

October 2, 2025

PROJECT NAME: WEST MAINTENANCE BUILDING

PROJECT NUMBER: 2003090023

APPLICATION: MAJOR SITE PLAN #33229

- 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: 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: 8/25/25-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan  
STATUS OF REVIEW: INFO  
REMARKS: Show the septic system on the Utility Plan, since the project is not connecting to MCU sewer at this time.
- 7 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.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system

STATUS OF REVIEW: INFO

REMARKS: Show existing 2" water service and point of connection to proposed 2" water service.

9 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 Division, 352) 307-6000, ext. 5 or [MCUconstruction@marionfl.org](mailto:MCUconstruction@marionfl.org)

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: INFO

REMARKS: Is the proposed meter behind a master meter?

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Per Joshua Kramer, Deputy Director of Marion County Utilities – plans approved as of 9/4/2025.

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Septic system permit will need to be through the Department of Environmental Protection.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: on cover sheet

14 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: Located in Marion County Utilities service area. Defer to MCU

15 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: 9/2/25 - Submitted and transmitted to FWC. For future EALS, please indicate individual agent performing site assessment and specifically call out plant species in LDC Table 6.5-1 in EALS narrative, even if none are identified on site. Please note that portions of the property are within recorded scrub jay bird

habitat.

16 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: Will there be any signs? If so, separate permits will be required.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Are there any outdoor storage areas?

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: INFO

REMARKS: FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Expansion of DRAs/other impervious surfaces are not typically allowed within 100' wellhead primary zone; however, pursuant to LDC Sec. 5.7.2.B, activities associated with fire, police, emergency medical services, emergency management center facilities, and public utilities, except for landfills, are exempt from WHPA provisions.

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Project Map Checked -EMW 8.25.25

MAJOR SITE PLAN – Sec.2.21.1

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]."

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

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

22 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.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: DRAs are required to maintain 6" of freeboard during the design storm. DRA-2 does not meet appear to meet this criteria. Check the stage storage input for DRA-2.

24 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"

25 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" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

- 26 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."
- 27 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet  
STATUS OF REVIEW: NO  
REMARKS: 8/25/25-missing phone number
- 28 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.L(1) - Parcel number  
STATUS OF REVIEW: NO  
REMARKS: 8/25/25-missing parcel number
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: NO  
REMARKS: What is this a maintenance building for? Subject property is zoned R-1,
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: NO  
REMARKS: Property is R-1 and should be zoned Government Use with a SUP for the proposed uses on the site.
- 31 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.E - Line and curve table must be shown on the sheet to which they apply  
STATUS OF REVIEW: NO  
REMARKS:
- 32 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old  
STATUS OF REVIEW: NO  
REMARKS: Please provide current boundary.
- 33 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project  
STATUS OF REVIEW: NO  
REMARKS: Please provide.
- 34 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.10 - Show any known existing or proposed easement or land reservation  
STATUS OF REVIEW: NO

REMARKS: Please provide.

35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree Preservation, Landscape and Irrigation Plans for review. A waiver is required to avoid landscape requirements

36 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: Please indicate SUP no. 960305SU. Subject property FLU designation is not Marion County. FLU designation for surrounding greenbelt tract is not DRI. Please correct.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: NO

REMARKS: Please provide above zoning information (proposed/required) on cover sheet. Please indicate proposed building height and proposed building setbacks from all property lines in sheet 06.01.

38 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Please indicate building setbacks from all property lines in sheet 06.01.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Is there any garbage collection area? If so, please include detail drawing that meets screening requirements of LDC Sec. 6.8.9.B and identify on site plan.

40 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Please identify other buildings, including purpose/square footage, on sheet 06.01.

41 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Please provide parking calculations (including existing and proposed parking figures) on cover sheet and identify parking (including dimensions of spaces/islands) on sheet 06.01. Please indicate ADA accessible parking.

42 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: Please indicate building setbacks from all property lines in sheet 06.01.

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto: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 COMMITTEE WAIVER REQUEST FORM

Date: 11/10/2025 Parcel Number(s): 8001-0000-19 Permit Number: AR# 33229

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

Project Name: West Maintenance Building 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): Marion County c/o Josh Kramer  
Signature: \_\_\_\_\_  
Mailing Address: 412 SE 25th Ave City: Ocala  
State: FL Zip Code: 34471 Phone # 352-438-2383  
Email address: joshua.kramer@marionfl.org

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

Firm Name (if applicable): Tillman and Associates Engineering LL Contact Name: Jeffrey McPherson  
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala  
State: FL Zip Code: 34471 Phone # 352-387-4540  
Email address: Permits@tillmaneng.com

### D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.7 TREE PROTECTION AND REPLACEMENT & 6.8 LANDSCAPING  
Reason/Justification for Request (be specific): The project does not impact existing trees. No removal or disturbance is proposed.  
A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site.  
The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

CLEAR FORM



## Marion County Board of County Commissioners

Office of the County Engineer

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

### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.8 - Provide current boundary and topographic survey less than one year of  
Reason/Justification for Request (be specific): A survey of the project area, including topo and nearest parcel boundary  
lines, was provided. A waiver is requested to not provide the a boundary survey of the entire 14-acre parcel. All work is  
located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated  
by the Marion County Utilities Department.

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

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

SECTION 15, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

1. MARION COUNTY - MAJOR SITE PLAN - PENDING
2. SWFWMD - ERP - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

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BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROJECT AREA, THE PROPOSED PROJECT IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD. THE PROJECT DESIGN HEREIN LIES WITH FLOOD ZONE "X," AN AREA OF MINIMAL FLOOD HAZARD.

2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REVEALED IN ACCORDANCE WITH THE CITY OF SILVER SPRING STANDARD SPECIFICATIONS FOR CONSTRUCTION.

3. RIGHT OF WAY BOUNDARIES SHALL BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE CITY OF SILVER SPRING STANDARD SPECIFICATIONS FOR CONSTRUCTION.

4. RIGHT OF WAY BOUNDARIES SHALL BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE CITY OF SILVER SPRING STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 1753.477 RMI, ELEVATION 100.00 FEET ONVD 1988.

6. DESIGN SPEED = 20 M.P.H. TO BE POSTED AT 20 M.P.H.

7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED A CONSTRUCTION APPROVAL AND/OR GRANTED A CONSTRUCTION PERMIT BY THE CITY OF SILVER SPRING. THE CITY OF SILVER SPRING IS NOT SUBJECT TO A DIFFERENT CONSTRUCTION DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROJECT SHALL BE OBTAINED FROM THE CITY OF SILVER SPRING. THE CITY OF SILVER SPRING HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, THE CITY OF SILVER SPRING STANDARD SPECIFICATIONS FOR CONSTRUCTION.

8. ALL PROPOSED ROAD, RETENTION AREAS, AND DRAINAGE EXISTENCE ARE PRIVATELY OWNED AND MAINTAINED BY OWNER.

9. NO GUARANTEE OR WARRANTY IS GIVEN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO APPLICANT AND BY THE OFFICE OF THE CITY ENGINEER.

10. NO CLAIMS FOR DAMAGES OR INJURIES SHALL BE MADE WITHOUT NOTIFICATION TO APPLICANT AND BY THE OFFICE OF THE CITY ENGINEER.

11. NOTIFICATION FOR THE IMPROVEMENTS SHOWN HEREIN SHOULD NOT BE USED TO RECONSTRUCT

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

TEMPORARY BENCHMARK (#151) - BENCHMARK (IRCS/8 LB990), NORTHING = 1702234.0870 EASTING = 595765.5530 ELEVATION = 83.95' (NAVD 1988)

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MARION COUNTY  
412 SE. 25TH AVE  
OCALA, FLORIDA 34471

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.  
JEFFREY McPHERSON, P.E.  
1720 SE 16TH AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PH: (352) 387-4540

JCH CONSULTING GROUP, INC.  
CHRISTOPHER J. HOWSON, P.S.M., CFM  
426 SW 15TH STREET  
OCALA, FLORIDA 34471  
PHONE : (352) 405-1482

GEO-TECH, INC.  
CRAIG HAMPTY  
1016 S.E. 3RD AVENUE  
OCALA, FLORIDA 34471  
PHONE (352) 694-7711

MODICA & ASSOCIATES  
CLARK MODICA  
302 MOHAWK ROAD  
CLERMONT, FLORIDA 34715  
PHONE: (352) 394-2000

WATER/SEWER  
ELECTRIC  
FIBER/TELEPHONE  
CABLE TV

[IN COUNTY UTILITIES](#)  
[E ENERGY](#)  
[URY LINK](#)  
[YTER COMMUNICATIONS](#)

TIMOTHY GAYSON  
DISPATCH  
DISPATCH

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	MASTER UTILITY PLAN
06.01	GEOMETRY PLAN
07.01	GRADING PLAN
08.01 - 08.02	POTABLE WATER DISTRIBUTION DETAILS
09.01 - 09.02	SANITARY SEWER DETAILS
10.01	ROADWAY & PAVEMENT DETAILS
11.01 - 11.02	DRAINAGE DETAILS
12.01	EROSION CONTROL PLAN
13.01	EROSION CONTROL DETAILS
SL.01	SLEEPING PLAN

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

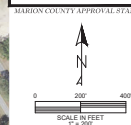
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

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.

JCH CONSULTING GROUP, INC  
REGISTERED LAND SURVEYOR NO. 6553  
STATE OF FLORIDA







**Thillman & Associates**  
— ENGINEERING, LLC —  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CIVIL ENGINEER OF AUTHORIZATION #26376

[illegible]

MAJOR SITE PLAN  
MUCUD WEST MAINTENANCE BUILDING  
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH (2023)

DATE 8/14/2028  
DRAWN BY AS  
CHKD. BY IMM  
JOB NO. 24-9092

SHT. 03.01





**Timmons & Associates**  
— ENGINEERING, LLC —  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26256

[illegible]

MAJOR SITE PLAN  
MUCD WEST MAINTENANCE BUILDING  
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE 8/14/2025  
DRAWN BY AS  
CHKD. BY IMM  
JOB NO. 24-9092

SHT. 04.01

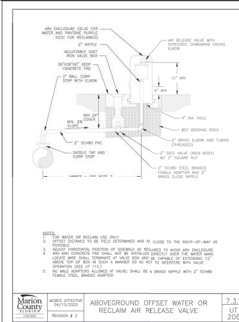
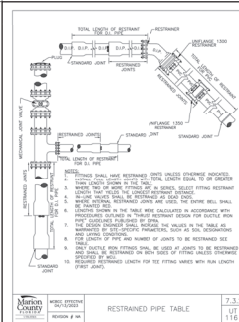
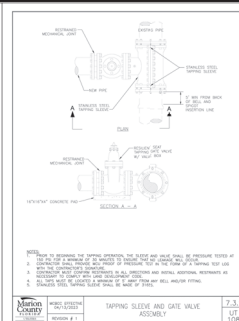
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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S:\Major Court\Major Court - West Maintenance\CVS\CONSTRUCTION\2700 GRADING PLAN.dwg, 8/16/2015 11:38:17 AM





MARION COUNTY APPROVAL STAMP

**Thompson & Associates**  
ENGINEERING, LLC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4590 Fax: (352) 387-4545  
CERTIFICATION OF AUTHORIZATION # 26756

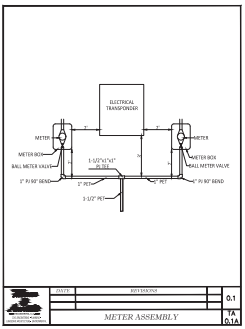
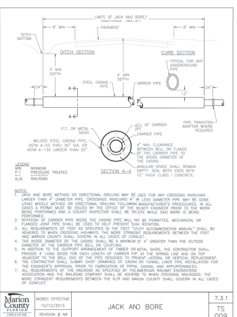
## REVIEWS

MAJOR SITE PLAN  
MUCD WEST MAINTENANCE BUILDING  
MARION COUNTY, FLORIDA

## POTABLE WATER DISTRIBUTION DETAILS

DATE 8/14/2025  
DRAWN BY AS  
CHKD. BY IMM  
JOB NO. 24-9092

SHT. 08.01

[illegible]





	DATE		<div>REVISIONS</div>
	DRAWN BY _____ CHKD BY _____ JOB NO.		
MASON SHEET PLAN MCD WEST MAINTENANCE BUILDING MARION COUNTY, FLORIDA			
SANITARY SEWER DETAILS			
DATE: 9-17-2025			
DRAWN BY: JG			
CHKD BY: DML			
JOB NO.: 24-0004			
SHT. 09 OF 02			

DR SITE PLAN  
WEST MAINTENANCE BUILDING  
ION COUNTY, FLORIDA  
SANITARY SEWER DETAILS

DATE 8/14/2025  
DRAWN BY AS  
CHKD. BY IMM  
JOB NO. 24-9092

SHT. 09.02







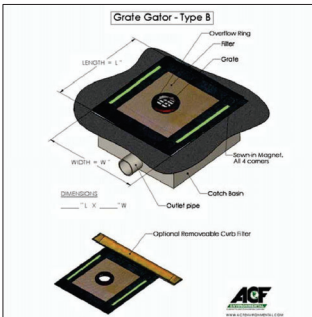
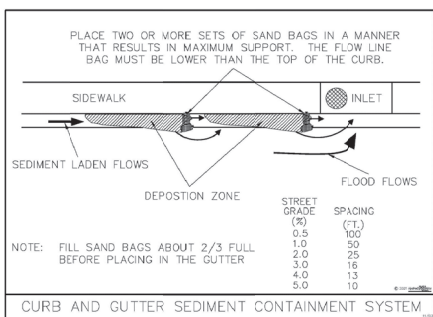
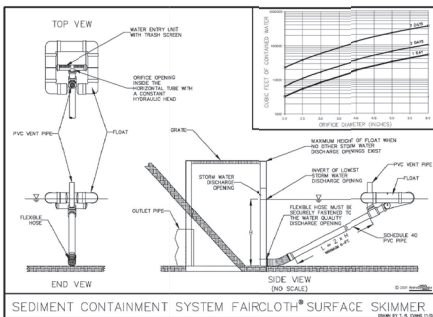




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SUBMITTAL SUMMARY REPORT  
WaiverPIR-000089-2025

PLAN NAME:	West Maintenance Building -AR#33229	LOCATION:	14130 SW 34TH TERRACE RD OCALA,
APPLICATION DATE:	12/02/2025	PARCEL:	8001-0000-19
DESCRIPTION:	Waiver Request for AR#33229 -West Maintenance Building		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman and Associates

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.
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SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.
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