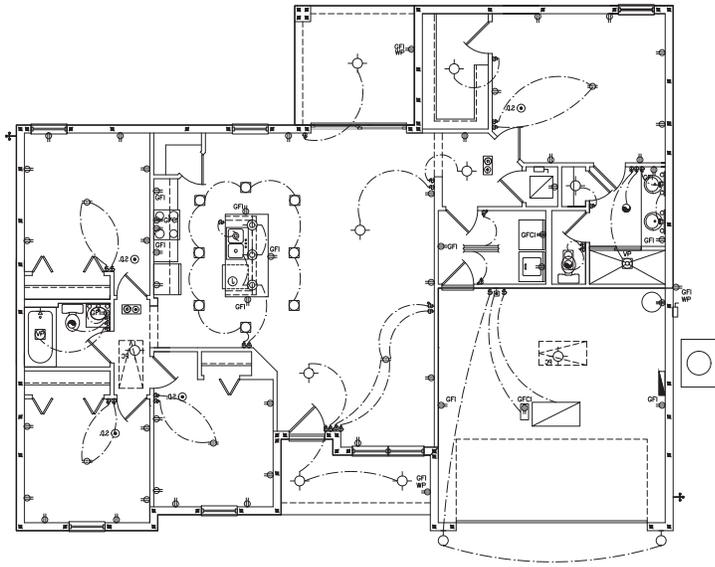
38. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

39. LAUNDRY, UTILITY AND WET BAR SINK - WHERE THE RECEPTACLE IS INSTALLED WITHIN 1.8 M (6 FT) TO THE EDGE OF THE SINK.

40. OUTDOORS;

41. POOL- WHERE THE RECEPTACLE IS INSTALLED TO SERVE THE COUNTERTOP SURFACE.

1ST FLOOR
SCALE: 1/16" = 1'-0" 24x36(1/4" = 1'-0")



FIXTURE LEGEND

- Pendant Mounted Light
- Ceiling Mounted Light
- Pull Chain Light
- Recessed Light
- Wall Mounted Light
- Wall Wash Recessed
- Duplex Receptacle
- 220 V Receptacle
- 1/2 in. 1/2 switched Water Proof Receptacle
- Floor Receptacle
- Prewire for City Fan
- Ground Fault Interrupter
- Wall Switch
- 3-Way Switch
- Dimmer Switch
- Telephone Jack
- Cable Jack
- Prewire Garage Door Opener
- Fluorescent Light Electrical Panel
- Chime
- Door Bell/Garage Door Switch
- Disconnect Switch
- Electrical Meter
- Smoke Detector
- Ceiling Fan
- Chandelier
- Spot Light
- Flush Mount Fluorescent Light
- Exhaust Fan
- Fan/Light Combination
- Garbage Disposal Motor
- Speaker
- Junction Box
- Track Lighting
- Theoretical Strip
- Carbon Monoxide & Smoke Detector Combo

NOTES:

1. OWNER/BUILDER TO VERIFY EXACT LOCATION OF RECESSED OUTLETS IN FIELD.
 2. LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND ARE NOT NEAR LOCAL CODE REQUIREMENTS. ADDITIONS OR ABANDONMENT MAY BE MADE BETWEEN OWNER AND BUILDER IN THE FIELD OR BY SEPARATE PLANNING PER AGREEMENT.
 3. ALL CABLES IN THE BATH, BEDROOM, GARAGE AND STAIRS TO BE O.C.P. ALL OUTLETS IN BEDROOMS TO BE GFI.
 4. ALL CABLES OVER COUNTERTOPS TO BE 4" ASB UNLESS OTHERWISE NOTED.
 5. ALL SAFETY DEVICES TO BE HARD WIRED, INTERCONNECTED AND BE REGULATED PER NFPA 72 CURRENT EDITION RECEPTACLES WHEN # OF A LAUNDRY RECEPTACLE.
 6. PROTECTED PER NEC 210.8 IS.
 7. RECEPTACLES IN WET LOCATIONS PER NEC 408.16 IS & ALL ELECTRICAL SHALL COMPLY TO NATIONAL ELECTRICAL CODE 2020. ELECTRICAL METERS AND PANEL LOCATION MAY VARY AS PER SERVICE PROVIDER LOCATION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractor shall verify and be responsible for dimensions and conditions of the job and Guide Design Group shall be notified in writing of any variation from the dimensions, conditions and specifications appearing on these plans.

Guida Design Group
441 O'Brien St., Suite 111, 32814
www.guidadesigngroup.com
Phone: 904.243.1234

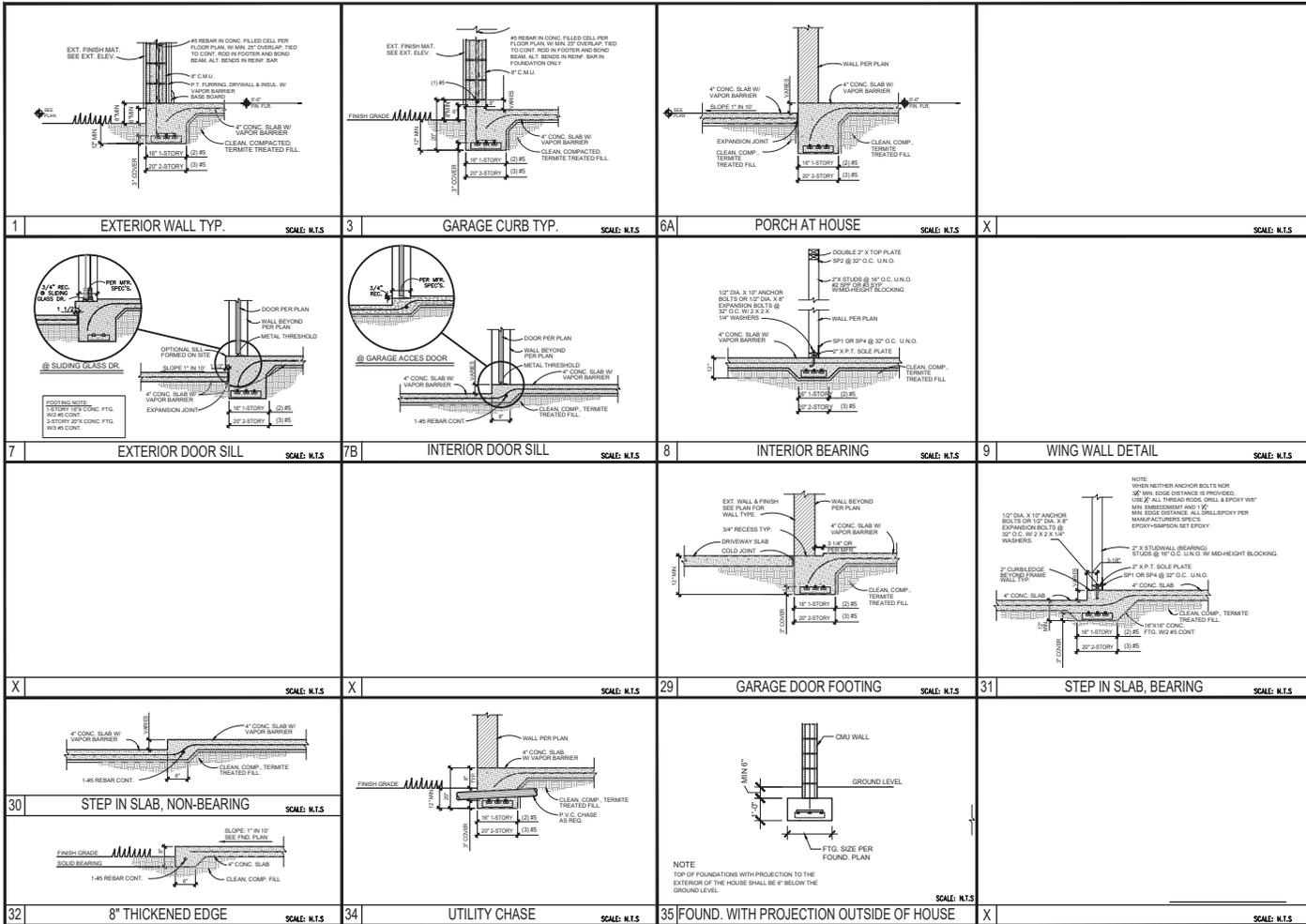


1ST ELEC FLOOR LAYOUT
DATA DEVELOPMENT MODEL 1587
MASTER

Job No. 24-001
Drawn By: J.E.
Scale: 1/16"=1'-0"
Date: 11/18/2024
List # N/A

E1

ALBERTO GUIDA
PE #: 74000 FL



Guida Design Group
 4410 Chrysalis Ct., Suite #1, 32814
 www.guidadesigngroup.com
 Phone: 904.979.0000

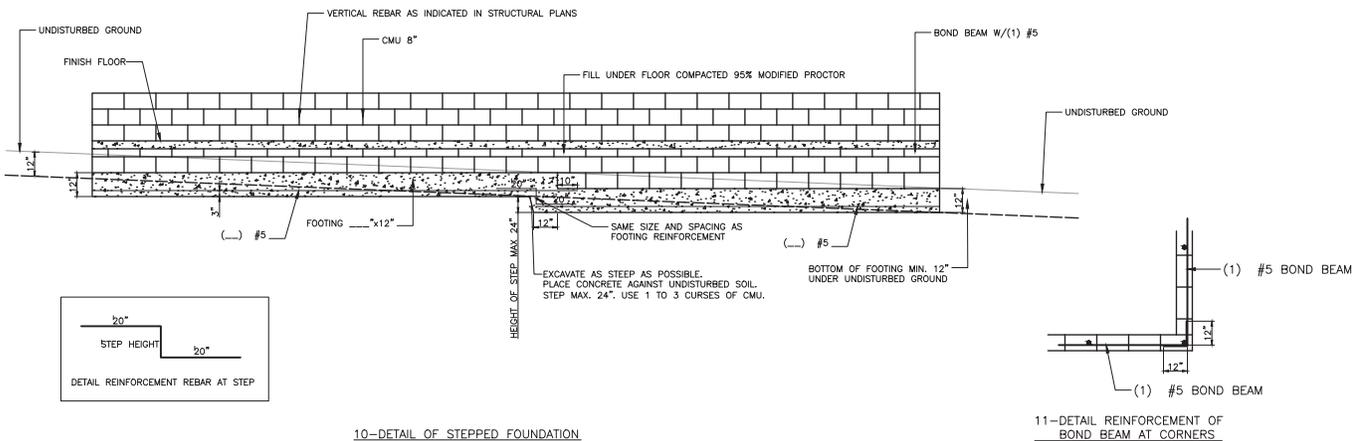


DETAILS
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No:
 24-001
 Drawn By:
 J.E.
 Date:
 11/18/2024
 Scale:
 1/8" (1X17)
 1/4" (2X35)
 List #:
 N/A

D1

ALBERTO GUIDA
 PE #: 74000 FL

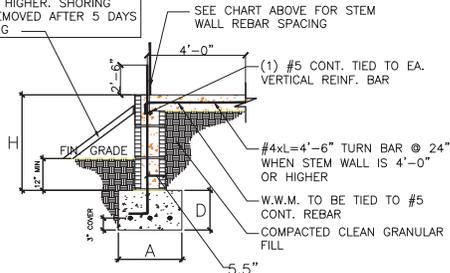


10-DETAIL OF STEPPED FOUNDATION

11-DETAIL REINFORCEMENT OF BOND BEAM AT CORNERS

EXTERIOR SHORING BY CONTRACTOR AS REQUIRED WHEN STEM WALL IS 4'-0" OR HIGHER. SHORING SHALL BE REMOVED AFTER 5 DAYS SLAB POURING

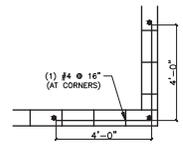
SEE FOUNDATION PLAN FOR REBAR SPACING ABOVE SLAB LEVEL



12-STEM WALL FOOTING SCHEDULE

STEM WALL HEIGHT (H)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	MAXIMUM REBAR SPACING (O.C.) IN STEM WALL
	(X1 STORY)	(X2 STORY)	(X1 STORY)	(X2 STORY)		
2'-0" - 2'-0"	12"	12"	16"	20"	W/ (2) #5 BARS	6'-0"
2'-8" - 4'-0"	12"	12"	20"	24"	W/ (2) #5 BARS	4'-0"
4'-8" - 6'-0"	12"	12"	32"	32"	W/ (3) #5 BARS	2'-8"

- NOTES:
1. VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GROSS TROSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
 2. W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0". FIBERESH CAN NOT BE USED AND #4 TURN BARS @ 24" ARE REQUIRED, WITH EACH BAR TIED WITH VERTICAL BAR AND EXTENDED OUT A MIN. 4'-0" INTO SLAB
 3. IF STEM WALL IS REQ'D TO BE HIGHER, CONTACT ENGINEERS OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
 4. O.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
 5. #4 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL GROUTED SOLID WHEN STEM WALL IS 4'-0" OR HIGHER (TYPICAL ALL CORNERS SEE DETAIL 13)
 6. IF STEM WALL IS WITHIN 5'-0" POOL OR AND WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE
 7. ALL STEM WALLS SHALL BE FULLY GROUTED.
 8. R-403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTING (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.



13-DETAIL REINFORCEMENT @ 16" AT CORNERS OF STEM WALL

Guida Design Group
4610 W. 13th St., Suite 111, Fort Lauderdale, FL 33304
www.guidadesigngroup.com
Phone: 954.349.1111

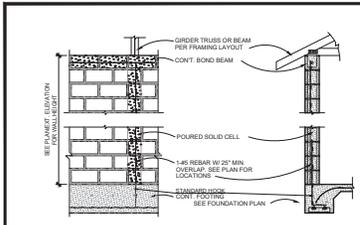


DETAILS
DALA DEVELOPMENT MODEL 1587
MASTER

Job No. 24-001
Date: 11/18/2024
Drawn By: J.E.
Scale: 1/8"=1'-0" (1:12)
List # N/A

D1.S

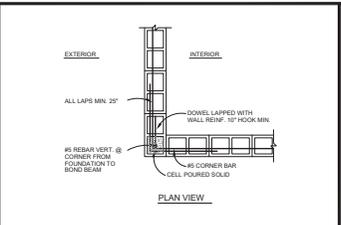
ALBERTO GUIDA
PE #: 74000 FL



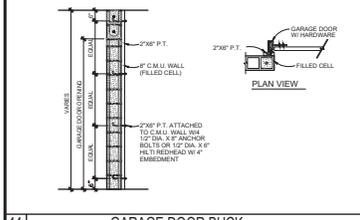
37 POST IN EXTERIOR BLOCK WALL SCALE: N.T.S.



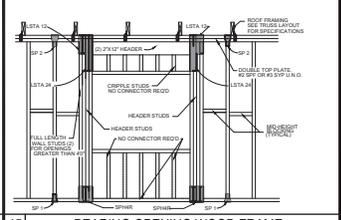
42 CORNER-VERTICAL WALL REINF. SCALE: N.T.S.



43 MASONRY/FRAME ATTACHMENT SCALE: N.T.S.



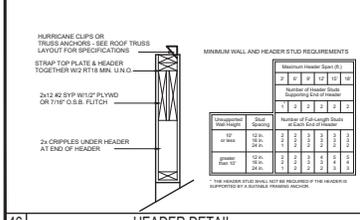
44 GARAGE DOOR BUCK SCALE: N.T.S.



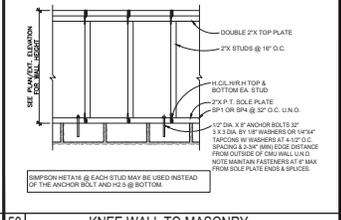
45 BEARING OPENING WOOD FRAME SCALE: N.T.S.



46 HEADER DETAIL SCALE: N.T.S.



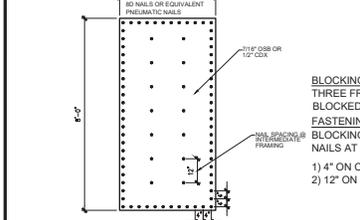
47 MINIMUM WALL AND HEADER STUD REQUIREMENTS



48 KNEE WALL TO MASONRY SCALE: N.T.S.



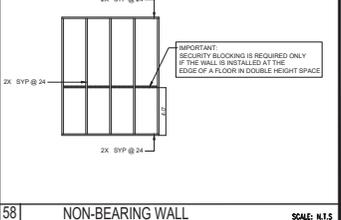
49 BUCK DETAIL SCALE: N.T.S.



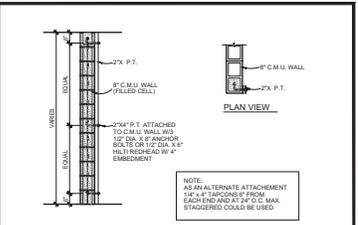
50 EXT. NAILING PATTERN DETAIL SCALE: N.T.S.



51 NON-BEARING WALL SCALE: N.T.S.



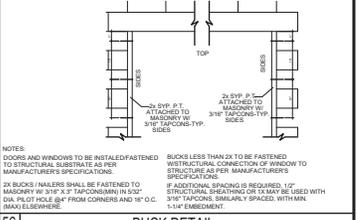
52 NON-BEARING WALL SCALE: N.T.S.



53 MASONRY/FRAME ATTACHMENT SCALE: N.T.S.



54 BEARING OPENING WOOD FRAME SCALE: N.T.S.



55 HEADER DETAIL SCALE: N.T.S.



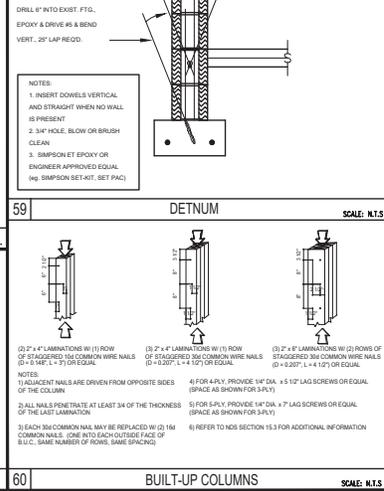
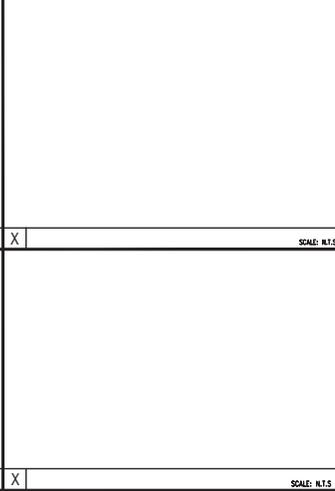
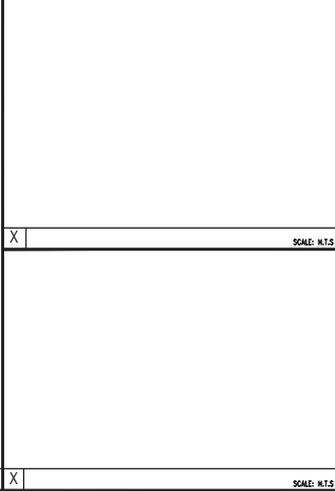
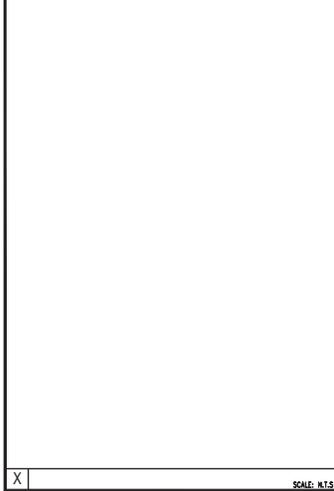
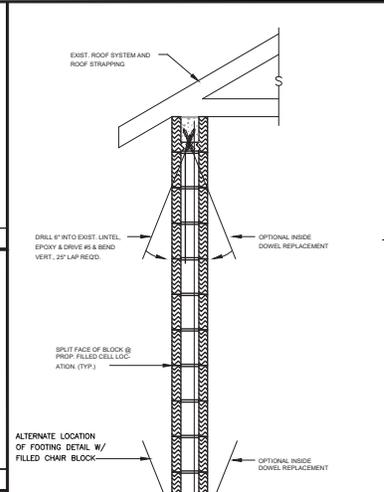
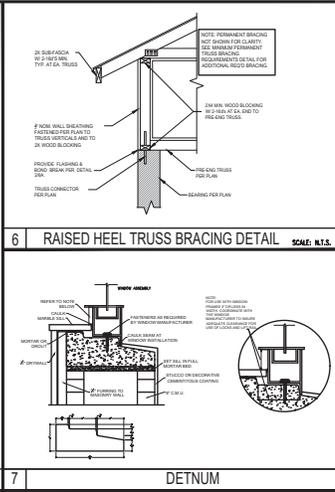
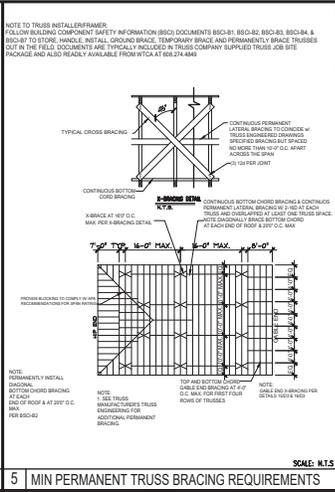
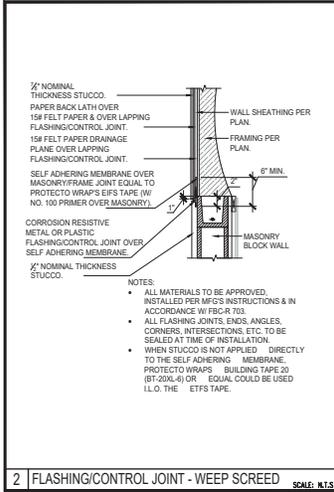
56 BUCK DETAIL SCALE: N.T.S.

Guide Design Group
 4410 Orange Ave., Suite 100, Ft. Lauderdale, FL 33304
 www.guidegroup.com
 954.566.8888

LUDA GROUP
 A Division of Guide Design Group

DETAILS
 DATA DEVELOPMENT MODEL 1587
 MASTER

Job No.
 24-001
 Drawn By
 V.E.
 Date
 11/15/2024
 Scale
 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 3/4" = 9'-0"
 1" = 12'-0"
 1 1/2" = 18'-0"
 2" = 24'-0"
 3" = 36'-0"
 4" = 48'-0"
 6" = 72'-0"
 8" = 96'-0"
 10" = 120'-0"
 12" = 144'-0"
 15" = 180'-0"
 18" = 216'-0"
 24" = 288'-0"
 30" = 360'-0"
 36" = 432'-0"
 48" = 576'-0"
 60" = 720'-0"
 72" = 864'-0"
 96" = 1152'-0"
 120" = 1440'-0"
 144" = 1728'-0"
 180" = 2160'-0"
 216" = 2592'-0"
 240" = 2880'-0"
 300" = 3600'-0"
 360" = 4320'-0"
 432" = 5184'-0"
 480" = 5760'-0"
 540" = 6480'-0"
 600" = 7200'-0"
 720" = 8640'-0"
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 216000000000000000" = 2592000000000000000'-0"
 240000000000000000" = 2880000000000000000'-0"
 270000000000000000" = 3240000000000000000'-0"
 300000000000000000" = 3600000000000000000'-0"
 360000000000000000" = 4320000000000000000'-0"
 432000000000000000" = 5184000000000000000'-0"
 480000000000000000" = 5760000000000000000'-0"
 540000000000000000" = 6480000000000000000'-0"
 600000000000000000" = 7200000000000000000'-0"
 720000000000000000" = 8640000000000000000'-0"
 840000000000000000" = 10080000000000000000'-0"
 960000000000000000" = 11520000000000000000'-0"
 1080000000000000000" = 12960000000000000000'-0"
 1200000000000000000" = 14400000000000000000'-0"
 1440000000000000000" = 17280000000000000000'-0"
 1680000000000000000" = 20160000000000000000'-0"
 1920000000000000000" = 23040000000000000000'-0"
 2160000000000000000" = 25920000000000000000'-0"
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 5400000000000000000" = 64800000000000000000'-0"
 6000000000000000000" = 72000000000000000000'-0"
 7200000000000000000" = 86400000000000000000'-0"
 8400000000000000000" = 100800000000000000000'-0"



Guida Design Group
 4410 W. 13th St., Suite 101, Aurora, CO 80014
 www.guidadesigngroup.com
 303.733.8888

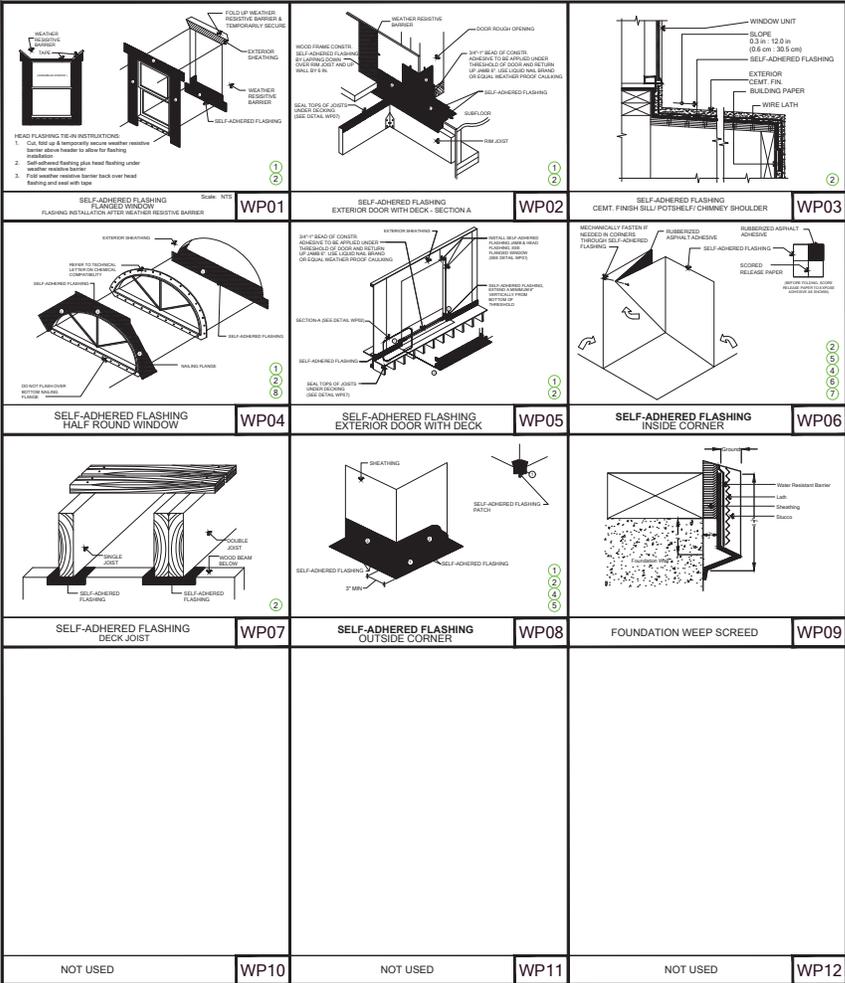
LUDA GROUP
 DATA DEVELOPMENT MODEL 1587
 MASTER

DETAILS
 DATA DEVELOPMENT MODEL 1587
 MASTER

Job No.
 24-001
 Drawn By
 J.G.E.
 Date
 11/18/2024
 Scale
 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 1" = 12'-0"
 List #
 N/A

D4

ALBERTO GUIDA
 PE # 74000 FL



THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FSC R703.2.1

Detail Instructions
 Refer to the number marked as (A) in each detail that corresponds to the numbered items in the list of instructions below:

1. Install self-adhered flashing in order as shown by numbers
2. Install flashing and weather resistive barrier to form water-shedding laps
3. Self-adhered flashing can be substituted for building paper
4. Split the release paper using the ripcord (split) release on demand, embedded in the adhesive layer. For ease of installation and to minimize scoring cuts
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (8" x 8" Minimum)
6. Fold as shown by arrows
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
8. Mechanically fasten as necessary

FLASHING REQUIREMENTS

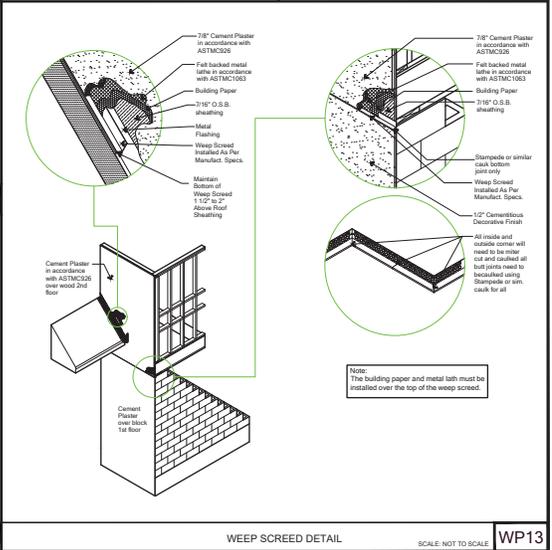
R703.12 Flashing, Sealants and Weatherstripping Flashing and sealants for exterior windows shall comply with Section R703.4

R703.2 Weather-resistant sheathing Paper One layer of No. 15 asphalt felt, free from holes and inlays, complying with ASTM D 226, or Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied successively with the upper lap placed over the lower lap not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1

Exception: Omission of the water-resistive barrier is permitted in the following situations:
 1. In detached accessory buildings.
 2. Inside exterior wall finish materials as permitted in:

R703.4 Flashing Approved corrosion-resistant flashing shall be applied single-flange in a manner to prevent entry of water into sheath cavity or penetration deeper to the building structural framing components. Self-adhered membranes used as flashing shall comply with ASTM F71. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at all of the following locations:
 1.1 Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following or other approved method:
 1.1.1 The manufacturer's written flashing instructions.
 1.2 The flashing manufacturer's written installation instructions.
 1.3 In accordance with FMA/AMA 100, FMA/AMA 200, or FMA/NDMA 200.
 1.4 In accordance with the flashing method of a registered design professional.
 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco coverings.
 3. Under and at the ends of masonry, wood or metal copings and sills.
 4. Continuously above all projecting wood trim.
 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
 6. At wall and roof intersections.
 7. At built-in gutters.

R703.15 Drained assembly wall over mass assembly wall. Where wood frame or other types of drained wall assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed as required by R703.4.



Guida Design Group
 4400 York Rd., Suite 11, 3284
 www.guidadesigngroup.com
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LUDA GROUP

WATERPROOFING DETAILS
 DALA DEVELOPMENT MODEL 1587
 MASTER

Job No: 24-001
 Drawn By: V.E.
 Date: 11/18/2024
 Scale: 1/8" (1:1X17)
 1/4" (1:4X30)
 Lot #: N/A

WP

ALBERTO GUIDA
 PE #: 74000 FL



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20314

Agenda Date: 8/18/2025

Agenda No.: 6.6.

SUBJECT:

Reed Screen Room - Waiver Request to Major Site Plan

Marion Oaks Lot 4

Project #2025080007 #33166 Parcel # 8010-0903-04

Wilmoth Reed

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3)A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to build a 12 x 22 - 264 square feet screen room addition. The screen room would be over the allowed impervious for the lot allowance.

August 15, 2025

PROJECT NAME: REED SCREEN ROOM
PROJECT NUMBER: 2025080007
APPLICATION: DRC WAIVER REQUEST #33166

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 8010-0903-04 is within the Marion County Utility service area and is an existing MCU water customer. MCU has no comment on the waiver, as the proposed screen room will have no impact on utilities or flows.

The parcel is located outside of the Urban Growth Boundary and the Primary Springs Protection Zone.
Marion Oaks – Unit 10 ARPA.**

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.23 -acre parcel (8010-0903-04) and according to the MCPA, there is approximately 3,538 sf existing impervious area on-site. The applicant is proposing to add 264 sf for screen room. The total existing and proposed impervious area is 3,802 sf. The site will be approximately 295 sf over the allowed 3,507 sf per LDC (35% of lot area). There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

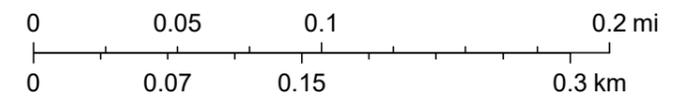
Marion County Florida - Interactive Map



8/5/2025, 8:27:04 AM

1:4,514

- Marion County
- Parcels
- Streets
- Green: Band_2
- Blue: Band_3
- Red: Band_1



Marion County Property Appraiser, OCE, Marion County BOCC

33146



**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

Date: 8/1/25 Parcel Number(s): 8010-0903-04 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Reed Screen Room Commercial Residential
Subdivision Name (if applicable): Marion Oaks
Unit 10 Block 903 Lot 4 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): Wilmoth Reed
Signature: [Handwritten Signature]
Mailing Address: 7080 SW 129th PL City: Ocala
State: FL Zip Code: 34473 Phone # 850-728-7054
Email address: calboy53@hotmail.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): _____ Contact Name: Wilmoth Reed
Mailing Address: 7080 SW 129th PL City: Ocala
State: FL Zip Code: 34473 Phone # 850-728-7054
Email address: calboy53@hotmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Applicant/Homeowner request a waiver to build a 12'x22' 264sf screen room addition. The screen room addition would be over the allowed impervious for the lot allowance.

DEVELOPMENT REVIEW USE:

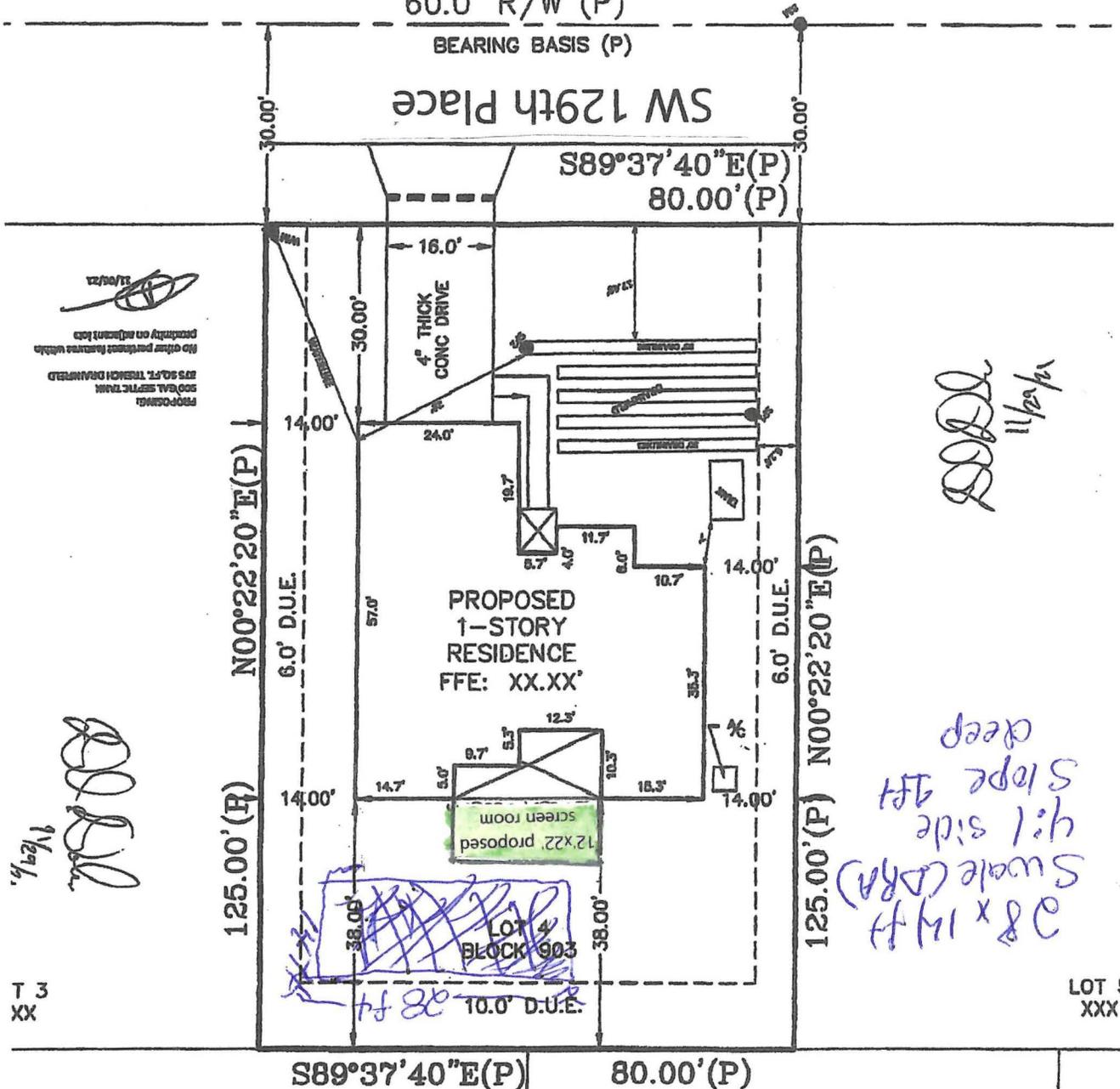
Received By: [Handwritten Signature] Date Processed: 8/1/25 Project # 2025080007 AR # 33146

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

LEGAL DESCRIPTION
LOT 4, BLOCK 903,
MARION OAKS, UNIT 10,
AS RECORDED IN PLAT BOOK O, PAGES 194-213,
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



SW 129TH PLACE
 BALTIMORE STREET (P)
 60.0' R/W (P)



PROPOSED:
 500 GAL SEPTIC TANK
 275 SQ. FT. TRENCH DRAINAGE
 11/20/21

Handwritten signature
 11/20/21

Handwritten signature
 11/20/21

Handwritten notes:
 8' x 11' ft
 Swale (CRRA)
 4:1 side
 Slope 9ft
 deep

T 3
 XX

LOT 1
 XXX

LOT 14
 XXX

LOT 13
 XXX



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20315

Agenda Date: 8/18/2025

Agenda No.: 6.7.

SUBJECT:

**Johnathan Hernandez & Cira Franco Hernandez - Waiver Request for Family Division
Project #2025070072 #33128 Parcel # 44676-200101
Johnathan Hernandez & Cira Franco Hernandez**

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.



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

Date: 7/22/25 Parcel Number(s): 44676-200101 Permit Number:

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Commercial [] Residential [X] 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.

Name (print): Johnathan Hernandez + Ciria L Franco-Hernandez Signature: [Signatures] Mailing Address: 13297 S.W. 60th Ave. City: Ucala State: FL Zip Code: 31473 Phone # 352 445 7255 / 786 838 8406 Email address: ciria0224@gmail.com / John60582@gmail.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): same as above Contact Name: Mailing Address: City: State: Zip Code: Phone # Email address:

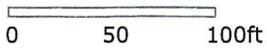
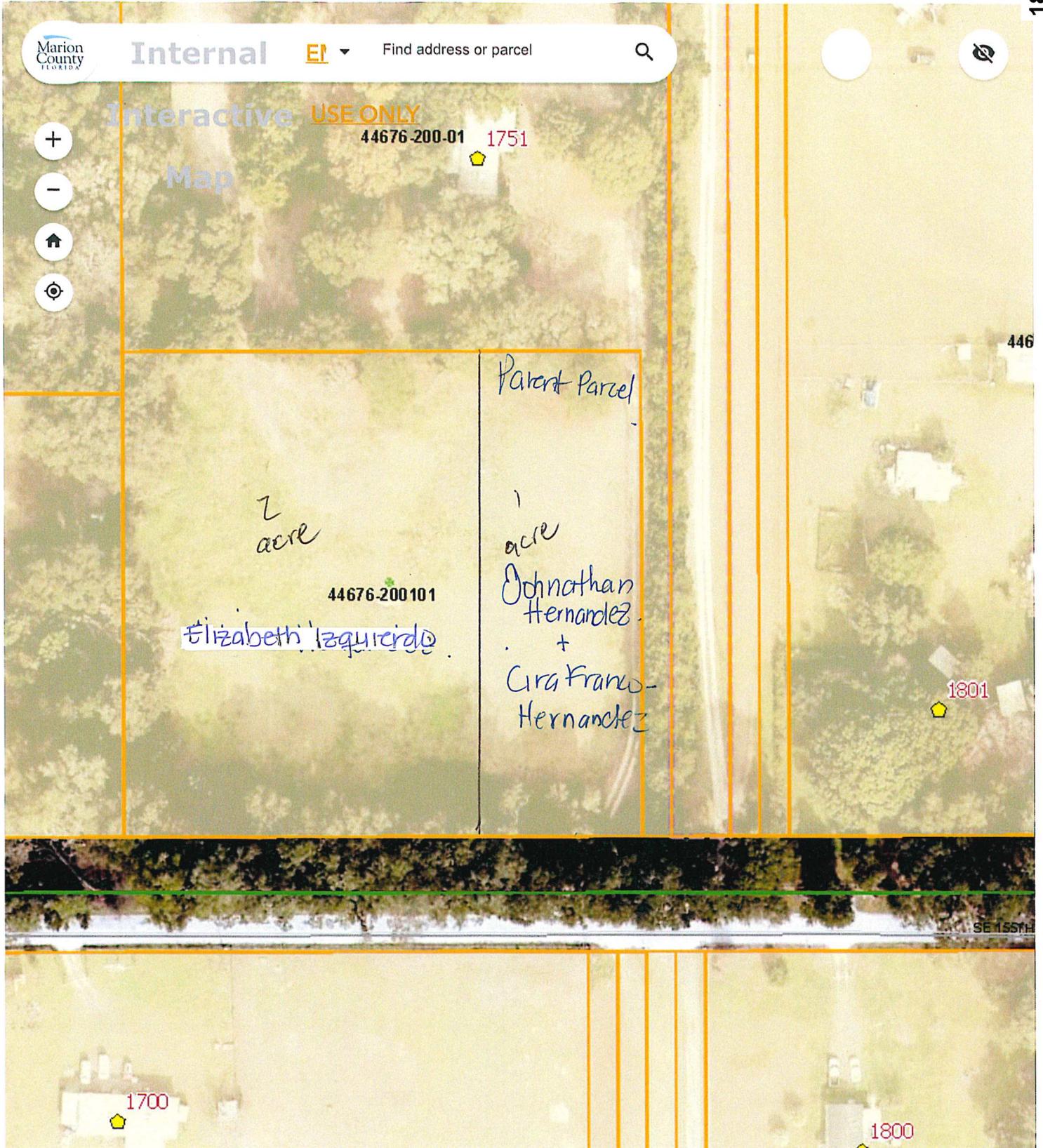
D. WAIVER INFORMATION:

Section & Title of Code (be specific): Hernandez Reason/Justification for Request (be specific): Ciria Franco + Johnathan Hernandez to keep 1 acre parent parcel and 2 acres to sister Elizabeth Tequero. Request to not share access.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 7/23/25 Project # 2025070072 AR # 33128

ZONING USE: Parcel of record: Yes [X] No [] Eligible to apply for Family Division: Yes [X] No [] Zoned: A-1 ESOZ: NO P.O.M. 202 Land Use: RL Plat Vacation Required: Yes [] No [X] Date Reviewed: 7/22/25 Verified by (print & initial): crusty franco franco



Prepared by:
 Nicole Albrecht
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 22-2626

General Warranty Deed

Made this 7 day of September, 2022 A.D. By **George G. Yetsook and Sylvia Marie Yetsook**, husband and wife, whose address is: 1751 SE 155th Street, Summerfield, FL 34491, hereinafter called the grantor, to **Johnathan Hernandez and Cira L. Franco**, husband and wife, whose address is: 13297 SW 60th Avenue Road, Ocala, FL 34473, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

LOT 1: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 22 EAST AND RUNNING THENCE N 00°00'40" W ALONG THE WEST BOUNDARY OF THE SAID SE 1/4 OF NW 1/4, 368.96 FEET; THENCE DEPARTING FROM SAID WEST BOUNDARY N 89°49'30" E 354.18 FEET; THENCE S 00°00'40" E 368.97 FEET TO THE SOUTH BOUNDARY OF THE SAID SE 1/4 OF NW 1/4; THENCE S 89°49'37" W 354.18 FEET TO THE POINT OF BEGINNING, ALL BEING IN MARION COUNTY, FLORIDA.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 40 FEET THEREOF AND ALSO PRESCRIPTIVE ROAD 211.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
 Closers' Choice

GREGORY C HARRELL CLERK & COMPROLLER MARION CO
 CFN# 2022131689 BK 7875 Pgs 0433-0434 09/08/2022 04:52:08 PM
 REC FEE 18.50 INDEX DEED DOC 805.00

Prepared by:
Nicole Albrecht
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 22-2626

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Candace McCoy
Witness 1 Sign:

George G. Yetsook
George G. Yetsook

Candace McCoy
Witness 1 Print:

[Signature]
Witness 2 Sign:

Sylvia Marie Yetsook
Sylvia Marie Yetsook

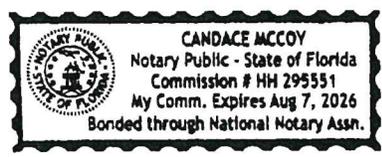
Kathy Nelson
Witness 2 Print:

State of FL County of Marion

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 7 day of Sept., 2022, by George G. Yetsook and Sylvia Marie Yetsook, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Candace McCoy
Notary Public Signature
Print Name: Candace McCoy
My Commission Expires: 8-7-26



DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Property Record Card

44676-200101

Prime Key: 3741447

[MAP IT+](#)

Current as of 7/22/2025

Property Information

HERNANDEZ JOHNATHAN
FRANCO CIRAL
13297 SW 60TH AVENUE RD
OCALA FL 34473-8158

Taxes / Assessments:

Map ID: 202

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: 3.00

2024 Certified Value

Land Just Value	\$91,854		
Buildings	\$0		
Miscellaneous	\$1,076		
Total Just Value	\$92,930		
Total Assessed Value	\$69,665	Impact	(\$23,265)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$69,665		
School Taxable	\$92,930		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$91,854	\$0	\$1,076	\$92,930	\$69,665	\$0	\$69,665
2023	\$62,256	\$0	\$1,076	\$63,332	\$63,332	\$0	\$63,332
2022	\$45,927	\$0	\$1,076	\$47,003	\$1,496	\$0	\$1,496

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7875/0433	09/2022	07 WARRANTY	9 UNVERIFIED	Q	V	\$115,000
6604/1420	06/2017	07 WARRANTY	8 ALLOCATED	Q	V	\$135,500

Property Description

SEC 21 TWP 17 RGE 22
PLAT BOOK UNR
REMINGTON OAKS II
LOT 1 BEING DESC AS FOLLOWS:
COM AT THE SW COR OF SE 1/4 OF NW 1/4 OF SEC 21 TH N 00-00-40 W
368.96 FT TH N 89-49-30 E 354.18 FT TH S 00-00-40 E 368.97 FT TH
S 89-49-37 W 354.18 FT TO THE POB
SUBJECT TO THE RIGHTS OVER THE S 40 FT THEREOF &
ALSO PRESCRIPTIVE RD 211
Parent Parcel: 44676-200-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		354.0	329.0	A1	2.67	AC						
6302		354.0	40.0	A1	.33	AC						

Neighborhood 9404
Mkt: 10 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	330.00		LF	10	1993	5	0.0	0.0
112 FENCE WIRE/BD	670.00		LF	10	1993	3	0.0	0.0

Appraiser Notes

USE W/200-01

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

WAIVER REVIEW

TO: 911
HEALTH
STORMWATER
DEVELOPMENT REVIEW
TRAFFIC
FIRE
LANDSCAPE (except family divisions)
ROW ACQUISITION (select waivers)
PLANNING
UTILITIES
ZONING

FROM: DEVELOPMENT REVIEW

DATE: July 23, 2025

SUBJECT: JOHNATHAN HERNANDEZ & CIRA FRANCO HERNANDEZ

PROJECT: 2025070072 #33128

Applicant is requesting a Family Division of 2 acres to deed to their sister, Elizaabeth Izquierdo, and they wish not to share the driveway.

1. COMMENTS ARE DUE ON July 30, 2025.

2. MARK YOUR COMMENTS AS "INFORMATIONAL" AND ENTER YOUR COMMENTS WITH ONE OF THE FOLLOWING OPTIONS FOR **EACH** WAIVER ON YOUR CHECKLIST:

- N/A
- APPROVED
- CONDITIONAL APPROVAL (EXPLAIN CONDITION)
- DISCUSSION REQUIRED (EXPLAIN)
- DENIED (GIVE REASON FOR DENIAL)

3. CHANGE YOUR REVIEW STATUS FROM "PENDING" TO "COMPLETE"

4. SCHEDULED FOR DRC ON August 4, 2025.



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20316

Agenda Date: 8/18/2025

Agenda No.: 6.8.

SUBJECT:

Jason Henderson - Family Division Waiver Request

fka: Kennedy Dianne

11955 SE 135th Ave

Project #2013070018 #33159 Parcel #39988-000-00

Jason Henderson

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Matthew Henderson. They are requesting to share a 40-foot easement for Olivia's new parcel, however, they want a separate driveway off SE 135th Ave for brother's new parcel.

August 13, 2025

PROJECT NAME: JASON HENDERSON
PROJECT NUMBER: 2013070018
APPLICATION: FAMILY DIVISION WAIVER REQUEST #33159

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved. The applicant is requesting to divide the 4.32-acre subject parcel (PID 39988-000-00) into three to create a 1.4 -acre parcel, a 1.3- acre parcel, and a 1.62-acre parcel. Adjacent parcels range in size from 0.06 acres to 2.97 acres.
There appears to be approximately 5,915 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when any of the parcel proposes to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 8/8/25 - CONDITIONAL APPROVAL: SE 135th Ave is a collector road with too many access points. Only one driveway should be authorized, and any secondary driveways must be removed. Family division authorization should explicitly state that a single common driveway must be utilized and any other direct access to SE 135th Ave is prohibited.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval based on the applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).
Another condition, survey must show that all the existing structures will meet the required 25' setbacks to all new property lines.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval based on the applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).

Another condition, survey must show that all the existing structures will meet the required 25' setbacks to all new property lines.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Parcel 39988-000-00 is located within the Marion County Utility Service Area but is currently outside of connection distance for both water and sewer. Closest MCU infrastructure is approximately 4 miles away.

The proposed shared easement for the 1.4-acre parcel to Olivia Henderson, originating from the parent parcel, is sufficient for future utility connections and services. This easement must be recorded with the Clerk of the Court to be considered valid.

The parcel is also located outside the Urban Growth Boundary and outside the Primary Springs Protection Zone. Central States Water Resources service area expands to the parcel directly south of this project, 48900-000-00

WAIVER REVIEW

TO: 911
HEALTH
STORMWATER
DEVELOPMENT REVIEW
TRAFFIC
FIRE
LANDSCAPE (except family divisions)
ROW ACQUISITION (select waivers)
PLANNING
UTILITIES
ZONING

FROM: DEVELOPMENT REVIEW

DATE: August 1, 2025

SUBJECT: JASON HENDERSON

PROJECT: 2013070018 #33159

Applicant is requesting a Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Matthew Henderson.

1. COMMENTS ARE DUE ON August 8, 2025.

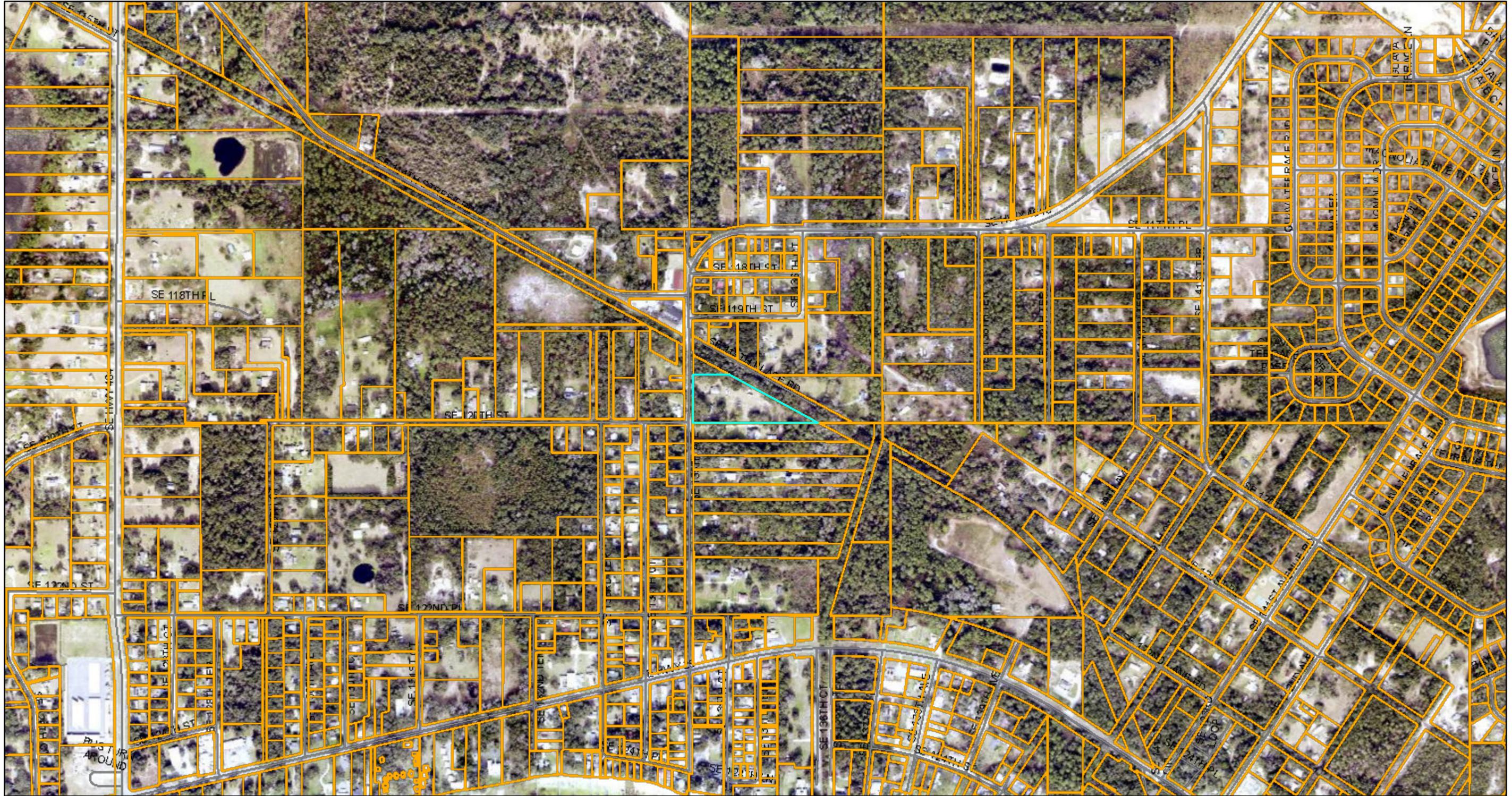
2. MARK YOUR COMMENTS AS "INFORMATIONAL" AND ENTER YOUR COMMENTS WITH ONE OF THE FOLLOWING OPTIONS FOR **EACH** WAIVER ON YOUR CHECKLIST:

- N/A
- APPROVED
- CONDITIONAL APPROVAL (EXPLAIN CONDITION)
- DISCUSSION REQUIRED (EXPLAIN)
- DENIED (GIVE REASON FOR DENIAL)

3. CHANGE YOUR REVIEW STATUS FROM "PENDING" TO "COMPLETE"

4. SCHEDULED FOR DRC ON August 18, 2025.

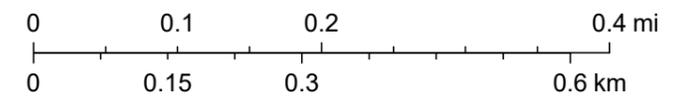
Marion County Florida - Interactive Map



8/15/2025, 2:43:21 PM

1:9,028

- Marion County
- Streets
- Green: Band_2
- Parcels
- Aerial 2024
- Blue: Band_3
- Red: Band_1



Marion County Property Appraiser, OCE, Marion County BOCC



Marion County

Development Review Committee

Agenda Item

File No.: 2025-20317

Agenda Date: 8/18/2025

Agenda No.: 6.9.

SUBJECT:

Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

\$ 311.50
RECEIVED



**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

JUL 16 2025

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 32007-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial or 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): Kenneth Stanley & Arlene Stanley
Signature: [Handwritten Signature]
Mailing Address: 13340 NE 1st Street Rd. City: Silver Springs
State: FL Zip Code: 32488 Phone # 352-843-0756
Email address: Summitinstalls01@gmail.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): _____ Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific):
* See attached * Family Division on lot 109 that was vacated in 1987.
To Daughter for Primary Residence 1acre
Not To Share Driveway.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 7/17/25 Project # 2025 070057 AR # 33085

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: A-1 ESOZ: N/A P.O.M. 289 Land Use: RL Plat Vacation Required: Yes No
Date Reviewed: 7/16/25 Verified by (print & initial): [Signature] Clint Barkley

Garr, Cindy

From: Woods, Elizabeth
Sent: Wednesday, August 13, 2025 4:30 PM
To: Weaver, Cheryl; Garr, Cindy
Subject: Re: Parcel # 32007-000-00
Attachments: Vacate Resolution.pdf; Waldena Plat.pdf

Good Afternoon,

According to the plat, lot 109 was included in the Resolution to Vacate A Portion of Plat (Resolution 87-R-268) that was recorded in Official Records Book 1458, Page 1623. Please see attached.

Elizabeth Woods
Title Research Agent
 Office of the County Engineer
 Main: 352-671-8686
Empowering Marion for Success!

Elizabeth Woods
Title Research Agent
 Office of the County Engineer
 Main: 352-671-8686
Empowering Marion for Success!

From: Weaver, Cheryl <Cheryl.Weaver@marionfl.org>
Sent: Wednesday, August 13, 2025 9:12 AM
To: Garr, Cindy <Cindy.Garr@marionfl.org>
Cc: Woods, Elizabeth <Elizabeth.Woods@marionfl.org>
Subject: RE: Parcel # 32007-000-00

Good Morning Cindy,

We will look into this and see what we have over here. It might take a day or so, but we will let you know shortly.

Thank you,

Cheryl Weaver
Right of Way Manager
 Office of the County Engineer
 Main: 352-671-8686 | Direct: 352-671-8679
Empowering Marion for Success!

From: Garr, Cindy <Cindy.Garr@marionfl.org>
Sent: Wednesday, August 13, 2025 9:06 AM
To: Weaver, Cheryl <Cheryl.Weaver@marionfl.org>
Subject: Parcel # 32007-000-00

Good morning,

Cheryl,

Hope you are doing well.

Do you have any documents on Lake Wadena, a portion of the plat that was vacated? If so, could you send me what you have? I have a customer who has applied for a family division, but was tabled pending if there lot 109 was vacated.

I have a copy that we found, but I'm not sure if lot 109 was part of the vacated portion.

Thank you

Cindy Garr
Planning & Zoning Supervisor
Growth Services
Main: 352-438-2675 | Direct: 352-438-2680 | FAX: 352-620-7469
Empowering Marion for Success!

87-R-268
RESOLUTION
TO
VACATE A PORTION OF PLAT

BK 1758 PG 123

WALDENA

WHEREAS, ERIC E. WAGNER, TRUSTEE, HAS PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

That portion of Waldena Subdivision as recorded in Plat Book "E" at Page 23, of the Public Records of Marion County, Florida, lying within the following description:

RECORDED AND RECORD
VERIFIED
MARION COUNTY Y. FL
1987 OCT 14 PM \$ 27

Francis E. Thigpin
BY: b. g. gax
87-065307

Trails East
2005 Nov 1254 Juv. Rd.
Learn Appx. 4. 32487

RECORD AND
RETURN TO

Commence at the N.W. corner of Section 17, Township 15 South, Range 24 East, Marion County, Florida, thence S.00 37'12"E. along the West boundary of said Section 17 a distance of 1053.60 feet to a point on the Northwesterly right of way line of Fort Gates Ferry Road, as recorded in Official Records Book 991, Page 173, Public Records of Marion County, Florida, thence N.62 18'28"E. along said right of way line 1111.26 feet to a point of intersection with the East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of the aforesaid Section 17, thence N.00 25'52"W. along said East boundary 541.90 feet to the N.E. corner of said West 3/4 of the N.W. 1/4 of the N.W. 1/4, thence S.89 08'06"W. 9.07 feet to the Point of Beginning, thence N.89 08'06"E. 9.07 feet to the aforesaid N.E. corner of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 17, thence S.00 25'52"E. along the aforesaid East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 a distance of 541.90 feet to a point on the aforesaid Northwesterly right of way line of Fort Gates Ferry Road, thence S.62 18'28"W. along said right of way line 1111.26 feet, thence N.00 37'12"W. along the aforesaid West boundary of Section 17 a distance of 1053.60 feet to the aforesaid N.W. corner of Section 17, said point also being the S.E. corner of Section 7, Township 15 South, Range 24 East, thence S.89 40'33"W. along the South boundary of said Section 7 a distance of 332.07 feet, thence N.00 04'56"W. 1320.12 feet to a point on the North boundary of the South 1/2 of the S.E. 1/4 of said Section 7, thence N.89 41'28"E. along said North boundary 329.94 feet to the East boundary of aforesaid Section 7, thence N.00 10'04"W. along said East boundary of Section 7 a distance of 1319.86 feet to the N.E. corner of the S.E. 1/4 of said Section 7, thence continue along the East boundary of said Section 7 N.00 29'46"W. 839.97 feet to a point on the Southwesterly right of way line of State Road No. 40, thence S.56 59'12"E. along said Southwesterly right of way line 531.25 feet, thence S.33 01'47"W. 89.79 feet, thence S.00 11'26"E. 1385.37 feet, thence S.36 25'52"E. 285.41 feet to the waters edge of Lake Waldena, thence Southwesterly, Southerly, Easterly, and Southeasterly along and with said waters edge to a point that bears N.00 17'50"W. from the Point of Beginning, thence S.00 17'50"E. 380.76 feet, more or less, to the Point of Beginning.

WHEREAS, ERIC E. WAGNER, TRUSTEE, IS THE OWNER IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE, AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE, AND THE SAME IS HEREBY VACATED, AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD SEPTEMBER 22, 1987

BOARD OF COUNTY COMMISSIONERS

By: Gail Cross CHAIRMAN

ATTEST:
Francis E. Thigpin
FRANCIS E. THIGPIN CLERK OF THE BOARD

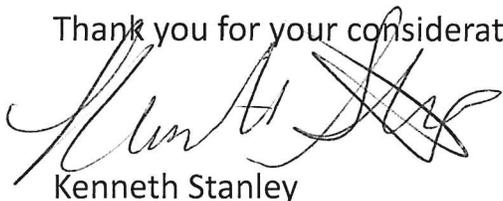
CERTIFIED: A TRUE COPY
FRANCES E. THIGPIN, CLERK
BY: M. Williams D.C.

Kenneth & Arnene Stanley
13340 NE 1st Street Rd
Silver Springs, Fl 34488

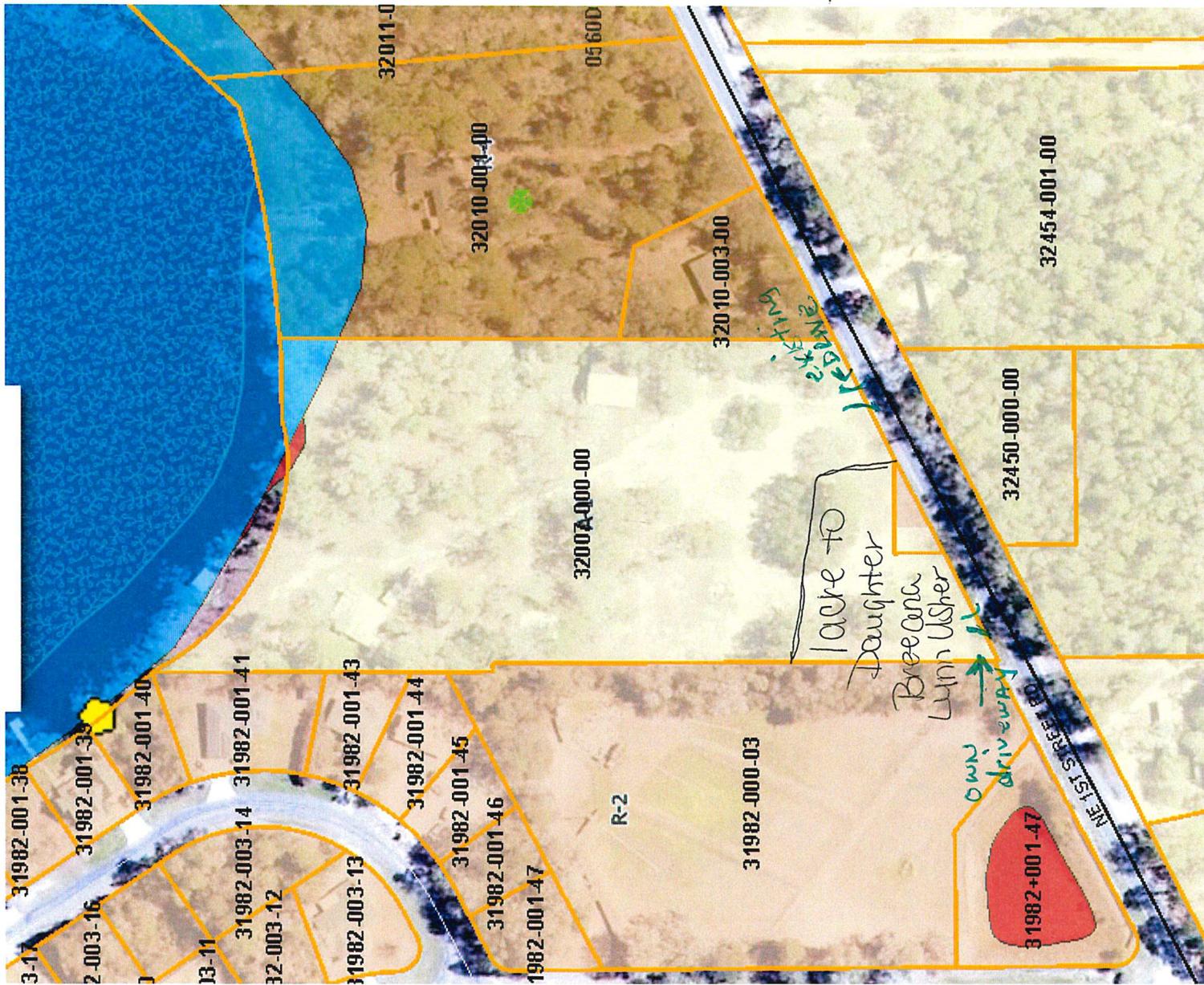
To Whom it May Concern,

Under Section and Title of Code 2.16.1B (10) Family Division we would like to request 1 acre of our property situated at SEC 08 TWP 15 RGE 24 PLAT BOOK E PAGE 023 WALDENA THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENA ALL OF WHICH LIES IN LOTS 109.110 & THAT PT OF LOT 110 LYING IN SEC 17 & W 27 FT OF HYPATIA ST IN SEC 17 & EXC RD ROW & COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB, with an address of 13197 NE 1st Street Rd, Silver Springs Fl. 34488 be gifted to our daughter Breeana Lynn Stanley Usher. Our daughter will use this 1 acre to reside as her primary residence and be closer to family.

Thank you for your consideration, have a great day.



Kenneth Stanley



SDS 735.0

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL1704053



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 08/17/2017 10:02:35 AM
FILE #: 2017075759 OR BK 6628 PGS 538-540
REC FEES: \$27.00 INDEX FEES: \$1.00
DDS: \$735.00 MDS: \$0 INT: \$0

General Warranty Deed

Made this August 9, 2017 A.D. By **Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d, December 6, 1999**, hereinafter called the grantor, to **Kenneth Stanley and Arlene Stanley**, husband and wife, whose post office address is: 13340 NE 1st STREET RD, SILVER SPRINGS, FL 34489, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See attached Schedule "A" hereto and by this reference made a part hereof.

****The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.**

Parcel ID Number: 32007-000-00

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL1704053

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature
Witness #1 Printed Name DANIEL KRACKO

[Signature] (Seal)

Craig S. Wilson, Individually and as Successor Trustee of the
Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/d
December 6, 1999

Address:
1 Philbrick Street,
Hudson, NH. 03051

[Signature]
Witness #2 Signature
Witness #2 Printed Name Tara Paradis

State of NH
County of Hillsborough

The foregoing instrument was acknowledged before me this August 9th, 2017, by Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/d, December 6, 1999, who is/are personally known to me or who has produced NH LICENSE as identification.

[Signature]
Notary Public
Print Name: Neslihan E. Kazar
My Commission Expires: 08.05.2017



DEED Individual Warranty Deed - Legal on Face

Exhibit "A"

That part of East 200 feet of West 1181.38 feet of Southwest 1/4 of Section 8, Township 15 South, Range 24 East, lying South of Lake Waldena, all of which lies in lots numbered 109 and 110, Waldena Subdivision, plat Book E, page 23, public records Marion County, Florida; and that part of lot 110 of the map of Waldena, lying in Section 17, Township 15 South, Range 24 East.

AND

Any portion West of the center line of Hypatia Street as shown on the map of Waldena as recorded in Plat Book E, page 23, public records Marion County, Florida.

AND

A portion of the following described: Commencing 1181.38 feet East of the SW corner of Section 8, Township 15 south, Range 24 East for the Point of Beginning; that part of Lot 110, Waldena as per plat thereof recorded in Plat Book E, page 23; lying in the SW 1/4 of Section 8, Township 15 South, Range 24 East and Lots 111 and 112, EXCEPT the East 250 feet of Lot 112 lying in Section 8 and 17, EXCEPT road right of way.

Being more particularly described as follows: Commencing at the SW corner of the SW 1/4 of Section 8, Township 15 South, Range 24 East and proceed S. 89 degrees 41'23"E., along the South boundary line of the SW 1/4 of Section 8, 1181.38 feet to the Point of Beginning; thence continue S. 89 degrees 41'23"E., 138.47 feet; thence S. 00 degrees 00'07"E., 365.82 feet to the Point on the Northerly right of way line of Fort Gates Road being 50 feet wide; thence N. 64 degrees 00'43"E., along said Northerly right of way line 20.05 feet; thence N. 00 degrees 01'00"W., to the water's edge of Lake Waldena; thence Westerly along the water's edge to a point that is N. 00 degrees 12'16"E., of the Point of Beginning; thence S. 00 degrees 12'16"W., to the Point of Beginning.

32007-000-00

File Number: OL1704053

Legal Description

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

32007-000-00

[GOOGLE Street View](#)

Prime Key: 738328

[MAP IT+](#)

Current as of 7/16/2025

Property Information

M.S.T.U.

PC: 08

Acres: 6.14

STANLEY KENNETH
 STANLEY ARNENE
 13340 NE 1ST STREET RD
 SILVER SPRINGS FL 34488-3703

Taxes / Assessments:

Map ID: 289

Millage: 9001 - UNINCORPORATED

More Situs

Situs: 13197 NE 1ST STREET RD
 SILVER SPRINGS

2024 Certified Value

Land Just Value	\$164,383		
Buildings	\$50,760		
Miscellaneous	\$6,538		
Total Just Value	\$221,681		
Total Assessed Value	\$173,683	Impact	(\$47,998)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$173,683		
School Taxable	\$221,681		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$164,383	\$50,760	\$6,538	\$221,681	\$173,683	\$0	\$173,683
2023	\$164,383	\$41,520	\$6,538	\$212,441	\$157,894	\$0	\$157,894
2022	\$164,383	\$32,534	\$6,538	\$203,455	\$143,540	\$0	\$143,540

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6628/0538	08/2017	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$105,000
6605/0122	07/2017	62 DISTR	0	U	I	\$100
6605/0125	02/2014	74 PROBATE	0	U	I	\$100
5992/1687	01/2014	05 QUIT CLAIM	0	U	I	\$100
5992/1686	01/2012	71 DTH CER	0	U	I	\$100
3728/1967	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$205,000
2507/1065	06/1992	71 DTH CER	0	U	I	\$100
LA89/0845	04/1990	EI E I	0	U	I	\$27,521
1477/0996	06/1988	07 WARRANTY	0	U	V	\$100
MC87/0271	11/1987	EI E I	0	U	I	\$32,112

Property Description

SEC 08 TWP 15 RGE 24
 PLAT BOOK E PAGE 023
 WALDENA
 THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENA ALL OF WHICH LIES IN LOTS 109.110 & THAT PT OF LOT 110 LYING IN SEC 17 & W 27 FT OF HYPATIA ST IN SEC 17 & EXC RD ROW & COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB

Land Data - Warning: Verify Zoning

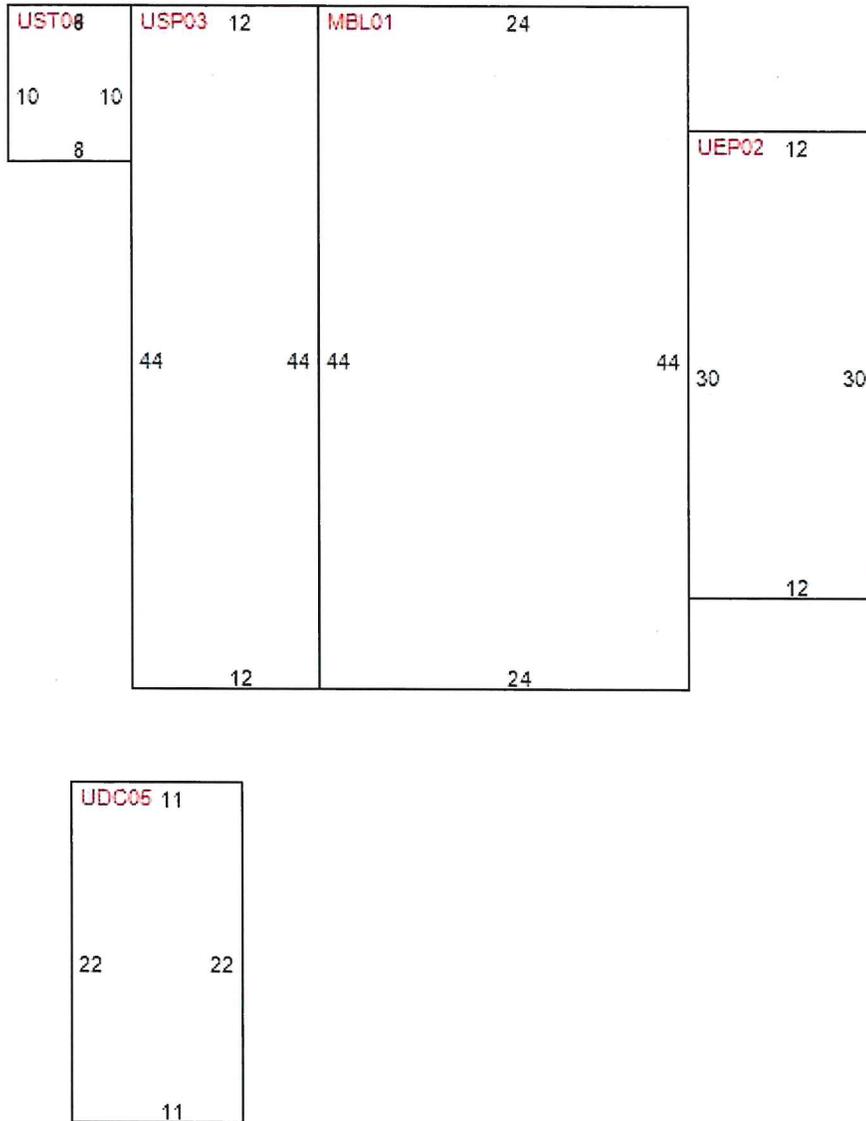
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		.0	.0	A1	1.00	AC							
0200		.0	.0	A1	2.00	AC							
9902		.0	.0	A1	3.14	AC							
9991		.0	.0	A1	350.00	UT							
9994		.0	.0		1.00	UT							

Neighborhood 5900 - SR 40 S OF / 15-24 ETC ACREAGE
 Mkt: 10 70

Traverse

Building 1 of 2

MBL01=L24U44R24D44.U6
 UEP02=R12U30L12D30.U38L36
 USP03=R12D44L12U44.
 UST04=L8D10R8U10.D50R7
 UDC05=L11D22R11U22.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 12/21/2023 by 187

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1974	N	0 %	0 %	1,056	1,056
UEP 0220	- MH ALUM SIDING	1.00	1988	N	0 %	0 %	360	360
USP 0301	- NO EXTERIOR	1.00	1988	N	0 %	0 %	528	528
UST 0420	- MH ALUM SIDING	1.00	1988	N	0 %	0 %	80	80
UDC 0501	- NO EXTERIOR	1.00	1988	N	0 %	0 %	242	242

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

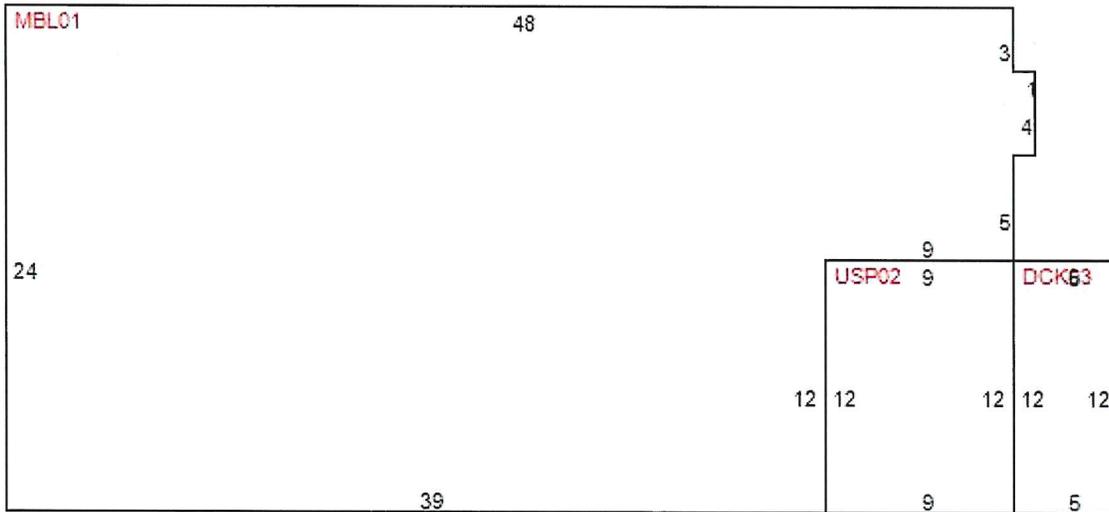
Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 2

MBL01=L9D12L39U24R48D3R1D4L1D5.
 USP02=L9D12R9U12.
 DCK03=R5D12L5U12.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 12/21/2023 by 187

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0120	- MH ALUM SIDING	1.00	1980	N	0 %	0 %	1,048	1,048

USP 0201 - NO EXTERIOR	1.00	1980	N	0 %	0 %	108	108
DCK 0301 - NO EXTERIOR	1.00	1980	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
UOP PORCH-OPEN-UNF	240.00		SF	40	1979	3	20.0	12.0
112 FENCE WIRE/BD	334.00		LF	10	1979	5	0.0	0.0
159 PAV CONCRETE	135.00		SF	20	1979	3	45.0	3.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1974	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1975	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1980	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1974	3	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1980	2	0.0	0.0
048 SHED OPEN	1,392.00		SF	15	1979	3	48.0	29.0
063 GEN PUR BLDG	1,152.00		SF	15	1979	4	48.0	24.0
030 DOCK WOOD	80.00		SF	10	1979	1	10.0	8.0
UDU UTILITY-UNFINS	144.00		SF	40	1979	1	12.0	12.0
UOP PORCH-OPEN-UNF	32.00		SF	40	1979	1	4.0	8.0

Appraiser Notes

MAKE= GREENBRIAR BLDG01

MAKE= SONC. BLDG 2

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0011063	1/1/2001	3/1/2001	RECONNECT
MA13804	5/1/1988	-	BLDG01= ADD FEP

VACATE A PORTION OF PLAT

WALDENA

WHEREAS, ERIC E. WAGNER, TRUSTEE, HAS PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

That portion of Waldena Subdivision as recorded in Plat Book "E" at Page 23, of the Public Records of Marion County, Florida, lying within the following description:

Commence at the N.W. corner of Section 17, Township 15 South, Range 24 East, Marion County, Florida, thence S.00 37'12"E. along the West boundary of said Section 17 a distance of 1053.60 feet to a point on the Northwesterly right of way line of Fort Gates Ferry Road, as recorded in Official Records Book 991, Page 173, Public Records of Marion County, Florida, thence N.62 18'28"E. along said right of way line 1111.26 feet to a point of intersection with the East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of aforesaid Section 17, thence N.00 25'52"W. along said East boundary 541.90 feet to the N.E. corner of said West 3/4 of the N.W. 1/4 of the N.W. 1/4, thence S.89 08'06"W. 9.07 feet to the Point of Beginning, thence N.89 08'06"E. 9.07 feet to the aforesaid N.E. corner of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 17, thence S.00 25'52"E. along the aforesaid East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 a distance of 541.90 feet to a point on the aforesaid Northwesterly right of way line of Fort Gates Ferry Road, thence S.62 18'28"W. along said right of way line 1111.26 feet, thence N.00 37'12"W. along the aforesaid West boundary of Section 17 a distance of 1053.60 feet to the aforesaid N.W. corner of Section 17, said point also being the S.E. corner of section 7, Township 15 South, Range 24 East, thence S.89 40'33"W. along the South boundary of said Section 7 a distance of 332.07 feet, thence N.00 04'56"W. 1320.12 feet to a point on the North boundary of the South 1/2 of the S.E. 1/4 of said Section 7, thence N.89 41'28"E. along said North boundary 329.94 feet to the East boundary of aforesaid Section 7, thence N.00 10'04"W. along said East boundary of aforesaid Section 7, thence N.00 feet to the N.E. corner of the S.E. 1/4 of said Section 7, thence continue along the East boundary of said section 7 N.00 29'46"W. 839.97 feet to a point on the Southwesterly right of way line of State Road No. 40, thence S.56 59'12"E. along said Southwesterly right of way line 531.25 feet, thence S.33 01'47"W. 89.79 feet, thence S.00 11'26"E. 1385.37 feet, thence S.36 25' 52"E. 285.41 feet to the waters edge of Lake Waldena, thence Southwesterly, Southerly, Easterly, and Southeasterly along and with said waters edge to a point that bears N.00 17'50"W. from the Point of Beginning, thence S.00 17'50"E. 380.76 feet, more or less, to the Point of Beginning.

WHEREAS, ERIC E. WAGNER, TRUSTEE, IS THE OWNER IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE, AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE, AND THE SAME IS HEREBY VACATED, AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD SEPTEMBER 22, 1987

BOARD OF COUNTY COMMISSIONERS

By: Gail Cross CHAIRMAN

CERTIFIED: A TRUE COPY

FRANCES E. THIGPIN, CLERK

By: Frances E. Thigpin D.C.

ATTEST:
Frances E. Thigpin
FRANCES E. THIGPIN, CLERK OF THE BOARD

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL
1987 OCT 14 PM 4:27

BY Frances E. Thigpin
87 F 065307

Laurel East
2005 N.E. 125th Ave. Rd.
Miami Bppg. #1 32482

