



# SUBMITTAL SUMMARY REPORT (32789)

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?  
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]  
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]  
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?  
N/A 4.1.4.J - [Greenway Setback Provided?]  
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] 8/4/25: Please provide an up to date Environmental Assessment. EALS provided was done in 2017.

Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.  
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.  
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)?]  
N/A 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?  
YES 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? 8/4/25: Still do not see this note on cover page. Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]  
N/A Additional Planning Items:

## Zoning: Approval

YES 2.12.4.C - Owner and applicant name Initial Review: This information is shown on the cover sheet. Please add a signature bar for owner and applicant. These signatures will not be required until the final submittal per LDC Sec. 2.12.4.C  
YES 2.12.4.L(1) - Parcel number Initial Review: Shown in Construction Documents - OSP-1  
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Initial Review: Future Land Use (FLU) designation and zoning classification for parcels adjacent to the subject parcel is missing. Please correct and state which sheet this has been added to.  
8/4/25: Zoning/FLU designation for adjacent properties provided. Please indicate Rural Activity Center (RAC) and Rural Lands (RL) FLU designation for subject property in Site Data section (sheet OSP-1)  
INFO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please include summary of development standards (setbacks, max. building height, etc.) for MH and RAC on cover sheet for major site plan.  
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Initial Review: On sheet ST-1, show the side setback from the proposed community hall building to the existing medical clinic.  
8/5/25: Side setback issue resolved. Please ensure 5 ft setback for septic system on sheet SP-1  
INFO 2.12.24 - Landscape requirements/6.8.6 - Buffering Initial Review: The dimensions shown for the Modified Type E Buffer shown on the OSP-1 sheet is inconsistent with the approved SUP resolution item 5.c and location shown is inconsistent with the SUP concept plan. Also, the buffer area is missing on the ST-1 sheet.  
8/5/25: Buffers are correctly indicated. Please be aware that buffers shall be constructed concurrently with proposed development, unless an LDC waiver is approved to allow construction by phases.

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 Initial Review: This is shown on overall site plan. See hatched area and project area.  
YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU.  
YES 2.12.9 - Show adjacent streets serving development Initial Review: Label NW 112th Court. This street may be connected to as part of emergency access for future improvements, as noted on the approved SUP concept plan and in the approved resolution. State which sheet(s) this has been added to.  
8/5/25: Included. See sheet OSP-1  
NO 2.12.32 - Show 100yr flood zone 8/4/25 - Please indicate FEMA Flood Zone classifications in Site Notes section (sheet OSP-1)

NO 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) 8/4/25 - Please provide up-to-date Environmental Assessment for Listed Species (EALS) meeting requirements in LDC Sec. 6.5.4, or an EALS Exemption Request certifying criteria in LDC Sec. 6.5.3.  
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Included  
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. Is there any new signage proposed at this time?

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8/4/25 - No signs proposed. Otherwise, a separate sign permit will be required.

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Included

INFO 2.12.27 - Show location of outside storage areas Outdoor storage allowed in RAC-zoned portion of property.

NO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Initial review: Staff could not locate a note stating which springs protection overlay zone this project site is in. On OSP-1, provide a note stating the project area is within Marion County's Secondary Springs Protection Overlay Zone and which FEMA flood plain classifications are present.

8/4/25: Secondary Springs Protection Zone is indicated. Please specify FEMA Flood Zone classifications in Site Notes section.

INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-352-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation)	08/06/2025	12/01/2025	Requires Re-submit
<p><i>Comments</i></p> <p>YES 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>YES 6.7.3 - Tree protection</p> <p>YES 6.7.4 - Shade tree requirements Provide shade tree calculations (1/3,000sf)</p> <p>NO 6.7.6 - Tree removal submittal requirements Trees 7128,7129,7136,7149,7155,7159 are not shown in tree chart, show size and species for those trees</p> <p>YES 6.7.8 - Protected tree replacement requirements Provide calculations showing tree inches removed, and tree inches to be preserved, tree inches proposed</p> <p>YES 6.7.9 - Replacement trees; general requirements Show replacement trees in plant schedule</p> <p>NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Show native status of plants in plant schedule, provide percentage calculation showing native requirements are met</p> <p>YES 6.8.3 - Landscape design standards</p> <p>YES 6.8.4 - Landscape area requirements for non-residential development</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>N/A 6.8.6 - Buffers</p> <p>NO 6.8.7 - Parking areas and vehicular use areas 2 Terminal islands, only 1 proposed shade tree, both shall have a shade tree</p> <p>N/A 6.8.8 - Building landscaping</p> <p>N/A 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>YES 6.8.10 - General planting requirements (specifications)</p> <p>YES 6.8.11 - Landscape installation</p> <p>YES 6.8.12 - Landscape completion inspection requirements</p> <p>YES 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>YES 6.9.6 - Completion inspection requirements</p> <p>N/A 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so, please submit a signed and sealed photometric plan</p> <p>N/A 6.19.4 - Exterior lighting design standards</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>N/A Additional Landscape comments</p>			

OCE Design (Plans) (Office of the County Engineer)	08/06/2025	12/01/2025	Requires Re-submit

# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/06/2025	12/01/2025	Requires Re-submit
<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/4/25-fee due with resubmittal			
	N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department			
	N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.			
	N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC			
	N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC			
	N/A 2.1.3 - Order of plan approval			
	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 8/4/25-Title block on ALL sheets denoting type of application;(Major Site Plan)			
	NO 2.12.4.A - Type of application on front page 8/4/25-Not found on cover Type of application (Major Site Plan) on front page			
	YES 2.12.4.B - Project name centered at top of front page			
	NO 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 8/4/25-Not found on cover: Name, address, phone number, of owner and applicant on front sheet			
	YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan			
	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. 8/4/25-Not found on cover:			
	Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.			
	YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township			
	YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp			
	YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering			
	INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 8/4/25-add waivers if requested in future			
	NO 2.12.4.L(1) - Parcel number 8/4/25-Parcel number not found on cover			
	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.			

# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/06/2025	12/01/2025	Approved

## Comments

INFO Major Site Plan IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

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

Sec.6.3.1.D(f) –

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

4/30/25 HR/7.31.25 EMW

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# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/06/2025	12/01/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits YES 2.12.20 - Stormwater Infrastructure Supports Phasing NO 2.12.38 - Stormwater Maintenance Entity Please identify the individual who will sign the owner's certification YES 6.13.2.C - Geotechnical Investigation Report YES 6.13.7 - Geotechnical Criteria 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 YES 6.13.2.A(3) - Retention/Detention Area Design Parameters YES 6.13.3 - Type of Stormwater Facility Criteria YES 6.13.4 - Stormwater Quantity Criteria YES 6.13.2.B(4) - Hydrologic Analysis YES 6.13.4.C - Discharge Conditions YES 6.13.2.B(6) - Freeboard YES 6.13.4.D - Recovery Analysis YES 6.13.5 - Flood Plain & Protection YES 6.13.2.A(8) - Finish Floor Elevation Criteria YES 6.13.6 - Stormwater Quality Criteria N/A 6.12.6 - Roadway Flooding Level of Service N/A 6.13.6.B - Alternative Treatment Techniques YES 6.13.6.C - Best Management Practices YES 6.13.8 - Stormwater Conveyance Criteria YES 6.13.2.B(5) - Hydraulic Analysis N/A 6.13.8.B(3) - Lane Spread Calculations YES 6.13.2.A(9) - Access Accommodates Stormwater N/A 6.13.8.B(7) - Minimum Pipe Size NO 6.13.2.A(5) - Existing/Proposed Stormwater Structures Please identify any existing stormwater pipes on the plans NO 6.13.2.A(6) - Existing/Proposed Stormwater Pipes See comment under "6.13.2.A(5) - Existing/Proposed Stormwater Structures" 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 provide details of the proposed construction entrance that shows the anti-tracking capabilities to prevent offsite tracking of soil during construction. YES 6.13.2.A(11)(b) - Erosion Control YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References INFO 6.13.2.B(8) - Calculation & Plan Consistency This 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. YES 6.10 - Karst Topography and High Recharge Areas YES 7.1.3 - Drainage Construction Specifications YES 6.13.12 - Operation and Maintenance YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. 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.			

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OCE Survey (Plans) (Office of the County Engineer)      08/06/2025      12/01/2025      Approved

<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 YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			
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# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/06/2025	12/01/2025	Requires Re-submit

*Comments*

YES 2.12.9 - Location and dimensions of streets and right-of-way  
N/A 2.12.20 - Phases of development  
N/A 2.12.30 - Route Plan  
N/A 2.12.38 - Maintenance of improvements  
YES 6.2.1.E - Drawing legend  
YES 6.11.3 - Traffic Impact Analysis  
NO 6.11.4.B - Cross access 8/6/25 - Cross-access construction is the responsibility of the applicant as required by BCC Resolution No. 24-R-331, condition #4. County cannot pave the cross-access as requested in the response to comments letter. In the absence of additional BCC action, site plan cannot be approved without a recorded cross-access easement and a related construction plan (as is currently shown and inferred to be potentially dedicated as cross-access).  
  
5/16/25 - Cross access segment to the west-adjointing property must be paved at this time.  
N/A 6.11.4.E - Sight triangle  
N/A 6.11.5 - Driveway access  
N/A 6.11.6 - Construction route  
N/A 6.11.9.A - Traffic signals  
INFO 6.11.9.B - Traffic signs 5/12/25 - Driveway configuration, including traffic signs within or on approach to the FDOT right-of-way must be permitted through FDOT.  
N/A 6.11.9.C - Pavement marking  
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent  
N/A 6.12.2 - Right-of-way  
N/A 6.12.11 - Turn lanes  
YES 6.12.12 - Sidewalks  
N/A 6.12.13 - Utility position in right-of-way  
N/A Additional Traffic comments

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# SUBMITTAL SUMMARY REPORT (32789)

Utilities (OCE Plans) (Utilities)

08/06/2025

12/01/2025

Approved

## Comments

N/A Marion County Utilities Contact Information 5.5.25 - Not listed on plans or cover page. Marion County Utilities service area, current plans are showing septic system.

YES Parcel numbers identified in project match proposed site plan layout Yes, 21108-000-00

INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities service area. Outside of connection distance based of Capacity Charge Worksheet(s) filled out for each proposed and existing buildings. Closest water and sewer is over 10,000' away.

YES 6.14.2.A(1) - Public sewer service area/provider See Previous comment.

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

N/A 6.14.2.A - Water Connection Requirements Parcel is within Marion County Utility Service area. Capacity Charge worksheet will need to be completed to confirm new proposed building is outside of connection distance for water & sewer. MCU will withhold all further comments until Capacity Charge worksheet is completed.

N/A 6.14.2.A - Sewer Connection Requirements Parcel is within Marion County Utility Service area. Capacity Charge worksheet will need to be completed to confirm new proposed building is outside of connection distance for water & sewer. MCU will withhold all further comments until Capacity Charge worksheet is completed.

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

N/A 6.14.2.C - Industrial Pretreatment

YES 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan Septic and drainfield displayed on plans Sheet NO: 7

YES 6.14.3.B - Springs Protection Zone Secondary Spring Protection Zone.

N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate

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

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

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

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

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

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

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

N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

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

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

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

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

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

N/A 6.14.5.D - Hydraulic Analysis

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

N/A 6.14.7 - Construction Inspection - PLAN NOTE:

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

N/A 6.14.9.A - Developer's Agreement

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

N/A 6.14.9.B - Bill of Sale

N/A 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

N/A 6.15.3 - Fire Protection/Fire Flow Capacity

N/A 6.15.4 - Water Main Piping Installation

N/A 6.15.5 - Water Service and Connection

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

N/A 6.15.6.B - Irrigation Water Metering - size

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

N/A 6.15.6.D - Meter Location

N/A 6.15.6.E - Meter Easements

N/A 6.15.6.F - Meter Boxes

N/A 6.15.6.G & H - Meter Sizing

N/A 6.15.7 - Cross Connection Control and Backflow Prevention

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)

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

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

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

N/A 6.17 - Water Reclamation/Reuse Facilities

N/A Article 7 - Construction Standards - PLAN NOTE:

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 8/5/2025 - No fee for this review. Utilities Plan Review Fee: \$130.00 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# 32789

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) 438-2896.

N/A Additional Utilities comments  
N/A Additional Utilities comments

# SUBMITTAL SUMMARY REPORT (32789)

<b>OCE: Plan Review (DR) v.2</b>				
<b>ITEM REVIEW NAME (DEPARTMENT)</b>	<b>ASSIGNED TO</b>	<b>DUE</b>	<b>COMPLETE</b>	<b>STATUS</b>
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	01/08/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/17/2025	12/10/2025	Approved
<i>Comments</i>	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	12/17/2025	12/16/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/10/2025	Requires Re-submit
<i>Comments</i>	Full tree list including revised trees, is required for approval			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/28/2026	Approved
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	Legal Documents (Resolved) - Legal Documents			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			

# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/17/2025	12/22/2025	Informational
<i>Comments</i>				
IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." 4/30/25 HR				

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/17/2025	12/10/2025	Requires Re-submit
<i>Corrections</i>				
Additional Stormwater comments (Not Resolved) - Additional Stormwater comments				
<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.				
OCE Survey (Plans) (Office of the County Engineer)		12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/22/2025	Approved
<i>Comments</i>				
Parcel 21108-000-00 is located within the Marion County Utilities service area but is outside the connection distance to public water and wastewater. This has been previously reviewed and approved by staff.				

**eREVIEW SESSION FILES:**  
 Comment Response Letter 2.pdf  
 File Category Placeholder.pdf  
 Guadalupe Hall Listed Species Report.pdf  
 SWFWMD - ERP Minor Mod 8 5 25.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Add revised tree above to the original tree list and re-submit.	12/10/2025 8:22	PMFile Category Placeholder.pdf	11

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/12/2026	02/10/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/12/2026	02/06/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/12/2026	02/05/2026	Approved
<i>Comments</i>				
Previously approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	02/12/2026	02/17/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/12/2026	02/06/2026	Approved

# SUBMITTAL SUMMARY REPORT (32789)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/12/2026	02/20/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/12/2026	02/17/2026	Informational
<i>Comments</i>	: IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." 4/30/25 HR//7.31.25 EMW //02.17.26 EMW			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/12/2026	02/05/2026	Informational
<i>Comments</i>	Please provide a copy of the NPDES permit or NOI prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/12/2026	02/10/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/12/2026	02/05/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/12/2026	02/10/2026	Approved
<i>Comments</i>	Previously approved by MCU staff. Parcel is outside of connection distance to public water and wastewater.			



**Marion County  
Board of County Commissioners**

**AR #32789**

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 04/22/2025

**A. PROJECT INFORMATION:**

Project Name: GUADALUPANA HALL  
Parcel Number(s): 21108-000-00  
Section 16 Township 15S Range 20E Land Use 1950 & 7120 Zoning Classification MH & RAC  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 8.69 Number of Lots 0 Miles of Roads .02  
Location of Property with Crossroads 1153 W WY, 40 Ocala 34482  
Additional information regarding this submittal: THIS PROJECT IS IN CONFORMANCE WITH SUP 24-R-331 AND THE ASSOCIATED CONCEPTUAL PLAN FOR THE

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

**Engineer:**  
Firm Name: WOOD ENGINEERING, LLC Contact Name: STEPHEN WOOD  
Mailing Address: 102 WHITECAPS CIRCLE City: MAITLAND State: FL Zip Code: 32751  
Phone # 407-694-5205 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: WOODENGINEERING.LLC@GMAIL.COM

**Surveyor:**  
Firm Name: SURVEY DATA SOLUTIONS, LLC Contact Name: THOMAS MACKAY  
Mailing Address: PO BOX 1148 City: ALTOONA State: FL Zip Code: 32702  
Phone # 352-816-4084 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: DIOCESE OF ORLANDO Contact Name: JOHN NOONAN, BISHOP OF THE DIOCESE  
Mailing Address: 50 EAST ROBINSON ST City: ORLANDO State: FL Zip Code: 32801  
Phone # 407-246-4895 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**  
Developer: DIOCESE OF ORLANDO Contact Name: DEBBIE WHALEN  
Mailing Address: 50 EAST ROBINSON ST City: ORLANDO State: FL Zip Code: 32801  
Phone # 407-246-4895 Alternate Phone # 407-404-2461  
Email address: DWHALEN@ORLANDODIOCESE.ORG

Revised 6/2021



GENERAL NOTES

- 1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST MARION COUNTY SPECIFICATIONS...
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION...
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND OBTAIN ALL NECESSARY PERMITS...
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION...
5. RECORDINGS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD...
6. THE CONTRACTOR IS DIRECTED TO NOTIFY WOOD ENGINEERING LLC, PHONE (407) 684-5000, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC. UNLESS OTHERWISE NOTED...
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION...
9. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS...
10. ROADWAY MARKINGS, SIGNALS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS...
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED MAINTENANCE OF TRAVEL PLANS, ALL WORK SHALL BE COMPLETED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND MARION COUNTY APPROVED PROCEDURES...
12. THE CONTRACTOR SHALL RESTORE OF THE CONSTRUCTION AREA TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION...
13. ALL SLOPE GRASSES SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO WOOD ENGINEERING LLC UNDER PROJECT CONTROL...
14. SUBJECT PROPERTY IS UNDER CONTROL, OR OWNED BY APPLICANT...
15. SANITARY SEWER SERVICE PROVIDED ON-SITE VIA SEPTIC/TANK/WELL...
16. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND...
17. CHAPTER 17-103 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATION EXCEPT ALL GAS UTILITIES A MINIMUM OF THE WORKING DAYS PRIOR TO EXCAVATION...
18. ALL ELEVATIONS SHOWN ARE BASED ON THE MVD 86 METRIC DATUM.

PAVING AND DRAINAGE

PAVING AND DRAINAGE

- 1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SPECIFICATIONS AND THE MARION COUNTY SPECIFICATIONS...
2. EXCAVATION, PAVING AND STORM OTHER WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND MARION COUNTY SPECIFICATIONS...
3. UNLESS OTHERWISE NOTED, FINISHED GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES...
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS...
5. THE CONTRACTOR SHALL LEAVE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS BEFORE WORKING SITES PRIOR TO COMMENCEMENT OF CONSTRUCTION...
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION SHALL BE OBTAINED...
7. ALL PIPE NOTED ON THE PLANS AS BENT SHALL BE ELLIPTICAL REINFORCED CONCRETE PIPE...
8. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE...
9. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3000 PSI...
10. ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP SLOPEWALK CROSS SLOPES SHALL BE 2.0%. MINIMUM LENGTH OF SIDEWALK BUILT SHALL BE 20'. SIDEWALKS NOT SERVING LOTS SHALL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE...
11. PROVIDE 2.0% TO 3% SLOPE ALONG THE PROPERTY LINES AND DRIVEWAYS...
12. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO MARION COUNTY AS SOON AS THEY ARE GENERATED...
13. CONTRACTOR SHALL COMPLY WITH ALL MARION COUNTY REQUIREMENTS FOR INSPECTION AND TESTING...
14. ALL PIPE JOINTS SHALL BE WEARIED IN FILTER FABRIC...
15. ALL TRAFFIC CONTROL SIGNS, MARKINGS AND STREET NAME SIGNS ARE TO CONFORM TO F.P.D.T.'S AND ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MARION COUNTY CODES...
16. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS...
17. PAVEMENT RETURN RAILS SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED...
18. POND FLORES AND BENCHES SHALL BE SLOTTED TO 1/4" X 1/4"...
19. LANDSCAPE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SURFACE TEST RESULTS HAVE BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER...
20. THE FINISHED BASE COURSE SHALL BE FINISHED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE...
21. ASSUMING ACCEPTABLE DURING THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION OF THE WEARING SURFACE...
22. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME.

STORMWATER POLLUTION PREVENTION NOTES:

- 1. THE CONTRACTOR SHALL EXERCISE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT...
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RAINFALL DIRECTLY ON THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY...
3. THE SURFACE AREA OF OPEN, RAW EROSION OR EXPOSED BY CLEARING AND GRUBBING OPERATIONS OF EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED SO THAT THE OPERATOR WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS...
4. WEEDS AND GRASS SEEDS SHALL BE PROTECTED FROM DISSEMINATION...
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE OPENED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY (30) DAYS SHALL BE SEEDED WITH A QUALITY PRAIRIE GRASS SEEDS BEFORE PLANTING...
6. THE SEEDS OR SEEDS ON UNPLANTED AREAS SHALL BE MULCHED AND WATERED AS REQUIRED TO ACHIEVE OPTIMAL GERMINATION...
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES ARE NOT ATTAINED A MINIMUM OF 70% SOOD COVER, THE AREA WILL BE RESEEDED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER...
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT...
9. ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION...
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RECONSTRUCTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY MARION COUNTY...
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DESTABILIZED...
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT...
13. ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, WETLAND AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY AUTHORIZED BY THE PLANS AND GRANTED BY PERMIT OF MARION COUNTY...
14. PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS, WETLANDS, BUFFERS AND WETLAND AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES...
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 04 OF THE SPECIFICATIONS...
16. IF GRASS IS NOT ALLOWED, THE CONSTRUCTION ENTRANCES SHALL BE SWEEP PERIODICALLY AND LOADED BY THE CONTRACTOR.

WATER

- 1. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MARION COUNTY UTILITY DETAILS...
2. ALL EXISTING OR PROPOSED WATER APPLICANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE CO.

WOOD ENGINEERING, LLC
CIVIL ENGINEERING CONSULTANT
100 WOODWAY DRIVE
SUITE 100
MARION COUNTY, FL 32010
(407) 684-5000
www.woodeng.com

MEDIA CONTACT: GADALUPANA HALL
100 WOODWAY DRIVE
SUITE 100
MARION COUNTY, FL 32010
(407) 684-5000

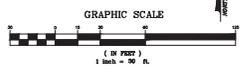
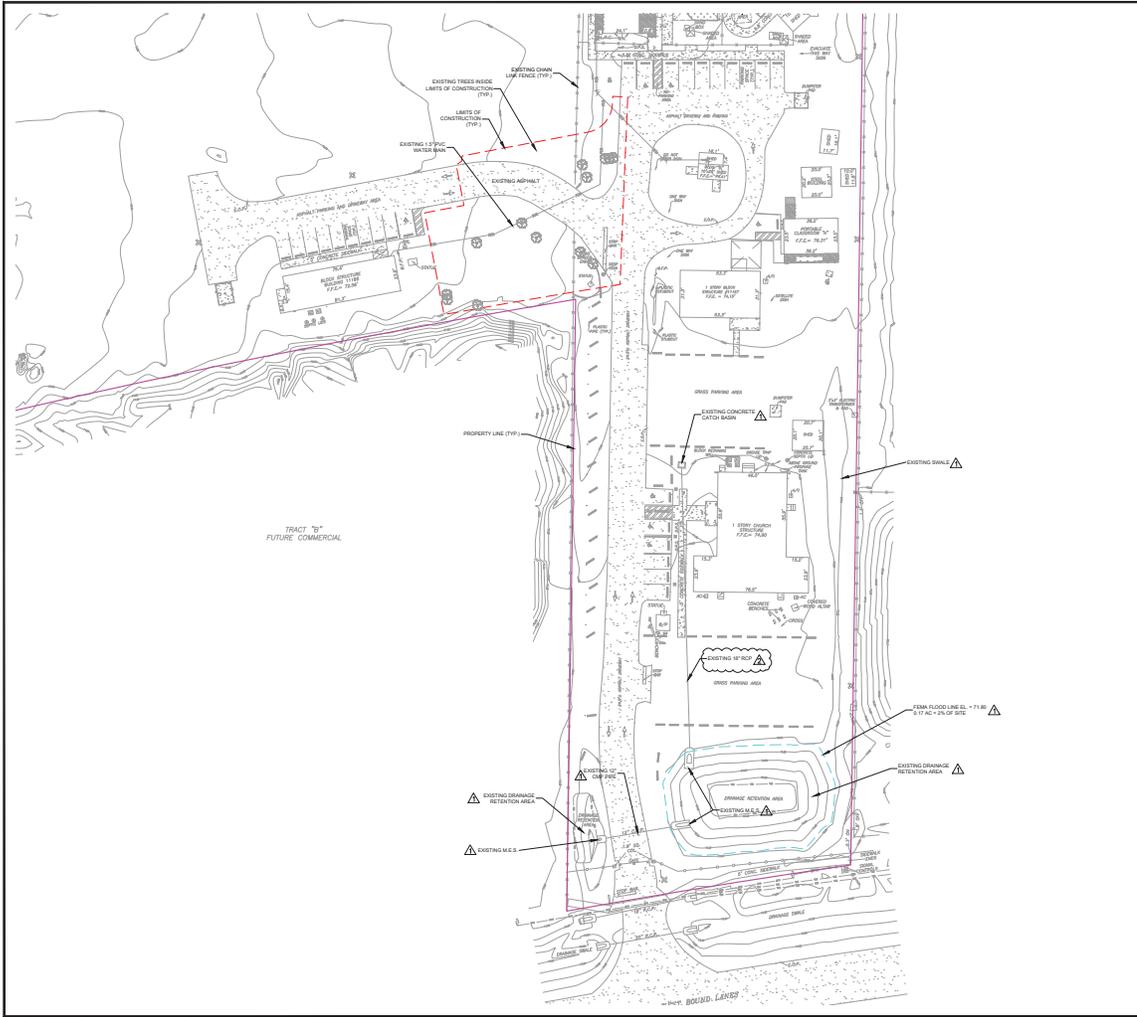
FOR
GUADALUPANA HALL
MARION COUNTY, FL

MAJOR SITE PLAN
GENERAL NOTES

Table with 2 columns: DATE, REVISIONS

STEPHEN WOOD, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72919
DATE: 04/24/25
SCALE: N.T.S.
PROJECT: 04-1901
NT-1



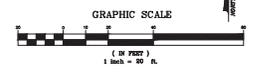
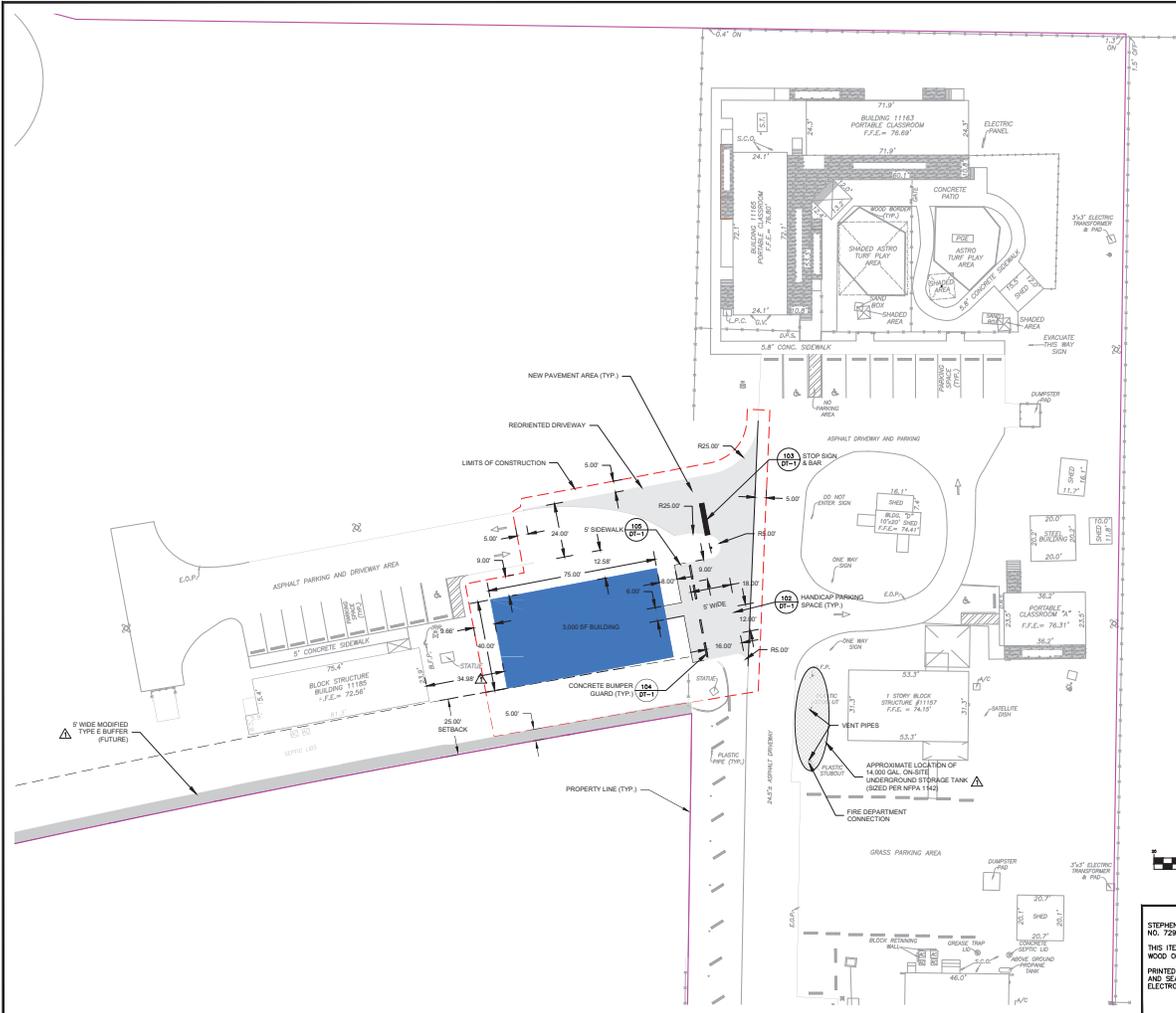


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<b>MAJOR SITE PLAN</b> <b>EXISTING CONDITIONS</b> FOR <b>GUADALUPE HALL</b> MARION COUNTY, FL		
PROFESSIONAL SEAL AND SIGNATURE OF ENGINEER		
DATE: 04/24/25		
SCALE: 1"=30'		
PROJECT: 04-100		
EC-1		DATE:

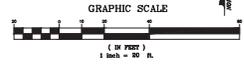
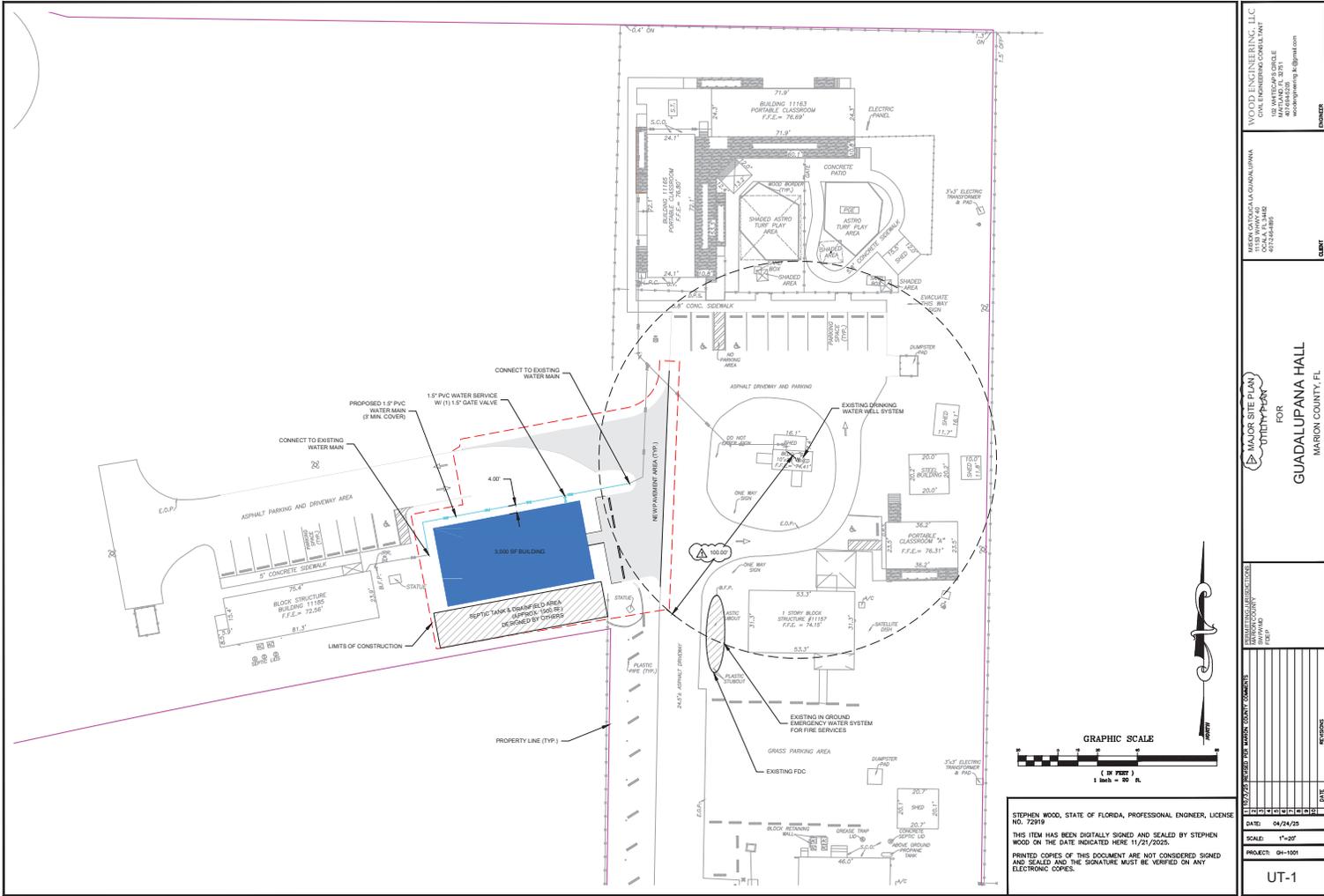






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MAJOR SITE PLAN FOR GUADALUPANA HALL MARION COUNTY, FL	
PROJECT NO. 24-1001	DATE 04/24/25
SCALE 1"=30'	SHEET NO. ST-1



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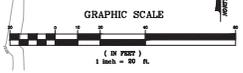
WOOD ENGINEERING, LLC CIVIL ENGINEERING CONSULTANT 100 WOODS CIRCLE SUITE A, 1, 3440 WINTER HAVEN, FL 33880 888.333.3333 www.woodeng.com		CLIENT
WOOD ENGINEERING, LLC CIVIL ENGINEERING CONSULTANT 100 WOODS CIRCLE SUITE A, 1, 3440 WINTER HAVEN, FL 33880 888.333.3333 www.woodeng.com		CONTRACT
MAJOR SITE PLAN FOR <b>GUADALUPANA HALL</b> MARION COUNTY, FL		DATE
PREPARED FOR: MARION COUNTY COMMISSION		ENDSHEET
DATE: 04/24/25		SHEET NO. 11
SCALE: 1"=20'		PROJECT: 04-100
PROJECT: 04-100		UT-1



**LEGEND**

- EXISTING GRADE POINT
- PROPOSED GRADE POINT
- FLOW ARROW FOR PROPOSED FLOW PATH

**NOTE**  
 ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. 1988 DATUM.



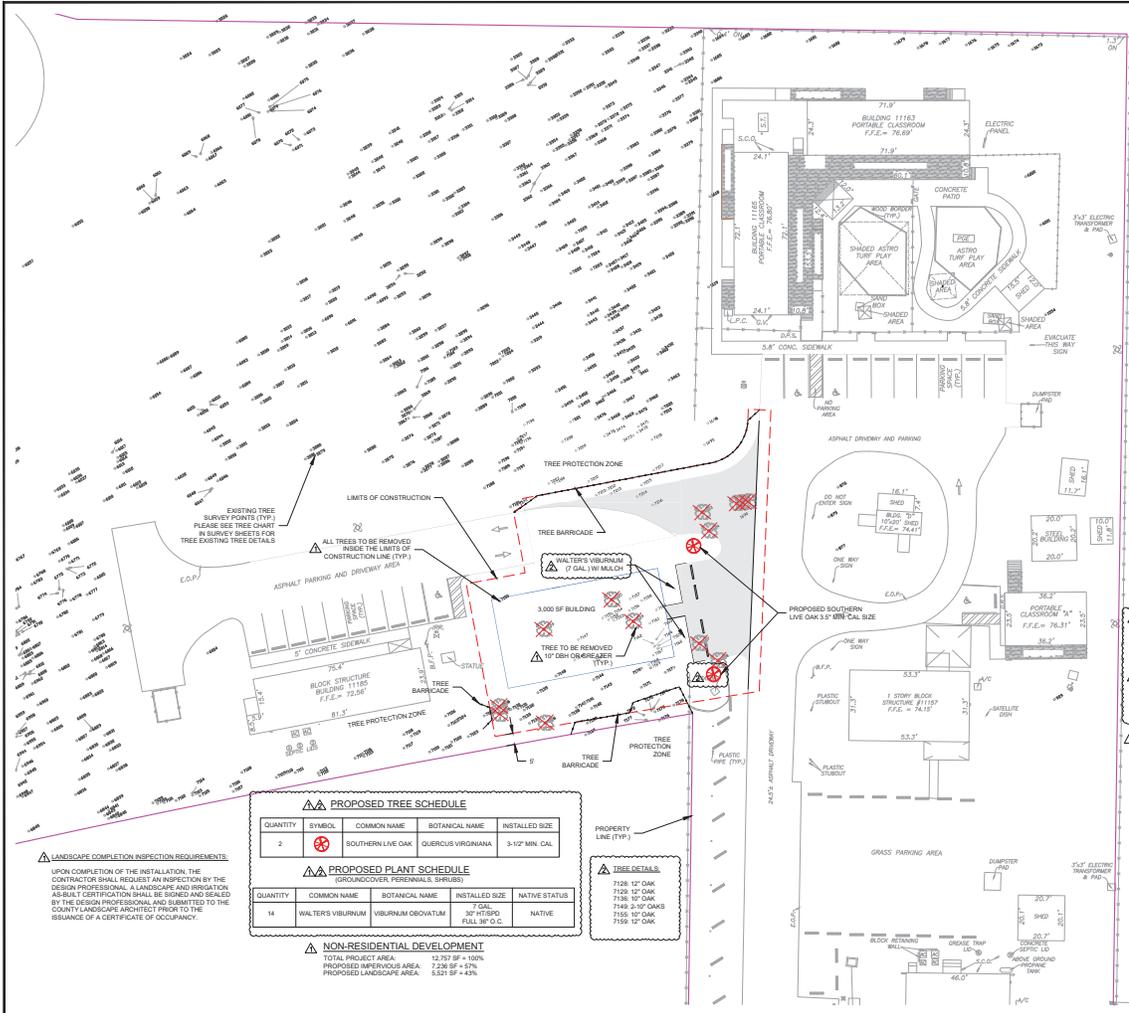
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<p>WOOD ENGINEERING, LLC          CIVIL ENGINEERING CONSULTANT          100 WOODS CIRCLE          SUITE A, TALLAHASSEE, FL 32310          TEL: 904.209.1234          FAX: 904.209.1235          www.woodeng.com</p>	<p>WOOD ENGINEERING, LLC          CIVIL ENGINEERING CONSULTANT          100 WOODS CIRCLE          SUITE A, TALLAHASSEE, FL 32310          TEL: 904.209.1234          FAX: 904.209.1235          www.woodeng.com</p>
<p><b>FOR</b>  <b>GUADALUPE HALL</b>          MARION COUNTY, FL</p>	
<p><b>MAJOR SITE PLAN</b>          GRADING &amp; DRAINAGE PLAN</p>	
<p>DATE: 04/24/25          SCALE: 1"=30'          PROJECT: 04-100</p>	
<p>GD-1</p>	





**SURVEYOR'S NOTES**

1. TREES ONLY 4 INCHES AND LARGER (DIAMETER MEASURED AT BREAK HEIGHT) WERE LOCATED.

**IRRIGATION NOTES**

1. IRRIGATION CONTRACTOR SHALL EVALUATE THE EXISTING IRRIGATION WATER SUPPLY AND CONTROL SYSTEM AT GUADALUPE MISION SITE AND RECOMMEND UPDATES AS REQUIRED IF APPLICABLE IN ORDER TO ACCOMMODATE THE PROPOSED SYSTEM FOR THE PROPOSED SITE.

2. THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN. THE PROPOSED IRRIGATION SHALL BE FOR THE PROPOSED TREES AND PLANTS WITHIN THE MULCHED AREAS. THE PROPOSED SYSTEM SHALL BE DESIGNED TO IRRIGATE UNDER PROPOSED PAVEMENT. NO PIPING SHALL RUN UNDER CONCRETE SIDEWALKS AND/OR STAIRWAYS.

3. THE PROPOSED IRRIGATION SYSTEM SHALL MATCH THE EXISTING IRRIGATION SYSTEM (I.E. SPRINKLER HEADS, FITTINGS, VALVES, PIPING AND CONTROLS).

4. IRRIGATION CONTRACTOR SHALL PROVIDE RECORD DRAWINGS-BUILTS OF THE INSTALLED SYSTEM.

5. AT THE COMPLETION OF THE INSTALLATION, THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE SYSTEM AND OPERATION WITH THE OWNER.

**LANDSCAPE NOTES**

1. EXISTING SITE WITHIN THE CONSTRUCTION LIMITS SHALL BE REVEALED PRIOR TO CONSTRUCTION AND SITE DEMOLITION. ALL EXISTING TREES TO REMAIN SHALL BE MARKED PRIOR TO REMOVAL AND REVEALED WITH THE OWNER.

2. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

3. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2"-3" OF PINE BARK MULCH.

4. ALL NEW TREES 1" DBH AND LARGER SHALL BE GUYED AS DETAILED.

5. ALL TREES WITHIN THE TREE PRESERVATION AREA SHALL NOT BE DISTURBED. EXISTING TREES SHALL BE PRESERVED AND PROTECTED PER THE MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS TREE PROTECTION AND REPLACEMENT.

6. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE OWNER.

7. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND FERTILIZER.

8. ALL PLANTING AND TREE BEDS SHALL BE FREE OF GLAY STONES, TREE CERRAS, GRASS, WEED AND ANY FOREIGN ORGANISMS THAT IS NOT PART OF NEW PLANTING OR LANDSCAPE.

9. ALL NEW TREES SHALL NOT BE PLANTED BELOW ABOVE A UTILITY LINE.

10. SOODING SHALL BE BAHIA GRASS INSTALLED WITH NO GAPS OR OVERLAPS.

11. ALL MATERIAL SHALL BE GUARANTEED FOR 365 DAYS FROM THE DATE OF ACCEPTANCE.

12. SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 3.5 INCHES.

13. ACCENT OR ORNAMENTAL UNDERSTORY TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF 60 FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.

14. A PORTION OF EXISTING TREES WERE IDENTIFIED FOR TREE CALCULATION PURPOSES.

**▲ TREE CALCULATION**

TOTAL PROJECT AREA = 12,757 SF  
 REQUIRED TREES = 198,100 SF ÷ 12,757 SF / 3,000 SF = 4.25 TREES  
 REQUIRED TREES = 5 TREES  
 EXISTING TREES = 7 TREES  
 PROVIDED TREES = 2 TREES

**▲ TREE REPLACEMENT / PLANTED CALCULATIONS**

TOTAL PROJECT AREA = 12,757 SF ÷ 0.29 AC = 0.29 AC  
 TOTAL INCHES REQUIRED = 100' x 42" x 0.29'  
 TOTAL INCHES PROVIDED = 7 TREES X 97 TREE = 42"  
 TOTAL INCHES PLANTED = 7"

**▲ Tree Calculation 10" DBH & Greater:**

Total Number of Existing Trees	20	Calcs
Total DBH of Existing Trees	284	Inches
Total Project Area	0.29	Acres
Tree In/ches/acre	979	Inches/Acre
Tree In/ches Removed	196	Inches
Tree In/ches Preserved	88	Inches
Preserved Ratio	303	Inches/Acre
Tree In/ches Proposed	35	Inches

**GRAPHIC SCALE**

1 inch = 30' RL

**▲ LANDSCAPE COMPLETION INSPECTION REQUIREMENTS**

UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**▲ PROPOSED TREE SCHEDULE**

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE
2	⊗	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3-12" MIN. CAL.

**▲ PROPOSED PLANT SCHEDULE**  
(GROUND COVER, PERENNIALS, SHRUBS)

QUANTITY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	NATIVE STATUS
14	WALTER'S VIBURNUM	VIBURNUM OBovATUM	30" HT. BIRD FULL 10" O.C.	NATIVE

**▲ NON-RESIDENTIAL DEVELOPMENT**

TOTAL PROJECT AREA: 12,757 SF = 100%  
 PROPOSED IMPERVIOUS AREA: 7,238 SF = 57%  
 PROPOSED LANDSCAPE AREA: 5,521 SF = 43%

**▲ TREE DETAILS**

7/28 12" OAK

**▲ TREE CALCULATION**

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**DATE:** 04/24/25  
**SCALE:** 1"=20'  
**PROJECT:** 04-1009

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**MEENA CANTOVALA GUADALUPE**  
 LANDSCAPE ARCHITECT  
 407.554.8851  
 www.meena.com

**MAJOR SITE PLAN FOR LANDSCAPE PLAN FOR GUADALUPE HALL**  
 MARION COUNTY, FL

**ENCLOSURE**

**DATE:** 04/24/25  
**SCALE:** 1"=20'  
**PROJECT:** 04-1009

**LP-1**





