



SUBMITTAL SUMMARY REPORT 32542

PLAN NAME: SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

LOCATION:

APPLICATION DATE: 02/27/2025

PARCEL: 37491-003-10

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Karen Klima	
Engineer of Record	Karen Klima	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.2	08/11/2026	08/18/2026	08/14/2026	Approved
OCE: Plan Review Revision (DR) v.1	06/23/2026	07/08/2026	07/09/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	02/04/2026	02/11/2026	02/10/2026	Approved
OCE: Plan Review (DR) v.2	11/14/2025	11/21/2025	01/15/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/12/2025	08/19/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/11/2026	02/06/2026	Approved
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - Corrective Action: Buffer location is shown on site plan, but is not consistent with landscape plan. Corrective action: On site plan, provide location of buffer relocation and note explaining reason for buffer relocation, consistent with the landscape plan's note on relocation due to power easement. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: Provide the concurrency statement on the cover sheet. Indicate deferral to building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/11/2026	02/09/2026	Approved
Corrections	Final signed and sealed hard copy signature page (Resolved) - 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.			
Corrections	Additional Stormwater comments (Resolved) - (1) 2.12.38 □ Stormwater Maintenance Entity: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers. (2) 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.			
Corrections	6.13.2.A(7) - Existing/Proposed Stormwater Swales (Resolved) - Corrective Action: Please provide a swale construction detail meeting the requirements of LDC section 6.13.2.A(7). - 6.13.2.A(7) - Existing/Proposed Stormwater Swales: All existing and proposed swales located and identified including labels and design parameters such as, side slope steepness, widths, dimensions, ditch block locations and details, stabilization, and material used to stabilize. Swale cross-sections shall be provided.			
Corrections	2.12.20-Stormwater Infrastructure Supports Phasing (Resolved) - Corrective Action: Informational: Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site. - 2.12.20-Stormwater Infrastructure Supports Phasing: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/11/2026	02/09/2026	Approved
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Resolved) - Corrective Action: The following inlets exceed to allowable spread: DS-10, DS-12, DS-13, DS-2B.14, DS-2B.15, DS-2B.6, DS-3, & YD-01 - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Resolved) - Corrective Action: Informational: This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.2.A(8) - Finish Floor Elevation Criteria (Resolved) - Corrective Action: Minimum finished floor elevation is required to be a minimum of one foot higher than the one percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met. - 6.13.2.A(8) - Finish Floor Elevation Criteria: Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.			

eREVIEW SESSION FILES: Combined Plans_v2.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Island shall be planted. not sodded. What agency is referred to?	11/17/2025 6:25	PMCombined Plans_v2.pdf	13
Susan Heyen	Irrigation plan shall be signed and sealed	11/17/2025 6:30	PMCombined Plans_v2.pdf	15
Susan Heyen	Landscape Plan shall be signed and sealed	11/17/2025 6:31	PMCombined Plans_v2.pdf	13
Susan Heyen	1. Provide pole and mounting hts.2. Photometric plan shall be signed and sealed	11/17/2025 6:32	PMCombined Plans_v2.pdf	22
Erik Kramer	"This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."Add the above statement to the cover page - EK (GS)	11/19/2025 7:42	PMCombined Plans_v2.pdf	1

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/21/2025	11/21/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/21/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	11/21/2025	12/02/2025	Approved
<i>Comments</i>	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	11/21/2025	11/24/2025	Requires Re-submit
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - Corrective Action: Provide the concurrency statement on the cover sheet. Indicate deferral to building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: Buffer location is shown on site plan, but is not consistent with landscape plan. Corrective action: On site plan, provide location of buffer relocation and note explaining reason for buffer relocation, consistent with the landscape plan's note on relocation due to power easement. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Comments</i>	Please contact Erik Kramer at 352-438-2604 or erik.kramer@marionfl.org for questions/concerns about Growth Services' review.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/21/2025	01/15/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	11/21/2025	01/15/2026	Approved
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			

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OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	11/21/2025	01/15/2026	Approved
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/21/2025	11/25/2025	Informational
Comments	Sunbiz and Project Map Checked 11.25.25 EMW IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	11/21/2025	11/21/2025	Requires Re-submit
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Corrective Action: Informational: This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
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	(2) 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	11/21/2025	11/18/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/21/2025	11/21/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/21/2025	12/04/2025	Approved
Comments	Previously cleared by Marion County Utilities (MCU) Staff. No proposed Utility changes. Project will be served by Marion County Utilities water and sewer.			

REVIEW SESSION FILES:

- Combined Plans_v2.pdf
- Existing DRA Calcs.pdf
- Response to Comments.pdf
- Site Plan on Aerial.pdf
- SJRWMD Permit 107804-17.pdf
- Sketch & Description.pdf
- Waiver Status Letter AR 32542.pdf

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OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/19/2025	11/11/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		08/19/2025	11/11/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water INFO Operating Permit Required If biomedical waste will be generated a BMW permit will be required through the Department of Health in Marion County N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Water/Central Sewer			
Fire Marshal (Plans) (Fire)		08/19/2025	11/11/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/19/2025	11/11/2025	Approved
Comments	Zoning: Approved YES 2.12.4.C - Owner and applicant name YES 2.12.4.L(1) - Parcel number YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements YES 2.12.24 - Landscape requirements/6.8.6 - Buffering YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to utilities YES 2.12.9 - Show adjacent streets serving development YES 2.12.32 - Show 100yr flood zone YES 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) Provide per 2.12.32 of the LDC a Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) (including habitat assessment as necessary per LDC 6.6.4) YES 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 YES 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. YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks YES 2.12.27 - Show location of outside storage areas YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain. This parcel is within the Primary Springs Protection Zone. YES Additional Zoning comments Land Use: Approved YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please identify any Developer's Agreements. N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? YES 3.3.2.C - Complies with Approved ECSD PUD? N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan? N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan? N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed? YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911? N/A 4.1.4.J - [Greenway Setback Provided?] YES 2.12.16/6.5 - [EALS or EALS-ER provided?] 8/19/25: Assessment sent to FWC 8/19/2025 A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required. N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required. YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?] YES 6.12.2.A - [Local Road right-of-Way Provided?] YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?] YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)? YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?] YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?] YES 6.11.5 -[Driveways to Intersections Separated/Coordinated?] YES 6.11.4.E - [Sight Triangle Provided?] Vehicle turning pan has been submitted in place of site triangle illustration. YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?] YES 6.12.12 - [Sidewalks Internal/External Provided?] YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? A traffic analysis is required for the proposed use. YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required? YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?] YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?] N/A Additional Planning Items:			

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/19/2025	11/11/2025	Requires Re-submit
Comments	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection NO 6.7.4 - Shade tree requirements To meet the year round screening intent of the Land Development Code, the majority of the understory trees in the buffer should be evergreen type. N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) YES 6.8.3 - Landscape design standards YES 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations - 20% of site to be landscaped N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers 1. NE buffer does not comply with Type C requirements - Ornamentals and groundcover are missing YES 6.8.7 - Parking areas and vehicular use areas For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. YES 6.8.8 - Building landscaping YES 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities INFO 6.8.10 - General planting requirements (specifications) All non biodegradeable material, including burlap, to be removed from trees at planting YES 6.8.11 - Landscape installation YES 6.8.12 - Landscape completion inspection requirements Provide note from this section of code YES 6.9.2 - Irrigation plan requirements (details, legend, notes) YES 6.9.3 - Irrigation design standards YES 6.9.5 - Irrigation system installation YES 6.9.6 - Completion inspection requirements Provide note from this section of code YES 6.19.3 - Outdoor lighting plan requirements What is mounting height of lights on poles? YES 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A Additional Landscape comments			

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Approved
Comments				
YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/14/25-fee due with resubmittal 3/11/25-fee due with resubmittal				
N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department				
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.				
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC				
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC				
N/A 2.1.3 - Order of plan approval				
YES 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 8/14/25-Corrected				
YES 2.12.4.A - Type of application on front page 8/14/25-Corrected				
YES 2.12.4.B - Project name centered at top of front page				
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet				
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/14/25-Corrected				
3/11/25-Owner's certification:				
I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan				
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet				
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet				
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval				
YES 2.12.4.F(1) - 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. 8/14/25-Corrected				
3/11/25-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.				
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township				
YES 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				
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering				
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 3/11/25-add waivers if requested in future				
YES 2.12.4.L(1) - Parcel number				
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer				
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application				
YES 6.2.1.B - Plans shall be legible and meet typical industry standards				
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"				
YES 6.2.1.F - North arrow and graphic drawing and written scale				
N/A Legal Documents				
INFO Additional Development Review Comments 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.				
OCE Property Management (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (32542)

Comments

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 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]."

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 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.

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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."

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Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

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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."

SUBMITTAL SUMMARY REPORT (32542)

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]."

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 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)

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Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

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2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of
the County Engineer)

08/19/2025

11/11/2025

Approved

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Approved
Comments	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site. YES 2.12.38 - Stormwater Maintenance Entity N/A 6.13.2.C - Geotechnical Investigation Report DRA #2 approved under 31659 N/A 6.13.7 - Geotechnical Criteria DRA #2 approved under 31659 N/A 6.13.2.A(1)/(2) - Contributing Basins/Tc DRA #2 approved under 31659 N/A 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations DRA #2 approved under 31659 YES 6.13.2.A(4) - Stormwater Features & Connective Elements N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters DRA #2 approved under 31659 N/A 6.13.2 - Type of Stormwater Facility Criteria DRA #2 approved under 31659 YES 6.13.4 - Stormwater Quantity Criteria DRA #2 approved under 31659 YES 6.13.2.B(4) - Hydrologic Analysis DRA #2 approved under 31659 N/A 6.13.4.C - Discharge Conditions DRA #2 approved under 31659 N/A 6.13.2.B(6) - Freeboard DRA #2 approved under 31659 N/A 6.13.4.D - Recovery Analysis DRA #2 approved under 31659 N/A 6.13.5 - Flood Plain & Protection YES 6.13.2.A(8) - Finish Floor Elevation Criteria N/A 6.13.6 - Stormwater Quality Criteria DRA #2 approved under 31659 N/A 6.12.6 - Roadway Flooding Level of Service N/A 6.13.6.B - Alternative Treatment Techniques N/A 6.13.6.C - Best Management Practices DRA #2 approved under 31659 YES 6.13.8 - Stormwater Conveyance Criteria YES 6.13.2.B(5) - Hydraulic Analysis N/A 6.13.8.B(3) - Lane Spread Calculations YES 6.13.2.A(9) - Access Accommodates Stormwater YES 6.13.8.B(7) - Minimum Pipe Size YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales YES 6.13.9 - Grading Criteria YES 6.13.2.A(11)(a) - Construction Entrance YES 6.13.2.A(11)(b) - Erosion Control YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal. INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction. INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction. N/A 6.10 - Karst Topography and High Recharge Areas DRA #2 approved under 31659 YES 7.1.3 - Drainage Construction Specifications YES 6.13.12 - Operation and Maintenance YES 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. 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. INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit
Comments				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend NO 2.12.4.F.(2) - Surveyor and Mapper certification Sec. 2.12.4. - Front page of the plan. Front page of the plan shall minimally include: A.Type of application;B.Project name centered at top of page;C.Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);D.Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan (this signature is not required until the final submittal);E.Name, address, and phone number of the licensed professional;F.Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows:(1)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 (LDC), except as waived;(2)Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers; YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide Sheet C100 Site Plan overlayed on to aerial of parcel. YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit
Comments				
YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend YES 6.11.3 - Traffic Impact Analysis 3/19/25 - Traffic statement required. NO 6.11.4.B - Cross access 8/14/25 - Cross-access as drawn on plan Sheet C100 leaves a gap to the property boundary due to the curve. The easement needs to square to the property boundary in a manner consistent with the pavement construction to enable connectivity by adjoining lot. 3/19/25 - Cross access easement from driveway entrance (if approved) to Lot 10 property boundary required - specify easement on plans. Provide the executed cross access easement to the Right-of-way Office for recording just prior to final plan approval. The template for the required easement can be obtained by contacting the Office of the County Engineer Right-of-Way Office. N/A 6.11.4.E - Sight triangle INFO 6.11.5 - Driveway access 3/19/25 - Driveway entitlement does not exist when cross-access is available. Proposed driveway location appears optimal - driveway deviation (to authorize without entitlement) is under review by the Office of the County Engineer. N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals YES 6.11.9.B - Traffic signs 3/19/25 - Stop sign required. Specify type and design of sign located near stop bar at driveway exit on sheet C100. YES 6.11.9.C - Pavement marking 3/19/25 - Stop bar required. Specify pavement marking design details for stop bar and crosswalk on sheet C100. Crosswalk design shown is inconsistent with others within the development. N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		08/19/2025	11/11/2025	Approved

SUBMITTAL SUMMARY REPORT (32542)

Comments

YES Marion County Utilities Contact Information 8/18/25 Added to C000. 3.18.25, Cover sheet: (Contact information) Add Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000.

YES Parcel numbers identified in project match proposed site plan layout 37491-003-10. This project is only utilizing a partial section of this project.

YES 6.14.2.A(1) - Public water service area/provider Marion County Utility Service Area

YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utility Service Area

N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

YES 6.14.2.A - Water Connection Requirements 8/18/25 Note added. 3.18.25, C500: Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance.

YES 6.14.2.A - Sewer Connection Requirements 8/18/25 Note added. 3.18.25, C500: Add "Traffic Rated" to the clean out(s) that are shown in pavement. (2) Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance. (3) Show sewer lateral for connection.

N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet

N/A 6.14.2.C - Industrial Pretreatment 8/18/25 Confirmed there is no need for pre-treatment 3.18.25 - EOR to confirm use the lack of need for Pre-Treatment: Most medical facilities are required to implement wastewater pre-treatment to prevent harmful contaminants, such as pharmaceuticals, chemicals, and biological waste, from entering the public sewer system. Pre-treatment helps protect municipal wastewater treatment plants, ensures compliance with environmental regulations, and reduces the risk of pollution that could impact public health and water quality.

N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan

YES 6.14.3.B - Springs Protection Zone Located within the Statewide BMAP. Not located within the Springs Protection Zones within Marion County.

YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Irrigating by well, as shown on irrigation plans.

YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections

N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections

N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules

N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a 2" water service, which does not display in current GIS.

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a gravity sewer lateral, which does not display in current GIS.

N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements

YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 8/18 - Removed 3.18.25 - Remove UT203 detail. Not needed.

N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer

N/A 6.14.5.D - Hydraulic Analysis

N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU

YES 6.14.7 - Construction Inspection - PLAN 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, any work may be halted. To schedule, contact MCU's Construction Officer.

YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 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

N/A 6.14.9.A - Developer's Agreement

N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:

N/A 6.14.9.B - Bill of Sale

N/A 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

YES 6.15.3 - Fire Protection/Fire Flow Capacity 8/18/25 Removed 3.18.25, C500 - Remove hydrant on the 2" service line, due to insufficient flow. The Engineer of Record (EOR) has confirmed that the surrounding hydrants comply with the Marion County Fire Prevention Code regarding required coverage and spacing.

Defer to Marion County Fire Rescue. Marion County Utilities will provide water.

N/A 6.15.4 - Water Main Piping Installation

YES 6.15.5 - Water Service and Connection

N/A 6.15.6.A - Potable Water Metering - individual/banked, size

N/A 6.15.6.B - Irrigation Water Metering - size Well is being used for irrigation.

N/A 6.15.6.C - Sewer service only (water meter required/shown)

N/A 6.15.6.D - Meter Location

YES 6.15.6.E - Meter Easements Utility easement is called out on plans.

YES 6.15.6.F - Meter Boxes

YES 6.15.6.G & H - Meter Sizing

YES 6.15.7 - Cross Connection Control and Backflow Prevention 8/18/25 Corrected 3.18.25, C500: Confirm Backflows are in easement, not private property.

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

N/A 6.15.10 - Water Treatment Plants (WTP)

SUBMITTAL SUMMARY REPORT (32542)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

N/A 6.16.5.A & B - Private Wastewater Pump Stations

N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)

N/A 6.17 - Water Reclamation/Reuse Facilities

YES Article 7 - Construction Standards - PLAN NOTE: 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).

N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 8/18/25 \$135.00 fee for this review, Version 2.

3.18.25 Utilities Plan Review Fee: \$130.00 Fee can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32542

YES Additional Utilities comments 8/18/25 Confirmed 3.18.25 C500 - Contractor will need to use UT107 to connect water with a Tee.

YES Additional Utilities comments 3.18.25 - Projects entrance is on another parcel, per Marion County Traffic Division. Both parcels have same owner, allowing for the connection.

YES Additional Utilities comments 3.18.25 - Staff met with EOR, addressing all Version1 comments.

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/18/2026	08/11/2026	Approved
Comments	hard copies of S & s plans at DRC office			
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	08/18/2026	08/14/2026	Informational
Comments	Map/Subiz checked.			

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

- DR 8/14/26

OCE: Plan Review Revision (DR) v.1

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/08/2026	06/25/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/08/2026	06/25/2026	Approved
<i>Comments</i> Irrigation well will require a permit through the Department of Health in Marion County. Protect well during all phases of construction.				
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/08/2026	06/23/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	07/08/2026	07/08/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/08/2026	06/24/2026	Requires Re-submit
<i>Comments</i> Unable to see digital signature or seal on Landscape, Irrigation, or Photometric plans.				
OCE Design (Plans) (Office of the County Engineer)	William Poole	07/08/2026	07/06/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/08/2026	07/08/2026	Requires Re-submit
<i>Comments</i> Owner's name different from Property Appraiser. Please update Owner Name for Owner's Certification or in the alternative show new ownership documentation. In the alternative, please ensure that signer's authority documents are uploaded at time of correction. ----- IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." ----- - DR 7/8/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/08/2026	06/29/2026	Approved
<i>Recommendations</i> Site Revision added approximately 79sf of impervious. This is a de minimus increase from the original site plan.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/08/2026	07/02/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/08/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/08/2026	07/06/2026	Not Required
<i>Comments</i> No changes to Utilities, per the Summary Narrative.				

SILVER SPRINGS SHORES MEDICAL
OFFICE BUILDING
MARION COUNTY, FLORIDA
MAJOR SITE PLAN

AUGUST 2026

SHEET INDEX

C000	COVER SHEET
1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C100	SITE PLAN
C101	VEHICLE TURNING PLAN
C200	EROSION CONTROL & DEMOLITION PLAN
C300	GEOMETRY, SIGNAGE & STRIPING PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C600	SITE DETAILS
C700	MARION COUNTY DETAILS
C701	MARION COUNTY DETAILS
C800	FDOT MOT DETAILS
L400	LANDSCAPE PLAN
L410	LANDSCAPE DETAILS & NOTES
L500	IRRIGATION PLAN
L510	IRRIGATION NOTES & DETAILS
L511	IRRIGATION NOTES & DETAILS
A401	NOTED EXTERIOR ELEVATIONS
A402	NOTED EXTERIOR ELEVATIONS
A412	COLOR EXTERIOR VIEWS
A801	DUMPSTER ENCLOSURE DETAILS
E201	PHOTOMETRIC PLAN
E202	SITE LIGHTING SPECIFICATIONS

ADDRESS:

5207 SE MARICAMP RD, OCALA, FL 34472

PARCEL ID:

37491-003-12

CONTACT INFORMATION:

URGENT CARE DEVELOPERS OF SILVER SPRINGS SHORES, LLC
RAUL SOCARRAS, MANAGER
255 S. ORANGE AVENUE, SUITE 720
ORLANDO, FL 32801
TEL: 407-601-4257
E-MAIL: INFO@UPSHOTCA.COM

ARCHITECT:
SMA ARCHITECTURE & INTERIORS
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PKWY, SUITE 230
LAKE MARY, FL 32746
TEL: 407.555.0330
E-MAIL: SCOTT@SM-ARCH.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. P.S.M.
3110 RED FOX RUN
KISSIMEE, FL 34748
TEL: 407.654.6183
E-MAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

SITE LIGHTING ENGINEER:
CLEAR ENGINEERING, LLC
DARIUS ADAMS, P.E., LEED-AP
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32838
TEL: 407-277-3431
E-MAIL: DARIUS@CLEAR-ENGR.COM

CIVIL ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, P.E., LEED AP
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
E-MAIL: SWEEDS@KLIMAWEEKS.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD W. BONNETT, RLA
400 S. ORLANDO AVE., STE. 201
MAITLAND, FL 32751
TEL: 407.622.1588
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

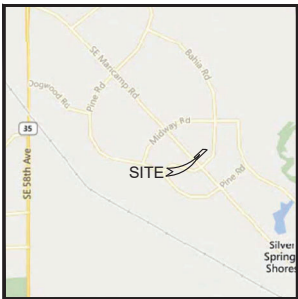
GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES, INC.
CHUCK CUNNINGHAM, P.E.
8008 S. ORANGE AVENUE
ORLANDO, FL 32809
TEL: 407.855.3860
E-MAIL: CCUNNINGHAM@ARDAMAN.COM

UTILITIES:
MARION COUNTY UTILITIES
CUSTOMER SERVICE
11800 US 441
BELLEVUE, FL 34420
TEL: 352.307.6000



AERIAL MAP

SCALE: 1" = 150'



LOCATION MAP

SCALE: 1" = 2,000'

PROPERTY DESCRIPTION:

LOT 10B, MARICAMP MARKET CENTRE REPLAT - PHASE 2 REPLAT LOTS 9 AND 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 172 PAGE 65 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CHARACTER AND INTENDED USE:

CONSTRUCT AN 8,011 SF MEDICAL OFFICE WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONVEYANCE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JUNE 2025 AND BE COMPLETED IN JANUARY 2026.

EXISTING USE OF SUBJECT AND ADJACENT PROPERTIES:

SITE: VACANT/ COMMERCIAL
NORTH: (BAHIA AVE PLACE), VACANT/ COMMERCIAL
SOUTH: (SE MARICAMP RD), COMMERCIAL
EAST: COMMERCIAL
WEST: VACANT/ COMMERCIAL

EXISTING ZONING OF SUBJECT AND ADJACENT PROPERTIES:

SITE: B-4 REGIONAL BUSINESS
NORTH: (BAHIA AVE PLACE), B-4 REGIONAL BUSINESS
SOUTH: (SE MARICAMP RD), B-2 COMMUNITY BUSINESS
EAST: B-4 REGIONAL BUSINESS
WEST: B-4 REGIONAL BUSINESS

* THIS SITE IS IN THE PRIMARY SPRINGS PROTECTION ZONE

FUTURE LAND USE (FLU)

SITE: COMMERCIAL (DRI)
NORTH: (BAHIA AVE PLACE), COMMERCIAL (DRI)
SOUTH: (SE MARICAMP RD), COMMERCIAL (DRI)
EAST: COMMERCIAL (DRI)
WEST: COMMERCIAL (DRI)

PROJECT AREA CALCULATIONS:

TOTAL SITE AREA (LOT 10B) PROJECT AREA: 56,316 SF (1.29 AC)

EXISTING AREAS:

IMPERVIOUS: 3,093 SF / 0.07 AC (5.5%)
PERVIOUS: 53,223 SF / 1.22 AC (94.5%)
TOTAL: 56,316 SF / 1.29 AC (100.0%)

PROPOSED AREAS:

IMPERVIOUS: 28,060 SF / 0.64 AC (49.8%)
PERVIOUS: 28,256 SF / 0.65 AC (50.2%)
TOTAL: 56,316 SF / 1.29 AC (100.0%)

OWNER'S CERTIFICATION:

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

OWNER NAME:

OWNER SIGNATURE:

MARION COUNTY NOTES:

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

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.

CONCURRENCY DEFERRAL STATEMENT:

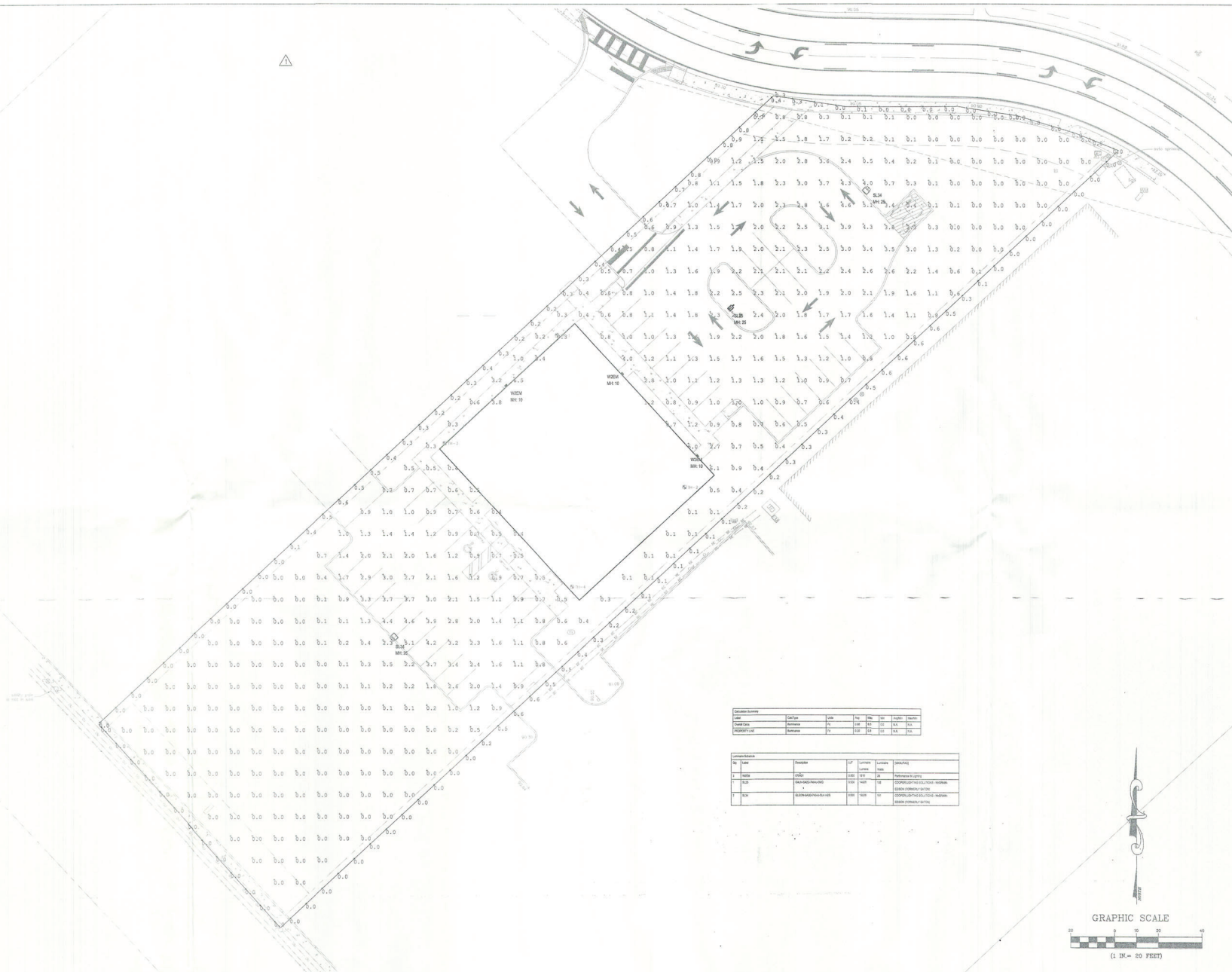
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED AND PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO BUILDING PERMIT.

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	EG/DB	07.16.25
2	COUNTY COMMENTS	EG/DB	11.11.25
3	COUNTY COMMENTS	PL/SW	01.29.26
4	LOT 10A COORDINATION	PL/SW	06.17.26
5	COUNTY COMMENTS	PL/SW	07.30.26
6	NEW ADDRESS	PL/DB	08.12.26

C 000

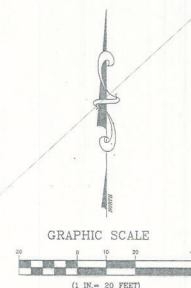
File Location: \\server-003\data\civil\engineering\Boschman\2025\Project\E201 - Silver Springs Mall\Drawings\A.dwg

Filename: E20123 - 218 LIGHTING.dwg Plot Date: Jan 17, 2025 3:10pm



Room Number	Room Name	Area	Perimeter	Volume	Height	Notes
101	Office	100	100	100	10	
102	Office	100	100	100	10	
103	Office	100	100	100	10	

Room Number	Room Name	Area	Perimeter	Volume	Height	Notes
101	Office	100	100	100	10	
102	Office	100	100	100	10	
103	Office	100	100	100	10	



PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Klima Weeks
CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8755
Facsimile 407.478.8749
Certificate of Authorization No.: 9230



SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
PHOTOMETRIC PLAN

revision	description	date
△	COUNTY COMMENTS	05.05.25
△	Lot 10A Coordination	06.17.25
△		
△		
△		
△		

drawn by: MDP
checked by: MDP
date: 05/25/2025
plot scale: AS SHOWN
project number: 2511EM0005
file name: 2511EM0005.dwg

E201

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.

(Ord. No. 13-20, § 2, 7-11-2013)

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation department to verify that the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a mark-up copy of the approved irrigation plan and shall include at a minimum:

- 1. Locations of all mainlines and mainline valves;
- 2. Locations of all remote control valves;
- 3. Water demand per zone in GPM, and;
- 4. Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:

- 1. Irrigation system scheduling information;
- 2. A copy of the irrigation controller owner's manual;
- 3. Irrigation system maintenance schedule, which includes:
 - a. Instructions for seasonal adjustments of controller and sensors,
 - b. Instructions covering how and when to check for distribution.
- 4. A schedule for checking for irrigation district coverage.

D. Within 30 days after installing the irrigation system, the controller shall be adjusted to be in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operating information, a Final Inspection and Landscaping/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscaping Architect.

[Ord. No. 13-02, 7-21-2013]



BONNETT design group, llc
landscape architecture
community planning
FL LA #0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588
BDG Proj. 2025.112

Klima Weeks
CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230



Laurie A. Elder, RLA FL #LA6666680

Total site	56,316 sqft
Impervious Area	27,743 sqft
Required Landscape (20%)	5,549 sqft
Provided Landscape	8,591 sqft
Surplus	3,042 sqft

(1)(b) Outside of the UGB			
NATIVE	PLANT	QTY	Subtotal
	AR	3	
	BN	3	
	MGm	4	
	QV	4	
	ID	4	
	mc	168	
	v'n	98	
	Wf2	102	
	2p + 2p3	98	484
NON NATIVE	CC	6	
	LJ	5	
	sv	18	
	dtv	111	
	dv	417	
	jc	161	
	oal	181	899
	TOTAL PLANTS		1383
	Native	35.0%	
	Native requirement	35%	

Location	Type	Length	2 Canopy Trees per 100 LF	Canopy	3 Understory Trees per 100 LF	Understory
NE	C	155	3.1	7	4.7	5
SW	C	119.3	2.4	See Note	3.6	6

Note: due to overhead power easement the canopy trees are changed to understory.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
BRN	3	<i>Acer rubrum</i>	Red Maple	3.5' cal. min.	YES	MEDIUM	As shown	
CE	3	<i>Betula nigra</i>	River Birch	3.5' cal. min.	YES	HIGH	As shown	
MD	4	<i>Magnolia grandiflora</i> 'Ms. Chio'	Ms. Chio Southern Magnolia	3.5' cal. min.	YES	MEDIUM	As shown	
QV	4	<i>Quercus virginiana</i>	Live Oak	3.5' cal. min.	YES	LOW	As shown	
TD	4	<i>Taxodium distichum</i>	Bald Cypress	3.5' cal. min.	YES	LOW	As shown	
UNDERSTORY								
CC	6	<i>Castilleja coccinea</i>	Butterbrush	6" fl. x 42" spd	NO	LOW	As shown	
LI	5	<i>Liquidambar japonicum</i>	Japanese Privet	6" fl. x 42" spd	NO	LOW	As shown	
HERBS								
MY	108	<i>Myrica cerifera</i>	Wax Myrtle	18" min.	YES	MEDIUM	36" c/c	
SR	18	<i>Schefflera arborescens</i> 'Variegata'	Dwarf Variegated Schefflera	18" min.	NO	LOW	36" c/c	
TD	102	<i>Tropaeolum dactyloides</i>	Kalanchoe Grass	18" min.	YES	LOW	36" c/c	
ZP	43	<i>Zamia pumila</i>	Fakahatchee Grass	18" min.	YES	LOW	36" c/c	
GROUND COVERS								
DFV	111	<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily	1 gal.	NO	LOW	18" c/c	
DE	417	<i>Deloselinia</i>	Alfalfa Iris	1 gal.	NO	LOW	24" c/c	
IR	16	<i>Iris versicolor</i> 'Neva'	Dwarf 'Neva' Iris	1 gal.	NO	LOW	24" c/c	
JP	161	<i>Juniperus conferta</i>	Shore Juniper	1 gal.	NO	LOW	18" c/c	
OP	151	<i>Ophiopogon japonicus</i> 'variegatus'	Acute Grass	1 gal.	NO	LOW	12" c/c	
ZP3	38	<i>Zamia pumila</i>	Coontoe Cycad	3 gal.	YES	LOW	36" c/c	
SOODED								
SO	9,980 sf	<i>Paspalum notatum</i> 'Argentine'	Argentine Bahia Grass	sod	NO	LOW	sod	See sod spec

Site Area	56,316	s.f.
1 tree per s.f.	3,000	s.f.
Required Trees	18.8	
Proposed Canopy Trees	18	
Proposed Understory: Due to overhead power easement 2 canopy are converted to understory	2	
Additional understory trees	9	
Spec. 6.8.10. C. (1) (d) Max. 50% one tree species. Tree quantity can not exceed:	9.4	

File Location : Z:\Shared\Barnett Design Group\2025\112_KW AH Silver Springs MOB\design\

Filename : 2025.112_KW AH Silver Springs MOB_LBBASE.dwg Plot Date : Jun. 16, 2026 4:44pm

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
LANDSCAPE PT AN

mission	description	date
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County Comments 07-16-202

County Commission 11-11-2012

Lot 10A Coordination 06-17-2022

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△

drawn by: LAE/RLM

date: 02/26/2025
plot scale: AS SHOWN

file name: 0003_001_FW_AIR SILVER SPRINGS MOBILE_LISSAGE.DWG

1400

2700

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-151-XL-40	1-1/2"	Area for Drip	20.75	1,272 #	101.6	34.8	37.1	1.44 in/h
2a	Hunter ICV-G	1"	Bubbler	15	30	370.0	24.9	26.8	2.54 in/h
2b	Hunter ICV-G	1"	Bubbler	10	20	616.0	25.0	30.9	2.05 in/h
3	Hunter ICV-G	1"	Turf Rotor	24.79	8	234.5	50.2	52.1	0.89 in/h
4	Hunter ICZ-151-XL-40	1-1/2"	Area for Drip	21.08	1,445 #	193.5	34.8	35.5	1.44 in/h
5	Hunter ICZ-151-XL-40	1-1/2"	Area for Drip	23.38	1,559 #	359.6	34.3	37.4	1.45 in/h
6	Hunter ICZ-151-XL-40	1-1/2"	Area for Drip	22.87	1,511 #	266.8	34.7	40.8	1.44 in/h

WATERING SCHEDULE

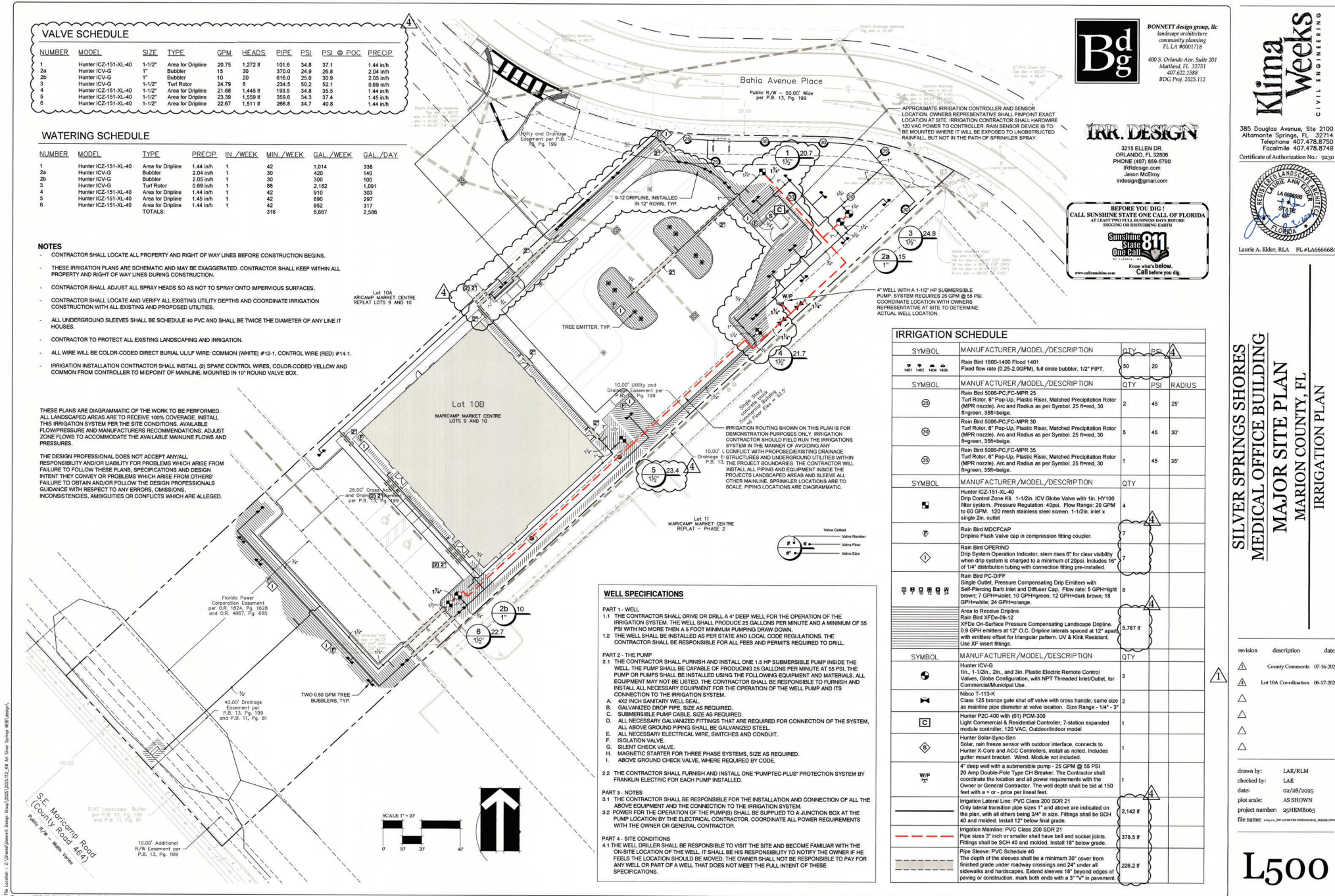
NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICZ-151-XL-40	Area for Drip	1.44 in/h	1	42	1,014	338
2a	Hunter ICV-G	Bubbler	2.04 in/h	1	30	420	140
2b	Hunter ICV-G	Bubbler	2.05 in/h	1	30	300	100
3	Hunter ICV-G	Turf Rotor	0.89 in/h	1	88	2,152	1,091
4	Hunter ICZ-151-XL-40	Area for Drip	1.44 in/h	1	42	910	303
5	Hunter ICZ-151-XL-40	Area for Drip	1.45 in/h	1	42	890	297
6	Hunter ICZ-151-XL-40	Area for Drip	1.44 in/h	1	42	952	317
TOTALS:					316	6,667	2,586

NOTES

- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION.
- ALL WIRE SHALL BE COLOR-CODED DIRECT BURIAL UL/UF WIRE: COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURER'S RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANYWILL RESPONSIBILITY (AND/OR LIABILITY) FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT. THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



WELL SPECIFICATIONS

- PART 1 - WELL**
- THE CONTRACTOR SHALL DRIVE OR DRILL A 4" DEEP WELL FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 25 GALLONS PER MINUTE AND A MINIMUM OF 55 PSI WITH NO MORE THAN A 5 FOOT MINIMUM PUMPING DRAW DOWN.
 - THE WELL SHALL BE INSTALLED AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL.
- PART 2 - THE PUMP**
- THE CONTRACTOR SHALL FURNISH AND INSTALL ONE 1 HP SUBMERSIBLE PUMP INSIDE THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 25 GALLONS PER MINUTE AT 55 PSI. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM.
 - 402 INCH SANITARY WELL SEAL.
 - GALVANIZED DROP PIPE, SIZE AS REQUIRED.
 - SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED.
 - ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR CONNECTION OF THE SYSTEM, ALL ABOVE GROUND PIPING SHALL BE GALVANIZED STEEL.
 - ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT.
 - ISOLATION VALVE.
 - SILENT CHECK VALVE.
 - MAGNETIC STARTER FOR THREE PHASE SYSTEMS, SIZE AS REQUIRED.
 - ABOVE GROUND CHECK VALVE, WHERE REQUIRED BY CODE.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ONE "PUMPTEC-PLUS" PROTECTION SYSTEM BY FRANKLIN ELECTRIC FOR EACH PUMP INSTALLED.
- PART 3 - NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.
 - POWER FOR THE OPERATION OF THE PUMP(S) SHALL BE SUPPLIED TO A JUNCTION BOX AT THE PUMP LOCATION BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR GENERAL CONTRACTOR.
- PART 4 - SITE CONDITIONS**
- THE WELL DRILLER SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON-SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS
1401	Rain Bird 1800-1400 Flood 1401 Flood flow rate (0.25-2.0 GPM), full circle bubbler, 1/2" FPT.	50	20	
2	Rain Bird 5006-PC-PC-MPR 25 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol. 25 ft-rd, 30 ft-green, 35-ft-beige.	2	45	25'
3	Rain Bird 5006-PC-PC-MPR 30 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol. 25 ft-rd, 30 ft-green, 35-ft-beige.	5	45	30'
4	Rain Bird 5006-PC-PC-MPR 35 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol. 25 ft-rd, 30 ft-green, 35-ft-beige.	1	45	35'
5	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 80 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet.	4		
6	Rain Bird MDCPCAP Online Push Valve cap in compression fitting coupler.	7		
7	Rain Bird OPERAND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	1		
8	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitters with Self-Flushing Barb Inlet and Offset Cap. Flow rate: 5 GPH-right brown, 7 GPH-white, 10 GPH-green, 12 GPH-dark brown, 18 GPH-white, 24 GPH-orange.	8		
9	Area to Receive Drip Rain Bird XPDe-08-12 XPDe On-Surface Pressure Compensating Landscape Dripeline. 0.9 GPH emitters at 12" O.C. Dripeline laterals spaced at 12" apart with emitters offset for triangular pattern. UV & Kink Resistant. Use XP insert fittings.	5,787 ft		
10	Nibco T-115-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	3		
11	Hunter P2C-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor/Indoor model.	1		
12	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wind. Module not included.	1		
13	4" deep well with a submersible pump - 25 GPM @ 55 PSI 20 Amp Double-Pole Type CH Breaker. The Contractor shall coordinate the location and all power requirements with the Owner or General Contractor. The well depth shall be 10' at 150 feet with a +/- price per lineal feet.	1		
14	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and must be installed 12" below final grade.	2,142 ft		
15	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and must be installed 18" below grade.	378.5 ft		
16	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" "V" in pavement.	226.2 ft		

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SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
 MARION COUNTY, FL
 IRRIGATION PLAN

revision description date
 1 County Comments 07-16-2022
 2 Lot 10A Coordination 06-17-2023
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This Instrument Was Prepared
By And Should Be Returned To:

Jenna Barbato, Esq.
Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A.
420 S. Orange Avenue, Suite 700
Orlando, FL 32801
(407) 841-1200

Property Appraisers Parcel
Identification (Folio) Number: 37491-003-12

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), executed as of the 28th day of May, 2026, by **MARICAMP LAND, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470 to **URGENT CARE DEVELOPERS OF SILVER SPRINGS SHORES, LLC**, a Florida limited liability company (“**Grantee**”), whose mailing address is 255 S. Orange Avenue, Suite 720, Orlando, Florida 32801.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee’s heirs and assigns forever, the real property situate, lying, and being in Marion County, Florida, and described in **Exhibit “A”** attached to this Deed (the “**Property**”), subject to the Permitted Exceptions listed in **Exhibit “B”** attached to this Deed (the “**Permitted Exceptions**”), provided that any reference to the foregoing matters shall not reimpose the same.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, other than the Permitted Exceptions, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, subject to Permitted Exceptions.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of First Witness

Rena Lovely
Print Name of First Witness

211 NW 3rd St.
Ocala FL 34475
Address of First Witness

[Signature]
Signature of Second Witness

Beverly J. Hernandez
Print Name of Second Witness

211 NW 3rd St.
Ocala FL 34475
Address of Second Witness

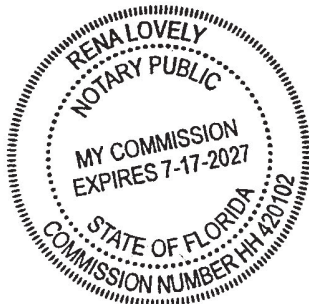
MARICAMP LAND, LLC,
a Florida limited liability company

By: [Signature]
Name: John S. Rudniansky
Title: Manager

STATE OF FLORIDA)
COUNTY OF Marion) ss.:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of May, 2026, by John S. Rudniansky, as Manager of MARICAMP LAND, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or who produced _____ as identification.

[Official Notarial Seal]



[Signature]
Notary Public
Rena Lovely
(Print or type name)
Commission No.: _____
My Commission Expires: _____

Exhibit "A"
Legal Description

PARCEL 1: (Fee Simple Estate)

Lot 10B, Maricamp Market Centre Replat - Phase 2 Replat Lots 9 and 10, according to the map or plat thereof, as recorded in Plat Book 17, Page 65, of the Public Records of Marion County, Florida.

PARCEL 2: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Declaration of Covenants and Restrictions for Maricamp Market Centre recorded December 13, 2007 in Official Records Book 4946, Page 1101; amended in Official Records Book 8273, Page 51, and as may be subsequently amended, Public Records of Marion County, Florida, over, under and across the lands described therein under Sections 2.

PARCEL 3: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Declaration of Covenants, Conditions and Restrictions or Lot 3, Maricamp Market Centre recorded December 24, 2014 in Official Records Book 6144, Page 1329; amended in Official Records Book 7157, Page 298; Official Records Book 7598, Page 878; Official Records Book 8563, Page 1506; Official Records Book 8629, Page 1881 and Official Records Book 8842, Page 1436, Public Records of Marion County, Florida, over, under and across the lands described therein under Sections 2.5; 2.9.1; 2.9.2; and 2.10.

Exhibit "B"
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Distribution Easement to Florida Power Corporation doing business as Progress Energy Easement to Florida Power Corporation, a Florida corporation recorded in Deed Book 264, Page 373, as affected by Partial Release of Easement recorded in Official Records Book 1824, Page 1628 and Partial Release of Easement recorded in Official Records Book 4867, Page 685.
3. Easement granted to Florida Power Corporation, a Florida corporation recorded in Deed Book 336, Page 17.
4. Gas Service Agreement recorded in Official Records Book 137, Page 411 and Gas Service Agreement recorded in Official Records Book 152, Page 764.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre, recorded in Plat Book 11, Page 81, of the Public Records of Marion County, Florida.(as to Parcel 2).
6. Terms and conditions of Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants and Restrictions for Maricamp Market Centre recorded in Official Records Book 4946, Page 1101; amended in Official Records Book 8273, Page 51, and as may be subsequently amended.
7. Covenant (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1150.
8. Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1151, amended by First Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 5266, Page 1981, Second Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 5916, Page 725 and Third Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 6136, Page 1406.
9. Terms and conditions of Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants, Conditions and Restrictions for Lot 3, Maricamp Market Centre recorded in Official Records Book 6144, Page 1329; amended in Official Records Book 7157, Page 298; Official Records

Book 7598, Page 878; Official Records Book 8563, Page 1506; Official Records Book 8629, Page 1881 and Official Records Book 8842, Page 1436, and as may be subsequently amended.

10. Developer's Agreement (Plat - Maricamp Market Centre Replat - Phase I) recorded in Official Records Book 6144, Page 1294, re-recorded in Official Records Book 6153, Page 684.
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre Replat - Phase 2, recorded in Plat Book 13, Page 199, of the Public Records of Marion County, Florida.
12. Easement in favor of Marion County, a political subdivision of the State of Florida set forth in instrument recorded in Official Records Book 3093, Page 571 and Reservation of an easement for road right of way, drainage and utilities, as set forth in Deed by and between Marion County, Florida, Grantor, and Robert D. Wilson, Trustee, Grantee, recorded in Official Records Book 3622, Page 1168.
13. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of MARICAMP MARKET CENTRE REPLAT - PHASE 2 LOTS 9 AND 10, recorded in Plat Book 17, Page 65, of the Public Records of Marion County, Florida.
14. This conveyance is subject to a restriction against the use of the Property as a self-storage facility, including indoor storage, outdoor storage, or storage parking for vehicles, trailers, boats, equipment or other goods (the "Use Restriction"). The Use Restriction is binding upon Grantee and Grantee's successors and assigns; and is deemed to be a covenant that shall run with the land.