



**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

July 3, 2025

DAVIS DINKINS ENGINEERING, P.A.
DAVIS DINKINS
125 NE 1ST AVENUE #2
OCALA, FL 34470

SUBJECT: DRC INFORMATIONAL LETTER

PROJECT NAME: LINDALE MOBILE HOME PARK - CLUBHOUSE RENOVATION

PROJECT #2023080122

APPLICATION: MAJOR SITE PLAN #32359

Dear Davis.:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for the Development Review Committee on July 7, 2025. This will be a consent item and attendance is not required but encouraged.

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: 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: 1/14/25-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. 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.

- 5 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 Officer at 352-307-6163."
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - 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, Brandy.Raymond@MarionFL.org or 352-307-6013
- 7 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: 6/26/25 - No fee for this review. 5.30.25 - No fee for this review. All comments were addressed. Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32359
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: C002 - Per UT312 Sewer service lateral is to be 6". Plans show 4".
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Pool cannot discharge into MCU sewer.
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Amenity center interior to existing mobile home park.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: INFO

REMARKS: No flood zone present on site.

13 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Please provide.

5/8 - Exemption request received and forwarded to FWC.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: INFO

REMARKS: Notes on cover page indicate, "This is a private amenity for residents only. No additional parking demand is created as residents walk to facility."

15 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: No signage indicated.

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

Sincerely,

Your Development Review Team
Office of the County Engineer



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: _____

A. PROJECT INFORMATION:

Project Name: _____

Parcel Number(s): _____

Section _____ Township _____ Range _____ Land Use _____ Zoning Classification _____

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: _____

Property Acreage _____ Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads _____

Additional information regarding this submittal: _____

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

Engineer:

Firm Name: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Surveyor:

Firm Name: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Property Owner:

Owner: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Developer:

Developer: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

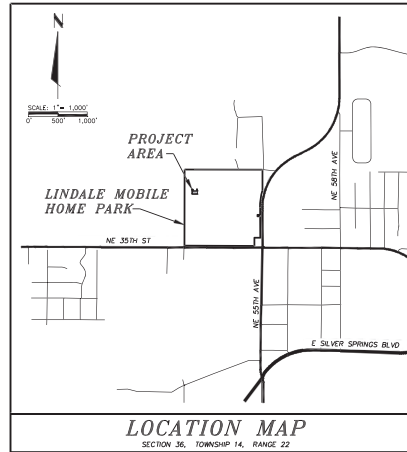
Phone # _____ Alternate Phone # _____

Email address: _____

Revised 6/2021

CLUBHOUSE RENOVATION LINDALE MOBILE HOME PARK

MAJOR SITE PLAN MARION COUNTY, FLORIDA



LOCATION MAP

SECTION 36, TOWNSHIP 14, RANGE 22

GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- THE ADDITIONAL ESTIMATED DOMESTIC SEWAGE FLOW (BASED ON MARION COUNTY LDC) IS:
2 BATHROOMS @ 200 G.P.D./BATHROOM = 400 G.P.D.
3 SINGLE BROS. MOBILE HOMES @ 200 G.P.D./MOBILE HOME = 600 G.P.D.
TOTAL = 1,000 G.P.D.
- THE ESTIMATED POTABLE WATER DEMAND IS 1,075 G.P.D. x 110% = 1,183 G.P.D.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TYPE B SALT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SODIFICATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BACKFILL MATERIAL (FOR GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A BENT PILE IN ITS BENT END, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE FILL SOIL, AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- AUTO KERNAL PAVEMENT SHALL BE 14" SURFACE COURSE (FOOT OF 8.5) ON 4" UNDERCUT BASE (BENT MAX DENSITY: 100 LB/FT) WITH PRIME COAT FULL WIDTH (5.1 GAL/SY) ON 10" (F.O.D.T. TYPE B) STABILIZED SUBGRADE (BENT MAX DENSITY: 40 LB/FT). CONSTRUCTION REQUIREMENTS OF THE F.O.D.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SHOULDER SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SHW CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.W.R.W.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICAL SHALL COORDINATE WITH THE ELECTRICAL SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRICAL SERVICE. ANY SLEWING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO WETLANDS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN COMPLETING THE COMPLETION OF THE PROJECT PRIOR TO C.C.O. ALL AS-BUILT SHALL COMPLY WITH CURRENT LDC SECTION 10.
- SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- 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 MARK FLORES AT 352-64-2678 OR MARK.FLORES@MARIONCOUNTY.ORG.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS PRIMARY PROTECTION ZONE.
- FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
- ANY AND ALL SEWAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.
- CONTRACTOR TO COORDINATE LOCATION OF KNOB BOX(S) WITH FIRE MARSHAL PRIOR TO C.C.O.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN ADDITIONAL PLAN TO TEST THE STRENGTH OF THE SIGNAL, AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SPOUTS, 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.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO MAKE THE MOST CURRENTLY AVAILABLE RECORDS OF THE BUILDING AND SITE DURING CONSTRUCTION.



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

CONCURRENCY DEFERRAL NOTE:

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 DEFERRAL, 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.

OWNER'S CERTIFICATION:

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

PROJECT OWNER
FOLLEUSA, INC. MANAGER
3000 AMERICAN RIVER DRIVE
SUITE 215, SACRAMENTO, CA 95864

DATE

PERMITS REQUIRED:

MARION COUNTY	PERMIT	ISSUANCE DATE	NO.
AGENCY	MAJOR SITE PLAN	-	32359

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
LDC 6.13.2.C	GEOTECHNICAL INVESTIGATION REPORT		
LDC 6.13.7.A	GEOTECHNICAL CRITERIA		
LDC 6.13.24(1)(2)	CONTRIBUTING BASIN/76		
LDC 6.13.24(1)(3)	RUNOFF ANALYSIS/76		
LDC 6.13.24(4)	STORMWATER FEATURES		
LDC 6.13.24(5)	RETENTION DESIGN PARAMETERS		
LDC 6.13.31(2)(2)(3)	TYPE OF STORMWATER FACILITY		
LDC 6.13.4.A	STORMWATER QUANTITY CRITERIA		
LDC 6.13.2.8(4)	HYDROLOGIC ANALYSIS		
LDC 6.13.4.C(1)	DISCHARGE CONDITIONS	APPROVED SUBJECT TO ALL RELATED STORMWATER SECTIONS OF THE CODE FOR THIS MAJOR SITE PLAN SUBMITTAL BE RESUBMITTED THROUGH STORMWATER COMPLIANCE WITH STORMWATER STAFF.	04-07-25
LDC 6.13.2.8(5)	FREEDOM		
LDC 6.13.4.D(1)(2)	RECOVERY ANALYSIS		
LDC 6.13.5.A	FLOOD PLAIN & PROTECTION		
LDC 6.13.2.4(5)	FINISH FLOOR ELEVATION CRITERIA		
LDC 6.13.6.A	STORMWATER QUALITY CRITERIA		
LDC 6.13.6.A(8)	ROADWAY FLOODING LEVEL OF SERVICE		
LDC 6.13.6.C(2)(3)(4)	BEST MANAGEMENT PRACTICES		
LDC 6.13.8.A	STORMWATER CONVEYANCE CRITERIA		
LDC 6.13.2.8(5)	HYDRAULIC ANALYSIS		
LDC 6.13.8.B(5)	LANE SPREAD CALCULATION		
LDC 6.13.2.4(1)(1)(6)	CONSTRUCTION ENTRANCE		
LDC 6.8.7	PARKING AREAS AND VEHICULAR USE AREAS	APPROVED	06-09-25
LDC 6.8.2	AUTOMATIC IRRIGATION SYSTEM		

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/UTILITIES
C3	MAJOR SITE PLAN - GRADING/DRAINAGE/S.W.P.P.A.
C4	MAJOR SITE PLAN - MARION COUNTY DETAILS
S1 - S2	SURVEY (BY RODGERS ENGINEERING, LLC)

UTILITY CONTACT INFORMATION:

BASEL CONTACT INFORMATION WAS OBTAINED FROM: WWW.SUNSHINE911.COM. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVISIONS PRIOR TO CONSTRUCTION.

WATER & SEWER:	MARION COUNTY UTILITIES MCI CUSTOMER SERVICE (352)-307-6600 24/7/365
PHONE & FIBER OPTIC:	CENTURY LINK BILL MCLOUGHLIN (850)-994-3444
ELECTRIC:	OCALA ELECTRIC UTILITY RANDY HARRIS (352)-351-6615
GAS:	TECO PEOPLES GAS - Ocala CHRISTINE THOMPSON (813)-745-7164
CABLE:	FLORIDA GAS TRANSMISSION COMPANY JOSEPH E. SANDOZ (407)-438-7101
	COX CABLE TODD ANDERSON (337)-281-8889

DESCRIPTION:

SEE ATTACHED SURVEY BY RODGERS ENGINEERING, LLC.

SURVEY NOTICE:

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

GENERAL STATEMENT:

THE CONTRACTOR AND MATERIAL USER OF THESE PLANS IS FOR THE RENOVATION OF AN EXISTING BUILDING TO A CLUBHOUSE, ADDITION OF A POOL, AND THREE ADDITIONAL FUTURE MOBILE HOME LOTS, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PANEL: 001	15887-000-00
ZONING:	P-401
FUTURE LAND USE:	HR
PROPOSED USE:	CHASE PORTER, REGIONAL MANAGER FOLLEUSA, INC. 3000 AMERICAN RIVER DRIVE SUITE 215, SACRAMENTO, CA 95864 (916) 652-4445
SITE LOCATION:	5431 N.E. 35TH ST. SILVER SPRINGS, FL
STANDARD STRAIGHTS:	FRONT= 15' SIDE= 10' REAR= 8'
ALL CALCULATIONS ARE BASED ON PROJECT AREA:	
PROJECT AREA:	45,000 S.F. (1.01 ACRES)
EXISTING IMPERVIOUS AREA:	
EXISTING BUILDING AREA:	220 S.F. (1.4%)
EXISTING VEHICULAR IMPERVIOUS AREA:	2,260 S.F. (1.4%)
OTHER EXISTING IMPERVIOUS AREA:	45 S.F. (0.08%)
TOTAL EXISTING IMPERVIOUS AREA:	4,480 S.F. (1.48%)
PROPOSED IMPERVIOUS AREA:	
PROPOSED BUILDING AREA:	4,450 S.F. (1.48%)
EXISTING BUILDING AREA:	220 S.F. (1.4%)
PROPOSED VEHICULAR IMPERVIOUS AREA:	5,500 S.F. (1.48%)
OTHER PROPOSED IMPERVIOUS AREA:	11,550 S.F. (1.48%)
TOTAL PROPOSED IMPERVIOUS AREA:	22,720 S.F. (1.48%)
PROPOSED OPEN AREA:	23,300 S.F. (2.55%)

PARKING STATEMENT:

THIS IS A PRIVATE AMENITY FOR RESIDENTS ONLY. NO ADDITIONAL PARKING DEMAND IS CREATED AS RESIDENTS WALK TO FACILITY.

TRAFFIC IMPACT STATEMENT:

NO ADDITIONAL TRIPS ARE GENERATED AS THE FACILITY IS FOR RESIDENTS ONLY.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE F.O.D.T. DESIGN MANUAL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 63058

DATE

IF NOT DITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 63058. THIS FORM HAS BEEN DITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DAVIS DINKINS
ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

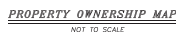
A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

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 ITEMIZED HEREON.

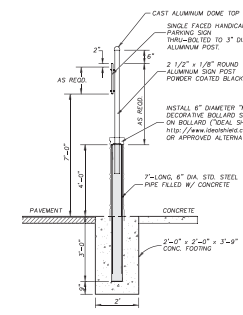
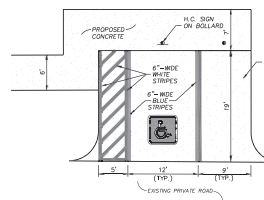
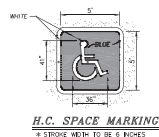
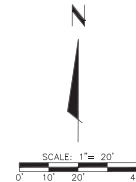
C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

D. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH HAND PAYMENT REPLACEMENTS, DIRECTIONAL BORES, AND/OR TREE CLEARING AND GRUBBING REQUIRED FOR UTILITY INSTALLATIONS.

- [illegible]



CAUTION!!
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.



IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND DEPTHS 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.

CAUTION!!
PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE FIBER OPTIC UTILITY LINES IN THE AREA. EXERCISE EXTREME CAUTION AND CONDUCT HAND EXCAVATION (SOFT DIGS) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION!

PLEASE NOTE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND MUST BE FIELD LOCATED PRIOR TO CONSTRUCTION ONCE FIELD LOCATED IS COMPLETE. COORDINATE SITE MEETING WITH MCU & ENGINEER FOR FURTHER ELABORATION OF SERVICES.

125 N.E. 1st Avenue
Suite 2
Ocala, FL 34470
Phone: (352) 854-5961

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

4	PER COUNTY REVIEW	06-25-25
3	PER COUNTY REVIEW	05-27-25
2	PER COUNTY REVIEW	04-25-25
1	PERMITTING ISSUE	01-13-25

MAJOR SITE PLAN - LAYOUT/UTILITY
CLUBHOUSE RENOVATION
LINDALE MOBILE HOME PARK
MARION COUNTY, FLORIDA

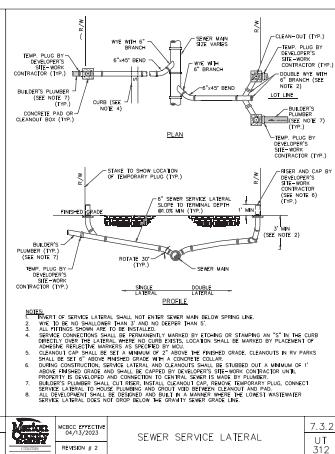
NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER
SEAL BELOW:

DAVE L. ONKINS, P.E.

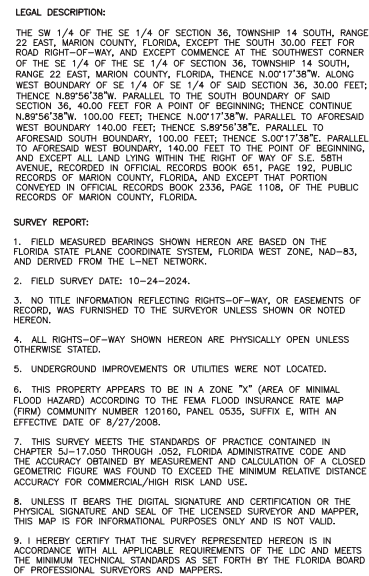
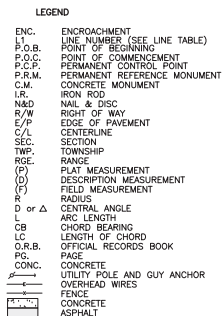
DATE _____

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVIS L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES



SHEET C4 OF 4



STATE PLANE COORDINATES
SET 5/8" I.R. & CAP
(ROGERS LB 4074)
NORTHING Y = 1778680.71
EASTING X = 636396.53

FOUND 5/8" I.R. & CAP
(GPI LB 7560)
NORTHING Y = 1777384.61
EASTING X = 636395.13

LEGAL DESCRIPTION:

THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 30.00 FEET FOR ROAD RIGHT-OF-WAY, AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N.07°17'38"E, 30.00 FEET; THENCE S.89°56'38"E, PARALLEL TO THE SOUTH 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N.07°17'38"E, 30.00 FEET; THENCE S.89°56'38"E, 100.00 FEET; THENCE N.07°17'38"E, PARALLEL TO AFORESAID SOUTH BOUNDARY, 140.00 FEET; THENCE S.89°56'38"E, PARALLEL TO AFORESAID SOUTH BOUNDARY, 100.00 FEET; THENCE S.07°17'38"E, PARALLEL TO AFORESAID SOUTH BOUNDARY, 140.00 FEET TO THE POINT OF BEGINNING, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 192, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND EXCEPT THE PORTION CONTAINED IN OFFICIAL RECORDS BOOK 62346, PAGE 1108, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

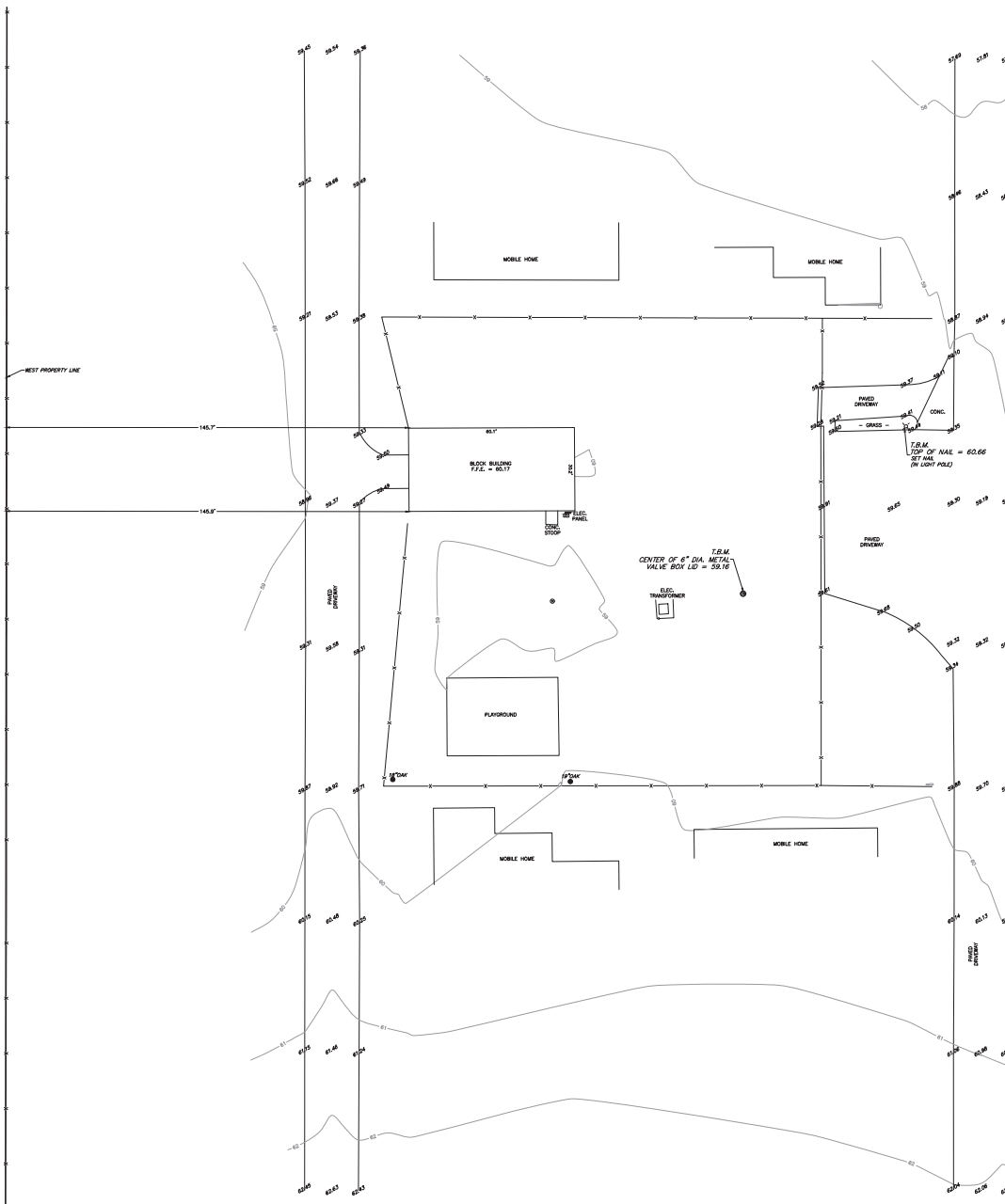
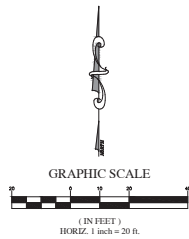
SURVEY REPORT:

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-NEET NETWORK.

2. FIELD SURVEY DATE: 10-24-2024.

3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
4. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL HAZARD) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0535, SUFFX E, WITH AN EFFECTIVE DATE OF 8/27/2008.
7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5F-17.000 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND ACCORDING TO AND MEETS THE TEAM LOGS INSURANCE RATE MAP. GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
8. 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.
9. I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM DISTANCE AND SEAL REQUIREMENTS FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

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



LEGEND
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
C.M.E.S. CONCRETE MITERED END SECTION
WATER VALVE
TREE DESCRIPTION
X LIGHT POLE
ELECTRIC METER

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 F.D.O.T. VERTICAL CONTROL POINT "BR 23 RESET 1965", PUBLISHED ELEVATION = 45.82, NAVD-88.
3. FIELD SURVEY DATE: 10-24-2024.
4. 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 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 8/27/2008.

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

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #44074

A TOPOGRAPHIC SURVEY
FOR
LINDALE MOBILE HOME PARK SPE, LLC.

JOB No.
RB-15897-0005-00

DATE
4-23-2025

SCALE
1" = 20'

SHEET
1 OF 1

RESPONSE TO CITY COMMENTS
DATE
4-23-2025
REVISION

Robert L. Rogers, PE
FL Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
FL Reg. No. 5274
rrogers@rogerseng.com
Meredith L. Rogers, PSM
FL Reg. No. 7218
mrogers@rogerseng.com