



## SUBMITTAL SUMMARY REPORT 33432

<b>PLAN NAME:</b> SECO OCALA	<b>LOCATION:</b> 12652 SW 16TH AVE OCALA,
<b>APPLICATION DATE:</b> 09/23/2025	<b>PARCEL:</b> 41200-012-00
<b>DESCRIPTION:</b> Waiver for the shade trees required for the SECO Ocala Project. Permit number: 2025090065 Application: MAJOR SITE PLAN #33432	
Please see the attached Justification Letter	

CONTACTS	NAME	COMPANY
Applicant	Dane Fray	
Engineer of Record	Dane Fray	

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	02/01/2026	The turn lanes must be constructed prior to final site inspection.	No
Conditional Comment(s)		Chris Zeigler	02/01/2026	The right-of-way dedication must be completed prior to final site inspection.	No
Conditional Comment(s)		Jared Rivera	02/03/2026		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/29/2026	02/05/2026	02/06/2026	Requires Re-submit

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)		11/24/2025	11/09/2025	Requires Re-submit	
<i>Comments</i>					
YES 2.12.8 - Legal description matches boundary on plan					
YES 2.12.28 - Correct road names supplied					
NO 6.2.1.F - North arrow and graphic drawing and written scale On the SECO Ocala Civil Plans, Sheet C6.4 has an incorrect north arrow. Sheet SECO Ocala Photometric Plan is missing the North Arrow.					
N/A Additional 911 comments					
Environmental Health (Plans) (Environmental Health)		11/24/2025	11/09/2025	Approved	
<i>Comments</i>					
YES Central Sewer Central Sewer					
N/A Lot Size					
N/A Total Flow					
N/A Available Area					
INFO DEP Water Approval Central Water					
N/A Operating Permit Required					
N/A 2.12.6 - Location of septic systems & wells					
N/A 2.12.36 - Location of water & septic systems					
INFO Additional Health comments If any existing wells are to be abandoned they will require an abandonment permit through the Department of Health in Marion County.					
Any septic systems that need to be abandoned will need a permit through the Department of Environmental Protection					

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area INFO 6.18.5 - Access Control Box 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. INFO 6.18.2.D - Fire Department Connections Need further discussion in regards to placement of the fire department connection. It appears to be too close to the warehouse. INFO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000. YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/24/2025	11/09/2025	Requires Re-submit

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## Comments

### Land Use - Rejected

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?  
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?  
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
INFO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? FEMA flood zone X  
N/A 3.3.2.C - Complies with Approved ECSD PUD?  
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?  
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?  
NO 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] Please provide on cover page.  
NO 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] Please provide on cover page.  
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?  
N/A 4.1.4.J - [Greenway Setback Provided?]  
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]  
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? Must abide by FWC requirements for relocation and/or mitigation of listed species found on-site.  
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]  
N/A 6.12.2.A - [Local Road right-of-Way Provided?]  
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]  
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?  
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]  
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?  
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]  
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]  
N/A 6.11.4.E - [Sight Triangle Provided?]  
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]  
N/A 6.12.12 - [Sidewalks Internal/External Provided?]  
INFO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Traffic study approved 4/30/35 AR 32870  
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?  
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide on cover page.  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]  
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

### Zoning- Rejected

INFO 2.12.4.C - Owner and applicant name Please provide applicant information on cover sheet.  
YES 2.12.4.L(1) - Parcel number Included on cover sheet  
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of site on cover sheet. Please specify SUP case no. 250204SU.  
Please include master aerial sheet with zoning/FLU designation of all adjacent properties.  
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please include site data/zoning requirement table in cover sheet. Please note maximum FAR for B-2 zoning is 1.0, not 2.0. Please include maximum building height on site data table. Please correct.  
  
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.  
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees shall be increased in size to be 25% above the minimum planting size as specified by the LDC.  
[NO] Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B.  
Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.  
Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.  
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included  
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU  
INFO 2.12.9 - Show adjacent streets serving development Along County Road 475A  
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X  
  
INFO 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) EALS transferred to FWC on 10/9/25. For future reference, please include PID numbers and transect map.  
NO 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 Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces.  
Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.  
Staff notes slightly reduced aisle widths along outdoor storage areas compared to SUP Concept Plan. Pursuant to LDC Sec. 6.11.7, state or show on the plans the proposed loading and unloading arrangement.  
INFO 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. Sign is included. Please note sign will require separate sign permit.  
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.  
NO 2.12.27 - Show location of outside storage areas [INFO] Per condition 4, no laydown yard materials, including stacked storage

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items such as pole bunks, shall be visible to surrounding properties.

[NO] SUP Concept Plan indicates COVERED vehicle storage but site plan sheets do not specify covered storage? Please clarify/correct.

SUP Concept Plan also indicates portion of concrete material storage area behind warehouse will be covered.

INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate the following on the cover sheet:

FEMA Flood Zone X

Secondary Springs Protection Zone

No ESOZ

CR 475A Visual Enhancement Gateway Development Overlay

NO Additional Zoning comments [INFO] Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel.

Per condition 4, a 6' opaque fence around the site shall be provided during construction

[NO] Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.

JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation) 11/24/2025 11/09/2025 Requires Re-submit

*Comments*

YES 2.12.18 - All trees 10" DBH and larger  
 N/A 2.12.25 - Marion Friendly Landscape Areas  
 YES 6.7.3 - Tree protection  
 NO 6.7.4 - Shade tree requirements 1. 1,107 trees required (preserved 333 + proposed 137 = 470) How will deficit be addressed?

YES 6.7.6 - Tree removal submittal requirements  
 YES 6.7.8 - Protected tree replacement requirements  
 YES 6.7.9 - Replacement trees; general requirements  
 YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)  
 YES 6.8.3 - Landscape design standards  
 NO 6.8.4 - Landscape area requirements for non-residential development Provide Landscape calculations showing 20% is met  
 N/A 6.8.5 - Landscape area requirements for residential and mixed use developments  
 NO 6.8.6 - Buffers 1. Please show 3 Board fence in buffer on plan per SUP, items D & E  
 NO 6.8.7 - Parking areas and vehicular use areas 1. Parking island shall be provided for every ten spaces, please show on plan 2.  
 YES 6.8.8 - Building landscaping  
 NO 6.8.9 - Service and equipment areas Will there be a dumpster? if so, show screening  
 N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities  
 N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities  
 INFO 6.8.10 - General planting requirements (specifications) Volcano mulching around trees may cause failure of site inspection  
 YES 6.8.11 - Landscape installation  
 NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of code  
 NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan  
 PEND 6.9.3 - Irrigation design standards  
 PEND 6.9.5 - Irrigation system installation  
 PEND 6.9.6 - Completion inspection requirements  
 NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan  
 PEND 6.19.4 - Exterior lighting design standards  
 N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone  
 N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer) 11/24/2025 11/09/2025 Requires Re-submit

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OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit

## Comments

YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/10/25-  
N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department  
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.  
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC  
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC  
N/A 2.1.3 - Order of plan approval  
NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/10/25-Missing:Title block on ALL sheets denoting type of application; (Major Site Plan)  
NO 2.12.4.A - Type of application on front page 10/10/25-Missing on front page: type of application; (Major Site Plan)  
YES 2.12.4.B - Project name centered at top of front page  
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet  
NO 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 10/10/25-Missing:Owner's certification on front sheet:  
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet  
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet  
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval  
NO 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 10/10/25-Missing:Licensed Design Professional Certification: on front sheet:  
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township  
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp  
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering  
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 10/10/25-add waivers if requested in future  
YES 2.12.4.L(1) - Parcel number  
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer  
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application  
YES 6.2.1.B - Plans shall be legible and meet typical industry standards  
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"  
YES 6.2.1.F - North arrow and graphic drawing and written scale  
N/A Legal Documents  
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit

**Comments**

NO Major Site Plan Please add owner's certification/signature to the site plan cover page.

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:

- "[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."
- "[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."
- 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]."

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# SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<b>Comments</b>	NO 2.12.4.L(9)(b) - Data Block (Impervious Area) 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.			
	YES 2.12.8 - Topographical Contours			
	YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements			
	YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements			
	YES 2.12.13/14/15 - General Exhibits			
	N/A 2.12.20 - Stormwater Infrastructure Supports Phasing			
	NO 2.12.38 - Stormwater Maintenance Entity The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".			
	YES 6.13.2.C - Geotechnical Investigation Report			
	NO 6.13.7 - Geotechnical Criteria The LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom.			
	YES 6.13.2.A(1)/(2) - Contributing Basins/Tc			
	YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations			
	YES 6.13.2.A(4) - Stormwater Features & Connective Elements			
	NO 6.13.2.A(3) - Retention/Detention Area Design Parameters Plans depicting the DRA need to include dimension or coordinates for constructability. Plans need to include pond cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations			
	YES 6.13.3 - Type of Stormwater Facility Criteria			
	NO 6.13.4 - Stormwater Quantity Criteria SJRWMD isohyetal map identifies the rainfall amount for this area is around 11.5"			
	NO 6.13.2.B(4) - Hydrologic Analysis See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.4.C - Discharge Conditions See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.2.B(6) - Freeboard See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.4.D - Recovery Analysis See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	YES 6.13.5 - Flood Plain & Protection			
	YES 6.13.2.A(8) - Finish Floor Elevation Criteria			
	NO 6.13.6 - Stormwater Quality Criteria See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	N/A 6.12.6 - Roadway Flooding Level of Service			
	N/A 6.13.6.B - Alternative Treatment Techniques			
	NO 6.13.6.C - Best Management Practices Please provide a karst repair detail			
	NO 6.13.8 - Stormwater Conveyance Criteria Please provide calculations			
	NO 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.2.B(5) - Hydraulic Analysis"			
	N/A 6.13.8.B(3) - Lane Spread Calculations			
	YES 6.13.2.A(9) - Access Accommodates Stormwater			
	YES 6.13.8.B(7) - Minimum Pipe Size			
	YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures			
	YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes			
	YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales			
	YES 6.13.9 - Grading Criteria			
	NO 6.13.2.A(11)(a) - Construction Entrance Please identify the location of the construction entrance			
	YES 6.13.2.A(11)(b) - Erosion Control			
	NO 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"			
	INFO 6.13.2.B(8) - Calculation & Plan Consistency This item will be reviewed upon resubmittal			
	INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.			
	INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.			
	NO 6.10 - Karst Topography and High Recharge Areas Please provide a signed and sealed Karst analysis			
	NO 7.1.3 - Drainage Construction Specifications (1) We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." (2) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.			
	NO 6.13.12 - Operation and Maintenance An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.			
	NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
	INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			

# SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Show a minimum of two bench marks per site				
YES 6.4.7.A(2 & 3) - Bench mark information shown				
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site				
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values				
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted				
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown				
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply				
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend				
YES 2.12.4.F.(2) - Surveyor and Mapper certification				
YES 2.12.4.G - Show a location or vicinity map				
YES 2.12.8 - Provide current boundary and topographic survey less than one year old				
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project				
YES 2.12.10 - Show any known existing or proposed easement or land reservation				
NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide overlay of Site Plan on an aerial of site.				
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain				
N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
N/A 2.12.30 - Route Plan				
YES 2.12.38 - Maintenance of improvements				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
NO 6.11.4.B - Cross access 10/7/25 - A 24' wide paved cross access easement is required parallel to SW 16th Avenue.				
YES 6.11.4.E - Sight triangle				
YES 6.11.5 - Driveway access				
N/A 6.11.6 - Construction route				
N/A 6.11.9.A - Traffic signals				
YES 6.11.9.B - Traffic signs				
YES 6.11.9.C - Pavement marking				
YES 6.12.1.A. - Transportation Facilities - Purpose and Intent				
NO 6.12.2 - Right-of-way 10/7/25 - Coordinate with the Right-of-way Office on the right-of-way dedication for the road improvements.				
NO 6.12.11 - Turn lanes 10/7/25 - The turn lane improvements are required to be approved as a separate offsite improvement plan approved concurrently with the site plan. A detailed review of the offsite improvements has not been performed; however, the widening should be centerline widening, the taper on the south end does not look long enough, the construction should start on the south end at the existing joint between the existing pavement and the previous widening for the RV dealership, and the pavement needs to be resurfaced through the project limits like it was done in front of the RV dealership.				
NO 6.12.12 - Sidewalks 10/7/25 - The 8' multiuse path needs to be constructed out of asphalt like the existing multi-use path to the south.				
N/A 6.12.13 - Utility position in right-of-way				
N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		11/24/2025	11/09/2025	Requires Re-submit

# SUBMITTAL SUMMARY REPORT (33432)

## Comments

YES Marion County Utilities Contact Information Correct on C1.0 sheet.

YES Parcel numbers identified in project match proposed site plan layout Correct on C1.0 - 41200-012-00, 41200-020-00, 41200-020-01

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

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

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

YES 6.14.2.A - Water Connection Requirements Extending the existing 12" water main to the furthest property boundary. Connection.

YES 6.14.2.A - Sewer Connection Requirements Connecting to the existing 8" sewer force main.

INFO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Please confirm if a kitchen is proposed on site. Also indicate whether a maintenance area for vehicle servicing is included that would require disposal of oil or other fluids.

NO 6.14.2.C - Industrial Pretreatment Identify the use of all onsite buildings in the Capacity Charges Determination and Summary Worksheet. Industrial pretreatment may be required based on the proposed operations. Please provide the operating NAICS code for this site.

N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan Connection to Sewer force main

YES 6.14.3.B - Springs Protection Zone Secondary

NO 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate The Capacity Charges Determination and Summary Worksheet must be completed and returned to Marion County Utilities – Development Review prior to completion of the Utilities permit review and issuance of the building permit.

A copy of the worksheet has been uploaded to the Supplemental folder in ePlans. Please email the completed form to Heather.Proctor@MarionFL.org

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NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Identify and show on plans how the parcel will be irrigated. If by MCU meter, we need the total Irrigated SQFT.

NO 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate See previous comment

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

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

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

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

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system

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

NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version C8.0 Missing details: UT111, UT112, UT116A, UT116B, UT203, UT209, UT211, UT212. Meter bank detail not required. C8.1 Missing Detail: UT304 MCU cover is not required on private manholes.

INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department. (LDC 6.14.5 C).

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

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

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

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

INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

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

NO 6.14.7 - Construction Inspection - PLAN NOTE: Add to Utility Plan Page - 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

INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement Not as of 10/22/25

INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: If the project will require a transfer of facilities to Marion County, it must be done PRIOR TO the DEP Clearance Package application being approved by Marion County Utilities. This includes a Bill of Sale with supporting conveyed assets detail, approved.

YES 6.14.9.B - Bill of Sale

N/A 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

INFO 6.15.3 - Fire Protection/Fire Flow Capacity Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

NO 6.15.4 - Water Main Piping Installation C7.0 Blow off valve or hydrant needed on north end of water main extension, to flush dead end line.

NO 6.15.5 - Water Service and Connection C7.0 How will the connection be made to the existing water main. How will service tap be completed (2) Identify backflow within the meter and valve plan note.

YES 6.15.6.A - Potable Water Metering - individual/banked, size 2" PWS

NO 6.15.6.B - Irrigation Water Metering - size If irrigating through MCU meter, need to identify on the utility plans and list size.

NO 6.15.6.C - Sewer service only (water meter required/shown) C7.0 - Force Main Profile Detail - Minimum 36" Cover on water main. (2) Minimum cover on sewer 48". (3) DIP no acceptable for force main. Use HDPE with 3" ID in casing or PVC. (4) C7.3 How will the connection be made into the force main. (5) Plug valve required at property line, outside of fence.

NO 6.15.6.D - Meter Location C7.3 Move meters to ROW, outside decorative fence, or provide a dedicated easement over meters and backflows that is a minimum of 10 feet x 10 feet. Must be shown on plans and documented with Development Review.

NO 6.15.6.E - Meter Easements If meters remain within the property boundary, an easement shall be shown on the Utility Plan page

# SUBMITTAL SUMMARY REPORT (33432)

(s) and dedicated to Marion County Utilities through the Development Review process.  
 YES 6.15.6.F - Meter Boxes  
 INFO 6.15.6.G & H - Meter Sizing Engineer of Record to confirm adequate flow with proposed meter sizing.  
 YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on plans.  
 N/A 6.15.8 - Public Water Well Standards  
 N/A 6.15.9 - Wellfield and Water Supply  
 N/A 6.15.10 - Water Treatment Plants (WTP)  
 N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)  
 INFO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design Marion County Utilities will require proof of a successful hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. Hold will be added to the site's building permit.  
 NO 6.16.5.A & B - Private Wastewater Pump Stations Marion County Utilities requires the force main pressure test to be completed and submitted to MCU prior to site plan approval. (2) Information Comment - The Engineer of Record or authorized representative shall be present during lift station start-up, and a start-up report shall be submitted to MCU prior to project closeout.  
 N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)  
 N/A 6.17 - Water Reclamation/Reuse Facilities  
 INFO Article 7 - Construction Standards - PLAN NOTE: Informational - 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).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$510.00 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# 33432

INFO Additional Utilities comments What is the use of the 40,000' warehouse? There are two sewer and two water connections.  
 NO Additional Utilities comments Fire hydrants on site are private, and to be painted yellow.  
 NO Additional Utilities comments Add "End of Marion County Maintenance" at Plug valve on property line, outside fence and at water meter.  
 NO Additional Utilities comments Has the downstream infrastructure been evaluated for the additional flow? This analysis must be performed and documented by the Project Engineer to confirm adequate capacity of the existing force main (SMG-009) and associated downstream facilities.  
 INFO Additional Utilities comments Is the SECO Ocala District Plan that was uploaded, being used as well as the Civil Plans?  
 INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

NO Additional Utilities comments C1.1 Utilities Notes - #8 Add approved by Marion County Utilities. #9 Change to State of Florida.  
 #11 Confirm with MCFR  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments

## OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/05/2026	02/04/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/05/2026	01/30/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/05/2026	01/29/2026	Approved
<i>Comments</i>	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/05/2026	02/01/2026	Requires Re-submit
<i>Comments</i>	For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687. For the full list of SUP conditions, please see attached Resolution 25-R-180.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - [1/30/26] (INFO) See informational comment below. Per condition 6, please note that some type of physical barrier will need to be provided to delineate current extent of storage area and ensure no encroachment into 312'-wide open space along north. (NO) Please clarify size/height of covered areas. [INITIAL] (INFO) Per condition 4, no laydown yard materials, including stacked storage items such as pole bunks, shall be visible to surrounding properties. (NO) SUP Concept Plan indicates COVERED vehicle storage but site plan sheets do not specify covered storage? Please clarify/correct.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Not Resolved) - FLU designation of adjacent properties not indicated in provided master aerial plan. Please provide.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - [INFO] If applicable, please include list of all requested/approved waivers, conditions, and the date of approval on cover sheet.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESQZ; (4) CR 475A Visual Enhancement Gateway Development Overlay			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] Sign is included. Please note sign will require separate sign permit and will need to be at least 5' from property lines.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding any required improvements as provided in approved traffic impact analysis (AR 32870, approved 4/30/25)			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [INFO] (1) PID 41200-012-00: Rezoning case no. 250203ZC; (2) PID 41200-020-00, 41200-020-01: Rezoning case no. 151008Z; (3) SUP case no. 250204SU for entire site			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - [1/30/26] Rows of 10+ parking spaces seems to have been removed on civil plan sheets only. Old callouts showing 10+ parking spaces numbers still on site plan sheets and should be removed in future submittals. [INITIAL] Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces. Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.			

# SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/05/2026	02/01/2026	Requires Re-submit
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - [1/30/26] (INFO) General Agriculture seems to be misspelled on master aerial plan. First sentence of concurrency deferral statement seems to have typo. See additional GS comments below. (NO) No changes to the building elevations have been submitted. Please provide/clarify. [INITIAL] (INFO) Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel. Per condition 4, a 6' opaque fence around the site shall be provided during construction (NO) Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [1/30/26] Changes to civil plan sheets have been made. Please see Landscaping comments for additional changes to be made in landscaping plan set. [INITIAL] (INFO) Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees in Type B buffers shall be increased in size to be 25% above the minimum planting size as specified by the LDC. (NO) Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B. Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly. Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly			
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - [INFO] Only one phase indicated on plans			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] EALS transferred to FWC on 10/9/25.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/05/2026	01/29/2026	Requires Re-submit
<i>Comments</i>	1. All opaque fencing to be 8' ht, and indicated on plan per markups. 2. All waiver request shall be submitted to DRC on the waiver request form. 3. Please submit signed and sealed irrigation and photometric plans, photometric plans to comply with Dark Sky certification requirements. 4. Some buffers are missing 3 board fencing per the SUP, see plans for markups. 5. Parking adjacent to building does not meet parking island requirements, see plans for markups 6. Location of 8'ht opaque fence should be reviewed per SUP condition 4. c.2, see plan for markups.			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/05/2026	02/05/2026	Requires Re-submit
<i>Comments</i>	add type of application to ALL title blocks			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

# SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/05/2026	02/04/2026	Informational

*Comments*                      Owner's certification was added to cover page -EMW 02.04.2026

**IF APPLICABLE:**

Sec. 2.18.1.1 - 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]."

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/05/2026	01/30/2026	Requires Re-submit
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- Corrections*                      6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.
- Corrections*                      6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.
- Corrections*                      6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.
- Corrections*                      Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.
- Corrections*                      7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "No change to the work as shown on the approved plans shall be made without notification to and approval by the Office of the County Engineer."
- Corrections*                      6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.
- Corrections*                      6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

# SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/05/2026	01/30/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/05/2026	01/29/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/05/2026	02/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/05/2026	02/05/2026	Requires Re-submit
<i>Comments</i>	Please see the plan comments and corrective comments. The project will be connecting to Marion County Utilities (MCU) water by extension and connecting to MCU sewer.			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Additional Utilities Comments			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size: IRRIGATION WELL - LOCATED NEAR WATER METERS			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters over 2"			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - 7.1.3 - UT DETAILS			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			

# SUBMITTAL SUMMARY REPORT (33432)

**REVIEW SESSION FILES:**

\$525.05\_011526-03-003\_Utilities Plan Review Receipt\_EPL Invoice\_016105\_0001.pdf  
 031706-01-001 SECO\_OCALA\_ALTA-rev4 SUEs.pdf  
 06636842 Final Phase I ESA Report-Three Land Parcels-Ocala, FL.pdf  
 07573342 (SECO Ocala, Design Level Geotechnical - Updated Report) S&S.pdf  
 Alternative Pipe Request Narrative r.pdf  
 Book 1235 PG 921.pdf  
 Book 7542 PG 87.pdf  
 Cross Access Deviation - SECO.pdf  
 File Category Placeholder.pdf  
 hydrant testing - Bowman.pdf  
 Operation and Maintenance Plan.pdf  
 SECO - OCALA - TD and LP\_2025-12-19ss.pdf  
 SECO Ocala 33432 - Capacity Charges Determination and Summary Worksheet Proof.pdf  
 SECO Ocala Hydraulic Report.pdf  
 SECO Ocala Lift Station Design Report.pdf  
 SECO Ocala Response to comments letter.pdf  
 SECO Ocala Right of Way Deed Draft.pdf  
 Stormwater Report.pdf  
 -Water-Meter-Sizing-per-AWWA-M22-3rd-Edition-SECO OCALA.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Waiver must be request via waiver request form submitted to the Devevelopment Review Team	01/29/2026 2:32	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	Indicate fence ht. (8')	01/29/2026 2:58	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	Per SUP - a preserved 3 board fence and a chain link fence up to 8' ht is also required in this area	01/29/2026 2:59	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	per sup condition #4.C.2, the 8' ht opaque fence shall be installed at the outer perimeter of the lay down yard, as shown on the conceptual plan - call out specific location of opaque fence	01/29/2026 3:06	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	indicate fence ht (8')	01/29/2026 3:10	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	Per SUP condition 4.e, an 8' ht opaque security fence is also required in the this buffer	01/29/2026 3:11	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	parking islands required per every ten spaces, islands and terminus islands require shade trees	01/29/2026 3:15	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	10
Alexander	Identify the design high water elevation, estimated seasonal high-water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom.	01/30/2026 9:09	AMFile Category Placeholder.pdf	34
Heather Proctor	Add note: Minimum depth of FM is 48".	02/05/2026 4:16	PMFile Category Placeholder.pdf	36
Heather Proctor	Add end of county maintenance plan note, before the DDC.	02/05/2026 4:17	PMFile Category Placeholder.pdf	39
Heather Proctor	Add end of county maintenance plan note.	02/05/2026 4:17	PMFile Category Placeholder.pdf	39
Heather Proctor	Confirm with MCFR that this meets the requirement.	02/05/2026 4:18	PMFile Category Placeholder.pdf	39
Heather Proctor	This line seems too long / far	02/05/2026 4:19	PMFile Category Placeholder.pdf	39
Heather Proctor	Call out lengths of 3" water line	02/05/2026 4:19	PMFile Category Placeholder.pdf	39
Heather Proctor	3" RPZ required after meters.	02/05/2026 4:20	PMFile Category Placeholder.pdf	39
Heather Proctor	Grease interceptor size not called out. Also need signed and sealed flow calculations.	02/05/2026 4:21	PMFile Category Placeholder.pdf	39
Heather Proctor	Make a TYP plan note on all private hydrants - referencing note #12 or add the note to each call out.	02/05/2026 4:21	PMFile Category Placeholder.pdf	39
Heather Proctor	Inv. in cannot be lower than inv. out.	02/05/2026 4:22	PMFile Category Placeholder.pdf	39
Heather Proctor	This project is also extending the main: construct 12"x8" tee w/ 8" GV	02/05/2026 4:23	PMFile Category Placeholder.pdf	39
Heather Proctor	USE DETAIL UT215A FOR THE 3' METER - ABOVE GROUND	02/05/2026 4:24	PMFile Category Placeholder.pdf	42







**PARCEL A - (PN 41200-012-00) - 38.05 ACRES**

**LEGAL DESCRIPTION**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857222, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)  
THAT PART OF THE SOUTH 10 OF THE NORTH 10 3/4 OF THE SE 1/4 1/2N/2E EAST OF RIGHT OF WAY OF US 91  
SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR  
COUNTY ROAD 475A, TOGETHER WITH A 2009 EXPOSED HOME VIN # 6GLA55A6077R0X21, SITUATED  
THEREON.

**SCHEDULE "BII" EXCEPTIONS**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857222, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.  
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.  
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.  
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.  
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCREDITED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 189, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 22, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTERESTS EXCEPTED HEREIN. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22.**

**PARCEL B - (PN 41200-020-00) - 19.15 ACRES**

**LEGAL DESCRIPTION**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857203, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)  
THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

**SCHEDULE "BII" EXCEPTIONS**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857203, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.  
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.  
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.  
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.  
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCREDITED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 189, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 216, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 0261, PAGE 140, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 126 PAGE 140.**
- 7. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 452, PAGE 60, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 8. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 595, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 9. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 621, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

**PARCEL C - (PN 41200-020-01) - 19.98 ACRES**

**LEGAL DESCRIPTION**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857208, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)  
COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°48'02"N, 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CSR 475A, 697.00 FEET, THENCE WEST 57.50 FEET, THENCE SOUTH 103.00 FEET, THENCE WEST 288.00 FEET, THENCE NORTH 65.10 FEET, THENCE WEST 50.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S 01°08'28"W, ALONG SAID WEST BOUNDARY LINE 897.18 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE S 89°48'02"W, ALONG SAID SOUTH BOUNDARY LINE 1278.28 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN 2009 WINNIE MOBILE HOME, VIN # 8D0197MA AND 8D0197MA, SITUATED THEREON.

**SCHEDULE "BII" EXCEPTIONS**

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 1857208, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.  
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.  
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.  
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.  
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCREDITED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 189, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 216, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 0261, PAGE 140, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 126 PAGE 140.**
- 7. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 621, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 7542, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

**TABLE "A" A.L.T.A SURVEY REQUIREMENTS**

- 1. FOUND OR SET ALL CORNERS.
- 2. PROPERTY ADDRESS PARCEL A - 1284 SW 18TH AVE, PARCEL B - 1283 SW 18TH AVE, PARCEL C - 1245 SW 18TH AVE AVE.
- 3. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 1286302720D DATED 8/27/2008 AT 8:00 PM.
- 4. SUBJECT PARCELS CONTAINS:  
PARCEL A - 162748.00 SQUARE FEET OR 36.85 ACRES.  
PARCEL B - 84849.78 SQUARE FEET OR 19.34 ACRES.  
PARCEL C - 879150.07 SQUARE FEET OR 19.98 ACRES.  
TOTAL - 1,381,078.05 SQUARE FEET OR 31.77 ACRES, MORE OR LESS.
- 5. BENCHMARK AND CONTOURS SHOWN ON HEREON.
- 6. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- 17. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 18. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT THE OF SURVEY.
- 18. ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

**INDEX OF SHEETS**

SHEET #	COVER
SHEET 1	INDEX OF SHEETS
SHEET 2	BOUNDARY SURVEY
SHEET 3	ENCUMBRANCE SURVEY
SHEET 4	EASEMENTS



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1000 N. W. 10TH AVE.  
MIAMI, FL 33136  
Phone: (305) 576-7600  
www.bowmansurvey.com  
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**SECO**  
**COUNTY RD 475A, OCALA, FL 34473**  
**ALTA/NPS LAND TITLE SURVEY**  
**FLORIDA**  
**MARION COUNTY**

PROJECT NO  
031706-01-001

PLAN STATUS

DATE

FIELD BOOK PAGE

124-CPE 1-4

FIELD CREW: CAMP

J.A.B. M.R.G.

DRUM CHD

SCALE: 1"=60'

JOB#031706-01-001

DATE: 09/12/2024

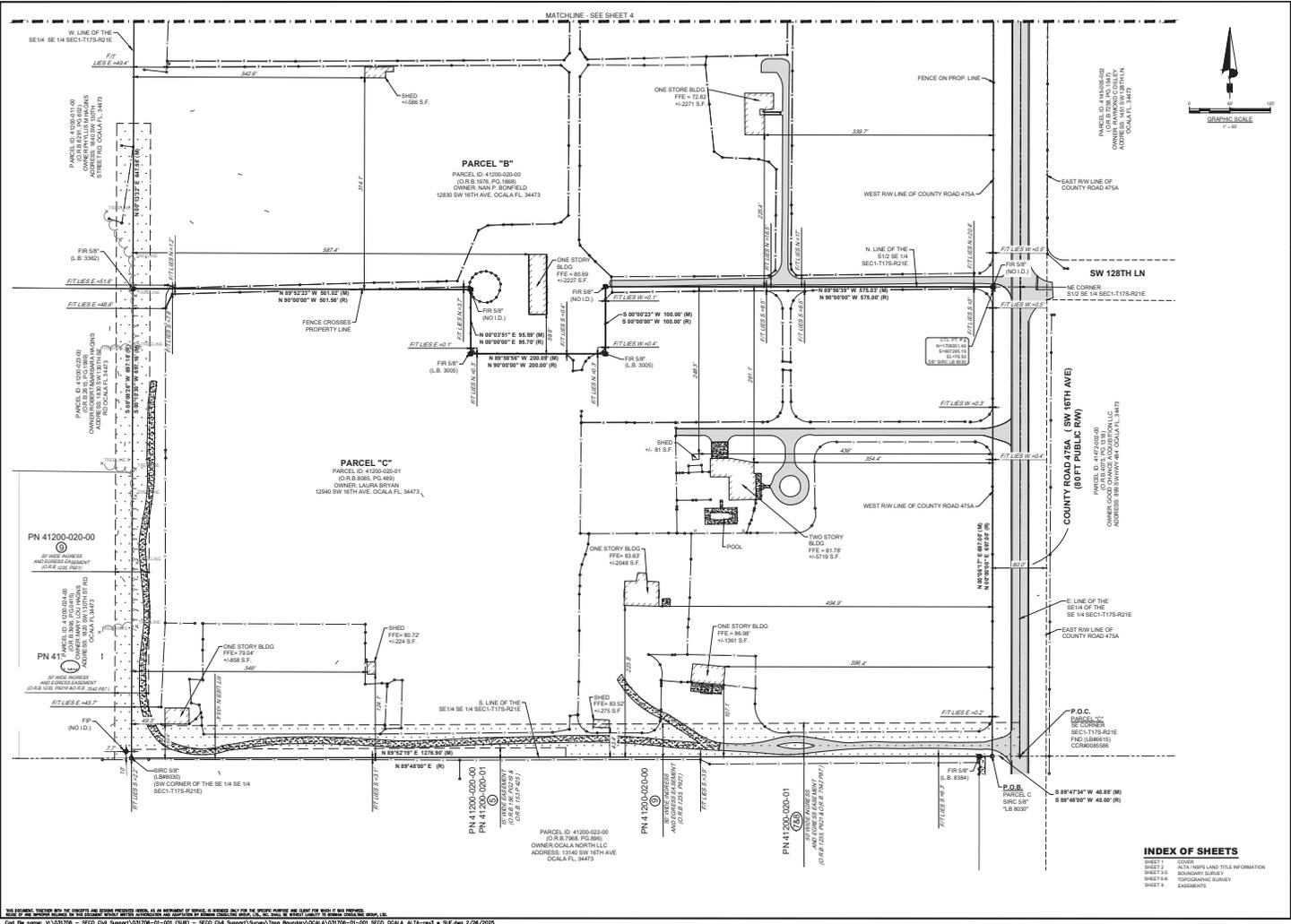
FILE NAME:  
031706-01-001\_SECO

SECO\_031706

SHEET 2 OF 9







**Bowman**  
SURVEYING & MAPPING

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Parcel ID: 41200-020-00  
 OWNER: NAVA P. DORFIELD  
 ADDRESS: 12830 SW 16TH AVE, OCALA, FL 34473

Parcel ID: 41200-020-01  
 OWNER: LAURA BRYAN  
 ADDRESS: 12840 SW 16TH AVE, OCALA, FL 34473

Parcel ID: 41200-020-02  
 OWNER: ALTA / NSPS LAND TITLE SURVEY  
 ADDRESS: 12830 SW 16TH AVE, OCALA, FL 34473

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**SECO**  
**COUNTY RD 475A, OCALA, FL 34473**  
**ALTA / NSPS LAND TITLE SURVEY**  
 MARDIN COUNTY, FLORIDA

---

PROJECT NO:  
 031706-01-001

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PLAN STATUS:

DATE	DESCRIPTION
09/12/2024	ALTA / NSPS LAND TITLE INFORMATION
09/12/2024	BOUNDARY SURVEY
09/12/2024	TOPOGRAPHIC SURVEY

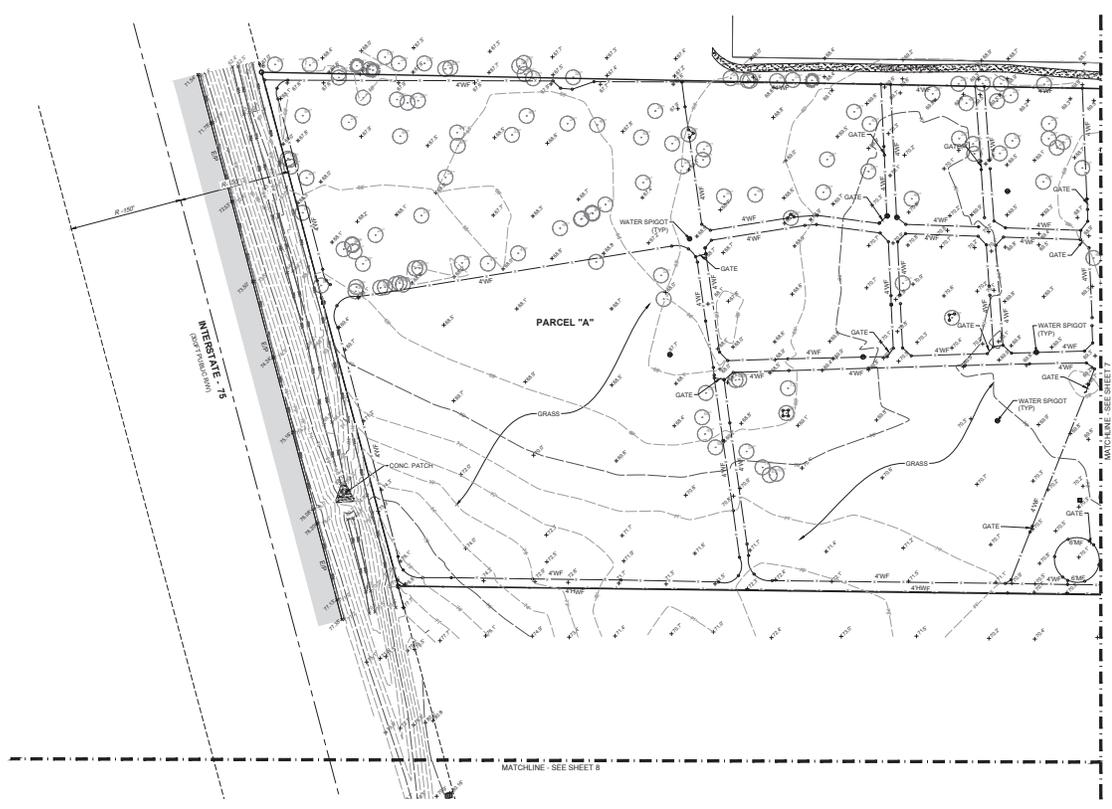
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**INDEX OF SHEETS**  
 SHEET 1: ALTA / NSPS LAND TITLE INFORMATION  
 SHEET 2: BOUNDARY SURVEY  
 SHEET 3: TOPOGRAPHIC SURVEY

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SHEET 5 OF 9

This document contains information that is confidential and proprietary to the Surveyor. It is intended for the use of the client and is not to be distributed to any other party without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this document.



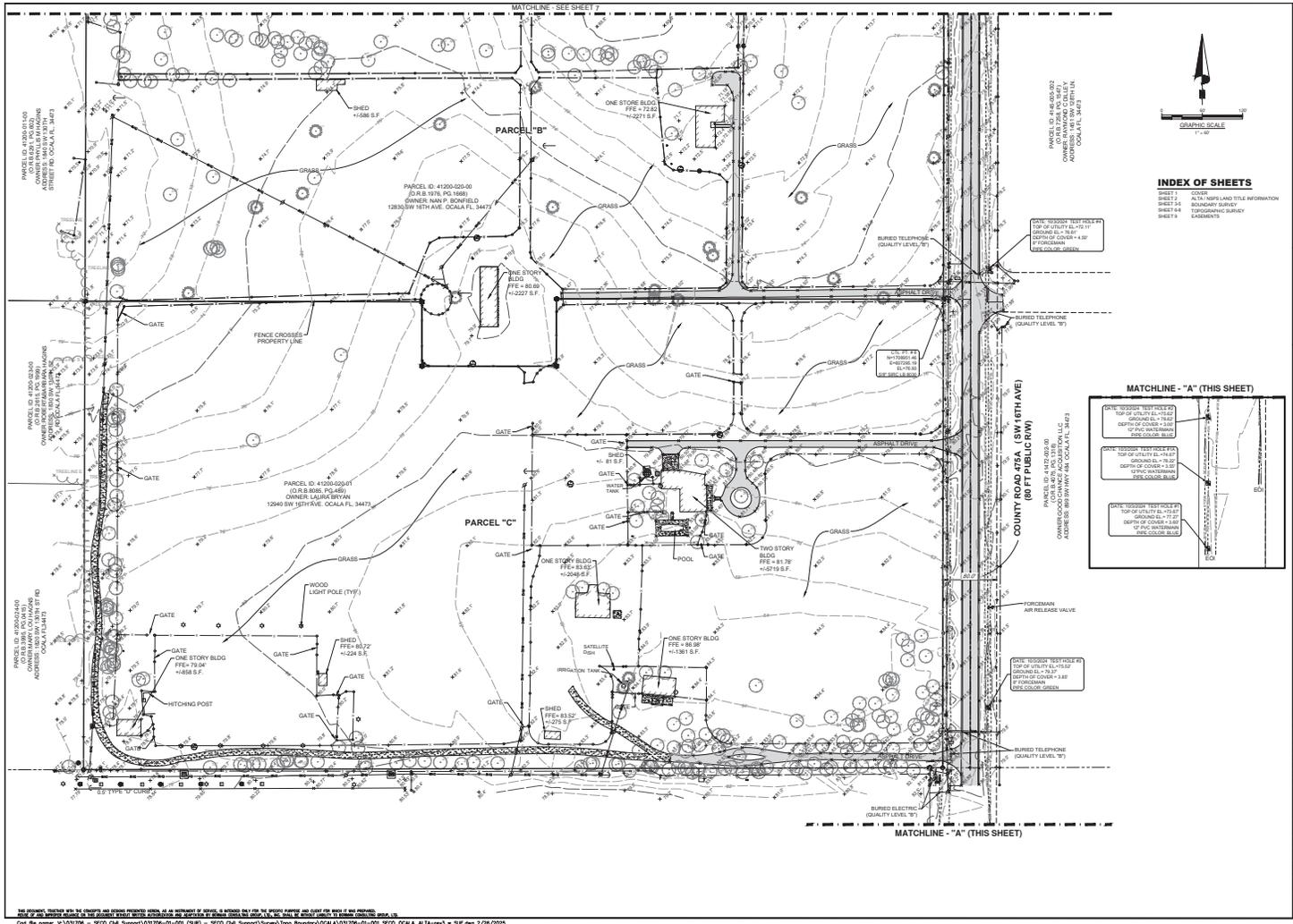
**INDEX OF SHEETS**

- SHEET 1 COVER
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- SHEET 3 BOUNDARY SURVEY
- SHEET 4 TOPOGRAPHIC SURVEY
- SHEET 5 EASEMENTS



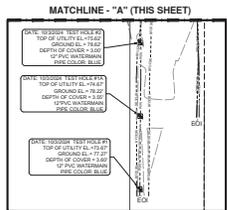
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**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION
SHEET 1	ALTA/NSP LAND TITLE INFORMATION
SHEET 2	BOUNDARY SURVEY
SHEET 3	BOUNDARY SURVEY
SHEET 4	BOUNDARY SURVEY
SHEET 5	BOUNDARY SURVEY



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 SUITE 100  
 TAMPA, FL 33609  
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---

**SECO**  
**COUNTY RD 475A, OCALA, FL 34473**  
**ALTA/NSP LAND TITLE SURVEY**  
 FLORIDA  
 MARION COUNTY

---

**PROJECT NO.**  
 031706-01-001

---

**PLAN STATUS**  
 10/22/24 ADDED S.U.E.

---

DATE	DESCRIPTION
10/22/24	ADDED S.U.E.

---

DATE	DESCRIPTION
09/12/2024	J.A.B. M.R.G.
08/10/24	CHKD

---

**FIELD BOOK PAGE**  
 124-CP6 1-4

---

**FIELD CREW: C/M/P**  
 J.A.B. M.R.G.  
 D.M.M.

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**SCALE: 1"=80'**  
 JOB#031706-01-001

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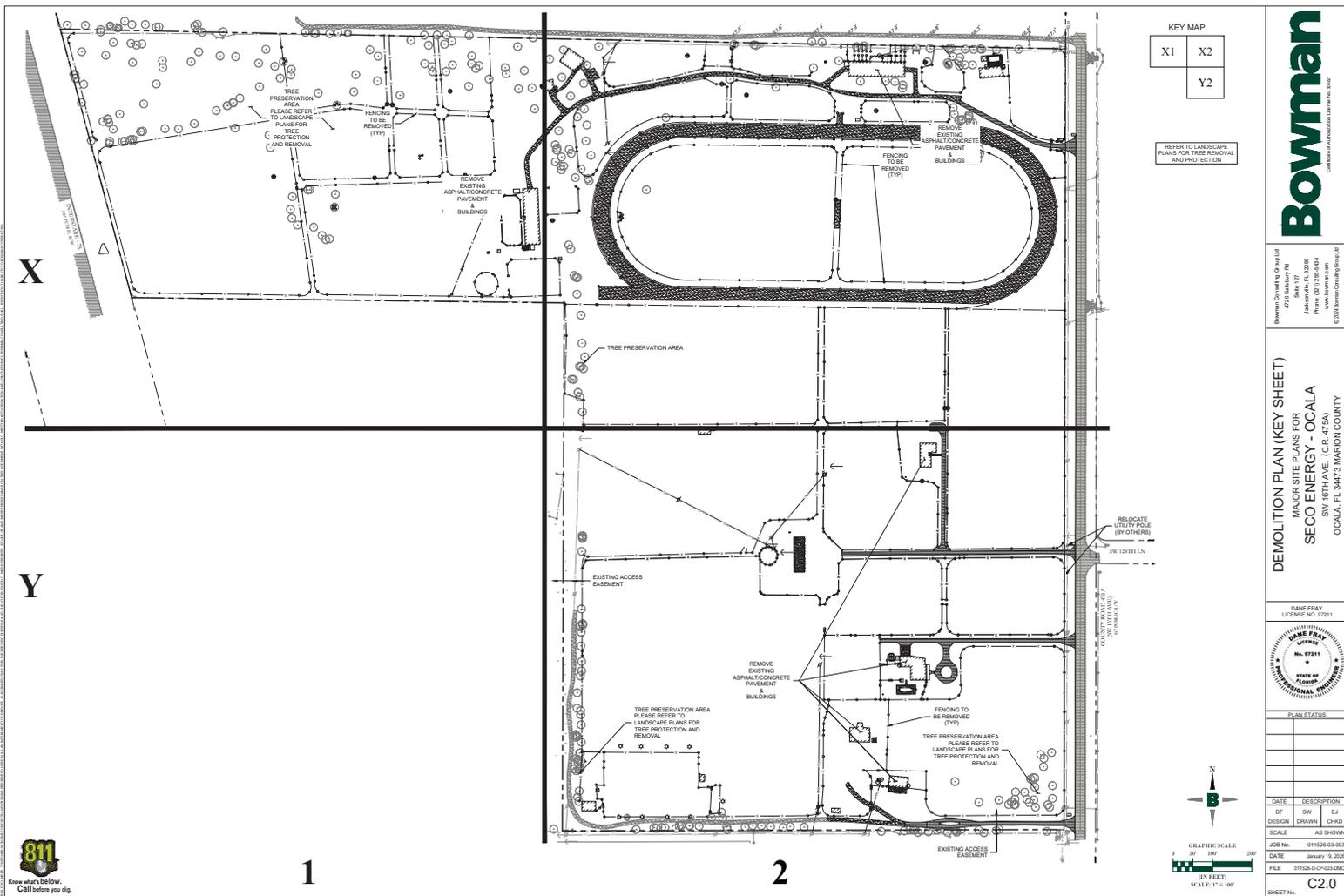
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**FILE NAME:**  
 031706-01-001\_#000  
 031706-01-001

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**SHEET 8 OF 9**

THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AS SHOWN ON THESE PLANS AND NOT FOR ANY OTHER PURPOSES.  
 THIS IS A PRELIMINARY SURVEY. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AS SHOWN ON THESE PLANS AND NOT FOR ANY OTHER PURPOSES.  
 Call file name: \\S:\031706 - SECO CH4 Support\031706-01-001 (SUR) - SECO CH4 Support\Survey\Top Boundary\OCALA\031706-01-001 SECO\_OCALA\_ALTA-nev3 - SUE.dwg 2/26/2025





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 Suite 127  
 Jacksonville, FL 32209  
 Phone: 904.241.1271  
 Fax: 904.241.1272  
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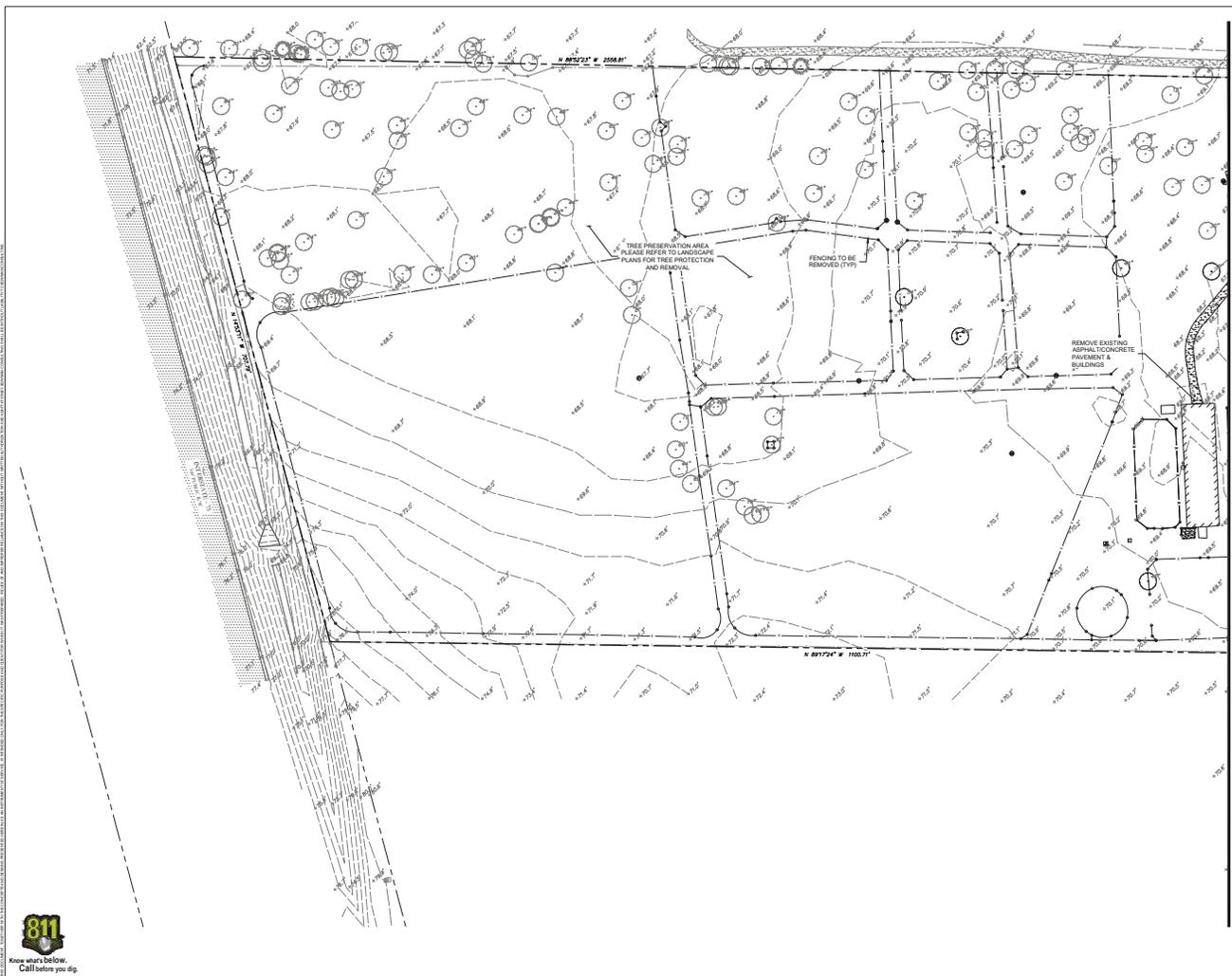
**DEMOLITION PLAN (KEY SHEET)**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34733 MARION COUNTY

DANIE FRAY  
 LICENSE NO. 07211

**FLORIDA PROFESSIONAL ENGINEER**  
 No. 07211  
 STATE OF FLORIDA

PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	CHD
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 18, 2008
FILE	011026-03-003-000
SHEET No.	C.2.0



REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION

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**DEMOLITION PLAN**  
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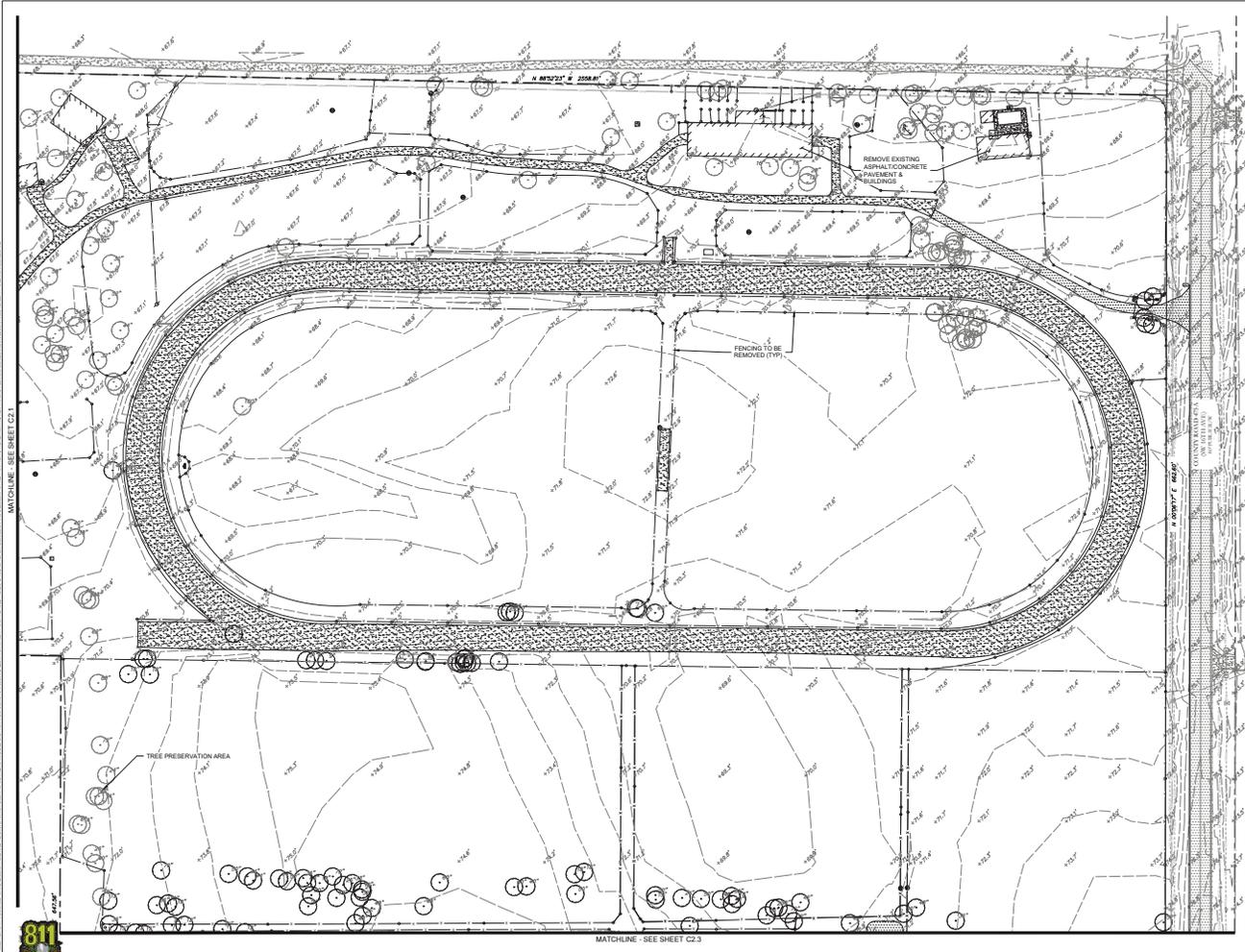
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 LICENSE NO. 97211

PLAN STATUS


DATE	DESCRIPTION
DF	SW
DESIGN	CHD
SCALE	AS SHOWN
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DATE	January 19, 2008
FILE	011026-03-003-040
SHEET No.	C.2.1



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KEY MAP

X1	X2
	Y2

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DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
EJ	CHKD

SCALE: AS SHOWN  
 JOB No. 011026-03-003  
 DATE: January 19, 2020  
 FILE: 011026-03-003-000  
 SHEET No. **C2.2**

**811**  
 Know what's below.  
 Call before you dig.

MATCHLINE - SEE SHEET C2.2

KEY MAP



REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION.

RELOCATE UTILITY POLE (BY OTHERS)

SW 120TH LN

REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT & BUILDINGS

FENCING TO BE REMOVED (TYP)

TREE PRESERVATION AREA PLEASE REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL.

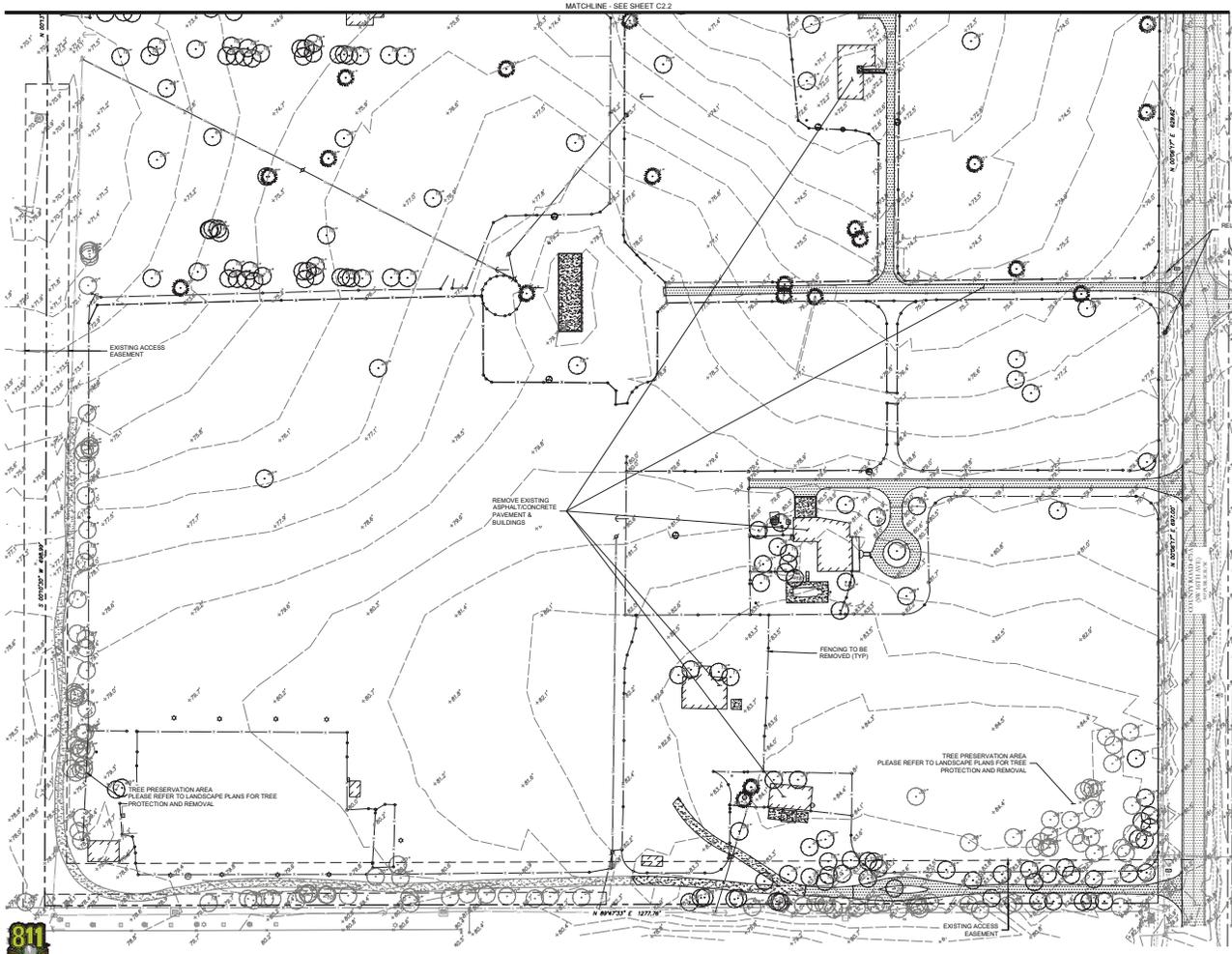
TREE PRESERVATION AREA PLEASE REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL.

RELOCATE UTILITY POLE (BY OTHERS)

SW 120TH LN



GRAPHIC SCALE (IN FEET) SCALE: 1" = 50'



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**DEMOLITION PLAN**  
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DANE FRAY

LICENSE NO. 97211



PLAN STATUS

DATE DESCRIPTION

DF SW EJ

DESIGN DRAWN CHKD

SCALE AS SHOWN

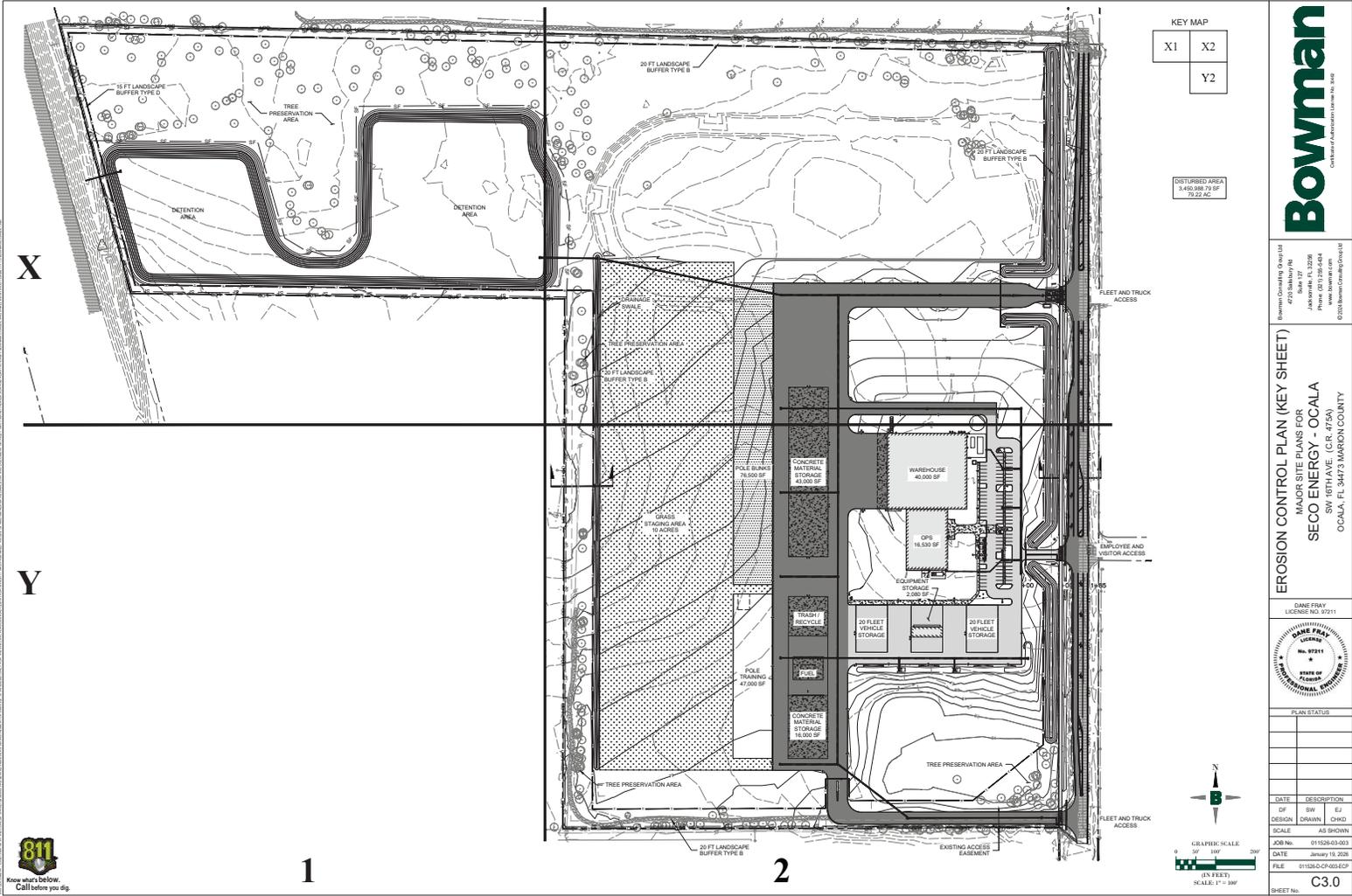
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DATE January 19, 2008

FILE 011026-03-003-000

SHEET No. **C2.3**





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**EROSION CONTROL PLAN (KEY SHEET)**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34713 MARION COUNTY

DINNE FRAY  
 LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DF	CHD

SCALE: AS SHOWN

JOB No. 011026-03-003

DATE: January 19, 2008

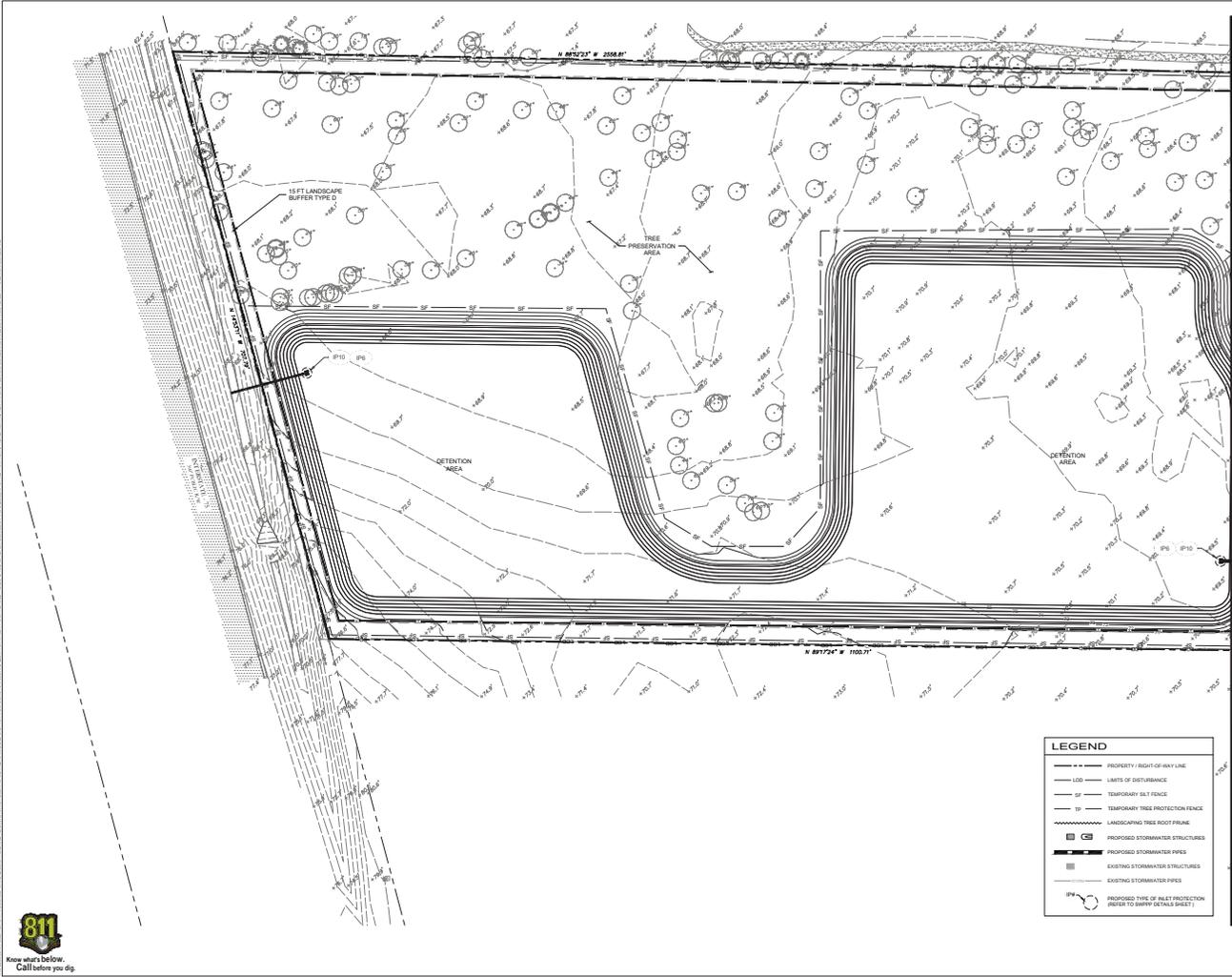
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SHEET No. **C3.0**



1

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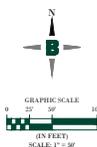


KEY MAP

X1	X2
	Y2

**LEGEND**

- PROPERTY / RIGHT-OF-WAY LINE
- LOO— LIMITS OF DISTURBANCE
- TF— TEMPORARY SILT FENCE
- TP— TEMPORARY TREE PROTECTION FENCE
- LANDSCAPING TREE ROOT PRUNE
- ■ ■ PROPOSED STORMWATER STRUCTURES
- ■ ■ EXISTING STORMWATER STRUCTURES
- EXISTING STORMWATER PIPES
- IPW PROPOSED TYPE OF INLET PROTECTION (REFER TO SPPP DETAILS SHEET)





Central Florida Professional Services, Inc. 2008

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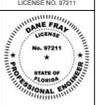
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**EROSION CONTROL PLAN**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34743 MARION COUNTY

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DANE FRAY  
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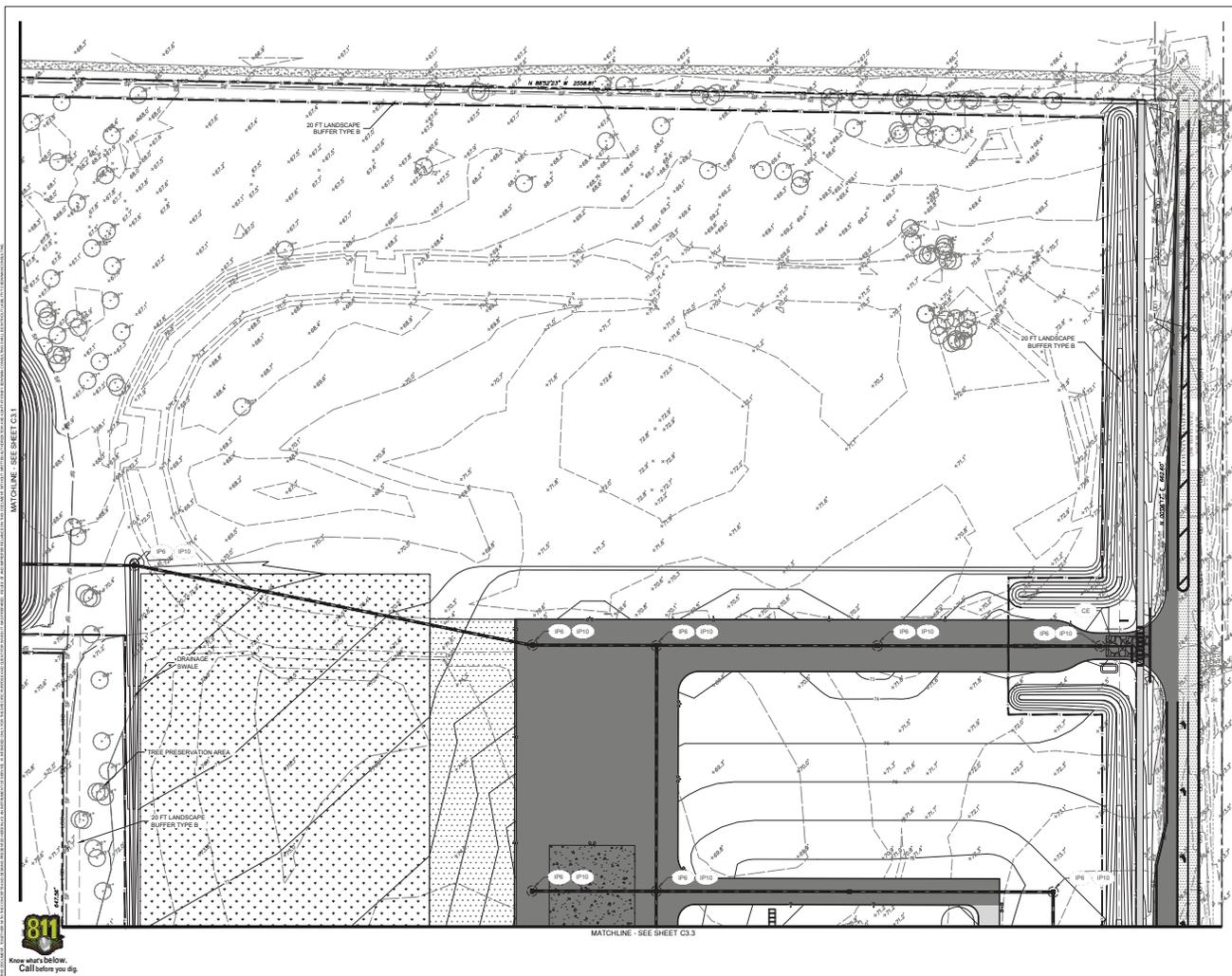
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DATE	DESCRIPTION
DF	SW
DESIGN	CHKD

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 DATE January 19, 2008  
 FILE 011026-03-003 EOP  
 SHEET No. **C.3.1**





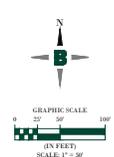
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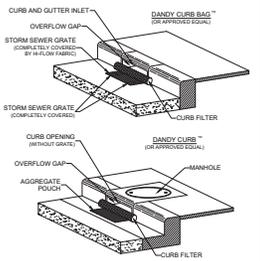
**EROSION CONTROL PLAN**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
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 OCALA, FL 34733 MARION COUNTY

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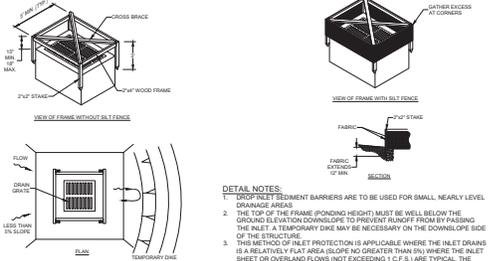
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DF	DRWN
DF	CHKD
SCALE	AS SHOWN
JOB No.	011030-03-003
DATE	January 19, 2008
FILE	011030-CP-003-EOP
SHEET No.	<b>C3.2</b>





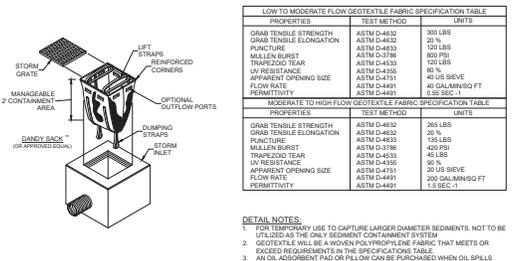


INLET PROTECTION: CURB INLET (P2)



**DETAIL NOTES:**  
 1. DUMP PILE SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.  
 2. THE TOP OF THE FRAME (PONING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNDROPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIRT MAT MAY BE NECESSARY ON THE DOWNDROPE SIDE OF THE STRUCTURE.  
 3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 1%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.I.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

INLET PROTECTION: SILT FENCE (P6)



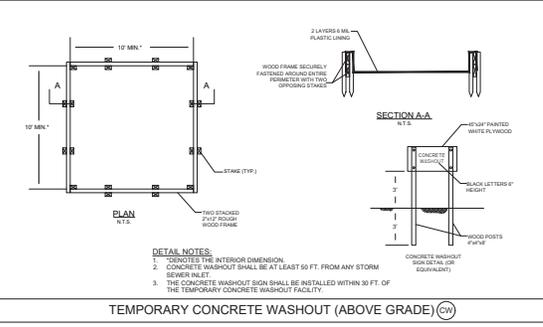
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	25%
PUNCTURE	ASTM D-4833	150 LBS
MULLER BURST	ASTM D-3786	800 PSI
TIREDNESS TEAR	ASTM D-4330	120 LBS
UP RESISTANCE	ASTM D-4355	85%
APARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITIVITY	ASTM D-4491	1.5 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	25%
PUNCTURE	ASTM D-4833	150 LBS
MULLER BURST	ASTM D-3786	450 PSI
TIREDNESS TEAR	ASTM D-4330	45 LBS
UP RESISTANCE	ASTM D-4355	90%
APARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITIVITY	ASTM D-4491	1.5 SEC.-1

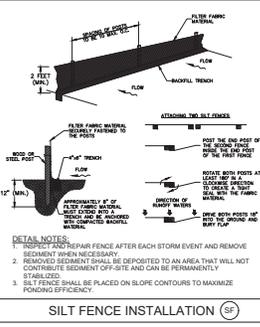
**DETAIL NOTES:**  
 1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.  
 2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATION TABLE.  
 3. AN OIL ADSORBENT PAD OR PLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.  
 4. INSPECT FOR REGULATORY REQUIREMENTS.

INLET PROTECTION: CATCH BASIN (P10)



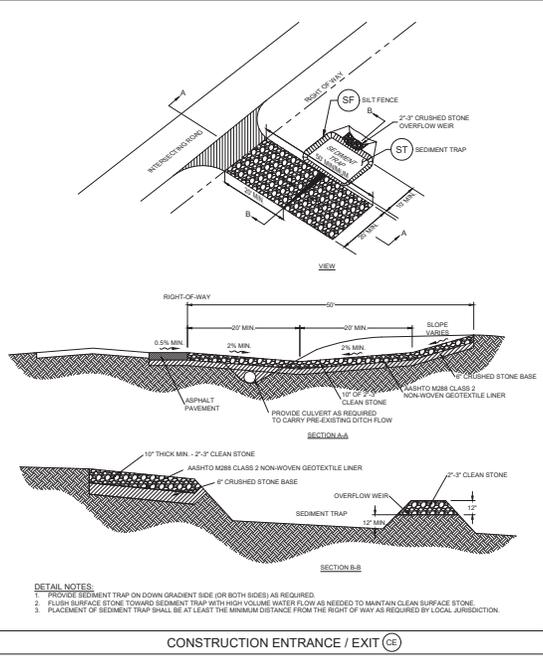
**DETAIL NOTES:**  
 1. CONCRETE INTERIOR DIMENSION.  
 2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.  
 3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT (ABOVE GRADE) (C1)



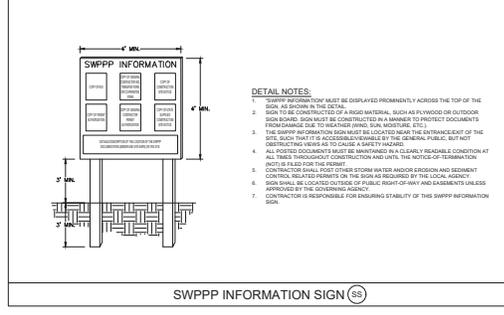
**DETAIL NOTES:**  
 1. REMOVE SILT FENCE IMMEDIATELY AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.  
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.  
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONING EFFICIENCY.

SILT FENCE INSTALLATION (S1)



**DETAIL NOTES:**  
 1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.  
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.  
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

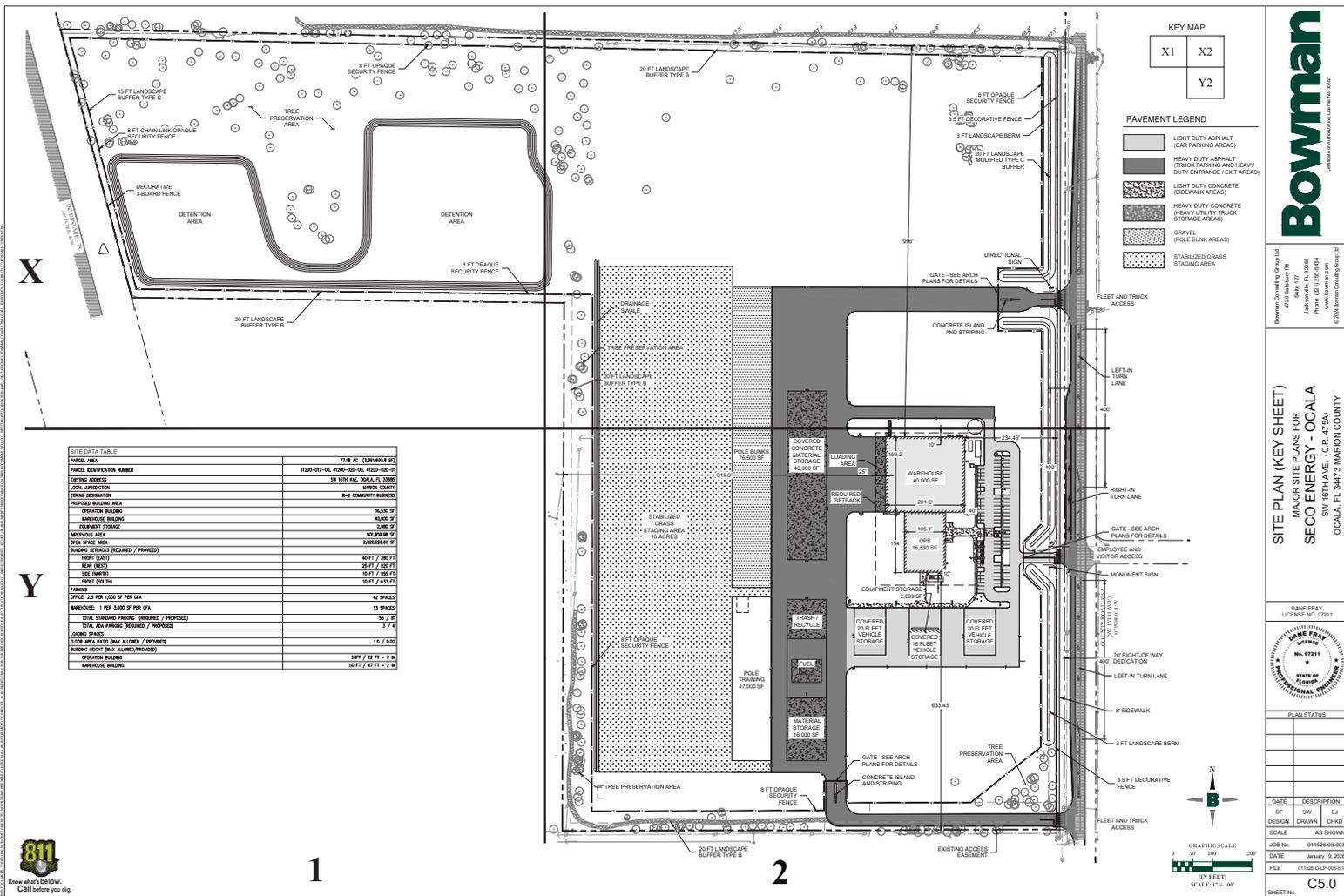
CONSTRUCTION ENTRANCE / EXIT (C2)



**DETAIL NOTES:**  
 1. "SWPPP INFORMATION" SIGN MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL.  
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED TO WITHSTAND WEATHER CONDITIONS FROM CHANGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)  
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VISIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTIVE TO TRAFFIC OR TO OTHER SWPPP REQUIREMENTS.  
 4. ALL TRAFFIC THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-RESUME CONSTRUCTION NOTICE FLAG FOR THE PROJECT.  
 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED NOTICES ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.  
 6. SIGN SHALL BE CONSTRUCTIBLE OF OTHER RIGHT-OF-WAY REQUIREMENTS, IF LESS APPROVED BY THE GOVERNING AGENCY.  
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (S3)





**PAVEMENT LEGEND**

[Symbol]	LIGHT DUTY ASPHALT (CAR PARKING AREAS)
[Symbol]	HEAVY DUTY ASPHALT (TRUCK PARKING AND HEAVY DUTY ENTRANCE / EXIT AREAS)
[Symbol]	LIGHT DUTY CONCRETE (SIDEWALK AREAS)
[Symbol]	HEAVY DUTY CONCRETE (HEAVY UTILITY TRUCK STORAGE AREAS)
[Symbol]	GRAVEL (POLE BUNK AREAS)
[Symbol]	STABILIZED GRASS STAGING AREA

**SITE DATA TABLE**

PARCEL AREA	7739 AC (3398488 SF)
PARCEL IDENTIFICATION NUMBER	4300-03-06, 4300-05-06, 4300-06-06
CETING ADDRESS	SW 18TH AVE, OCALA, FL 33066
LOCAL JURISDICTION	MARION COUNTY
ZONING DESIGNATION	R-3 COMBUSTIBLE RESIDENTIAL
PROPOSED BUILDING AREA	
OPERATION BUILDING	41300 SF
WAREHOUSE BUILDING	41300 SF
EQUIPMENT STORAGE	13000 SF
APPROVED AREA	504800 SF
OPEN SPACE AREA	2480200 SF
LANDSCAPE SPACES (REQUIRED / PROPOSED)	
FRONT (EAST)	40 FT / 380 FT
REAR (WEST)	10 FT / 100 FT
SIDE (NORTH)	10 FT / 100 FT
SIDE (SOUTH)	10 FT / 100 FT
PARKING	
OFFICE 25' PER 1000 SF PER SPA	42 SPACES
EMPLOYEE: 1 PER 1000 SF PER SPA	13 SPACES
TOTAL STANDARD PARKING (REQUIRED / PROPOSED)	55 / 55
TOTAL ADA PARKING (REQUIRED / PROPOSED)	3 / 4
LOADING SPACES	
FLOOR AREA RATIO (MAX ALLOWED / PROPOSED)	1.0 / 0.50
PERMITTED HEIGHT (MAX ALLOWED / PROPOSED)	35 FT / 32 FT - 3 IN
OPERATION BUILDING	10 FT / 47 FT - 2 IN
WAREHOUSE BUILDING	

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**SITE PLAN (KEY SHEET)**  
MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
SW 18TH AVE. (C.R. 475A)  
OCALA, FL 34743 MARION COUNTY

DANE FRAY  
LICENSE NO. 07211

**FLORIDA PROFESSIONAL ENGINEER**  
No. 92911  
STATE OF FLORIDA  
MARION COUNTY

PLAN STATUS

DATE	DESCRIPTION
DF	SW
EJ	CHKD

SCALE: AS SHOWN

JOB No. 011526-03-003

DATE: January 19, 2008

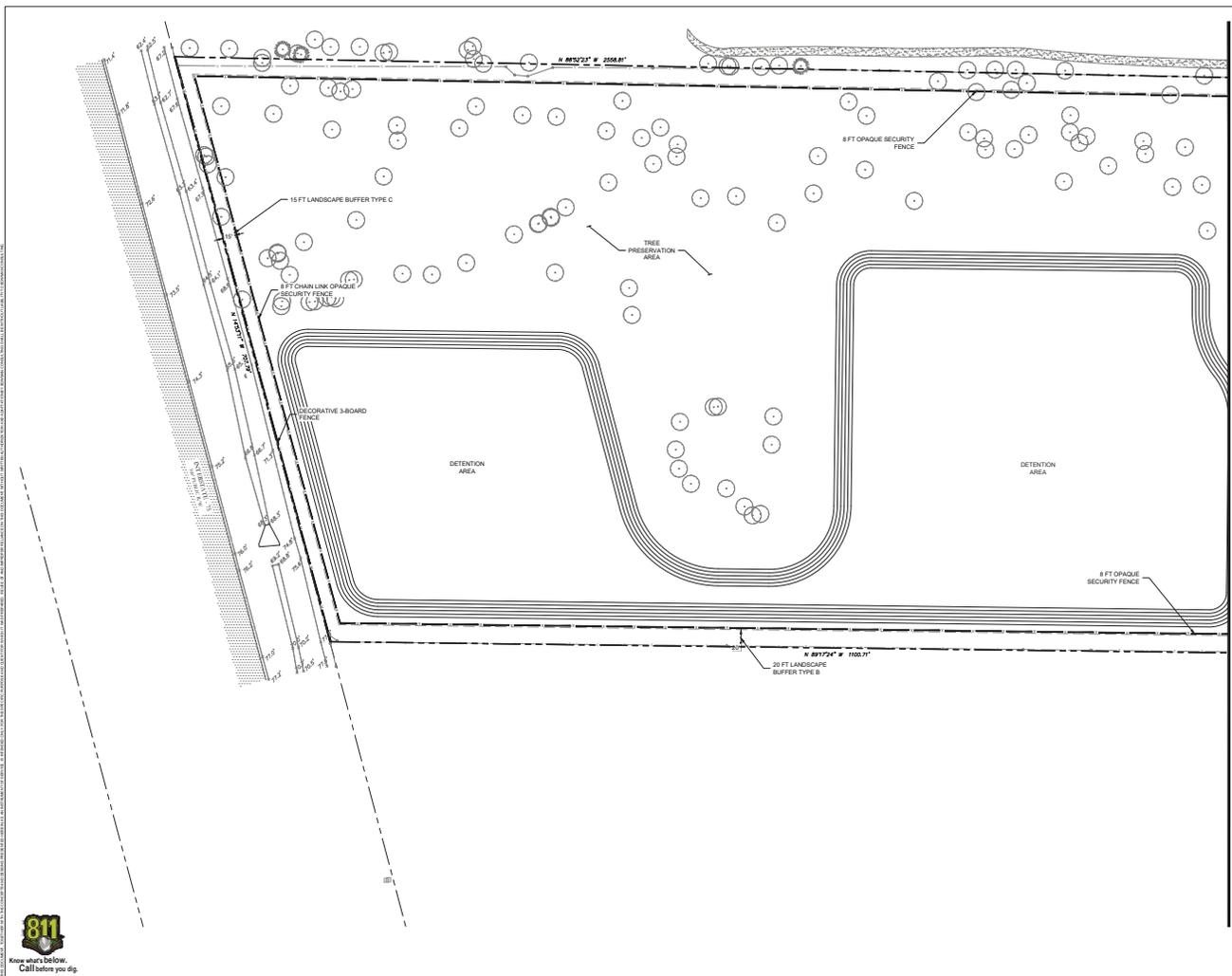
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SHEET No. **C5.0**



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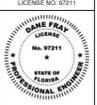
KEY MAP

X1	X2
	Y2

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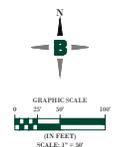
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**SITE PLAN**  
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OCALA, FL 3473 MARION COUNTY

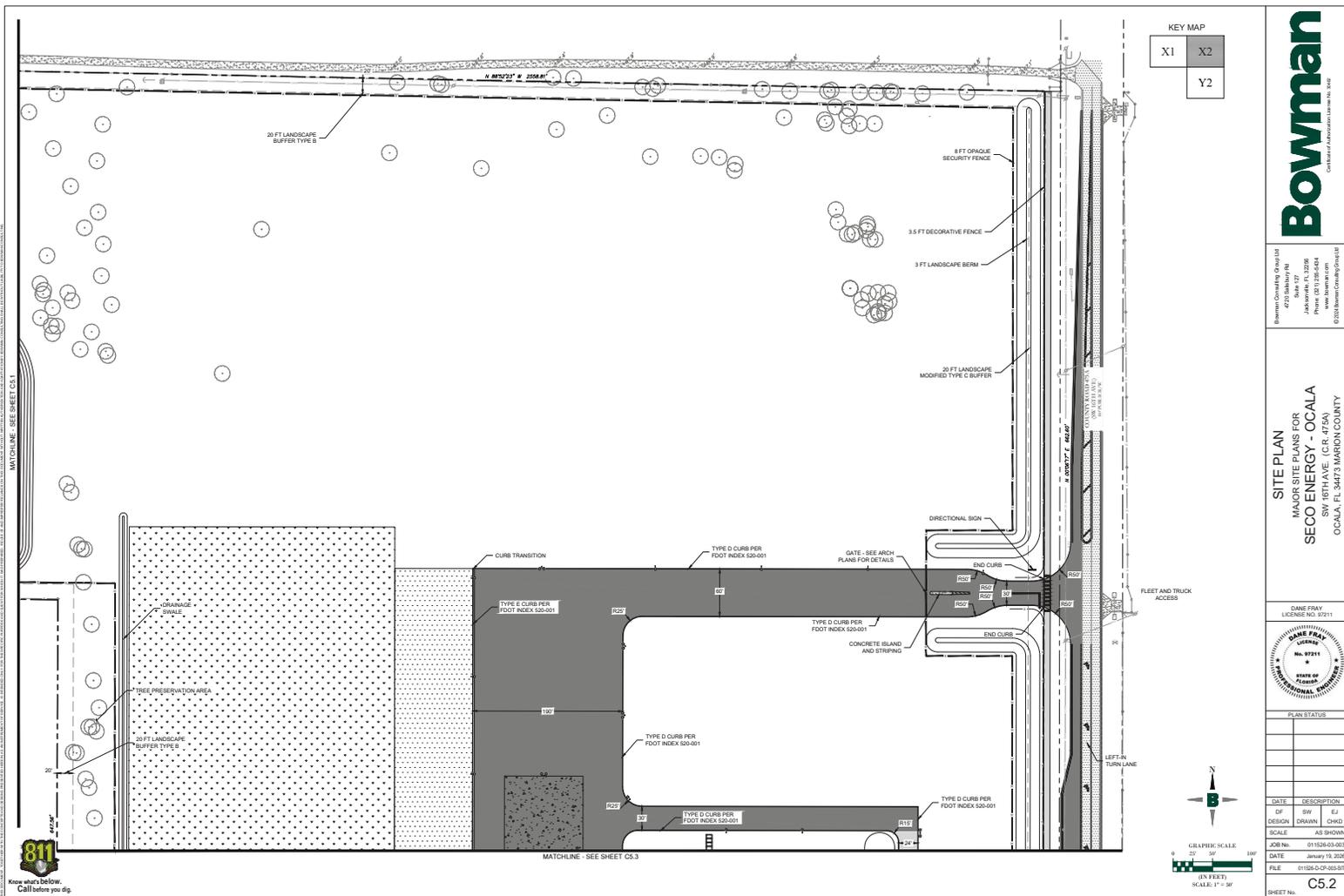


PLAN STATUS

DATE	DESCRIPTION		
DF	SW	EJ	CHKD
SCALE	AS SHOWN		
JOB No.	011526-03-003		
DATE	January 19, 2020		
FILE	011526-03-003-SIT		
SHEET No.	<b>C.5.1</b>		



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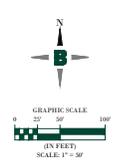


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**SITE PLAN**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 3473 MARION COUNTY

DANE FRAY  
 LICENSE NO. 97211

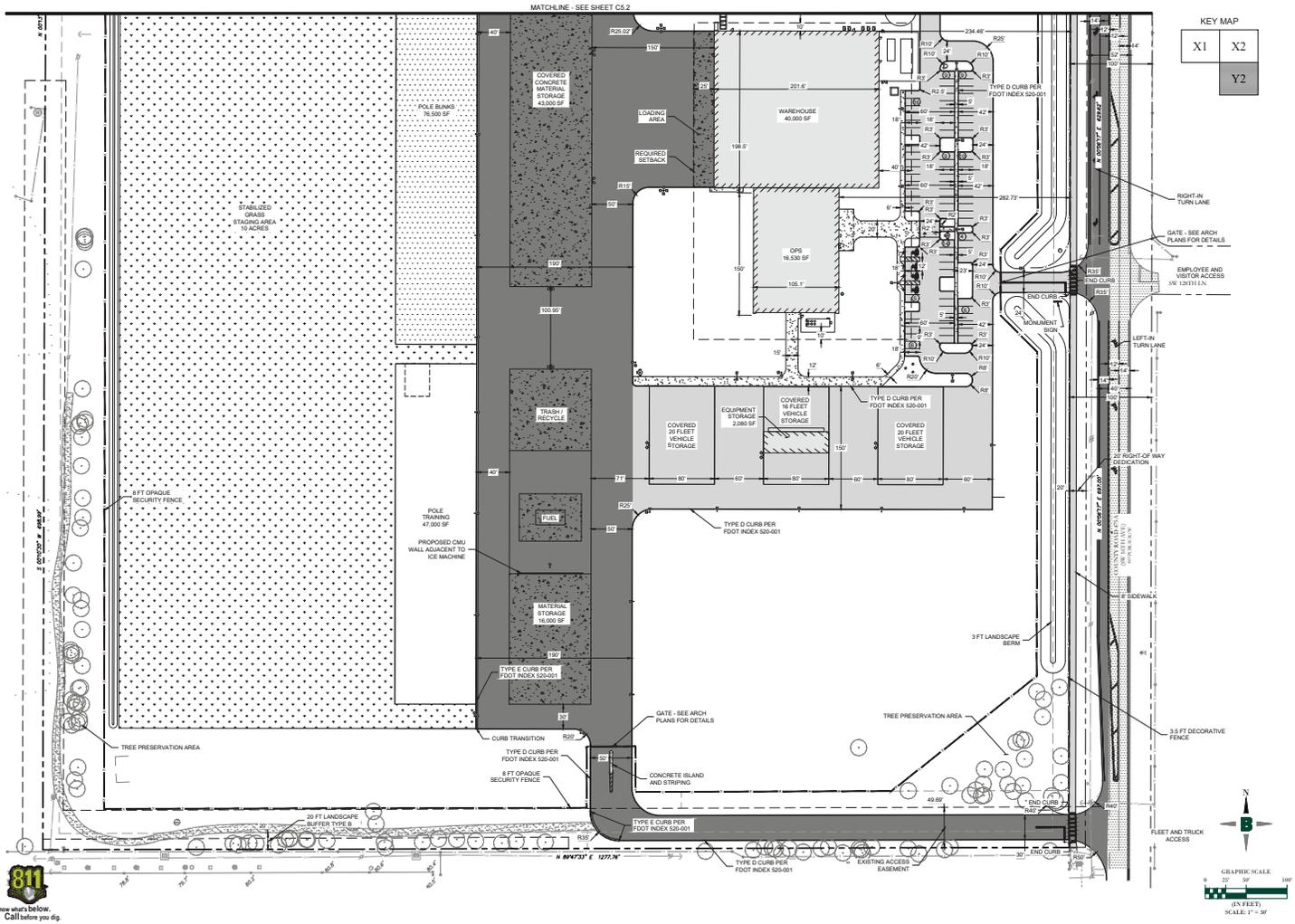
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CHKD	
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JOB No.	011508-03-003
DATE	January 19, 2020
FILE	011508-03-003-01
SHEET No.	<b>C5.2</b>



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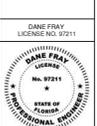
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KEY MAP

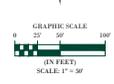


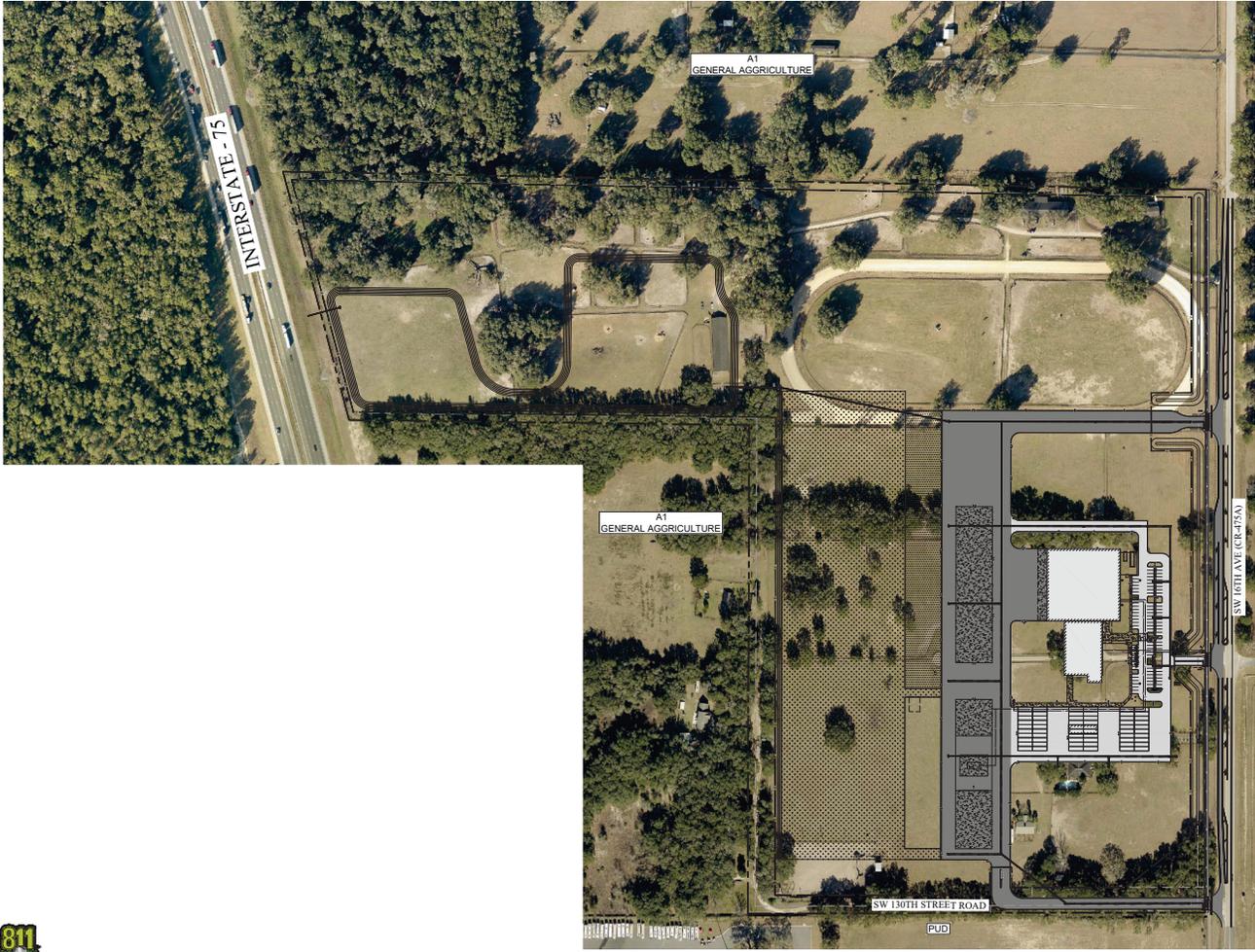
**Bowman**  
Civil & Survey  
1400 S.W. 12th St.  
Ocala, FL 34701  
www.bowman.com

**SITE PLAN**  
MAJOR SITE PLANS FOR  
**SECO ENERGY - Ocala**  
SW 18TH AVE. (C.R. 475A)  
OCALA, FL 34713 MARION COUNTY



DINE FRAY LICENSE NO. 97211	
DATE	DESCRIPTION
DF	SW
DESIGN	DRWN
CHD	CHKD
SCALE	AS SHOWN
JOB No.	011502-03-003
DATE	January 19, 2008
FILE	011502-03-003-SIT
SHEET No.	<b>C5.3</b>





KEY MAP

X1	X2
	Y2

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Central Florida Professional Services, Inc. P.A.

Bowman Company, Inc. is a  
 Florida Limited Liability Company  
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 Suite 127  
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**MASTER AERIAL PLAN**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 3473 MARION COUNTY

DANIE FRAY  
 LICENSE NO. 07211



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
	CHKD

SCALE: AS SHOWN

JOB No. 011026-03-003

DATE: January 19, 2008

FILE: 011026-03-003.RPT  
 SHEET No. **C5.4**

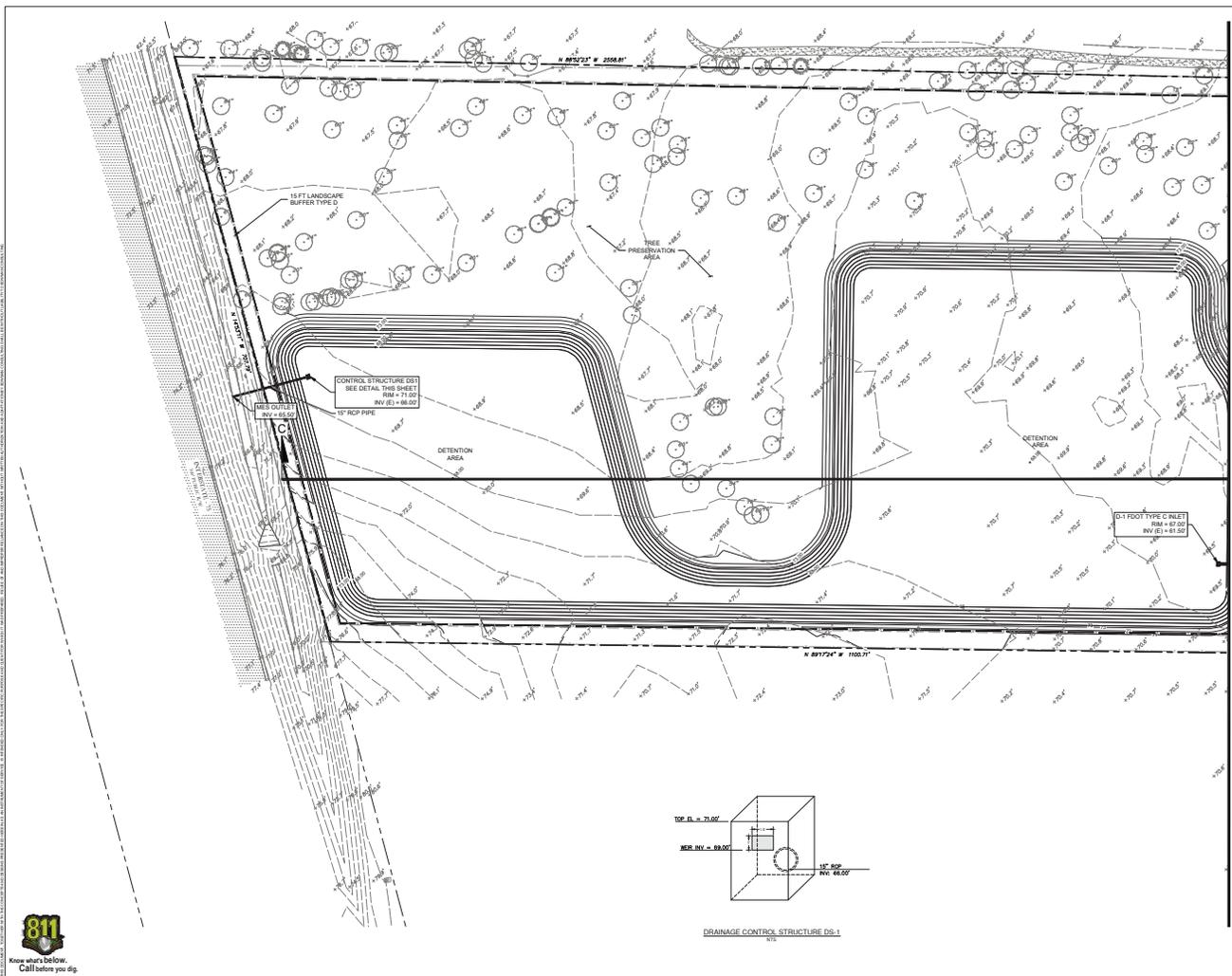


GRAPHIC SCALE  
 0 50 100 200  
 (IN FEET)  
 SCALE: 1" = 100'



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KEY MAP

X1	X2
	Y2

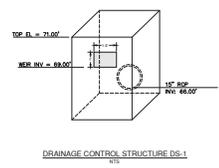
**Bowman**  
 Civil & Surveying  
 4700 S.W. 11th Street  
 Ocala, FL 34701  
 Phone: 352.239.1111  
 Fax: 352.239.1112  
 www.bowman-cs.com

GRADING PLAN  
 MAJOR SITE PLANS FOR  
 SECO ENERGY - OCALA  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34703 MARION COUNTY

DANE FRAY  
 LICENSE NO. 97211

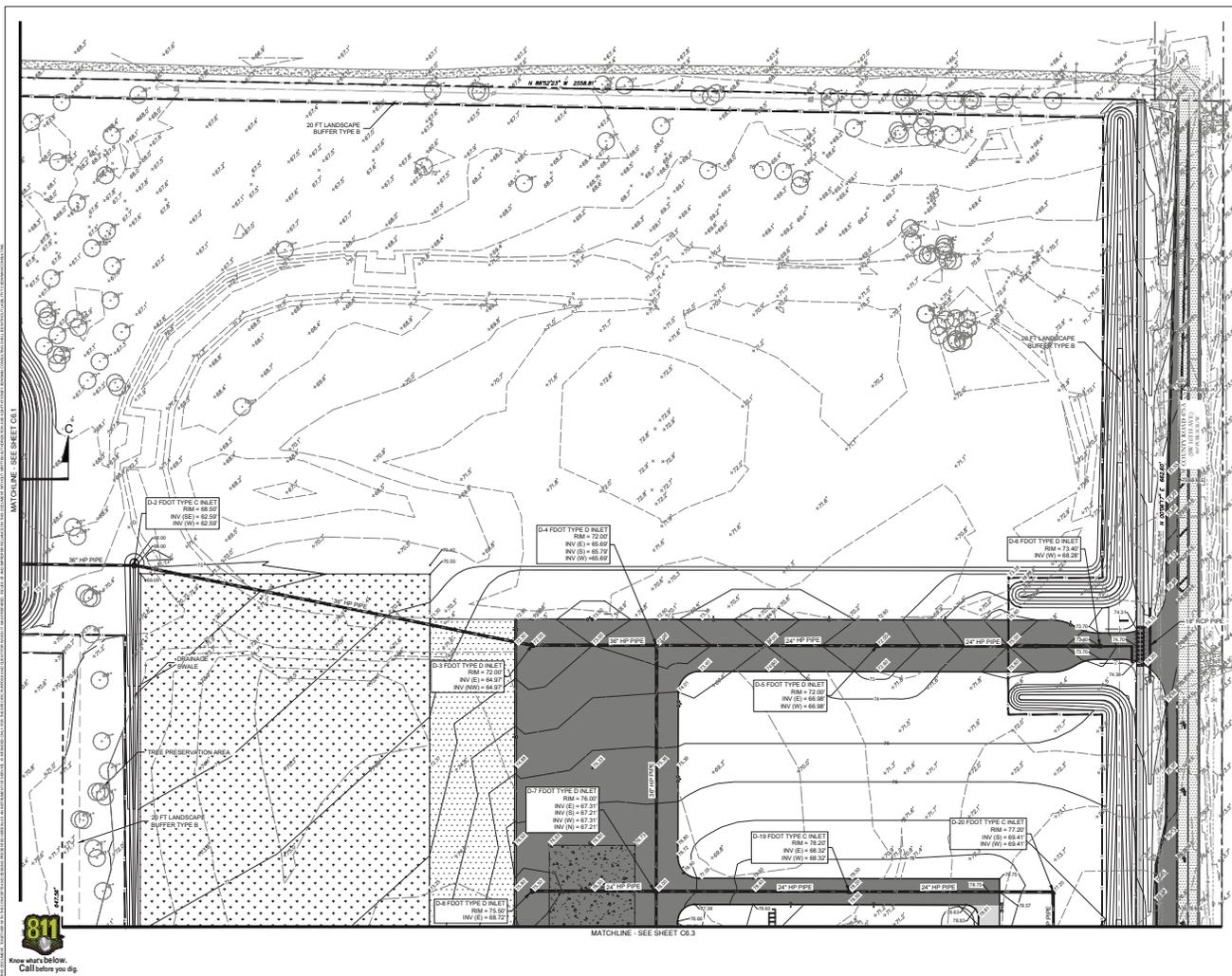
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JOB No.	011026-03-003
DATE	January 19, 2008
FILE	011026-03-003-P02
SHEET No.	C6.1



GRAPHIC SCALE  
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 (IN FEET)  
 SCALE: 1" = 40'





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GRADING PLAN  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 3473 MARION COUNTY

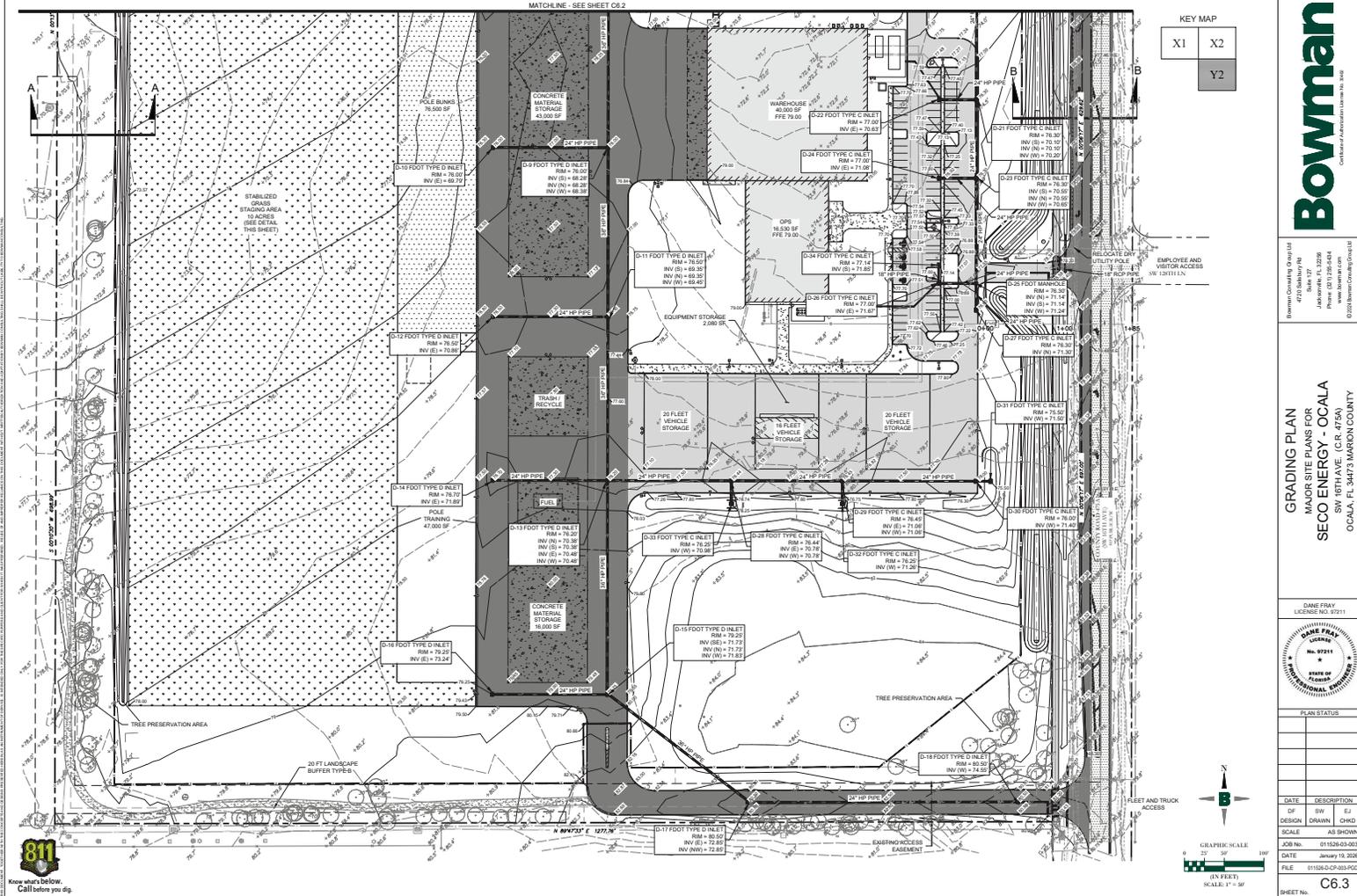
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DATE	January 19, 2020
FILE	011026-CP-003-P00
SHEET No.	C6.2



MATCH LINE - SEE SHEET C6.2

KEY MAP



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GRADING PLAN  
MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
SW 18TH AVE. (C.R. 475A)  
OCALA, FL 34713 MARION COUNTY

DANE FRAY  
LICENSE NO. 97211



PLAN STATUS

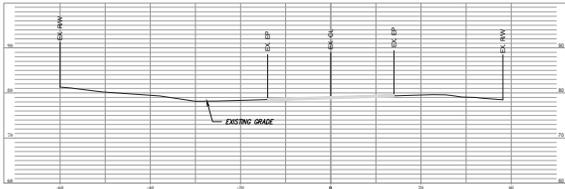
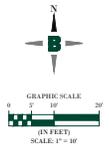
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SHEET No.	C6.3



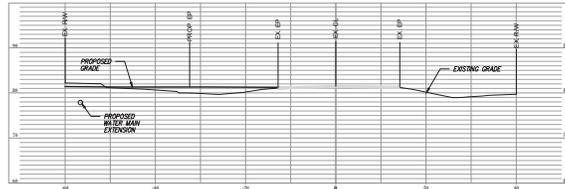




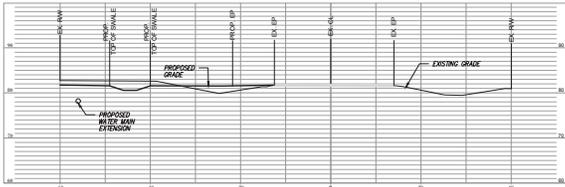
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DATE	January 18, 2020
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SHEET No.	<b>C6.5</b>



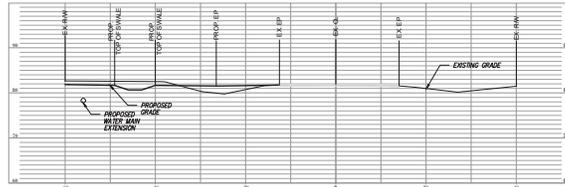
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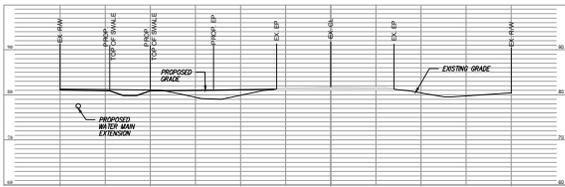
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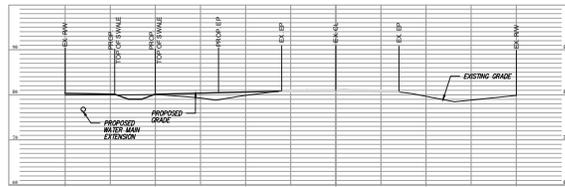
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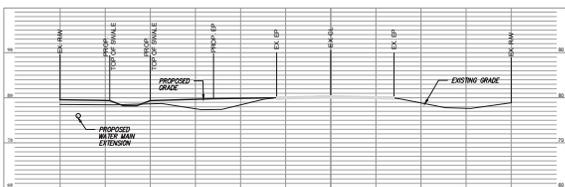
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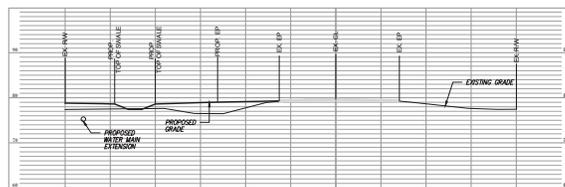
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35+00.00 SECTION VIEW  
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36+00.00 SECTION VIEW  
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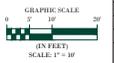
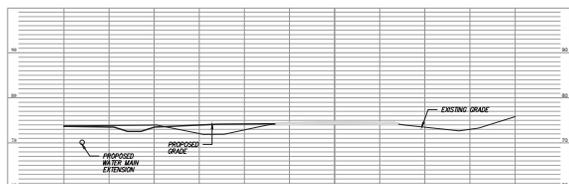
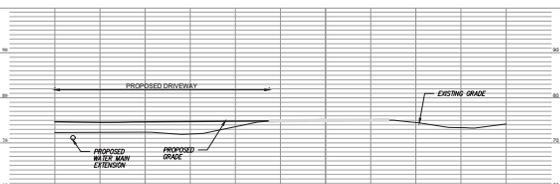
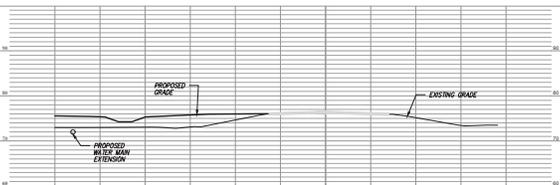
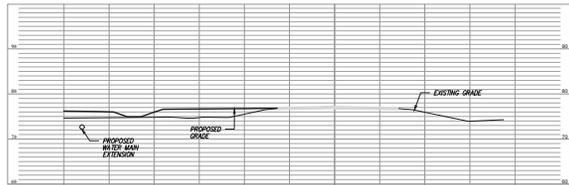
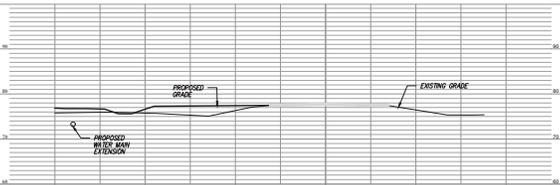
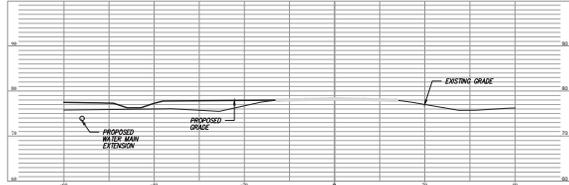
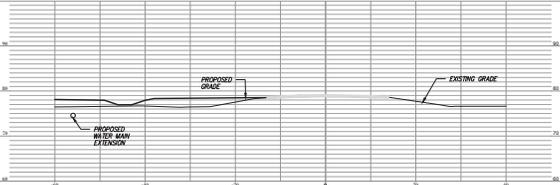


37+00.00 SECTION VIEW  
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VERTICAL SCALE 1"=10'





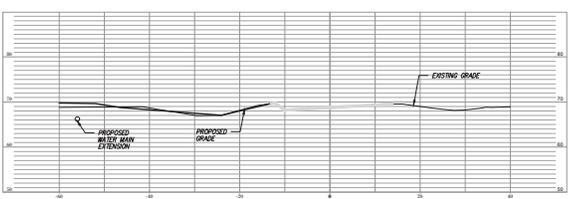
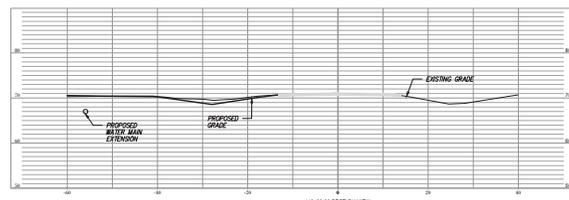
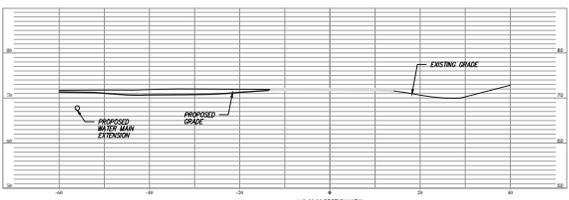
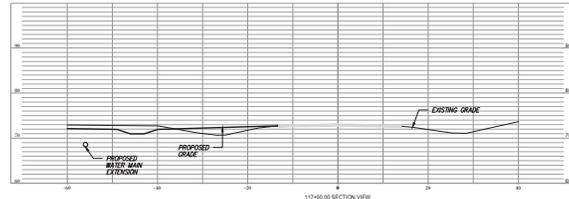
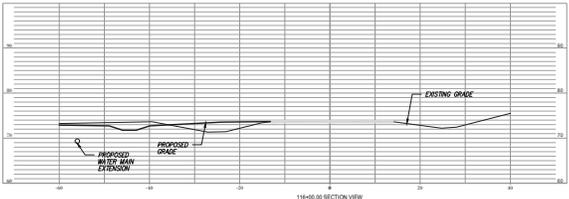
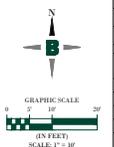
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JOB No.	011026-03-003
DATE	January 18, 2024
FILE	011026-03-003-P02
SHEET No.	<b>C6.6</b>



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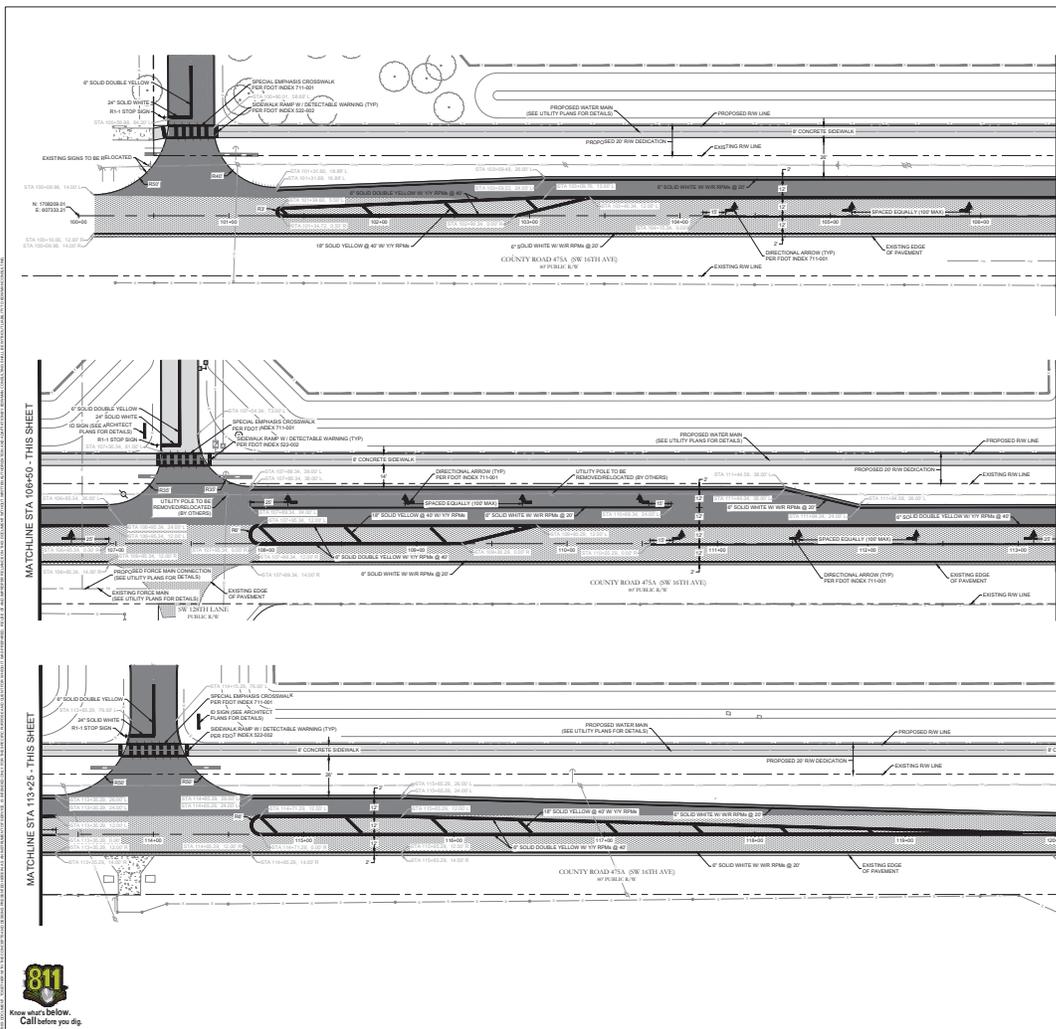



DATE	DESCRIPTION
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EJ	CHKD
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 18, 2024
FILE	011026-03-003-P02
SHEET No.	C6.7

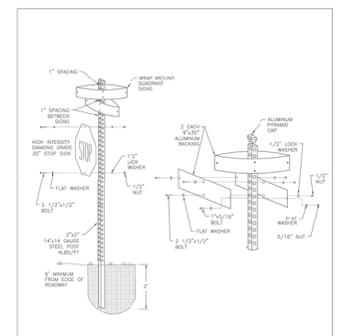


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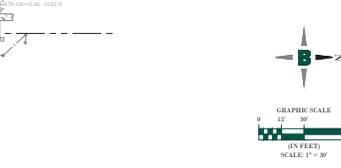
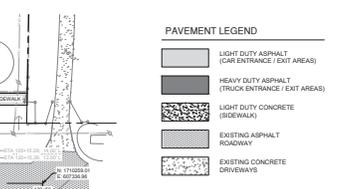




- ### SIGNAGE & STRIPING NOTES
1. ALL STRIPING SHALL BE LEAD FREE THERMOPLASTIC.
  2. ANY EXISTING SIGN TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
  3. ALL EXISTING SIGNS THAT ARE TO BE RELOCATED SHALL BE INSTALLED A MINIMUM DISTANCE OF 5 FEET AND A MAXIMUM 12 FEET FROM THE EDGE OF PAVEMENT.
  4. THE RETRO REFLECTIVE PAVEMENT MARKER ADHESIVE USED SHALL BE THE ONE CURRENTLY ON THE FOOT QUALIFIED PRODUCTS LIST.
  5. REFER TO FOOT STANDARD INDEX NO 711-001 FOR RPM PLACEMENT DETAILS.
  6. THE SIGN LOCATIONS SHOWN HEREON ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY MARION COUNTY.
  7. ALL STRIPING SHALL BE APPLIED BEFORE RAISED MARKERS ARE INSTALLED.
  8. ALL EXISTING STRIPING THAT IS IN CONFLICT WITH PROPOSED STRIPING AS SHOWN IN THESE PLANS IS TO BE REMOVED PER FOOT STANDARDS.
  9. ALL SIGNAGE AND STRIPING SHALL CONFORM WITH THE MUTCD, LATEST EDITION.



Marion County 700 S. W. 1st St. Ocala, FL 34701	PROJECT NO. 150722013	DATE REVISION # 01	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1 T/S 0.31
---	--------------------------	-----------------------	---	----------------------





Ocala Office: 352.237.1111  
 Jacksonville Office: 904.251.1111  
 Tallahassee Office: 904.251.1111  
 Orlando Office: 407.251.1111  
 Ft. Lauderdale Office: 954.251.1111  
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 Panama City Office: 904.251.1111  
 Gainesville Office: 352.251.1111  
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 Quincy Office: 904.251.1111  
 Starke Office: 904.251.1111  
 Newberry Office: 803.251.1111  
 Ocala Office: 352.251.1111

---

**STRIPING & SIGNAGE PLAN**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - Ocala**  
 SW 16TH AVE. (C.R. 475A)  
 Ocala, FL 34703 MARION COUNTY

---

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

---

DUNE FRAY  
 LICENSE NO. 97211




---

PLAN STATUS  
 [ ] DESIGN  
 [ ] PERMITS  
 [ ] CONSTRUCTION

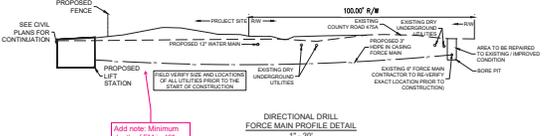
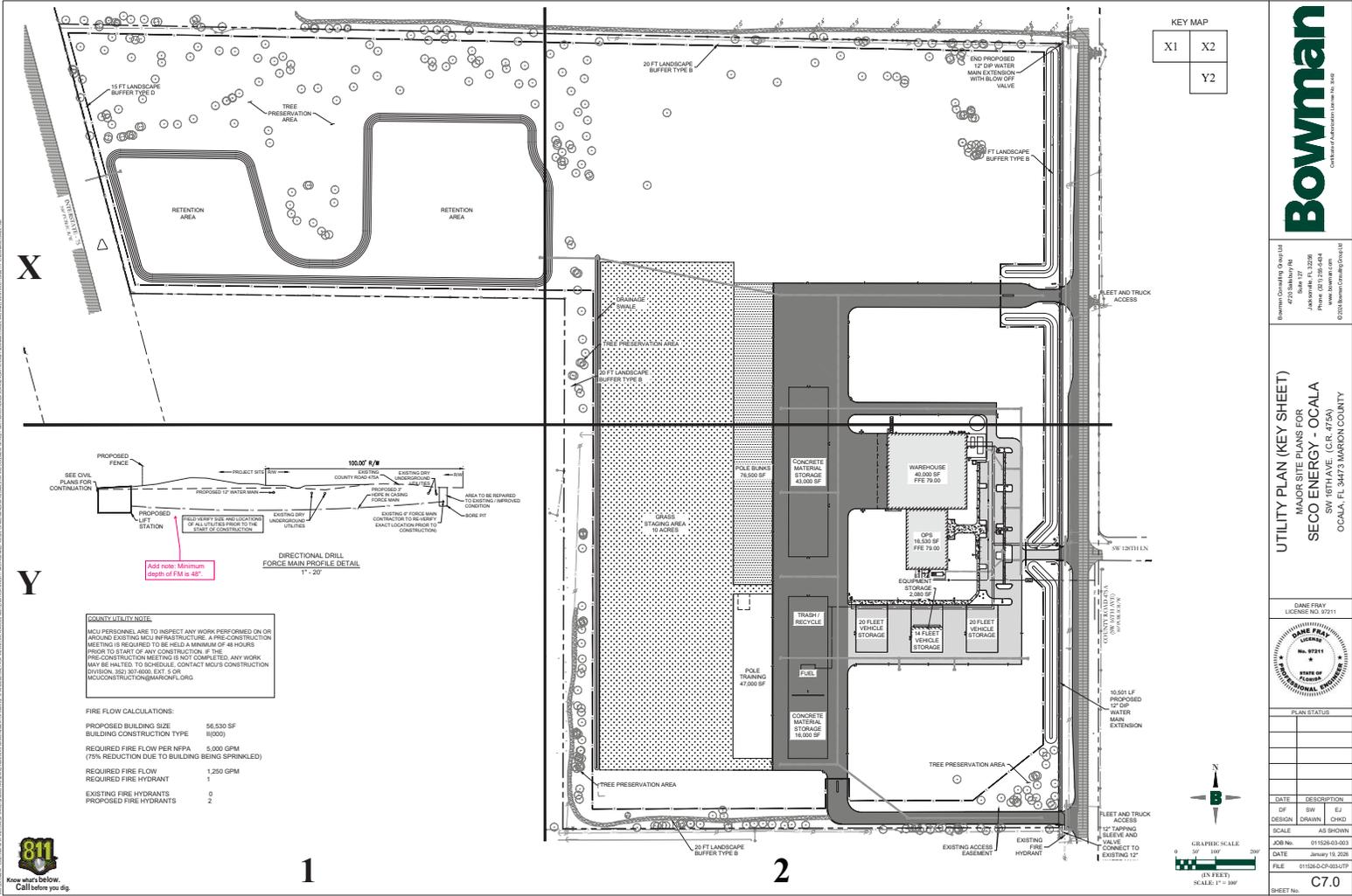
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DATE	DESCRIPTION
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EJ	CHKD

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SCALE: AS SHOWN  
 JOB No. 01508-03-003  
 DATE: January 19, 2008  
 FILE: 01508-0-CP-003-80  
**SHEET No. C6.8**





**COUNTY UTILITY NOTE:**  
 MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCUI 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 MCUI'S CONSTRUCTION DIVISION, 355 370000, EXT. 1, OR MCUI.CONSTRUCTION@MARIONFL.GOV

**FIRE FLOW CALCULATIONS:**

PROPOSED BUILDING SIZE	56,530 SF
BUILDING CONSTRUCTION TYPE	II(000)
REQUIRED FIRE FLOW PER NFPA	5,000 GPM
(75% REDUCTION DUE TO BUILDING BEING SPRINKLED)	
REQUIRED FIRE FLOW	1,250 GPM
REQUIRED FIRE HYDRANT	1
EXISTING FIRE HYDRANTS	0
PROPOSED FIRE HYDRANTS	2

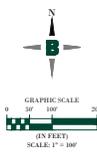


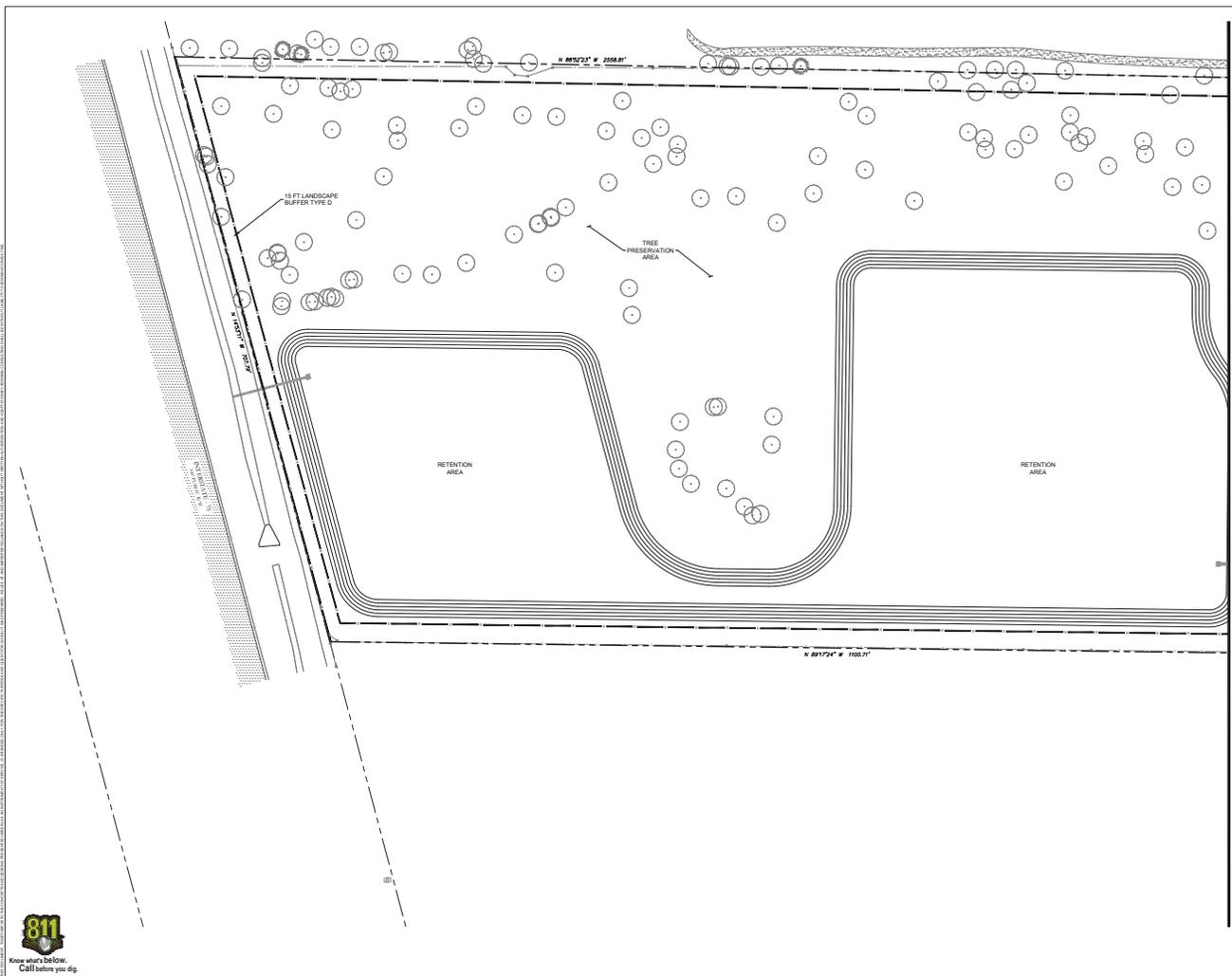
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**UTILITY PLAN (KEY SHEET)**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34713 MARION COUNTY

DANE FRAY  
 LICENSE NO. 97211

PLAN STATUS	
DATE	DESCRIPTION
DF	SW
DF	DRWN
DF	CHKD
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	January 18, 2028
FILE	011526-03-03-UTP
SHEET No.	C7.0





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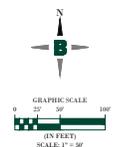
UTILITY PLAN  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 3473 MARION COUNTY



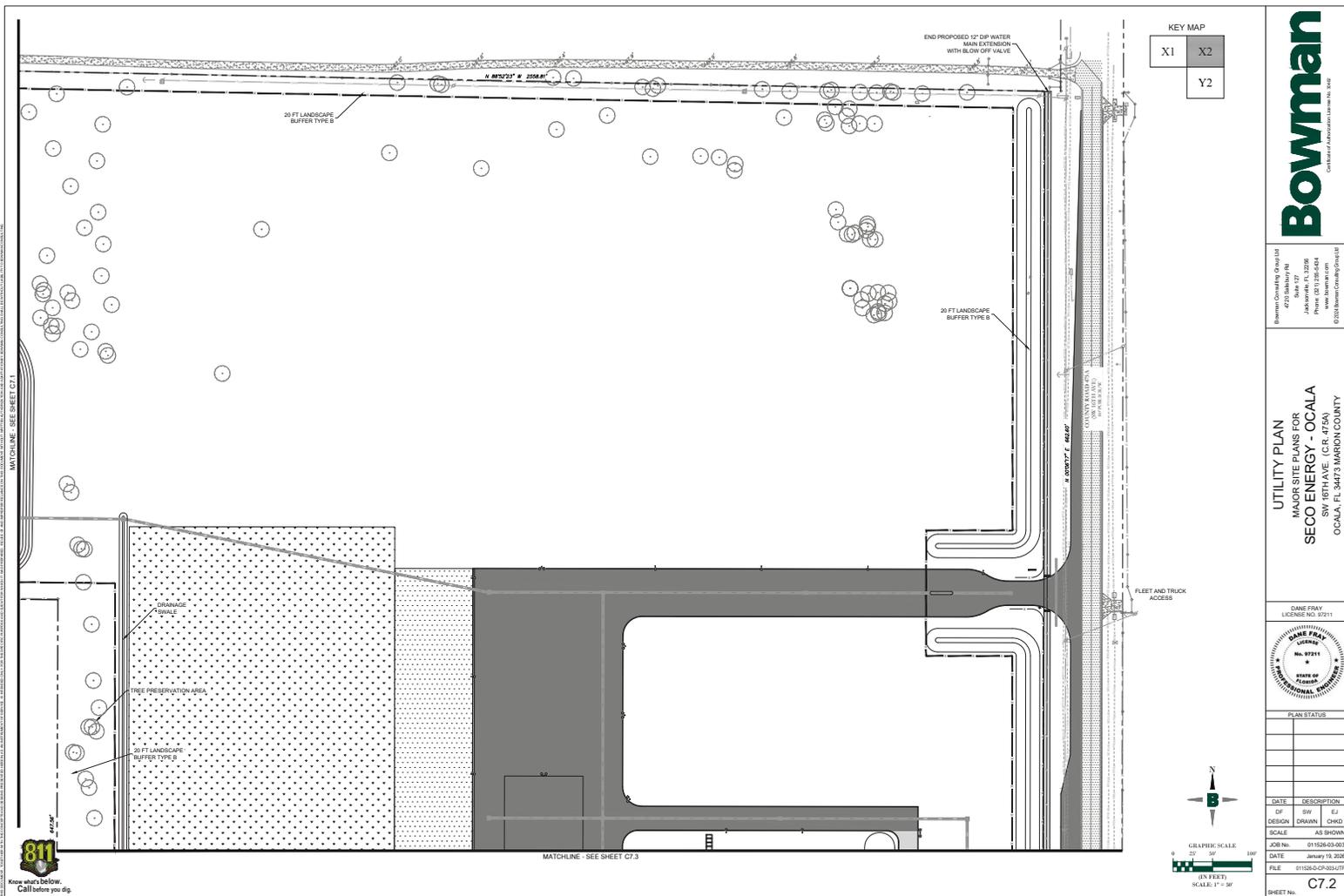
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Civil & Mechanical Engineers, Inc.

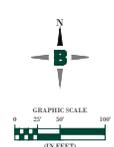
Florida Certified Professional Engineer  
 State 127  
 4703 Sabalway Rd  
 Jacksonville, FL 32206  
 Phone: 904.241.1111  
 www.bowmaninc.com  
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UTILITY PLAN  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE. (C.R. 475A)  
 OCALA, FL 34733 MARION COUNTY

DANE FRAY  
 LICENSE NO. 07211

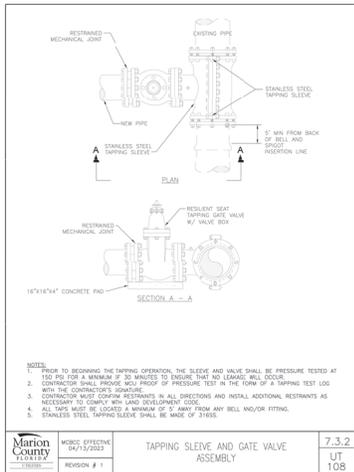
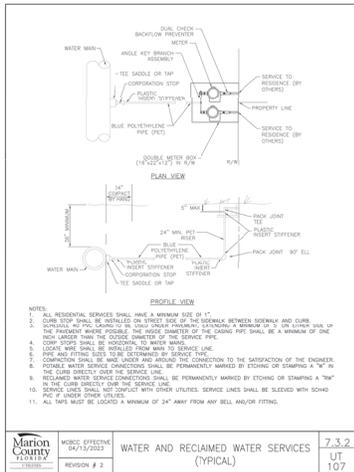
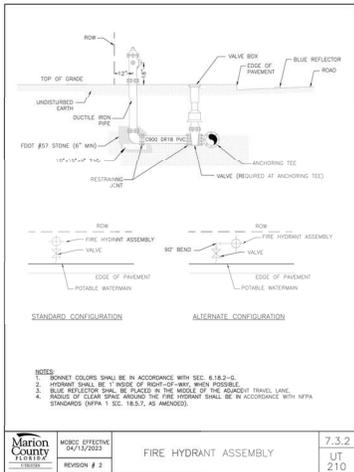
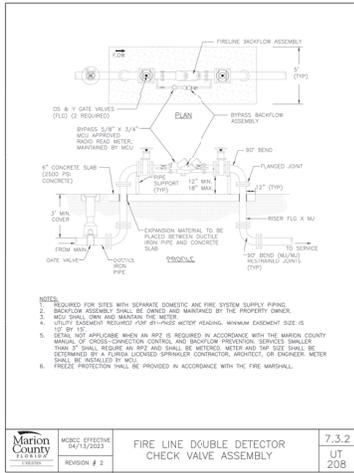
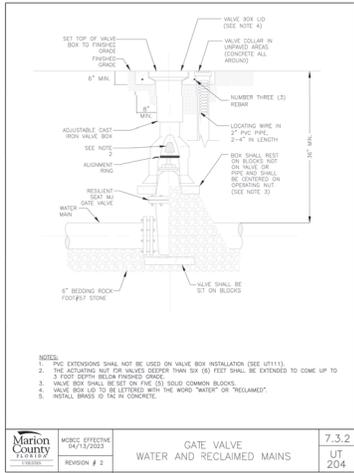
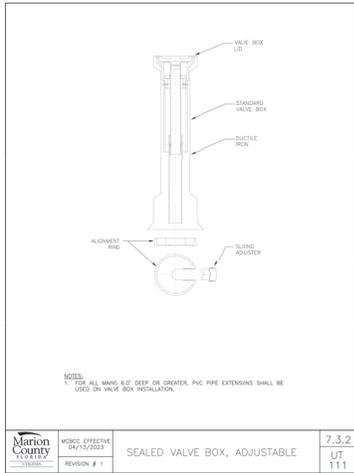
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DESIGN	DRAWN
	CHKD
SCALE	AS SHOWN
JOB No.	01158-CP-03
DATE	January 19, 2020
FILE	01158-CP-03-UTP
SHEET No.	C7.2



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**Bowman**  
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 Ocala, FL 34473  
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**DETAILS**  
 MAJOR SITE PLANS FOR  
**SECO ENERGY - OCALA**  
 SW 18TH AVE., (C.R. 475A)  
 Ocala, FL 34473 MARION COUNTY

DANE FRAY  
 LICENSE NO. 97211

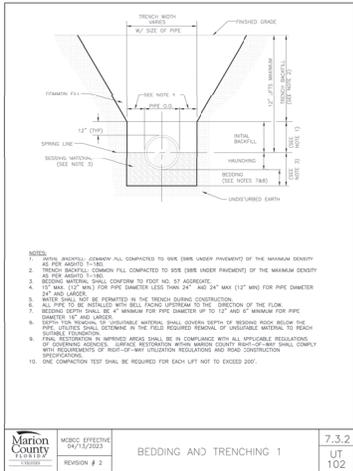
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DF	DR
DF	CHKD

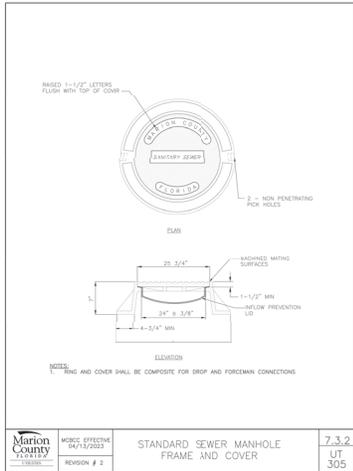
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 FILE: 01026-03-033.SET

**C8.0**  
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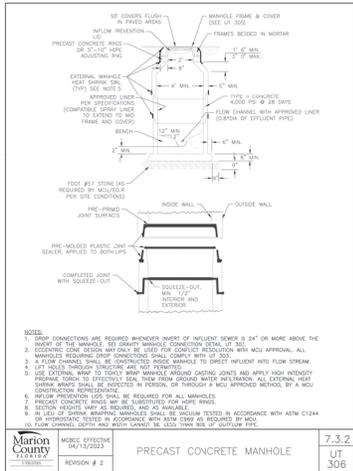




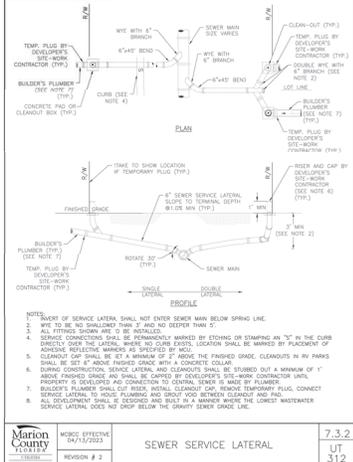
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REVISION # 2 04/13/2023  
BEDDING AND TRENCHING 1  
UT 102



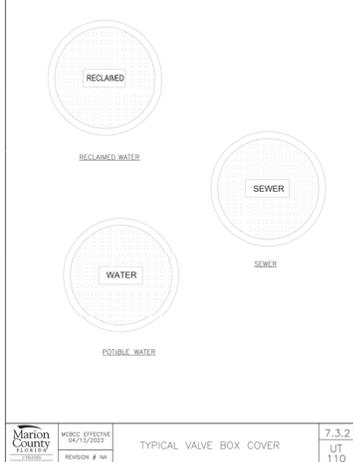
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REVISION # 2 04/13/2023  
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FRAME AND COVER  
UT 305



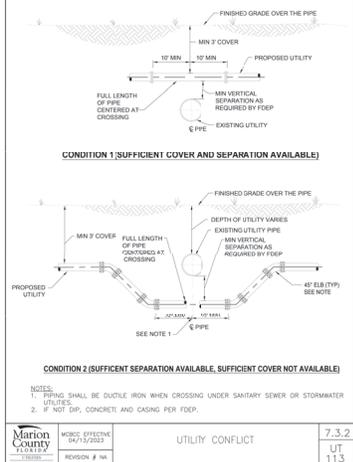
Marion County UT 7.3.2  
REVISION # 2 04/13/2023  
PRECAST CONCRETE MANHOLE  
UT 306



Marion County UT 7.3.2  
REVISION # 2 04/13/2023  
SEWER SERVICE LATERAL  
UT 312



Marion County UT 7.3.2  
REVISION # NA 04/13/2023  
TYPICAL VALVE BOX COVER  
UT 110



Marion County UT 7.3.2  
REVISION # NA 04/13/2023  
UTILITY CONFLICT  
UT 113

**Bowman**  
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Ocala, FL 32909  
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**DETAILS**  
MAJOR SITE PLANS FOR  
SECO ENERGY - OCALA  
SW 18TH AVE. (C.R. 475A)  
OCALA, FL 34773 MARION COUNTY

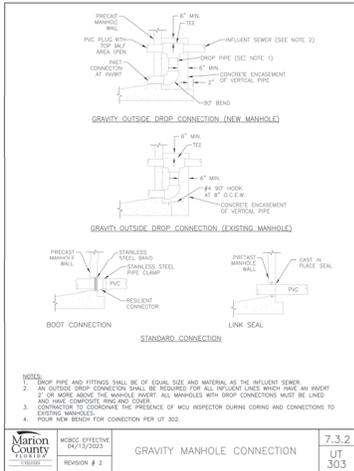
DANE FRAY  
LICENSE NO. 97211

STATE OF FLORIDA  
Professional Engineer  
No. 97211  
Date Rec'd: 01/13/2023

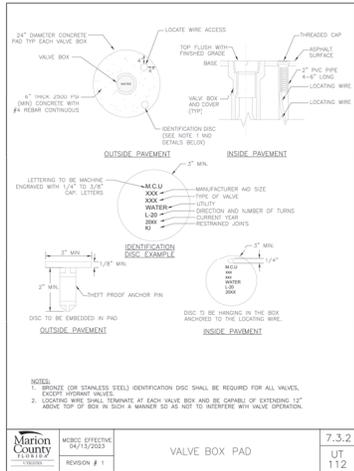
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DESIGN	DRAWN
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JOB No.	01026-03-003
DATE	January 19, 2024
FILE	01026-03-003.SET

**C8.1**  
SHEET No.

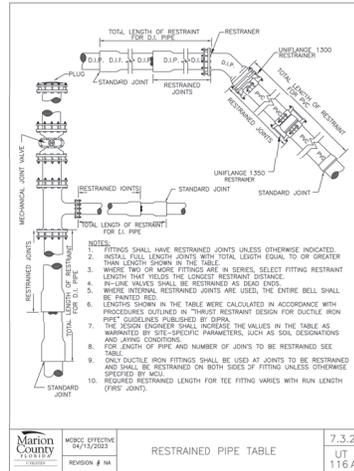




Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # 2  
GRAVITY MANHOLE CONNECTION  
UT 303  
7.3.2



Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # 1  
VALVE BOX PAD  
UT 112  
7.3.2



Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # NA  
RESTRAINED PIPE TABLE  
UT 116 A  
7.3.2

**MINIMUM RESTRAINED LENGTH (FT)**  
H=HORIZONTAL  
V=VERTICAL-UP  
VD=VERTICAL-DOWN

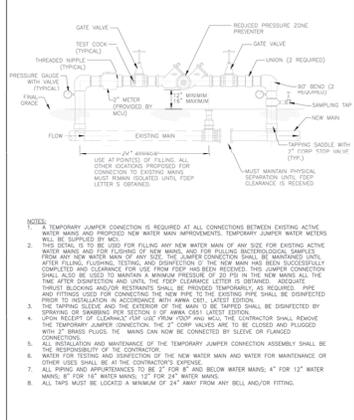
**WATER MAIN, PRESSURE: 100 PSI, DEPTH OF COVER: 3.0 FT.**

Pipe Size	Pipe Length (ft)				Pipe Length (ft)	
	2"	3"	4"	6"	8"	12"
11/4"	2	3	4	5	6	8
1 1/2"	2	3	4	5	6	8
2"	2	3	4	5	6	8
3"	2	3	4	5	6	8
4"	2	3	4	5	6	8
6"	2	3	4	5	6	8
8"	2	3	4	5	6	8
12"	2	3	4	5	6	8

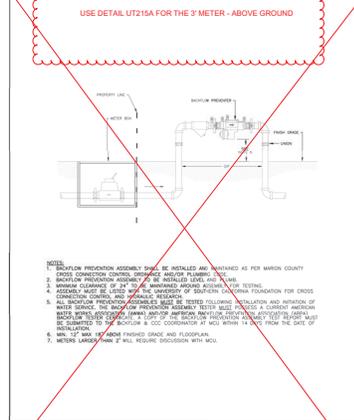
**FORC MAIN, PRESSURE: 100 PSI, DEPTH OF COVER: 4.0 FT.**

Pipe Size	Pipe Length (ft)				Pipe Length (ft)	
	2"	3"	4"	6"	8"	12"
1 1/4"	2	3	4	5	6	8
1 1/2"	2	3	4	5	6	8
2"	2	3	4	5	6	8
3"	2	3	4	5	6	8
4"	2	3	4	5	6	8
6"	2	3	4	5	6	8
8"	2	3	4	5	6	8
12"	2	3	4	5	6	8

Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # NA  
RESTRAINED PIPE TABLE  
UT 116 B  
7.3.2



Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # 2  
TEMPORARY JUMPER CONNECTION  
UT 203  
7.3.2



Marion County License No. 9720  
MISC. EFFECTIVE 04/15/2023  
REVISION # 1  
2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY  
UT 209  
7.3.2

**Bowman**  
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**DETAILS**  
MAJOR SITE PLANS FOR  
SECO ENERGY - OCALA  
SW 18TH AVE. (C.R. 475A)  
OCALA, FL 34773 MARION COUNTY

DANE FRAY  
LICENSE NO. 97211

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 97211

PLAN STATUS

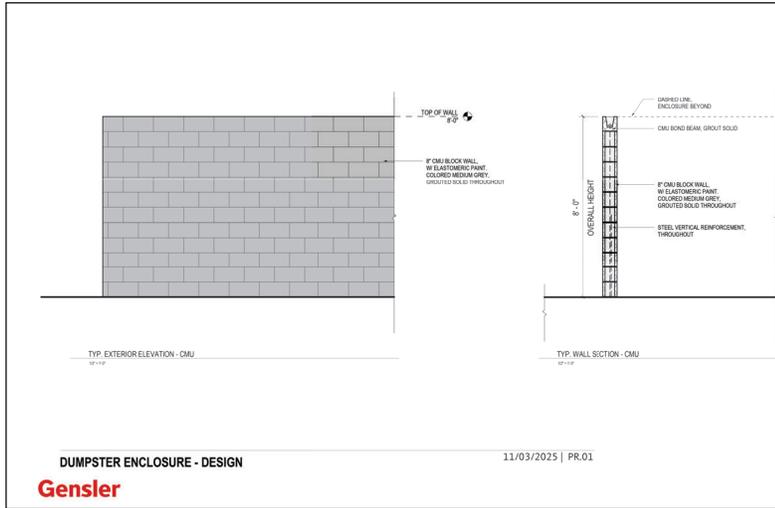
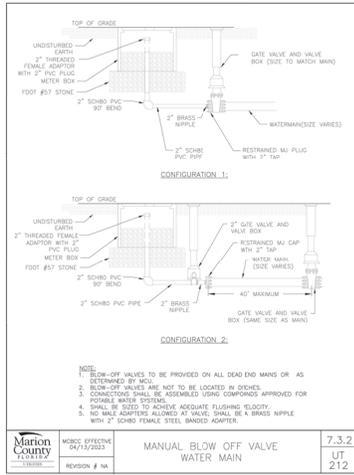
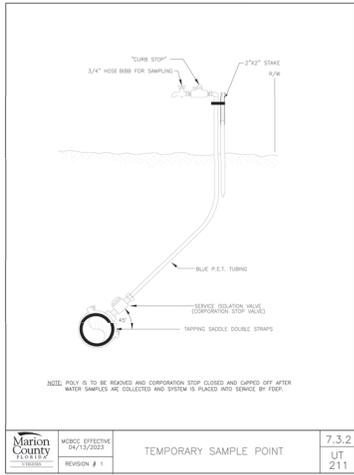
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DF	DR
DF	CH

SCALE: AS SHOWN

DATE: January 19, 2028

FILE: 01028-02-09-001

SHEET No. **C8.2**



DATE	DESCRIPTION		
DF	SW	EJ	CHKD
DESIGN	DRAWN		
SCALE	AS SHOWN		
JOB No.	011526-03-003		
DATE	January 19, 2024		
FILE	011526-03-003-003-SET		
SHEET No.	C8.3		

