

August 12, 2025

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

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/9/25-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities

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

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

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# ENTER AR #

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Delineate end of County Maintenance at water meter.

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

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

19 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Central Sewer

STATUS OF REVIEW: INFO

REMARKS: If property is allowed to stay on septic system you will need to contact the Department of Environmental Protection to determine septic system needs

20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: If property will be on septic system you will need to contact the Department of Environmental Protections to determine septic system needs.

21 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.5 - Access Control Box

STATUS OF REVIEW: INFO

REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: If listed species on-site, preservation and/or mitigation may be required per FWC.

23 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: defer to MCU

24 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

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

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

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

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

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

IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the

right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

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

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report

STATUS OF REVIEW: NO

REMARKS: Please submit a geotechnical engineer report for review.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

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

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

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

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) Per submitted Ponds outputs, DRA does not appear to recover within 14-days of 100-year, 24-hour event. Dry DRAs are required to fully recover within 14 days after the design storm. If they do not, the DRA must be designed to hold an additional design storm post-pre volume. Please provide calculations demonstrating this requirement is met. (2) There is an existing DRA in close proximity to the east of the proposed DRA. Please clarify how the existing DRA is considered in the recovery analysis. (3) Please provide geotechnical report so soil and groundwater parameter inputs can be verified.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

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

- 33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: Please submit hydraulic calculations for review.
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please submit hydraulic calculations for review.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" (conveyance) and 12" (yard drains) may be supported with corroborating calculations; applicants can request a waiver.
- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed & sealed Karst analysis.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report.

A hard copy signed and sealed report can be submitted if desired.

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

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

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

59 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

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

60 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

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

61 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

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



Marion County Board of County Commissioners

Office of the County Engineer

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


DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

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

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Meridian Storage Group Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): ~~South Shore Group, LLC~~ SOUTH SHORE GROUP, LLC
Signature: 
Mailing Address: PO BOX 14482 City: ST. PETERSBURG
State: FL Zip Code: 33733 Phone # 727.219.9051
Email address: patrick@meridianstroagegroup.com

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

Firm Name (if applicable): Davis Dinkins Engineering, P.A. Contact Name: Davis
Mailing Address: 125 NE 1st Ave, Suite 2 City: Ocala
State: FL Zip Code: 34470 Phone # 352-854-5961
Email address: davis@dinkinsengineering.com

D. WAIVER INFORMATION:

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

DEVELOPMENT REVIEW USE:

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

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

MAJOR SITE PLAN
MARION COUNTY, FLORIDA

[illegible]

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	-	-
MAJOR COUNTY	MAJOR SITE PLAN	-	ATG32455
S.J.R.N.W.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	-	g235405-1

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
613.8 BC7	MINIMUM STORM PIPE SIZE	-	-
-	-	-	-

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION! IT MAY BE NECESSARY TO REMOVE, MODIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

<u>SHEET</u>	<u>DESCRIPTION</u>
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/ASPH/
C3	DELETED
C4	MAJOR SITE PLAN - GRADING
C5	MAJOR SITE PLAN - DRAINAGE
C6	MAJOR SITE PLAN - SWPPP
C7	MAJOR SITE PLAN - UTILITIES

LT	LANDSCAPE PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
LTS-1	PHOTOMETRIC PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
IR-1	IRRIGATION PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
SI	BOUNDARY & TOPOGRAPHIC SURVEY (BY ROGERS ENGINEERING, LLC)

LOTS 3, 4, 5, AND 6, DEAL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 20, PUBLIC RECORDS OF WATSON COUNTY, FLORIDA.

SEE SEPARATE SURVEY BY ROGERS ENGINEERING, LLC. FOR BEARINGS & DISTANCES,
MONUMENTATION, AND STATE PLANE COORDINATES.

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF
A ADDITIONAL STORAGE BUILDINGS, TOGETHER WITH ALL REQUIRED IMPROVEMENTS
THEREON.

PARCEL ID: 3781-003-000 & 3781-004-000
ZONING: S-3
FUTURE LAND USE: COMMERCIAL
PROPOSED USE: STORAGE FACILITY
LAND OWNER: SOUTHWEST GROUP LLC
PATRICK KOCER, MANAGER
2400 GRAVADA DR E
ST. PETERSBURG, FL 33712

Parking REQUIRED:		
±1,200 S.F. OFFICE @ 2.5 SPACE / 1,000 S.F.	3 SPACES	
Parking PROVIDED:		
PROPOSED STANDARD PARKING SPACES	2 SPACES	
PROPOSED CONCRETE MUNICIPAL SPACES	1 SPACE	
	TOTAL = 3 SPACES	

TRAFFIC IMPACT STATEMENT:
BASED ON ITS TRIP GENERATION MANUAL, 11th EDITION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE WYOMING COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.U.N.T.A.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

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

PATRICK KIDDER, MANAGING MEMBER SOUTHSHORE GROUP LLC 3400 GRANADA DR E ST. PETERSBURG, FL 33772 (727) 719-9096	DATE
----------------------------------------------------------------------------------------------------------------------------	------

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

**DAVIS DINKINS
ENGINEERING, P.A.**

125 NE 1st AVENUE
SUITE 1
OCALA, FL 34478

125 NE 1st AVENUE
SUITE 1
OCALA, FL 34478

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

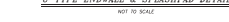
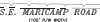
B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WHETHER OR NOT SPECIFICALLY LISTED OR IMAGED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

D. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH WIDTH, PAVEMENT REPLACEMENTS, DIRECTIONAL BORING, AND/OR TREE CLEARING AND GRUBBING REQUIRED FOR UTILITY INSTALLATIONS.

- [illegible]

MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES 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 MARION COUNTY UTILITIES CONSTRUCTION OFFICER AT (352) 307-6163.



125 NW 18th Avenue
 GDA, A. 1410
 GDA, A. 1410
 Phone: (321) 294-5963

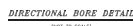
DAVID J. JENNINGS
ENGINEERING, P.A.

11111
 11111
 11111

125 NW 18th Avenue
 GDA, A. 1410
 GDA, A. 1410
 Phone: (321) 294-5963

DAVID J. JENNINGS
ENGINEERING, P.A.

11111
 11111
 11111



NOT VALID UNLESS ~~EXEMPT~~ INITIAL
AND SEALS, OR ORIGINALLY SEALED
AND SEALED WITH PROFESSIONAL SEAL
BELOW.

DATE: 1. SEPTEMBER 2012
S. LEONARD M. GORDON

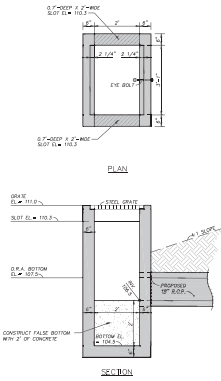
NOTE:
1. ORIGINALLY SEALED AND SEALED
WITH A SEALED STATE OF ALABAMA
PROFESSIONAL CONTRACT LICENSE
THIS MAY BE TAKEN OFFLINE BY
ANYONE WHO HAS A SEALED STATE
PROFESSIONAL LICENSE.

THREE COPIES OF THIS DOCUMENT
ORIGINALLY SEALED AND SEALED
BELOW, AND BE SEALED ON
ELECTRONIC COPIES

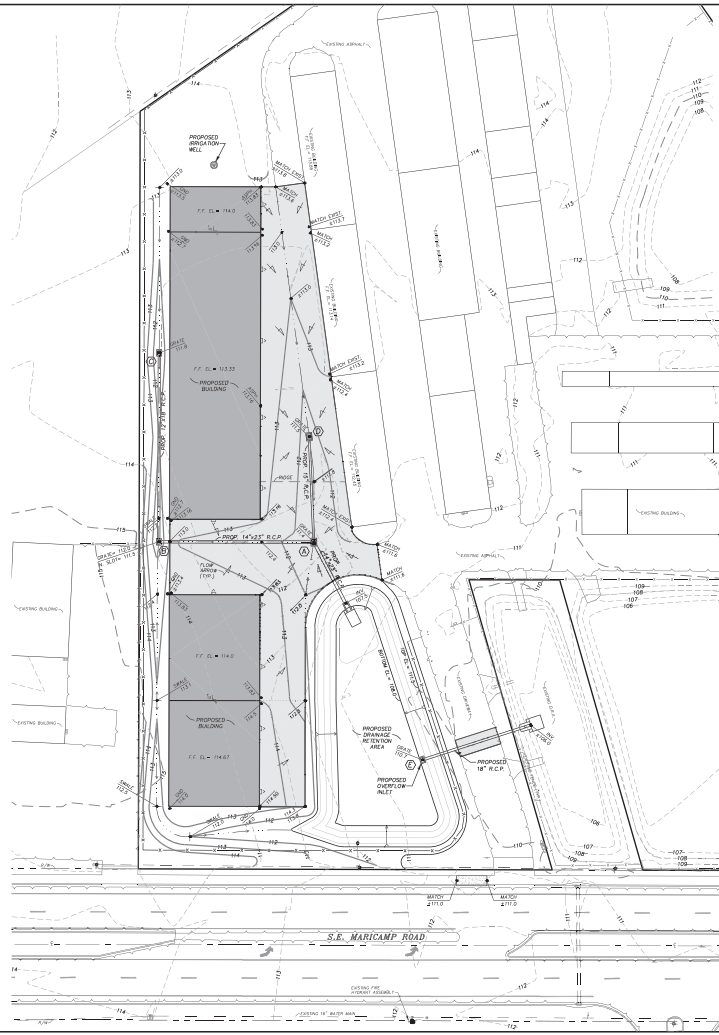
PROPOSED STORM SEWER DATA CHART									
STRUCTURE			STORM PIPE						
NUMBER	STRUCTURE	GRADE EL.	INVERT EL.	NUMBER	LINK FT.	INVERT EL.	PIPE SLOPE	PIPE SLOPE	PIPE SLOPE
A	TYPE "Y" INLET	111.1	N.E. ROW = 108.1 S.E. ROW = 108.1	A - B	45.7	102.4	14.83 RCP	1.08	
B	TYPE "Y" INLET	112.0	N.E. ROW = 108.1 S.E. ROW = 108.1	B - C	102.4	102.4	14.83 RCP	0.39	
C	TYPE "Y" INLET	111.8	S.W. ROW = 108.0	C - D	125.0	101.8	12.00 RCP	0.32	
D	TYPE "Y" INLET	111.5	S.W. ROW = 108.0	D - E	88.8	101.8	12.00 RCP	1.00	
E	TYPE "Y" INLET	111.5	E. ROW = 108.0	E - F	75.2	101.8	12.00 RCP	0.66	

STORM SEWER NOTES:

1. STORM SEWER IS DESIGNED FOR A 24-HR STORM EVENT.
2. ALL PLOTS SHALL BE PROTECTED WITH SOFT COVERING PRODUCTS FROM "TAMPER PRODUCTS" (SEE SHEET C-2) UNTIL PAVING OPERATIONS ARE COMPLETED.
3. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
4. INVERTS AND CONNECTIONS TO BE PER F.O.D. STANDARD PLANS INVERT-201.
5. ALL STORM PIPES TO BE CONSTRUCTED PER F.O.D. STANDARD PLANS INVERT-201, 201-201, 201-201, AND 201-201 AS APPLICABLE.



DITCH BOTTOM INLET TYPE "C"
 REFER TO F.O.D. 1-100 INVERT FOR REINFORCEMENT AND ADDITIONAL NOTES NOT TO SCALE



GRADING LEGEND:

- PROPOSED ROADS
- PROPOSED DRIVE
- EXISTING ELEVATIONS (SPOT ELEVATIONS)
- PROPOSED ELEVATIONS (ONLINE ELEVATIONS)
- POST CONSTRUCTION FLOW ARROWS
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL

IMPORTANT:
 PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES INCLUDING SPT-100 TO VERIFY LOCATION AND DEPTHS AND CONDUCT SURVEYING OPERATIONS WITH LOCALITY INFORMATION. IT MAY BE NECESSARY TO REMOVE, MODIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROGRESS OF EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADTS SHOWN FOR DRIVEWAY SPACINGS WHICH SHOULD NOT EXCEED 1.50 OF 2.00 SLOPE IN ANY DIRECTION. SEE GRADTS FOR ELEVATIONS.
2. ADHERE TO GRADTS SHOWN FOR CONCRETE DRIVEWAYS WHICH SHOULD NOT EXCEED 0.25 OF 0.50 GROSS SLOPE. OF 5.00 (1:20) RUNNING SLOPE.
3. ADHERE TO GRADTS SHOWN FOR CONCRETE DRIVEWAYS WHICH SHOULD NOT EXCEED 0.25 OF 0.50 GROSS SLOPE. OF 5.00 (1:20) RUNNING SLOPE.
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4. ADHERE TO GRADTS SHOWN FOR CONCRETE DRIVEWAYS WHICH SHOULD NOT EXCEED 0.25 OF 0.50 SLOPE IN ANY DIRECTION.

DAVID B. BAKER ENGINEERING, P.A.
 125 NW 1st Avenue, Suite 200
 Ft. Lauderdale, FL 33301
 (954) 561-1111
 FAX: (954) 561-1112
 E-MAIL: DBB@DBB-PA.COM

REVISIONS:

NO.	DATE	DESCRIPTION
1	04-11-25	PRELIMINARY ISSUE
2	04-11-25	REVISION

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

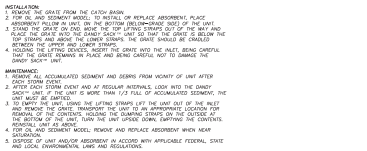
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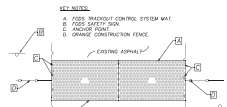
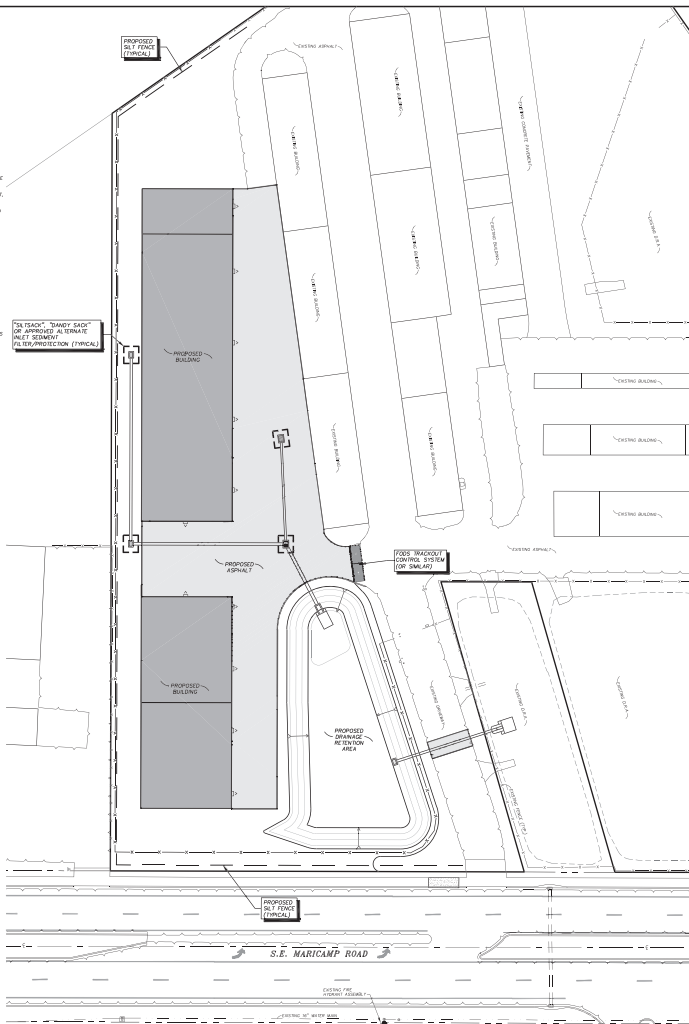
Diagram illustrating the cross-section of a post-and-rap system. The diagram shows a vertical post and a tilted post (canted 30° toward flow) positioned over a filter fabric layer. The filter fabric is placed over a silty flow. The diagram is labeled "SECTION".



ELEVATION

TYPE III SILT FENCE DETAIL

FOOT WALK #102



1. RESEARCH
a. THEORY - the most convincing position that can be taken on a particular question or that represents the best explanation of a phenomenon
b. CONCEPT - a mental representation of an object or idea that is used to communicate information
c. DEFINITION - a statement that explains the meaning of a word or phrase
d. ASSUMPTION - a statement that is taken for granted or is accepted without question
e. PROPOSITION - a statement that can be tested or falsified
f. THEORY - a set of concepts and principles that are used to explain a phenomenon
g. CONCEPT - a mental representation of an object or idea that is used to communicate information
h. DEFINITION - a statement that explains the meaning of a word or phrase
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w. DEFINITION - a statement that explains the meaning of a word or phrase
x. ASSUMPTION - a statement that is taken for granted or is accepted without question
y. PROPOSITION - a statement that can be tested or falsified
z. THEORY - a set of concepts and principles that are used to explain a phenomenon

FODS TRACKOUT DETAILS

CONSENT UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM URBAN AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED HEREUNDER.

NAME/CONSTRUCTION COMPANY NAME _____ DATE: _____

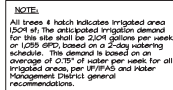
THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVE AND UNCHANGED AND MAINTAINED. THE CONSIGNEMENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

PATRICK VOIGER, MANAGER
SHOUSHORE GROUP LLC



ZONE VALVE

SCALE NT.9



MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.05. - Irrigation system installation.

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.04, except those being installed by property owners on their own single-family residence or owner/occupied duplex.

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

Sec. 6.9.b. - Completion inspection requirements

[illegible]

Sec. 6-0.2-2 - Irrigation system operation and maintenance.

A. As irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each initiating or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new or repair the existing ones and confirm that each device is such in a proper manner. A complete system check must be performed on all PIR systems after the system is installed. All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Irrigation Systems of the Florida Department of Agriculture and Consumer Services.

B. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.

C. Irrigation systems, including automatic controllers and control device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be needed.

Sec. 6.4.4. - Landscape irrigation schedule

- [illegible]

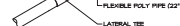
Sec. 6.010. - Licensing and certification.

4. **Registration Professionals.**

- (a) **Registration Design Professionals** shall be design professionals as licensed by the State of Florida to provide such professional services as are required by the Florida Building Code, Florida Fire Code, Florida Electrical Code, Florida Mechanical Code, or the Florida Plumbing Code.
- (b) **Registration Installation and Maintenance Professionals** shall include Planning Contractors and Inspection Contractors licensed by the State of Florida as required by the Florida Building Code, Florida Fire Code, Florida Electrical Code, Florida Mechanical Code, or the Florida Plumbing Code.
- (c) **Registration Installation and Maintenance Professionals**, as defined by this section, shall be exempt from the separate licensure requirements for inspection contractors for the purpose of the Florida Building Code, Florida Fire Code, Florida Electrical Code, Florida Mechanical Code, or the Florida Plumbing Code, provided that such professionals are not required to obtain a license under the provisions of the Florida Building Code, Florida Fire Code, Florida Electrical Code, Florida Mechanical Code, or the Florida Plumbing Code to install or maintain the same system. If such system complies with all applicable requirements of the Florida Building Code, Florida Fire Code, Florida Electrical Code, Florida Mechanical Code, or the Florida Plumbing Code, a permit shall not be required.

5. **Training.**

- (a) **Each licensee assigned by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and Sustainable Practices for the continuing education requirements designated by the Hernando County, Florida, Board of Planning and Zoning.**
- (b) **Hernando County shall ensure compliance with these PDH requirements at the time of license renewal, or in an approved audit.**



SCALE: 1"=30'

SPRAY HEAD INSTALLATION



LIGHTING LEGEND

2. HALL PACK, RAB H22 ADJUSTABLE THROH HALL PACK, H22-L-ISOH-3000K-470V, LARGE ISO HATTAGE, 3000K BRONZE ADJUSTABLE. (OR APPROVED EQUAL)

Notes:

1. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America. The lighting calculations that have been provided to the greatest extent possible. And that lighting will be provided for areas and locations that require additional lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be made to ensure adequate lighting levels are provided.
3. Changes to the plan or specifications may cause light levels to drop below acceptable levels.
4. Fixtures and Arms shall be oriented as shown on plan.
5. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the lighting connections necessary to supply power to the proposed lighting. All connections shall be underground and in conduit. Lighting shall be on a dimmable system and includes all work necessary to complete the project.

Statistics

Site Average: 2.91 ft
Min: 0.60 ft (paved surfaces)
Max: 11.05 ft (paved surfaces)
Light Loss Factor: 0.70



SCALE: 1"=30'

[illegible]

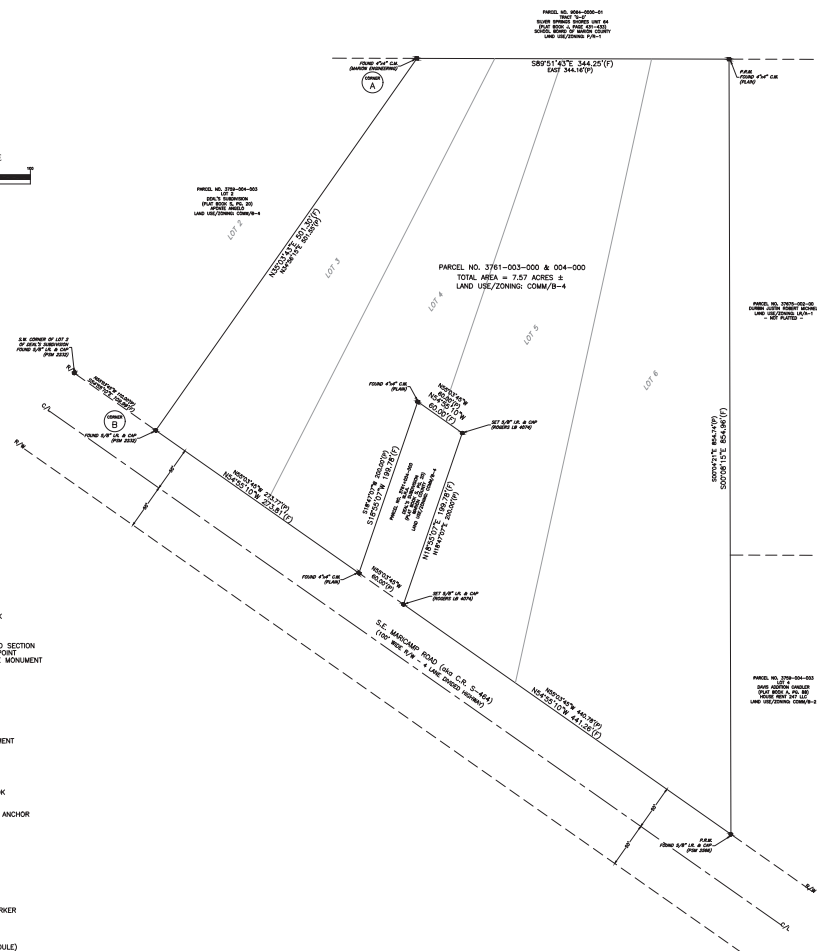
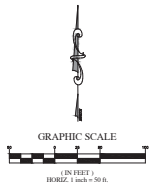
MPA
Michael Pape
& Associates, PA
LAND • PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 352.351.3500 • www.MPA-LA.com

MERIDIAN STORAGE GROUP
 MARION COUNTY, FLORIDA
 PHOTOMETRIC PLAN

DATE 07-28-25
IN BY RAZ
RD. BY SMS
SHEET 1 OF 1

LTG-I



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

STATE PLANE COORDINATES

FOUND 4"x4" C.M.
(MARION ENG. & ASSOC.)
NORTHING Y = 7724245.34
EASTING X = 862454.06

FOUND 4"x4" C.M.
(MARION ENG. & ASSOC.)
NORTHING Y = 7724245.34
EASTING X = 862454.06

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, SEAL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEY REPORT:
1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT TO 5007, PUBLISHED ELEVATION = 79.88, NAVD-88.
 3. FIELD SURVEY DATES: 2-27-2025.
 4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
 5. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8351, PAGE 1956, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0755, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/27/2008.
 8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 11-1.025 THROUGH 11-1.028, FLORIDA ADMINISTRATIVE CODE, AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
 9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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

SURVEYORS CERTIFICATION:

I, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.O.C. AND MEETS THE STANDARDS OF PRACTICE FOR CHAPTER 2014-117 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE

RODNEY K. ROGERS, P.E.
Surveyor & Mapper
Rodney K. Rogers, P.E.
rodney@rogers-engineering.com
Marion County, FL 32003
License No. 5274

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • L.L. Bus. 14074

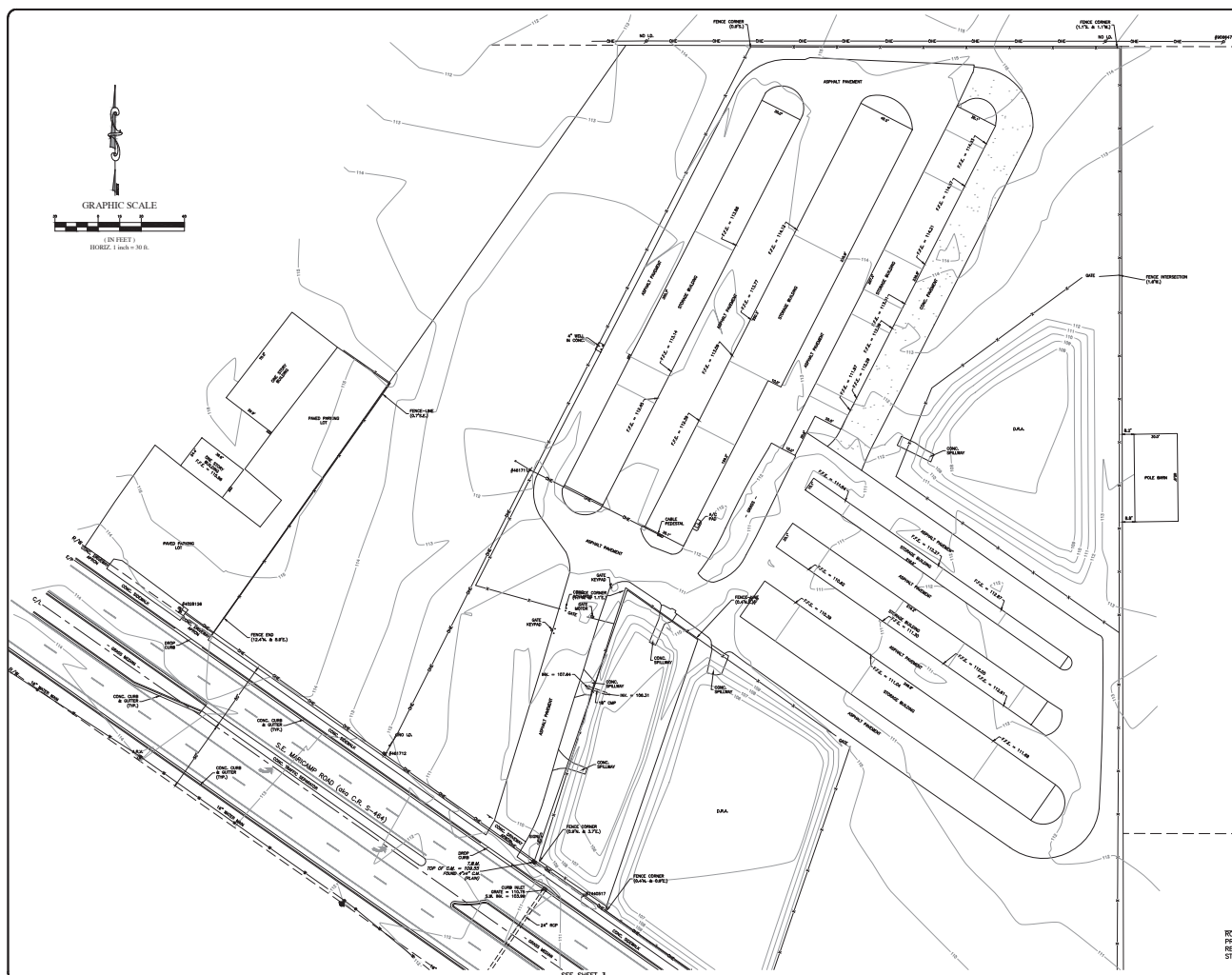
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
SOUTHSHORE GROUP, LLC.

JOB NO.
#8-1881-001-005

DATE
2-3-2025

SCALE
1" = 50'

SHEET
1 OF 3



RODNEY K. ROGERS DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5274
STATE OF FLORIDA

Robert L. Rogers, PE
P. Reg. No. 10227
rlrogers@rogerseng.com

Rodney K. Rogers, PSM
P. Reg. No. 5274
rkrogers@rogerseng.com

Melanie M. Boyer, PSM
P. Reg. No. 7388
mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

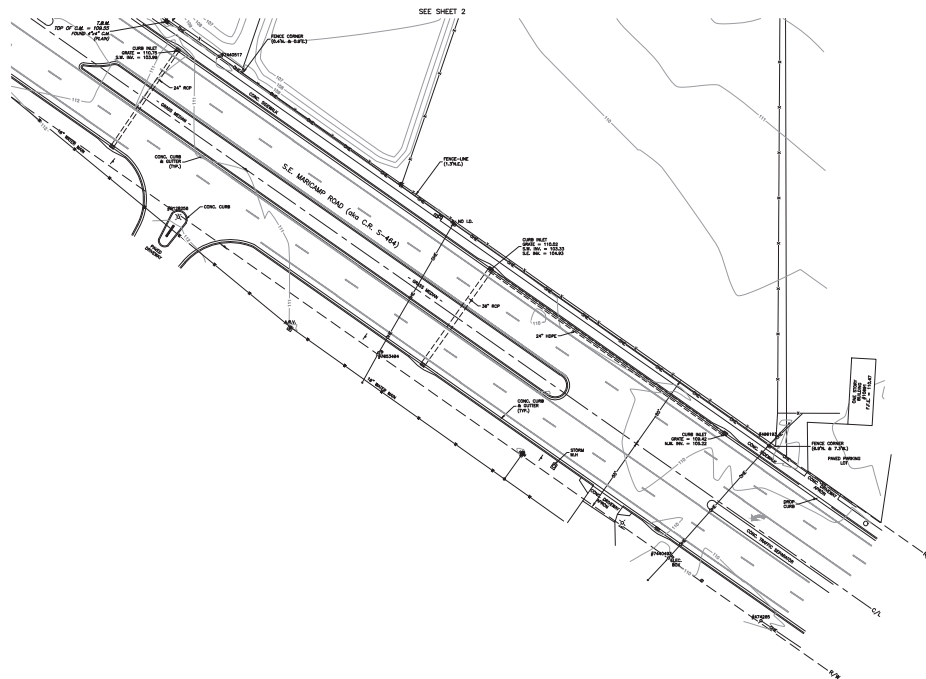
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
SOUTHSHORE GROUP, LLC.

JOB No.
RB-3761-003-000

DATE
3-6-2025

SCALE
1" = 30'

SHEET
2 OF 3



A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
SOUTHSHORE GROUP, LLC.

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com

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Fl. Reg. No. 5274
rlrogers@rogerseng.com

Melanie M. Boyer, PSM
Fl. Reg. No. 7388
mboyer@rogerseng.com

1000

11