



SUBMITTAL SUMMARY REPORT MajorSite-000264-2026

PLAN NAME: EFP COMMERCIAL	LOCATION: 3456 SE LAKE WEIR AVE OCALA,
APPLICATION DATE: 01/21/2026	PARCEL: 29884-000-00
DESCRIPTION: THIS PROJECT WILL SUPPORT THE DEVELOPMENT OF AN APPROXIMATELY 18,000 S.F COMMERCIAL FLEX SPACE WITH A MIX OF RETAIL, OFFICE, AND STORAGE USES. THE SINGULAR BUILDING IS INTENDED TO HOUSE MULTIPLE TENANTS.	

CONTACTS	NAME	COMPANY
Applicant	Menadier Engineering	Menadier Engineering
Engineer of Record	Menadier Engineering	Menadier Engineering
Owner	RICARDO DUQUE	RD PLAZA, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	06/16/2026	06/23/2026		In Review
OCE: Plan Review (DR) v.1	02/20/2026	03/06/2026	03/26/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/23/2026		Pending Assignment
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Corrective Action: In the Site Plan Set, Sheets C003, C004, C005, C006, P001, TR.01, L.01, & IR.01 have SE Lake Weir Ave incorrectly labeled as Lake Weir Ave & Sheet C003 has the incorrect address of 3450 on the SFR, it should be 3456, unable to add changemarks to this set due to the file being locked. In the Landscape Plan Set, Sheets TR.01, L.01, & IR.01 have SE Lake Weir Ave incorrectly labeled as Lake Weir Ave. Please update on all future submittals. - Additional Comments:			
Environmental Health (Plans) (Environmental Health)		06/23/2026		Pending Assignment
Fire Marshal (Plans) (Fire)		06/23/2026		Pending Assignment
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/23/2026		Pending Assignment
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: INFO: The plan does not indicate any outdoor storage areas, but a dumpster location appears to be proposed at the west end of the southern parking area. 1) Revise the plan to provide a statement indicating any outside storage area is proposed, and if any will be provided show the location and screening. 2) The dumpster pad location appears to include only viburnum plantings to provide screening; this is a concern due to the potential to encroach into and/or over those plantings. Revise the plan to demonstrate how the dumpster and/or other refuse disposal equipment will be prevented from encroaching into the dumpster screening vegetation. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	2.12.6 - Location of water and sewer (Resolved) - Corrective Action: Defer to MC Utilities along with City of Ocala. - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - Corrective Action: Existing site, no ROW dedication. Deferring any further comments to OCE-Traffic. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - Corrective Action: NO: Staff notes the plan provides parking calculations based on restaurant and retail space resulting in only 2 surplus parking spaces. If office uses are expected to be permitted in the building, the parking requirements must be revised as the parking ratio for Office is 1 space per 250 SF while Retail is 1 space per 300 SF, this is even more of an issue if medical offices are to be allowed. Revise the plan to state whether or not office uses, and what types of office uses will be permitted for the site, and what is the maximum extent of such uses, including updating the parking calculations accordingly. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: NO: A Type "B" Buffer requires a minimum 6' high wall, which is not indicated on the plan set. Revise the plan to provide the required wall for all Type B Buffers. Be advised that any LDC Waiver request to convert the required wall to a minimum 6' high opaque privacy fence, or to eliminate that requirement, will not be supported by staff/DRC, and at the direction of the Board of County Commissioners, such buffer standard reductions must be considered as an appeal directly to the Board of County Commissioners that is reluctant to grant such waiver, particularly related to buffering residential uses and public rights-of-way. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/23/2026		Pending Assignment
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: Set resolved - parcel of record eligible to proceed to Major Site Plan, no platting required as site is being developed as a whole. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	3.3.3 - Comply w Approved Hamlet Plan? (Resolved) - Corrective Action: N/A - Not a hamlet site. - 3.3.3 - Comply w Approved Hamlet Plan?: For approved Hamlet Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - Corrective Action: Yes - LU & Zone for site is correctly shown on cover sheet - COM with Zone B-4. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Corrective Action: REVIEWING PLANNER: Chris Rison, 352-438-2624 - Additional Growth Services Comments			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: INFO - Should any LDC Waivers be approved for the project/plan, the approved waivers including any required conditions for the waiver must be listed and stated on the plan cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - Corrective Action: Site's correct FLUM and ZONE (COM / B-4) is identified on the cover sheet's site plan data to the right of the site location map. - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.4/6.11.7 - Loading area (Not Resolved) - Corrective Action: How will loading/unloading be achieved for the site? This is a concern as the building rear may receive multiple deliveries to service unit occupants (e.g., restaurant and/or retail). Are loading/unloading spaces being provided? - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Corrective Action: NO: Review pending outcome of the EALS/Exemption documentation and results. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - Corrective Action: NO: 1) Revise plan sheet C004 to state the setback distance between proposed building's northeast corner and SE Lake Weir Avenue as provided for the southeast corner. 2) Revise plan sheet C004 to include the property dimensions for all sides on the Major Site Plan. (Staff notes the gross acreage is listed on the plan cover sheet, and the property dimensions are only indicated on the survey sheet.; but the dimensions must also be listed on all of the included site plan sheets.) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12 - Variances (Not Resolved) - Corrective Action: INFO - Staff notes that the proposed building appears to conform to setback requirements, subject to adding some additional setback info referenced in prior comments. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - Corrective Action: YES - Commercial with Regional Business (B-4) zoning. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - Corrective Action: NO: Revise the plan to indicate the location of the Flood Prone Area located at the southwest corner of the site, and how that area will be addressed by the plan. - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - Corrective Action: Yes - LU & Zone for surrounding properties is correctly shown. Commercial north, south, east and west, but areas of residential zoning are to west and north(northwest). - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12 - Site coverage (Resolved) - Corrective Action: Site's total SF and proposed impervious SF, proposed Building SF, and FAR identified on the cover sheet's site plan data to the right of the site location map - all data and proposed FAR comply with the Comp Plan and LDC. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - Corrective Action: YES - Max FAR = 1. Project Data table to right of cover sheet location map lists proposed Building as 18,000 SF on a site of 141,134 SF for a FAR of 0.13 - complies with maximum FAR. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - Corrective Action: No residential use or development proposed - use identified as "Commercial Flex-space". - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - Corrective Action: A document referenced as "Modified Environmental Assessment" has been provided; however the document is a singular letter that does not include any supporting information or analysis as required by the LDC. Revise the document to provide the necessary information - including if the letter is intended to stand as an Environmental Assessment for Listed Species Exemption Request per LDC Sec. 6.5.3. This requirement is NOT eligible for a general LDC Waiver - so either the EALS or EALS Exemption Request as specified by the LDC must be submitted. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	2.12/3.2.3 - Land Use Consistency (Resolved) - Corrective Action: N/A. See prior comments regarding building uses. - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - Corrective Action: N/A - Not a plat. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Resolved) - Corrective Action: N/A - Not a plat. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/23/2026		Pending Assignment
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - Corrective Action: YES: Cover sheet project data table lists site is in Primary SPOZ. Also see remarks for 100yr Flood. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12 - Special Use Permits (Not Resolved) - Corrective Action: NO - The plan states the project's proposed use is "COMMERCIAL FLEX-SPACE" that is an undefined term. The site plan appearance indicates the building may be a functional "strip center" that will accommodate restaurant and retail uses for parking calculation purposes. Please clearly state the proposed uses, and it is strongly recommended a copy of the proposed building's general floor plan including the proposed building "units" arrangement be provided as well. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - Corrective Action: Revise the plan to indicated the minimum 5' setback from the property line for the moment sign indicated along SE Lake Weir Avenue. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
<i>Corrections</i>	2.12.20 - Phases of development (Not Resolved) - Corrective Action: INFO: Staff notes the plan does not appear to be a phased project. If phasing is later proposed, the Major Site Plan will require revision per the LDC, up to and including providing a Master Plan for the site. - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Resolved) - Corrective Action: NON-residential - 20% open space appears to be satisfied - defer any further remarks so LANDSCAPE. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - Corrective Action: Yes - LU & Zone for surrounding properties is correctly shown. Commercial north, south, east and west, but areas of residential zoning are to west and north(northwest). - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Not Resolved) - Corrective Action: INFO: Please see the prior remarks regarding providing complete dimensions and setbacks for the plan. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12.4/6.11.6 - Construction access (Resolved) - Corrective Action: N/A - Traffic - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
<i>Corrections</i>	2.12/4.2 - Lot setback (Resolved) - Corrective Action: YES: Cover Sheet Site Data table lists height will not exceed 50', consistent with site zoning. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
<i>Corrections</i>	2.12 - Parcel number (Resolved) - Corrective Action: Parcel number on cover sheet, to the right of the location map. - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12.10 - Easement (Not Resolved) - Corrective Action: NO: Staff notes the site survey does not indicate the presence of any on-site easements; however, all easements resulting and/or required for site development must be identified on the plan - including, but not limited to public ingress/egress easement for cross access, utilities, drainage, etc. must be identified, or the plan must state none are required (wherein suitable LDC Waivers must be potentially obtained and listed on the plan as noted previously). - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
<i>Corrections</i>	2.12.5/1.8.2.A - Traffic Capacity Available (Resolved) - Corrective Action: Deferring to OCE-Traffic - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - Corrective Action: Deferring to OCE-Traffic. - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note (Resolved) - Corrective Action: N/A - not part of a DRI. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.			
<i>Corrections</i>	2.12/4.2 - Building height (Not Resolved) - Corrective Action: Building heights are missing/not compliant to LDC requirement/approved XXX. Please provide correct information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	2.12.10 - Easement or land reservation (Resolved) - Corrective Action: Duplicate review item. See prior review comment. - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: YES - Concurrency deferral statement provided on bottom center of the Major Site Plan cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: 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]."			
<i>Corrections</i>	2.12 - Owner and applicant name (Resolved) - Corrective Action: INFO: The date for the owner and applicant name is on the cover sheet, and the owner and applicant signatures and seals will need to be provided and submitted to complete the Major Site Plan records. Please contact OCE-Engineering for arranging and coordinating the owner and applicant signatures and seals. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/23/2026		Pending Assignment
OCE Design (Plans) (Office of the County Engineer)		06/23/2026		Pending Assignment
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - Corrective Action: Provide List of Utilities 2.12.4.J - 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>	2.12.3 - Title block (Not Resolved) - Corrective Action: 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 - 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			
OCE Property Management (Plans) (Office of the County Engineer)		06/23/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/23/2026		Pending Assignment
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Corrective Action: (1) Info: Please provide a copy of the NPDES permit or NOI as well as district permit prior to construction. (2) Info: 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. - Additional Stormwater comments			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - Corrective Action: Please provide data block on the cover sheet detailing the existing impervious & pervious area in SF, ac, and %. - 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>	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.			
<i>Corrections</i>	6.13.5 - Flood Plain & Protection (Not Resolved) - Corrective Action: The proposed project proposes to fill in the portion of the flood prone area located on the property. Please identify if the proposed DRA is providing sufficient compensating storage - 6.13.5 - Flood Plain & Protection: This section provides requirements for all land use activities which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by FEMA. Make sure that equivalent flood plain volume and conveyance is maintained. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - Corrective Action: Please provide. - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - Corrective Action: 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." - 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."			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Corrective Action: This item will be reviewed upon resubmittal - 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)		06/23/2026		Pending Assignment
OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/23/2026		Pending Assignment
<i>Corrections</i>	6.11.5 - Driveway access (Not Resolved) - Corrective Action: The proposed northern driveway can't overlap with the existing driveway to the north. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)		06/23/2026		Pending Assignment
<i>Corrections</i>	6.14.2.A(1) - Letter from utility provider (Not Resolved) - Corrective Action: Provide letter - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Project is proposing connection to the City of Ocala water and wastewater. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Not Resolved) - Corrective Action: Add City of Ocala Utility's information. - Utility Provider's contact information to be displayed on cover page.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Corrective Action: \$130.00 Initial Plan Review - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	Parcel numbers match project area (Not Resolved) - Corrective Action: Correct Parcel Number(s) or Project Area footprint - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - Corrective Action: Will any pre-treatment be required for any of these sites? Hair / Grooming Facilities, Cooking, etc. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			

OCE: Plan Review (DR) v.1



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 12/15/2025 Parcel Number(s): 29884-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: EFP COMMERCIAL Commercial Residential
Subdivision Name (if applicable): N/A
Unit N/A Block N/A Lot N/A Tract N/A

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

Name (print): RD PLAZA LLC
Signature: [Handwritten Signature]
Mailing Address: 3450 SE LAKE WEIR AVE City: Ocala
State: FL Zip Code: 34471 Phone # (352) 266-2777
Email address: RDUQUE @ EFPFLORIDA . Com

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

Firm Name (if applicable): MENADIER ENGINEERING Contact Name: WILLIAM MENADIER
Mailing Address: 13800 Tech City Cir Building D - 302 City: Alachua
State: FL Zip Code: 32815 Phone # 386-347-5133
Email address: wmenadier@menadier.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.8.6.L.(1)
Reason/Justification for Request (be specific): A 'Type B' landscape buffer is required along the north, south, and west property boundaries. We are requesting buffer fences be used as a substitute for buffer walls. The buffer will be designed to fully comply with the County's landscape requirements for trees, shrubs, and buffer width along the shared boundaries. The only request being made is a deviation from the required wall to allow a fence instead.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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

A MARION COUNTY MAJOR SITE PLAN
 FOR:
EFP COMMERCIAL
 PREPARED FOR:
RD PLAZA, LLC

CONTACT INFORMATION:

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION OF INFORMATION ABOVE OR BELOW GRADING THAT MAY BE CRITICAL TO THE DESIGN OF THIS PROJECT. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT. THE GENERAL CONTRACTOR INFORMATION IS THE FOLLOWING:

COMPANY NAME: DINKINS CONSTRUCTION
 ADDRESS LINE: 2011 SE 17TH ST
 CITY, STATE, ZIP: Ocala, FL 34471
 CONTACT: INFO@DINKINSCONSTRUCTION.COM
 TELEPHONE: (352) 398-2299

B. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS CONTRACTORS TO THE OWNER:

COMPANY NAME: MENADIER ENGINEERING
 ADDRESS: 1380 TECH CITY CIR BUILDING D, UNIT 302
 CITY, STATE, ZIP: ALACHUA, FL 32813
 CONTACT: TELSKZAR@MENADIER.COM
 TELEPHONE: (352) 341-5153

C. ADDITIONAL PROJECT INFORMATION HAS BEEN PROVIDED BY THE FOLLOWING SUB-CONSULTANT AS CONTRACTOR TO THE OWNER:

SUB-CONSULTANT: GEO-TECH, INC.
 TYPE: GEOTECHNICAL
 ADDRESS: 1018 SE 3RD AVE
 CITY, STATE, ZIP: Ocala, FL 34471
 CONTACT: INFO@GEO TECH.COM
 TELEPHONE: (352) 594-7171

SUB-CONSULTANT: LAND RESOURCE DESIGN GROUP
 TYPE: LANDSCAPE ARCHITECTURE
 ADDRESS: 821 SE 18TH FL
 CITY, STATE, ZIP: Ocala, FL 34471
 CONTACT: INFO@LRDGROUP.COM
 TELEPHONE: (352) 477-2790

D. ADDITIONAL PROJECT INFORMATION AND COORDINATION HAVE ALSO BEEN PROVIDED BY THE FOLLOWING AGENCY(IES):

AGENCY: MARION COUNTY GROWTH SERVICES
 ADDRESS: 2718 E SILVER SPRINGS BLVD
 CITY, STATE, ZIP: Ocala, FL 34470
 CONTACT: ZONING@MARIONFL.GOV
 TELEPHONE: (352) 438-3000

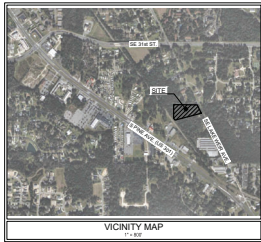
AGENCY: CITY OF Ocala ENGINEER'S OFFICE
 ADDRESS: 1905 NE 8TH AVE, BLDG 300
 CITY, STATE, ZIP: Ocala, FL 34403
 CONTACT: NCOOPER@OCALAFL.GOV
 TELEPHONE: (352) 355-8750

AGENCY: ST JOHN RIVER WATER MANAGEMENT DISTRICT
 ADDRESS: 4049 RED ST
 CITY, STATE, ZIP: PALMATA, FL 32177
 CONTACT: AMAWELLS@SRWMD.COM
 TELEPHONE: (888) 320-4273

MARION COUNTY OWNERS CERTIFICATE:

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

RECORDS DOUBT DATE
 RD PLAZA, LLC



VICINITY MAP

STATEMENT OF PREPARED:

THIS PROJECT WILL SUPPORT THE DEVELOPMENT OF AN APPROXIMATELY 18,000 S.F. COMMERCIAL FLEX SPACE WITH A MIX OF RETAIL, OFFICE, AND STORAGE USES. THE SINGULAR BUILDING IS INTENDED TO HOUSE MULTIPLE TENANTS.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
0001	COVER SHEET
0002	GENERAL NOTES
0003	DEMOLITION & EROSION CONTROL PLAN
0004	LANDSCAPE PLAN
0005	GRADING & DRAINAGE PLAN
0006	UTILITY PLAN
0007	CONSTRUCTION DETAILS
0008	UTILITY DETAILS
0009	STRUCTURE PLAN
0010	PAVING PLAN
0011	TRAIL MITIGATION PLAN (P & D)
0012	LANDSCAPE PLAN AND SPECIFICATIONS
0013	PAVING PLAN
0014	LANDSCAPE DETAILS
0015	LANDSCAPE SPECIFICATIONS
0016	IRRIGATION PLAN
0017	IRRIGATION NOTES AND SPECIFICATIONS

CONCURRENCY NOTE:

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 DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.



Know what's below.
 Call before you dig.

PROJECT NUMBER: 2025-01-25

PROJECT DATA:

PROJECT NAME: EFP COMMERCIAL
 OWNER: RD PLAZA, LLC
 1155 SW 72ND PL
 Ocala, FL 34478-6870
 PROJECT ADDRESS: 3450 SE LAKE WEAVER AVE
 Ocala, FL 34471
 TOTAL PARCEL AREA: 141,134 S.F. (3.24 ACRES)
 LAND USE / ZONING: COM / B-4
 PARCEL NO.: 29884-000-00
 BUILDING HEIGHT:
 ALLOWED: 40 FT
 PROPOSED: 45 FT
 FLOOR AREA RATIO:
 ALLOWED: 1.0
 PROVIDED:
 ALL BUILDINGS: 18,000 S.F.
 F.A.R. = 18,000 S.F. / 141,134 S.F. = 0.13

BUILDING SETBACKS ALLOWED:
 FRONT: 45 FT
 SIDE: 10 FT
 REAR: 25 FT

BUILDING SETBACKS PROVIDED:
 FRONT: 40 FT
 SIDE: 15 FT
 REAR: 25 FT

PROPOSED USE: COMMERCIAL FLEX SPACE

PROPERTY LIES WITHIN FLOOD ZONES X PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13B03030S DATED AUGUST 28, 2008

PROPERTY LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.
 OPERATION & MAINTENANCE ENTITY: RD PLAZA, LLC
 REQUESTED WAIVERS: FENCE IN LIEU OF WALL FOR LANDSCAPE BUFFER

OPEN SPACE CALCULATION:

PROPOSED IMPROVEMENTS:
 PARCEL AREA: 141,568 S.F. (3.24 +/- ACRES)

PROPOSED IMPERVIOUS AREA:
 ASPHALT: 36,792 S.F.
 CONCRETE: 1,208 S.F.
 BUILDING: 18,000 S.F.
 TOTAL IMPERVIOUS AREA: 55,998 S.F. (43%)

PROPOSED WATER RETENTION AREA: 27,320 S.F. (19%)
 WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE
 TOTAL OPEN SPACE PROVIDED: 53,744 S.F. (38%)

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT
 (GENERAL OFFICE BUILDING) (FDE CODE 710, 11TH EDITION)
 PER 1,000 S.F.:
 15,000 S.F. / 1,000 S.F. = 15

WEEKDAY AVERAGE TRIP DISTRIBUTION: 50% ENTERING / 50% EXITING
 AVERAGE VPTD = 0.82 LN (18) + 0.90 = 243 VPTD
 ENTERING = 131 VPTD
 EXITING = 112 VPTD

WEEKDAY A.M. PEAK HOURS TRIP DISTRIBUTION: 30% ENTERING / 70% EXITING
 A.M. VTH = 0.81 LN (18) + 1.18 = 38 VTH
 ENTERING = 34 VTH
 EXITING = 4 VTH

WEEKDAY P.M. PEAK HOURS TRIP DISTRIBUTION: 17% ENTERING / 83% EXITING
 P.M. VTH = 0.83 LN (18) + 1.29 = 40 VTH
 ENTERING = 7 VTH
 EXITING = 33 VTH

PARKING CALCULATIONS:

FLORIDA BUILDING CODE RESTAURANT STANDING SPACE OCCUPANT LOAD
 1 OCCUPANT / 15 S.F.

RESTAURANT (4 LINES)

1 SPACE / 4 SEATS
 80 S.F. X 25 S.F. (X 0.6 + 500 S.F. OF STANDING SPACE)
 900 S.F. / 15 S.F. = 60 SEATS
 (1 SPACE / 4 SEATS) X 60 SEATS = 15 SPACES

PLUS

RETAIL (REMAINING LINES)

1 SPACE / 300 S.F.
 (1 SPACE / 300 S.F.) X 18,500 S.F. = 55 SPACES

TOTAL PARKING REQUIRED: 72 SPACES

PARKING SPACES PROVIDED: 72 SPACES

HANDICAP PARKING REQUIRED:
 1 SPACE/25 SPACES
 (1 SPACE / 25 SPACES) X 72 SPACES = 3 SPACES

HANDICAP PARKING PROVIDED: 3 SPACES

LOADING AREAS PROVIDED: 2 SPACES

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 14891

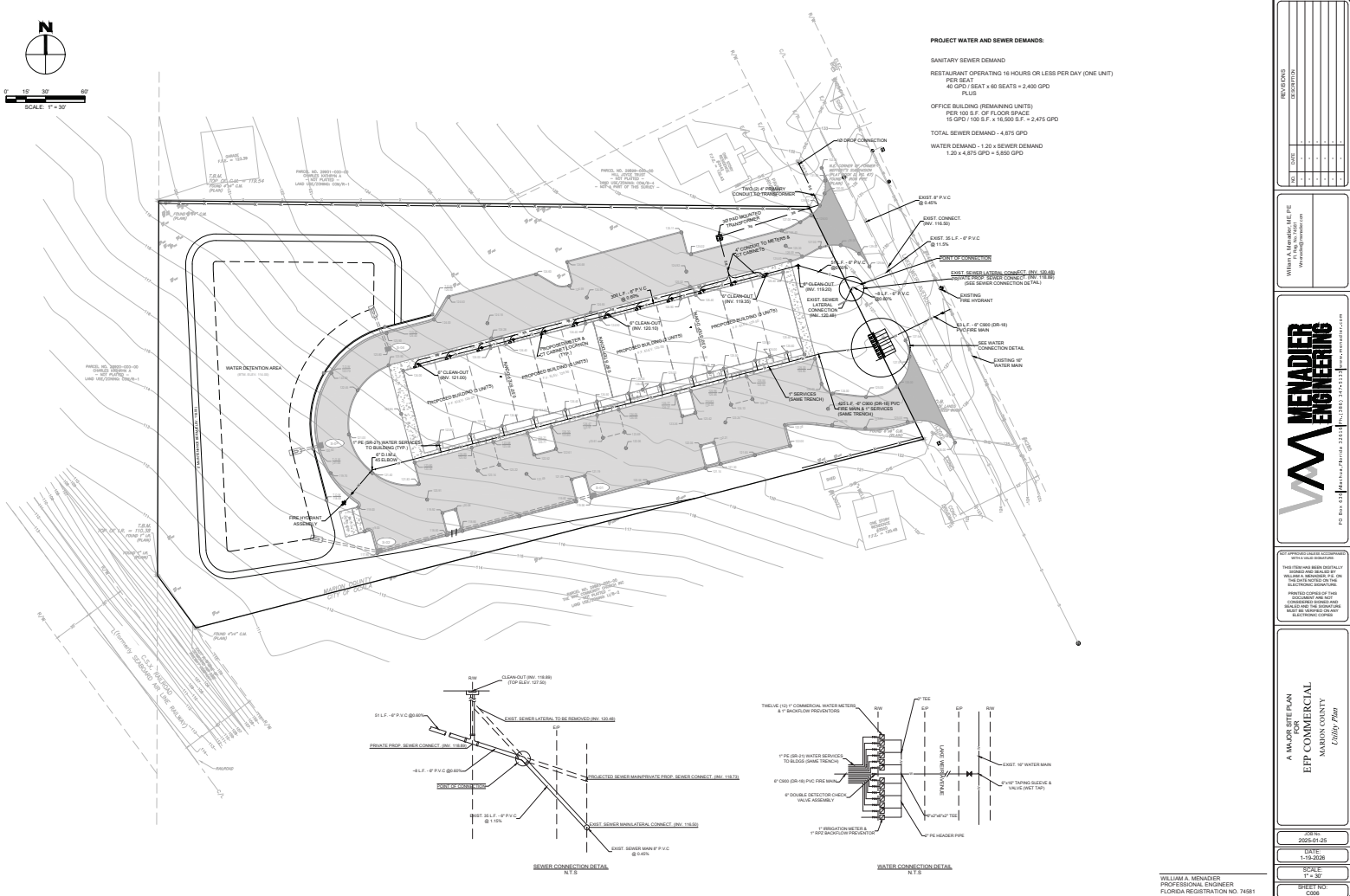
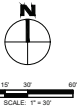
RECEIVED
 08/27/2025

DATE: 2025-01-25
 TIME: 1:19:20PM

SCALE: N.T.S.
 SHEET NO: 0001

A MAJOR SITE PLAN FOR EFP COMMERCIAL MARION COUNTY Cover Sheet

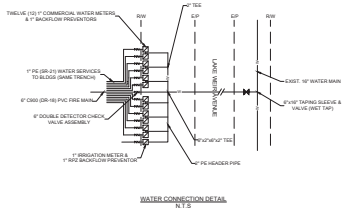
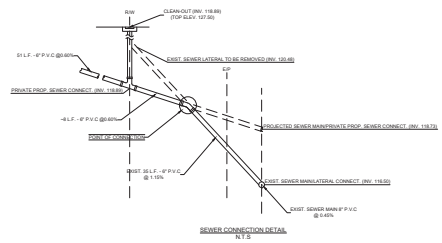
WILLIAM A. MENADIER ENGINEERING
 1380 TECH CITY CIR BUILDING D, UNIT 302
 ALACHUA, FL 32813
 TELSKZAR@MENADIER.COM
 (352) 341-5153



PROJECT WATER AND SEWER DEMANDS:

SANITARY SEWER DEMAND:
 RESTAURANT OPERATING 18 HOURS OR LESS PER DAY (ONE UNIT)
 PER SEAT = 40 GPD / SEAT x 60 SEATS = 2,400 GPD
 PLUS
 OFFICE BUILDING (REMAINING UNITS)
 PER 100 S.F. OF FLOOR SPACE
 15 GPD / 100 S.F. x 16,500 S.F. = 2,475 GPD
TOTAL SEWER DEMAND - 4,875 GPD

WATER DEMAND - 1.20 x SEWER DEMAND
 1.20 x 4,875 GPD = 5,850 GPD



NO.	DATE	REVISIONS

WILLIAM A. MENADIER, P.E.
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 14881



THIS DRAWING HAS BEEN CHECKED BY
 WILLIAM A. MENADIER, P.E.
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 14881

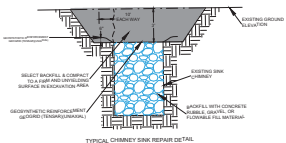
**A MAIN SITE PLAN
 FOR
 EPP COMMERCIAL
 MARION COUNTY
 Utility Plan**

DATE:
 2023-01-25

SCALE:
 1" = 30'

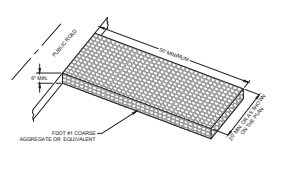
SHEET NO:
 006

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 14881

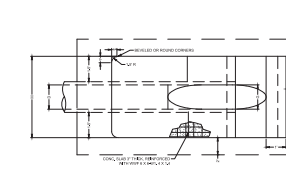


TYPICAL CONCRETE SINK REPAIR DETAIL

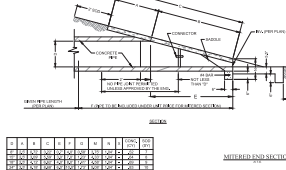
- MINIMUM REPAIR INSTRUCTIONS:**
1. A SAMPLE & ANALYSIS WITHIN THE WORK AREA DURING THE PROJECT IS REQUIRED TO DETERMINE THE CORRECTIVE ACTION.
 2. BEFORE THE LOCAL AGENCIES (TOWNSHIP SUPERVISOR) AND THE AGENCY WHEN APPROPRIATE CONTACT ESTABLISHED WITH TOWNSHIP AND PROCEED WITH THE WORK.
 3. BEFORE WORKING ON THE SINK, ALL THE REMAINS OF THE SINK SHOULD BE REMOVED.
 4. AFTER THE REMOVAL OF THE SINK, THE SURFACE OF THE SINK SHOULD BE PREPARED BY HYDRAULICALLY FINISHING THE SURFACE.
 5. AFTER THE SURFACE OF THE SINK IS FINISHED, THE SINK SHOULD BE FILL WITH CONCRETE TO THE SAME LEVEL AS THE SURROUNDING SURFACE.
 6. AFTER THE CONCRETE IS SET, THE SINK SHOULD BE FINISHED TO THE SAME LEVEL AS THE SURROUNDING SURFACE.
 7. AFTER THE CONCRETE IS SET, THE SINK SHOULD BE FINISHED TO THE SAME LEVEL AS THE SURROUNDING SURFACE.
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 10. AFTER THE CONCRETE IS SET, THE SINK SHOULD BE FINISHED TO THE SAME LEVEL AS THE SURROUNDING SURFACE.



STABILIZED CONSTRUCTION ENTRANCE



TYPICAL PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION



DUMPSTER DETAIL



MODIFIED TYPE "T" CURB DETAIL



DETAIL CURB TYPE "T" CURB

DETAIL RETAINING WALL, 8" CMU, SLOPING BACKFILL

ACCESSIBLE PARKING SIGN

DETAIL INLET PROTECTION

DETAIL SILT FENCE

DETAIL CONCRETE SIDEWALK

TYPICAL CONCRETE SINK REPAIR DETAIL

STABILIZED CONSTRUCTION ENTRANCE

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HEAVY DUTY PAVEMENT SECTION

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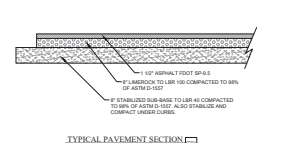
ACCESSIBLE PARKING SIGN

DETAIL INLET PROTECTION

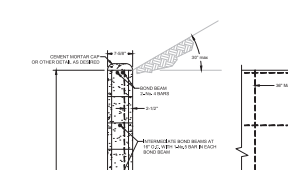
DETAIL SILT FENCE

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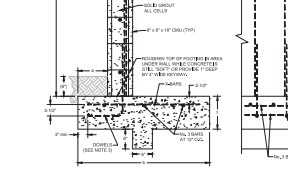
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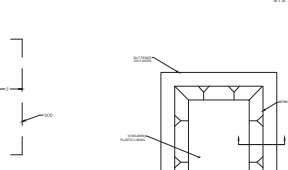
TYPICAL PAVEMENT SECTION



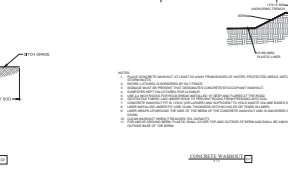
HEAVY DUTY PAVEMENT SECTION



DUMPSTER DETAIL



MODIFIED TYPE "T" CURB DETAIL



DETAIL CURB TYPE "T" CURB



DETAIL RETAINING WALL, 8" CMU, SLOPING BACKFILL



ACCESSIBLE PARKING SIGN



DETAIL INLET PROTECTION



TREES TO BE REMOVED

Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

TREES TO REMAIN

Table with 2 columns: Point #, Row Description. Lists trees to remain with details like size and species.

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Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

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TREE MITIGATION TABLE CALCULATIONS

EXISTING TREES WITH PROJECT BOUNDARY = 164 TREES / 183 INCHES 4.5" DBH
PROJECT BOUNDARY = 2.24 AC. / 2,469 SQUARE FEET PER AC. (EXISTING)
REQUIRED INCHES PER AC. = 100 (1.54 AC. X 100) / 2.24 AC. = 45.09

Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

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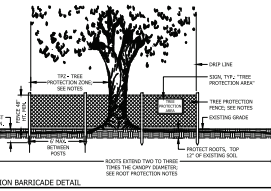
Table with 2 columns: Point #, Row Description. Lists trees to be removed with details like size and species.

HAWAII COUNTY CODE REQUIREMENTS

NOTE: GENERAL, INDUSTRIAL, AND USE OF SOILS ADJUDICATORY PERMITS ARE SUBJECT TO HAWAII COUNTY LANDSCAPE MITIGATION PLAN...

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

- 1. The project owner shall implement mitigation measures required to ensure compliance with the Hawaii County Code...
2. All trees to be removed shall be inventoried...
3. The inventory shall be completed within 30 days of the start of construction...



TREE PROTECTION BARRICADE DETAIL

TREE PROTECTION BARRICADE NOTES

- 1. Barricade shall be constructed of a rigid and heavy material that will remain intact throughout the duration of construction...
2. Barricade shall be constructed of a rigid and heavy material that will remain intact throughout the duration of construction...

DOOR PROTECTION NOTES

- 1. Protect and care for existing trees to remain by minimizing damage from construction, excavation, and shoring...
2. When work is required near the damage tree, install a door protection barricade...

Table with 4 columns: DISCUSSION, DATE, TIME, and INITIALS. A grid for tracking project progress.

EPP Commercial PERMIT / CONSTRUCTION PLANS MAHONUI COUNTY, FLORIDA Division Construction TREE MITIGATION PLAN



DATE: 01-05-26
PROJECT NO: DIN025-02-01
DESIGNER: JSW
CHECKED BY: JHB

SHEET NO. TR.02

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
PLANT SCHEDULE				
CANOPY TREES				
MG3*	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	CONT. OR RFRS 19 HT., 7'-8" SFR., 3 1/2" CAL. MIN.
QV3*	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 GAL. OR RFRS 12'-13" HT., 6"-7" SFR. 3 1/2" CAL. MIN.
LF1*	1	LILYB. PARVIFLORA 'EMER I'	EMER I ALLIEE ELM	65 GAL. OR RFRS 12'-14" HT. X 5'-8" SFRD. 3 1/2" CAL. MIN.
UNDERSTORY TREES				
ED4*	5	ELAEAGARPUS DECIPENS	JAPANESE BLUEBERRY TREE	45 GAL., 6'-7" HT. X 2'-3" SFRD. (FULL TO GROUND)
W1*	5	LEX VOMITORIA	YALPON HOLLY	CONT. FRS. 6'-8" HT. X 3'-4" SFRD., MULTITRUNK
L1*	6	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	RFRS. 6'-7" X 6'-7" MULTITRUNK, 5 TRUNKS MIN. 1" CAL PER TRUNK, TOTAL OF 5" CAL FOR ALL TRUNKS COMBINED, TIGHTLY AND SYMMETRICALLY PRUNED
SHRUBS / ANEAS				
MC3*	15*	MAHELIA PATENS 'CORPACATA'	DUARF SCARLET BUSH	3 GAL. 10'-10" HT. 10"-10" SFR., 3/4" O.C.
MC3*	65	MOKRAEA INDIKODES	BUTTERFLY IRIS	3 GAL. 24" HT. FULL 24" O.C.
MC3*	629	MULLENBERGIA CAPELLARIS	PINK MULEY	1 GAL. 18" HT. X 12" X 10" SFR. HT. MIN. SFR. 3/4" O.C.
TC3*	225	TRIFOLIUM FLORESCENS	DUARF PACHAMATCHEE GRASS	3 GAL. 24" X 24" 3/4" O.C.
VC3*	131	YBURNIUM CORDATISSEPIUM	SWEET YBURNIUM	3 GAL. 18"-24" X 12"-24" 3/4" O.C.
GROUND COVERS				
EP1*	141	DIANELLA TASHANICA VAREGATA	FLAX LILY	1 GAL. 12"-18" HT. FULL 24" O.C.
EP2*	181	GUNTERIA CONOBIS 'PARSON'	PARSON JANIFER	3 GAL. 12"-18" X 12"-18" 3/4" O.C.
LEG1*	27	LIROPE PURCARI 'BERKALD GODESSA'	LIROPE	1 GAL. 5" x 6" PFF. 24" O.C.

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
MULCH		Handwood Mulch	Min. 5" Thick Layer
SD	Paspalum Notatum 'Vanguard'	Argentine Bahua	All Paved Surfaces - To Be Provided By Site Contractor (Optional)

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

NATIVE PLANT CALCULATIONS
 TOTAL PLANTS (TREES+SHRUBS+GROUNDCOVERS) 1990
 TOTAL NATIVE PLANTS (TREES+SHRUBS+GROUNDCOVERS) 910 (46% NATIVE)

LANDSCAPE REQUIREMENTS

SIZE SPEC. REQUIREMENTS:
 6" X 12" AG (14.000 S.F.)
 8" X 12" TREE REQUIREMENT / 1.0000 + 41 SHADE TREES PROVIDED (2.0000) SHADE TREES PROVIDED (8.0000) SHADE TREES

OPEN SPACE REQUIREMENT:
 REQUIRED: 8.28 AC X 20 = 165.60 AC (B.M. S.F.)
 PROVIDED: 80521 S.F.

GENERAL NOTES: (REFER TO SEPARATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
- ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WEEDS, MULCH DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTING, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
- THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT BEDS SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
- SOIL PROVIDED SHALL BE FREE OF LIMESTONE PEBBLES OR OTHER CONSTRUCTION DEBRIS.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
- ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
- MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://fflfaa.org/edu>
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
- FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9, IRRIGATION 6.8.6, AND ALL OTHER STATE AND LOCAL STATUTES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED. IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
- ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.5 AND SEC. 6.8.16.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY AND THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.8.1.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

MARION COUNTY LDC SECTION 6.8.2. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A 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.



DATE	TIME	DESCRIPTION
		DATE/TIME/DESCRIPTION

EFP Commercial
 PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 Public Construction
PLANT LIST, NOTES, AND SPECIFICATIONS



DATE: 01-05-26
 PROJECT NO: DIN025-02.01
 DRAWN BY: JWS
 DESIGNED BY: JWS
 CHECKED BY: JHB

SHEET NO.
LD.01

Landscaping Architect
 In Charge
 JWS
 01/12/2026
 Registration # 11122026
 Authorization LC 26000315

