



SUBMITTAL SUMMARY REPORT 33432

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

CONTACTS	NAME	COMPANY
Applicant	Dane Fray	
Engineer of Record	Dane Fray	

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

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

SUBMITTAL DETAILS

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

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

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Comments

Land Use - Rejected

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

Zoning- Rejected

INFO 2.12.4.C - Owner and applicant name Please provide applicant information on cover sheet.
YES 2.12.4.L(1) - Parcel number Included on cover sheet
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of site on cover sheet. Please specify SUP case no. 250204SU.
Please include master aerial sheet with zoning/FLU designation of all adjacent properties.
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please include site data/zoning requirement table in cover sheet. Please note maximum FAR for B-2 zoning is 1.0, not 2.0. Please include maximum building height on site data table. Please correct.

NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees shall be increased in size to be 25% above the minimum planting size as specified by the LDC.
[NO] Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B.
Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.
Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU
INFO 2.12.9 - Show adjacent streets serving development Along County Road 475A
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X

INFO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) EALS transferred to FWC on 10/9/25. For future reference, please include PID numbers and transect map.
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces.
Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.
Staff notes slightly reduced aisle widths along outdoor storage areas compared to SUP Concept Plan. Pursuant to LDC Sec. 6.11.7, state or show on the plans the proposed loading and unloading arrangement.
INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Sign is included. Please note sign will require separate sign permit.
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.
NO 2.12.27 - Show location of outside storage areas [INFO] Per condition 4, no laydown yard materials, including stacked storage

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

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

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

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

FEMA Flood Zone X

Secondary Springs Protection Zone

No ESOZ

CR 475A Visual Enhancement Gateway Development Overlay

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

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

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

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

Landscape (Plans) (Parks and Recreation)	11/24/2025	11/09/2025	Requires Re-submit
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Comments	YES 2.12.18 - All trees 10" DBH and larger		
	N/A 2.12.25 - Marion Friendly Landscape Areas		
	YES 6.7.3 - Tree protection		
	NO 6.7.4 - Shade tree requirements 1. 1,107 trees required (preserved 333 + proposed 137 = 470) How will deficit be addressed?		
	YES 6.7.6 - Tree removal submittal requirements		
	YES 6.7.8 - Protected tree replacement requirements		
	YES 6.7.9 - Replacement trees; general requirements		
	YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)		
	YES 6.8.3 - Landscape design standards		
	NO 6.8.4 - Landscape area requirements for non-residential development Provide Landscape calculations showing 20% is met		
	N/A 6.8.5 - Landscape area requirements for residential and mixed use developments		
	NO 6.8.6 - Buffers 1. Please show 3 Board fence in buffer on plan per SUP, items D & E		
	NO 6.8.7 - Parking areas and vehicular use areas 1. Parking island shall be provided for every ten spaces, please show on plan 2.		
	YES 6.8.8 - Building landscaping		
	NO 6.8.9 - Service and equipment areas Will there be a dumpster? if so, show screening		
	N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities		
	N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities		
	INFO 6.8.10 - General planting requirements (specifications) Volcano mulching around trees may cause failure of site inspection		
	YES 6.8.11 - Landscape installation		
	NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of code		
	NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan		
	PEND 6.9.3 - Irrigation design standards		
	PEND 6.9.5 - Irrigation system installation		
	PEND 6.9.6 - Completion inspection requirements		
	NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan		
	PEND 6.19.4 - Exterior lighting design standards		
	N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone		
	N/A Additional Landscape comments		

OCE Design (Plans) (Office of the County Engineer)	11/24/2025	11/09/2025	Requires Re-submit
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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/10/25- N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/10/25-Missing:Title block on ALL sheets denoting type of application; (Major Site Plan) NO 2.12.4.A - Type of application on front page 10/10/25-Missing on front page: type of application; (Major Site Plan) YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet NO 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 10/10/25-Missing:Owner's certification on front sheet: YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval NO 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 10/10/25-Missing:Licensed Design Professional Certification: on front sheet: YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 10/10/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
Comments	NO Major Site Plan Please add owner's certification/signature to the site plan cover page. IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			

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

SUBMITTAL SUMMARY REPORT (33432)

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

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Comments

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

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

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

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

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

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

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

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

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

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

YES 6.14.3.B - Springs Protection Zone Secondary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO 6.14.7 - Construction Inspection - PLAN NOTE: Add to Utility Plan Page - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

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

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

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

YES 6.14.9.B - Bill of Sale

N/A 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

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

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

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

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

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

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

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

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

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(s) and dedicated to Marion County Utilities through the Development Review process.

YES 6.15.6.F - Meter Boxes

INFO 6.15.6.G & H - Meter Sizing Engineer of Record to confirm adequate flow with proposed meter sizing.

YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on plans.

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

N/A 6.15.10 - Water Treatment Plants (WTP)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

INFO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design Marion County Utilities will require proof of a successful hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. Hold will be added to the site's building permit.

NO 6.16.5.A & B - Private Wastewater Pump Stations Marion County Utilities requires the force main pressure test to be completed and submitted to MCU prior to site plan approval. (2) Information Comment - The Engineer of Record or authorized representative shall be present during lift station start-up, and a start-up report shall be submitted to MCU prior to project closeout.

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

N/A 6.17 - Water Reclamation/Reuse Facilities

INFO Article 7 - Construction Standards - PLAN NOTE: Informational - All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$510.00 Fee (s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33432

INFO Additional Utilities comments What is the use of the 40,000' warehouse? There are two sewer and two water connections.

NO Additional Utilities comments Fire hydrants on site are private, and to be painted yellow.

NO Additional Utilities comments Add "End of Marion County Maintenance" at Plug valve on property line, outside fence and at water meter.

NO Additional Utilities comments Has the downstream infrastructure been evaluated for the additional flow? This analysis must be performed and documented by the Project Engineer to confirm adequate capacity of the existing force main (SMG-009) and associated downstream facilities.

INFO Additional Utilities comments Is the SECO Ocala District Plan that was uploaded, being used as well as the Civil Plans?

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

NO Additional Utilities comments C1.1 Utilities Notes - #8 Add approved by Marion County Utilities. #9 Change to State of Florida.

#11 Confirm with MCFR

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

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

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

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/05/2026	02/04/2026	Informational
Comments	Owner's certification was added to cover page -EMW 02.04.2026			
IF APPLICABLE: Sec. 2.18.1.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]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/05/2026	01/30/2026	Requires Re-submit
Corrections	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
Corrections	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
Corrections	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "No change to the work as shown on the approved plans shall be made without notification to and approval by the Office of the County Engineer."			
Corrections	6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
Corrections	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			

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

SUBMITTAL SUMMARY REPORT (33432)

REVIEW SESSION FILES:

\$525.05_011526-03-003_Utility Plan Review Receipt_EPL Invoice_016105_0001.pdf
 031706-01-001_SECO_OCALA_ALTA-rev4_SUEs.pdf
 06636842_Final Phase I ESA Report-Three Land Parcels-Ocala, FL.pdf
 07573342 (SECO Ocala, Design Level Geotechnical - Updated Report) S&S.pdf
 Alternative Pipe Request Narrative r.pdf
 Book 1235 PG 921.pdf
 Book 7542 PG 87.pdf
 Cross Access Deviation - SECO.pdf
 File Category Placeholder.pdf
 hydrant testing - Bowman.pdf
 Operation and Maintenance Plan.pdf
 SECO - OCALA - TD and LP_2025-12-19ss.pdf
 SECO Ocala 33432 - Capacity Charges Determination and Summary Worksheet Proof.pdf
 SECO Ocala Hydraulic Report.pdf
 SECO Ocala Lift Station Design Report.pdf
 SECO Ocala Response to comments letter.pdf
 SECO Ocala Right of Way Deed Draft.pdf
 Stormwater Report.pdf
 -Water-Meter-Sizing-per-AWWA-M22-3rd-Edition-SECO OCALA.pdf

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

EXISTING ZONING	B2 - COMMUNITY BUSINESS
FUTURE LAND USE	EC - EMPLOYMENT CENTER
SPECIAL USE PERMIT	2020045U - APPROVED
MAJOR SITE PLAN PERMIT	20200600S - PENDING
OFFSITE ROADWAY IMPROVEMENTS	APPLICATION #TED - PENDING
SURROUND CRP	200720-S - PENDING

SW 16TH AVE. (CR 475A)
OCALA, FL 34473
MARION COUNTY

CONCURRENCY NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVES ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRER CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENC REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

<u>PERVIOUS/IMPERVIOUS AREA</u>		
BUILDING AREA	56,530 SF (1,298 AC)	1.69%
PAVEMENT AREA	437,335 SF (10,040 AC)	13.0%
TOTAL IMPERVIOUS AREA	493,865 SF (11,338 AC)	14.69%
TOTAL PERVIOUS AREA	2,868,012 SF (65,840 AC)	85.31%
TOTAL PROJECT AREA	3,361,877 SF (77.17 AC)	100.0%

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

SUMNER ELECTRIC COOPERATIVE, INC. DATE

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

DANE CRAYRE, JR. REG. ENG. NO. 97714

PARCEL - A

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF I-75, IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475-A, TOGETHER WITH A 2006 EXPRESS EASEMENT AND EJECTA OF SAID COUNTY ROAD 475-A, EVALUATED THEREOF.

HE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE, N 88 DEGREES 48' 00" W 40.00 FEET TO THE POINT OF BEGINNING, THENCE, NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF C.R. 1475A, 697.00 FEET, THENCE, WEST 575.00 FEET, THENCE, SOUTH 103.00 FEET, THENCE, WEST 200.00 FEET, THENCE, NORTH 95.70 FEET, THENCE, WEST 501.36 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE, S 00 DEGREES 08' 20" W ALONG SAID WEST BOUNDARY LINE 687.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE, N 89 DEGREES 48' 00" E ALONG SAID SOUTH BOUNDARY LINE OF 1278.28 FEET TO THE POINT OF BEGINNING.

PANEL - C

COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S. 89°40'00"E TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST RIGHT OF WAY OF CR-674-A, 687.00 FEET; THENCE WEST 575.00 FEET; THENCE SOUTHWEST 98.00 FEET; THENCE WEST 208.00 FEET; THENCE NORTH 86°20'00"E TO THE POINT OF BEGINNING; OR BEARING S 86°20'00"E, DISTANCE 501.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE ¼ OF THE SE ¼ OF THE SE ¼ OF SECTION 3 00°00'00"N, ALONG SAID WEST BOUNDARY LINE 667.16 FEET TO THE SW CORNER OF THE SE ¼ OF THE SE ¼ OF THE SE ¼ OF SECTION 1 89°40'00"E, ALONG SAID SOUTHERLY LINE 1278.28 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN 2000 WINNIE MOBILE HOME, VN # R061007MA AND R061007MB, SITUATED THEREON.

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 12083C0720D DATED 8/27/2008

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED UPON THE

CTL, PT. #6 - 3.5 INCH FLORIDA D.O.T BRASS DISK STAMPED DSPNG
01401 003 IN SW CORNER OF CURB INLET ON THE SOUTH SIDE OF SR
484 AND 200 EAST OF SR 475A
N = 1705568.14
E = 607824.33
ELEV. = 73.32 (N.A.V.D 88)

A map of the area around the proposed site. The site is highlighted with a black outline and labeled "SITE". It is located near the intersection of General Bly Street and Highway 60. Other landmarks include the Ogden Good Horse Farm, Plain Lynn Pasture Ranch, Jeffery Johnson's Shop, Payton Training Center, Upper Brent County Store, and various schools like Hamilton High School and North Middle School. Roads shown include Highway 60, Highway 97, and Highway 84. A north arrow is present in the top left corner.

SITE LOCATION MAP
NTS

TRAVELING INTERSTATE 75, TAKE EXIT 341 FOR SW. HWY. 484
TOWARD BELLEVUE, FOR 0.2 MILES. TURN EAST ONTO SW. HWY.
484, FOR 0.3 MILES. TURN LEFT ONTO SW 16TH AVE, FOR 0.6 MILES.
THE SITE IS ON THE LEFT

SUMTER ELECTRIC COOPERATIVE, INC.
330 US-301
SUMTERVILLE, FL 33585

SANITARY	MARION COUNTY UTILITIES 11880 US-41 BELLEVUE, FL 34420 PHONE: 352.307.8000	ELECTRIC	SEO ENERGY 330 US-301 SUMMITVILLE, FL 33585 PHONE: 352.569.9837
WATER	MARION COUNTY UTILITIES 11880 US-41 BELLEVUE, FL 34420 PHONE: 352.307.8000	GAS	TECO PEOPLES GAS 316 SW 33RD AVE. OCALA, FL 34474 PHONE: 352.622.0111

Sheet Number	Sheet Title
C.0	GENERAL SHEET
C.1	GENERAL NOTES
1.0	BOUNDARY COVER
2.0	ALTAIR TIE-IN INFORMATION
3.0	BOUNDARY SURVEY
4.0	BOUNDARY SURVEY
5.0	BOUNDARY SURVEY
6.0	TOPOGRAPHIC SURVEY
7.0	TOPOGRAPHIC SURVEY
8.0	TOPOGRAPHIC SURVEY
9.0	BOUNDARY DETAILS
10.0	DEMOLITION PLAN (KEY SHEET)
2.0	DEMOLITION PLAN
2.1	DEMOLITION PLAN
2.2	DEMOLITION PLAN
2.3	EROSION CONTROL PLAN (KEY SHEET)
C.1	EROSION CONTROL PLAN
C.2	EROSION CONTROL PLAN
C.3	EROSION CONTROL PLAN
C.4	EROSION CONTROL PLAN
C.5	EROSION CONTROL PLAN
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C.97	EROSION CONTROL PLAN
C.98	EROSION CONTROL PLAN
C.99	EROSION CONTROL PLAN
C.100	EROSION CONTROL PLAN

Dane Fray



Bowman Consulting Group Ltd
4720 Salisbury Rd
Suite 127
Jacksonville, FL 32256
Phone: (321) 255-6434
www.bowman.com

COVER SHEET
MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY



PLAN STATUS

DATE	DESCRIPTION	
DF	SW	EJ
DESIGN	DRAWN	CHKD
SCALE AS SHOWN		
JOB No. 011526-03-00		
DATE January 19, 202		
FILE 011526-D-CP-003-CO		
C1.0		
SHIFT No.		



Bowman

FIRM NO. 14306

LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1552123 EFFECTIVE DATE AUGUST 13TH, 2024 @ 11:00AM

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF I-75, IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475-A. TOGETHER WITH A 2006 EXPR MOBILE HOME VIN # GAFLS35A60778X21, SITUATED THEREON.

SCHEDULE "BII" EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557222, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

- ON ANY DEFECT, LEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS ON THE FIRST TIME IN THE PUBLIC RECORDS, THE APPLICANT SHALL ATTACH TO THE APPLICATION THE COMMITMENT DATE AND THE DATE ON WHICH EACH OF THE SCHEDULE A PART 1 REQUIREMENTS ARE MET.
- NOT A SURVEY MATTER**
- A. ANY SPECIAL, SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
- B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION ON AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE RECORDS.
- D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
- E. ANY LEN, OR RIGHT TO A LEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
- NOT A SURVEY MATTER**
- F. ANY OWNER'S POLICY BEHIND PURSUIT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXEMPTION: ANY OWNER OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOLEIGNORITY TO ANY PART OF THE LANDS OR INTERESTS, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACQUIRED TO SUCH LANDS.
- NOT A SURVEY MATTER**
- G. ANY LANDS SERVING BY COUNTY ORDINANCE OR BY CHAPTER 198 F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR COUNTY, AND ANY LANDS INFORMATION BEING IN BENEFIT AS TO THE CURRENT SYSTEM, BECAUSE OF LAND SYSTEMS PROVIDED THE LAND DESCRIBE HEREIN, AND IN FAVOR OF WASTE FIELDS IN FAVOR OF ANY COUNTY OF FLORIDA.
- NOT A SURVEY OR OTHER MATTER**
- H. OIL, GAS, MINERAL, OR OTHER RESOURCES AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED 286, PAGE 22, PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND ANY INFORMATION BEING IN BENEFIT AS TO THE CURRENT SYSTEM, BECAUSE OF LAND SYSTEMS PROVIDED THE LAND DESCRIBE HEREIN, AND IN FAVOR OF WASTE FIELDS IN FAVOR OF ANY COUNTY OF FLORIDA.
- I. ANY LANDS SERVING PARCELS, LIES WITHIN THE AREA DEFINED BY DEED 206, PAGE 26, PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND ANY INFORMATION BEING IN BENEFIT AS TO THE CURRENT SYSTEM, BECAUSE OF LAND SYSTEMS PROVIDED THE LAND DESCRIBE HEREIN, AND IN FAVOR OF WASTE FIELDS IN FAVOR OF ANY COUNTY OF FLORIDA.

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203 EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE, S 89 DEGREES 48' 00" W 40.00 FEET TO THE POINT OF BEGINNING, THENCE, NORTH ALONG THE WEST-RIGHT-OF-WAY LINE OF MARION COUNTY ROAD 197.00 FEET, THENCE, WEST 57.50 FEET, THENCE, SOUTH 100.00 FEET, THENCE, WEST 200.00 FEET, THENCE, NORTH 95.70 FEET, THENCE, WEST 501.50 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE, S 00 DEGREES 08' 28" W ALONG SAID WEST BOUNDARY LINE 697.36 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE, N 89 DEGREES 48' 00" E ALONG SAID WEST BOUNDARY LINE OF 1278.28 FEET TO THE POINT OF BEGINNING.

SCHEDULE "BII" EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:05AM

- ANY DEFECT IN LEASE, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN ANY INSTRUMENT, WHETHER IT IS OR IS NOT A DEED, ATTACHED OR DISCLOSED DURING THE GOVERNMENT DATE AND THE DATE OF CLOSING OF THE SCHEDULE 1 PART 1: REQUIREMENTS ARE MET.
2. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS;
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS;
4. ANY ENCROACHMENT, ENCUMBRANCE, VULNERATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTIONS OF THE LAND;
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS;
- E. ANY LEASE, OR RIGHT TO USE, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS
- NONE A SURVEY MATTER**
7. ANY OWNER'S POLICY ISSUED PURSUANT HEREIN MAY CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: "THIS INSTRUMENT SHALL BE SUBJECT TO THE STATE OF FLORIDA'S POLICY OF SOVEREIGNTY TO ANY PORTION OF THE LAND INCLUDED HEREUNDER, INCLUDING BOUNDARIES, FILLED AND AFFIRMED IN FORCE AND EFFECT, AND LANDS ACQUIRED TO DATE."
8. ANY LESSOR'S LIABILITY TO COUNTY ORDINANCE OR BY CHAPTER 169, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES AT ANY WATER SYSTEMS, SEWER SYSTEMS, SEWER SYSTEMS OR GAS DISTRIBUTION SYSTEMS, AS DESCRIBED HEREIN, AND IN ORDER FOR WASTE FEES IN FAVOR OF ANY CITY OR MUNICIPALITY.
- NONE A SURVEY MATTER**
9. EASEMENTS FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 216 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- EASEMENT AS SHOWN**
- EASEMENT AS SHOWN**
- OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL TRUSTS OF THE BANK OF AMERICA NATIONAL ASSOCIATION, INC. ("BANK") IN CONNECTION WITH THE RIGHT OF ENTRY RELEASED BY OIL CLAIM DEED FROM A SERIES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RELEASED BY OIL CLAIM DEED FROM A SERIES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.
- PORTION OF THE SURVEILLED PARCELS LATER WITHIN THE AREA DEFINED BY DEED BOOK 28, PAGE 21 AND DEED BOOK 29, PAGE 182.**
10. ANY EASEMENT FOR UTILITIES IN FAVOR OF FLUORIDE ELECTRIC COOPERATIVE, INC. RECORDED IN DEED BOOK 452, PAGE 88 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
11. ANY EASEMENT FOR UTILITIES IN FAVOR OF FLUORIDE ELECTRIC COOPERATIVE, INC. RECORDED IN DEED BOOK 595, PAGE 99 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
12. EASEMENT FOR INGRESS AND EGRESS RECORDED IN DEED BOOK 1255, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- EASEMENT AS SHOWN**

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

1. FOUND ON LOT 31, CORNER.
2. PROPERTY ADDRESS: PARCEL A - 15444 59TH 16TH AVE, PARCEL B - 12833 59TH 16TH AVE, PARCEL C - 12540 59TH 16TH AVE AND
3. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 1508032702D DATED 8/27/2005 AT 8:09 PM.
4. SUBJECT PARCELS CONTAIN:
- PARCEL A - 167448.40 SQ. SQUARE FEET OR 38.05 ACRES.
- PARCEL B - 84040.71 SQ. SQUARE FEET OR 19.15 ACRES.
- PARCEL C - 67075.10 SQ. SQUARE FEET OR 15.39 ACRES.
- TOTAL - 3,361,676.16 SQ. SQUARE FEET OR 76.59 ACRES, MORE OR LESS.
5. BENCHMARK AND CONTOURS SHOWN HEREON.
6. SUBSTANTIAL FEATURES OBSERVED IN THE COURSE OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
7. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
8. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE OBSERVED AT TIME OF SURVEY.
10. ALL PLOTTABLE FEATURES PER TITLE DOCUMENT SHOWN HEREON.

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	ALTA / NGPS LAND TITLE INFORMATION
SHEET 3-5	BOUNDARY SURVEY
SHEET 6-8	TOPOGRAPHIC SURVEY
SHEET 9	EASEMENTS

LEGAL DESCRIPTION

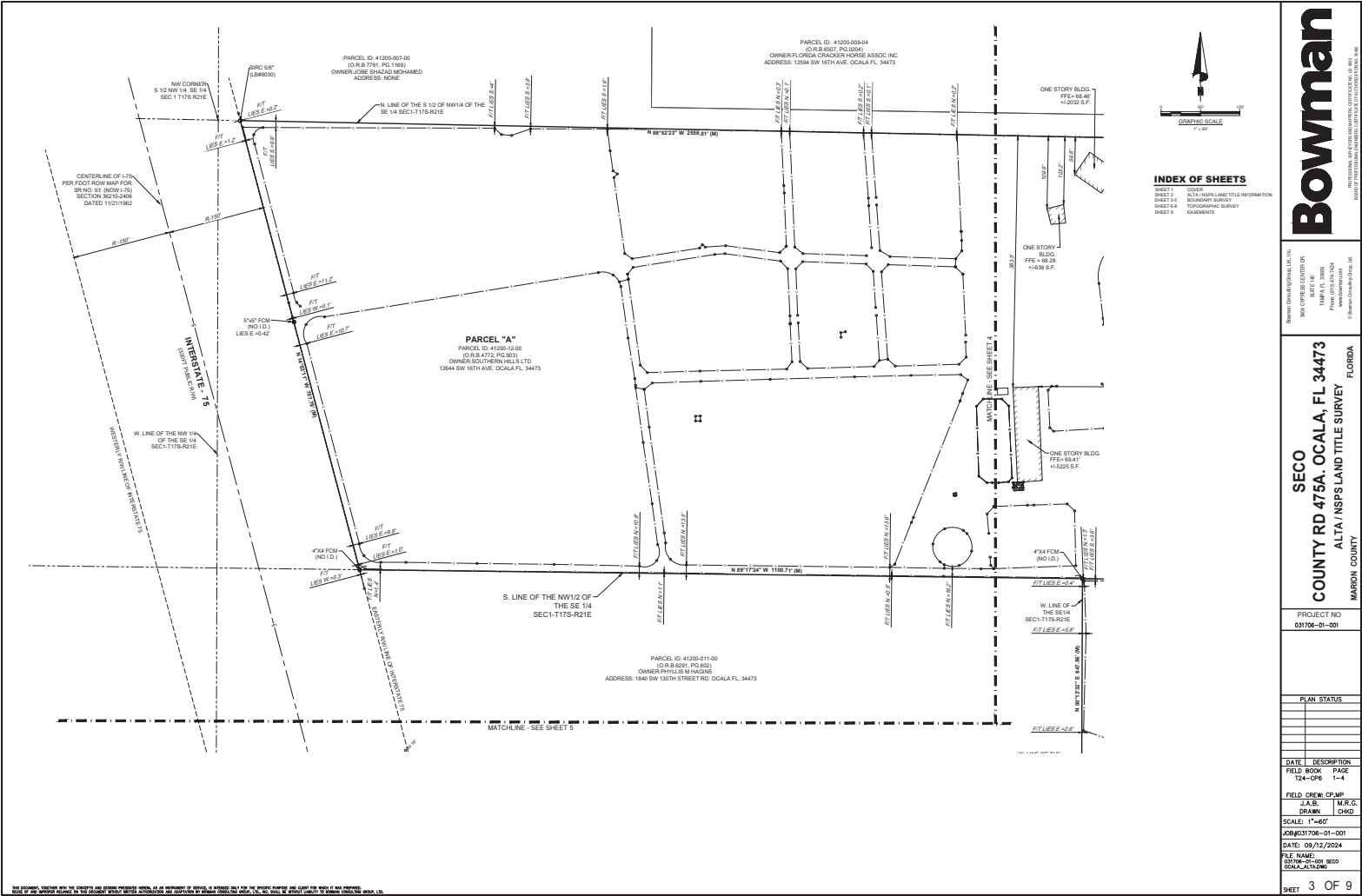
(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557206 EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

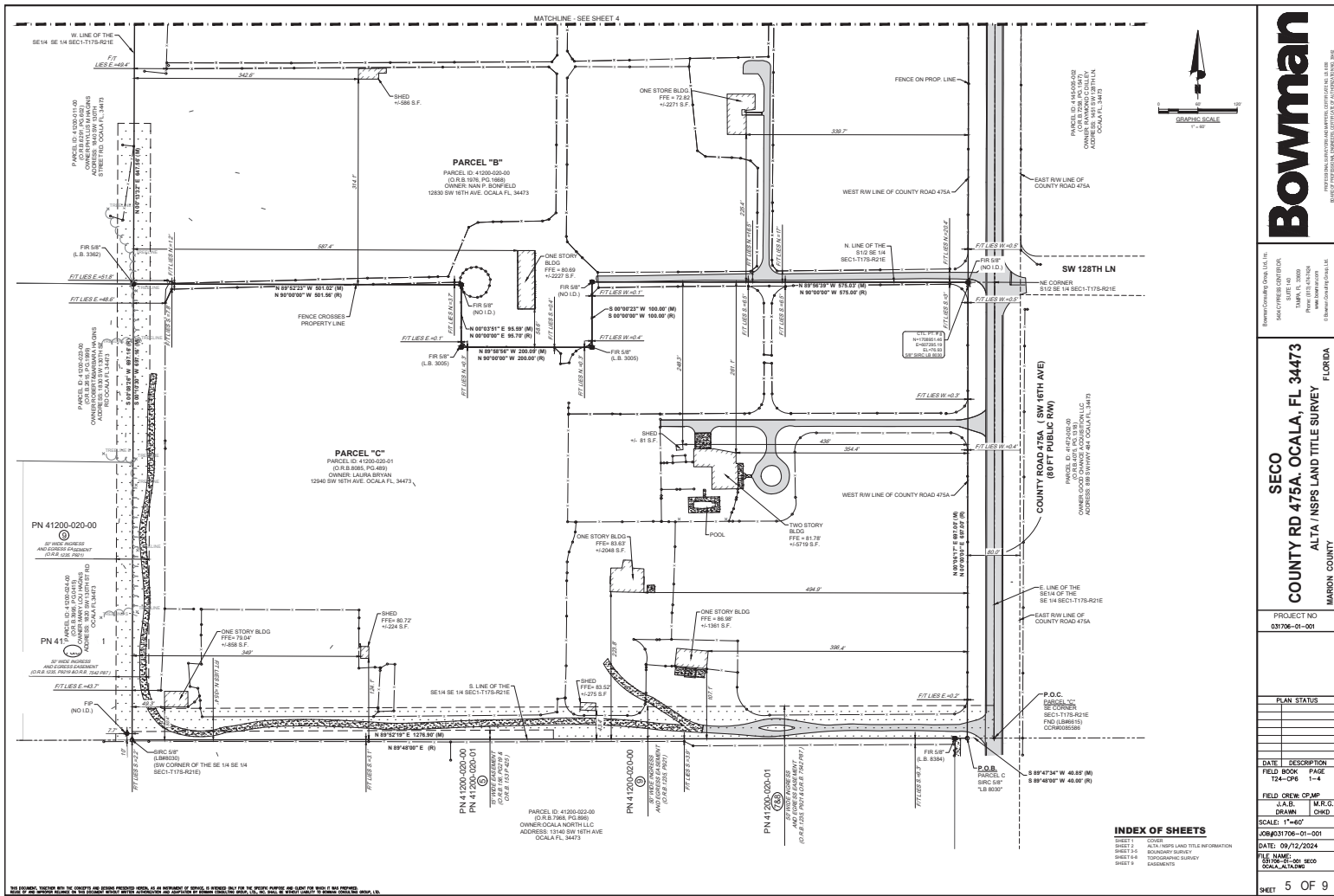
COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S. 89°48'00"W., 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CRH-475A, 697.00 FEET, THENCE WEST 575.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 200.00 FEET; THENCE NORTH 95.70 FEET; THENCE WEST 50.16 FEET TO THE WEST BOUNDARY LINE OF SAID SE ¼ OF THE SE ¼; THENCE S 0°00'26"W., ALONG SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE ¼ OF THE SE ¼; THENCE N 80°48'00", ALONG SAID SOUTH BOUNDARY LINE 1278.28 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 2000 WINNIE MOBILE HOME, VIN # 8D61097MA AND 8D610971MB, SITUATED THEREON.

SCHEDULE "BII" EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1552206, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, IEN, ENCROACHMENT, ADEQUACY CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS, ATTACHES, OR IS DISCLOSED DURING THE COMMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET
2. A GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2034 AND SUBSEQUENT YEARS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADEQUACY CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE RECORD OF THE RECORDS OF THE COUNTY
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS
6. ANY IEN, RIGHT, OR RIGHT TO A JOB, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS
NOT A SURVEY MATTER
7. ANY OWNERS POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXPLANATION: ANY ADVERSE OWNERSHIP CLAIM, RIGHT OR RIGHT TO A JOB, OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREIN, INCLUDING, BUT NOT LIMITED, TO EASEMENTS, ARE NOT RECORDED IN THE PUBLIC RECORDS AND ARE NOT SUBJECT TO SUCH LANDS.
8. ANY IEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 155, P.S., IN FAVOR OF ANY TOWN, VILLAGE OR MUNICIPALITY, OR ANY SERVICE PROVIDED BY THE COUNTY TO ANY TOWN, VILLAGE OR MUNICIPALITY, OR ANY LAND SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY IEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER
9. EASEMENT FOR PUBLIC RIGHTS RESERVED IN DEEDS RECORDED IN PUBLIC RECORD 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND
10. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEEDS OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, PAGE 319, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND
11. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEEDS OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, PAGE 319, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND
12. A PORTION OF THE SURVEYED PARCELS WITHIN THE AREA 921, BY PUBLIC RECORD 208 2ND PAGE 24 & DEED BOOK 198, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND
13. EASEMENT FOR HIGHWAYS AND EGRESS RECORDED IN O.R. BOOK 1236, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND
14. EASEMENT FOR HIGHWAYS AND EGRESS RECORDED IN O.R. BOOK 7342, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA
EASEMENT AS BOUND







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1800 Cypress Creek Road, Suite 100
Ft. Lauderdale, FL 33304
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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
FLORIDA
MARION COUNTY

PROJECT NO.
031706-01-001

PLAN STATUS
05/22/24 ADDED SUE

DATE DESCRIPTION
05/22/24 ADDED SUE

FIELD BOOK PAGE
T24-CPE 1-4

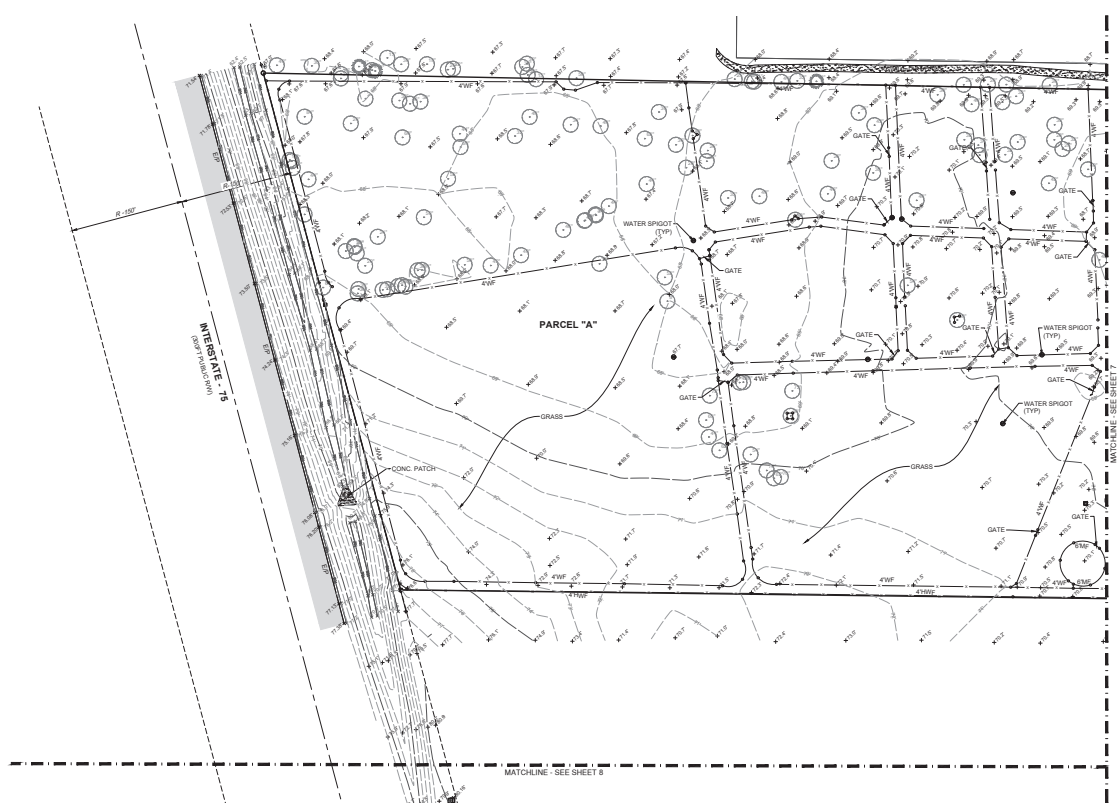
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J.A.B. M.R.G.
DRAFTER: CHD

SCALE: 1"=60'

DATE: 09/12/2024

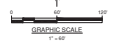
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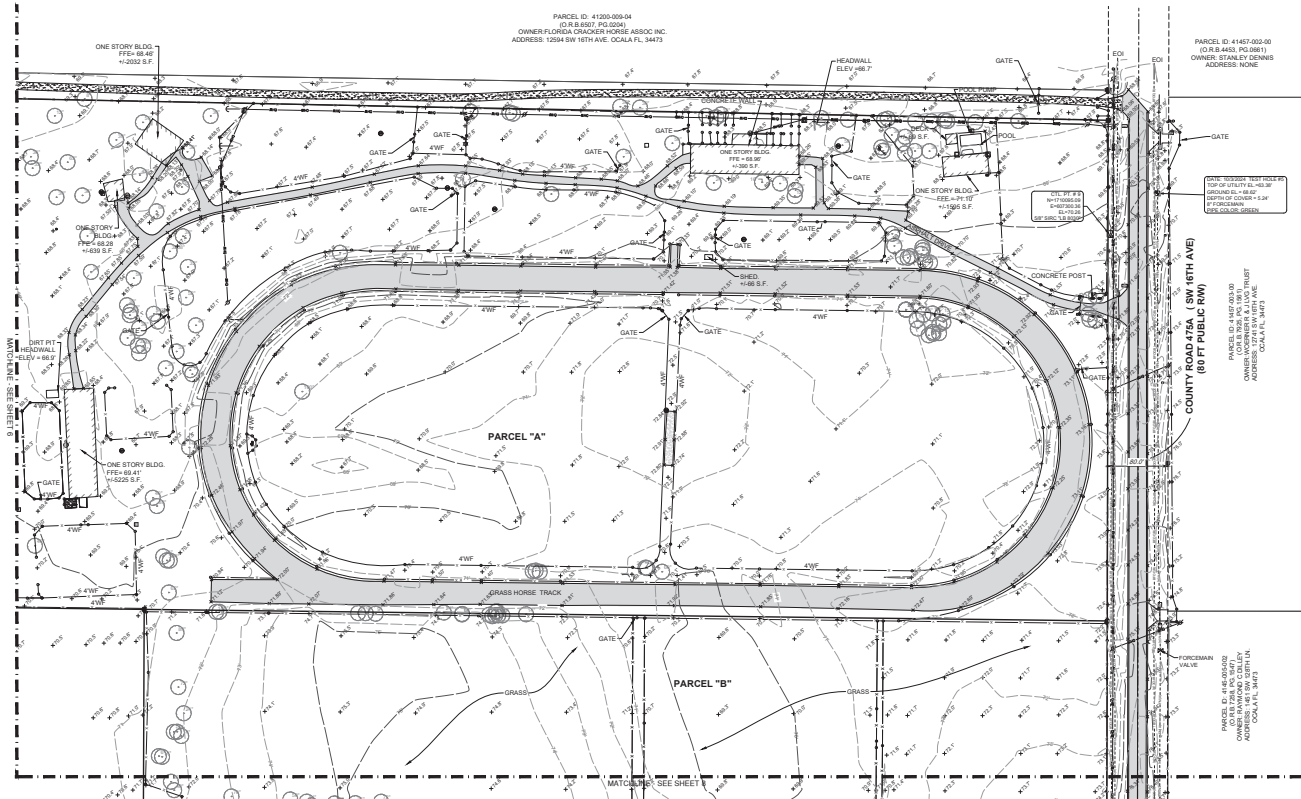
SHEET 6 OF 9



INDEX OF SHEETS

SHEET 1 COVER
SHEET 2 ALTA / NSPS LAND TITLE INFORMATION
SHEET 3 BOUNDARY SURVEY
SHEET 4 TOPOGRAPHIC SURVEY
SHEET 5 EASEMENTS





INDEX OF SHEETS

Bowman

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

PROJECT NO.
031706-01-001

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

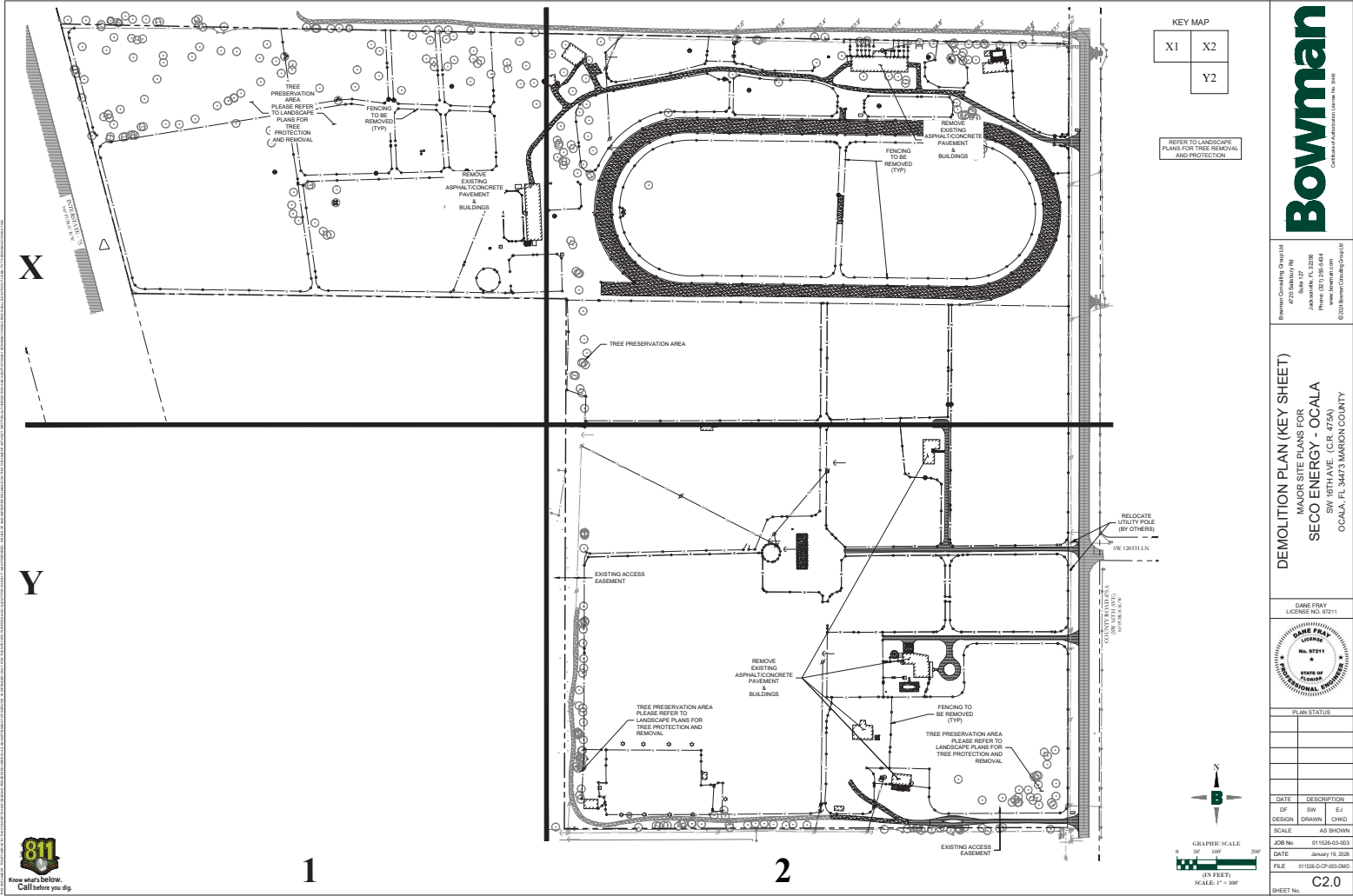
DATE	DESCRIPTION
FIELD BOOK	PAGE

FIELD CREW: CP,MP	
J.A.B.	M.R.C.

SCALE: 1"=60'

DATE: 09/12/2024
FILE NAME:





KEY MAP

X1	X2
	Y2

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION

Bowman
Civil & Mechanical Engineers, Inc.
1000 Highway 100, Suite 100
Ocala, FL 34701
Phone: 352.349.1111
Fax: 352.349.1112
www.bowman-cme.com

Florida Consulting Engineers & Surveyors, Inc.
P.O. Box 127
Jaffee, FL 32098
Jaffee, FL 32098
www.bowman-cme.com
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DEMOLITION PLAN (KEY SHEET)
MAJOR SITE PLANS FOR
SECO ENERGY - Ocala
SW 18TH AVE. (C.R. 475A)
Ocala, FL 34703 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

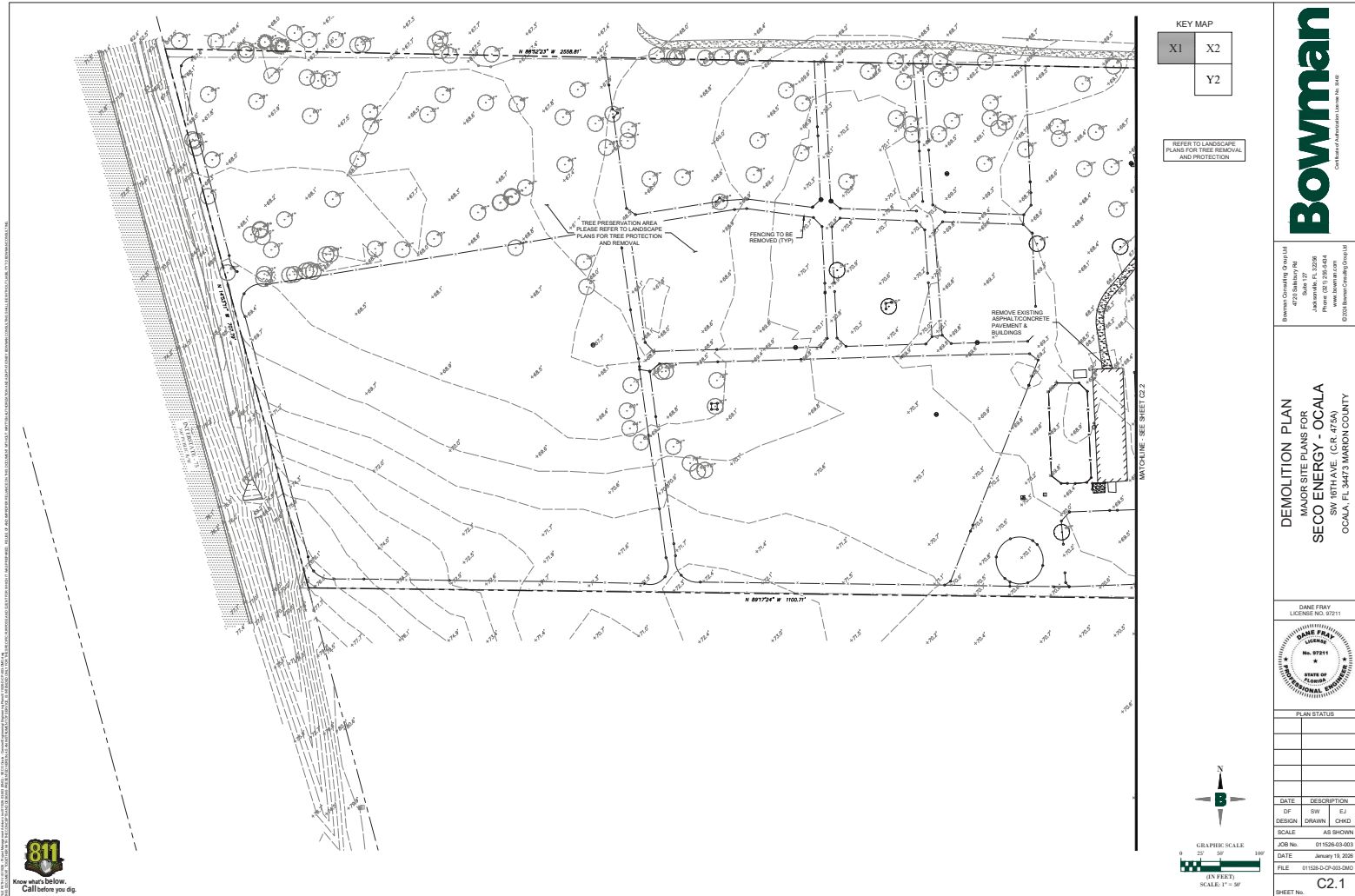
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01/18/2008	DRAWN
01/18/2008	CHKD

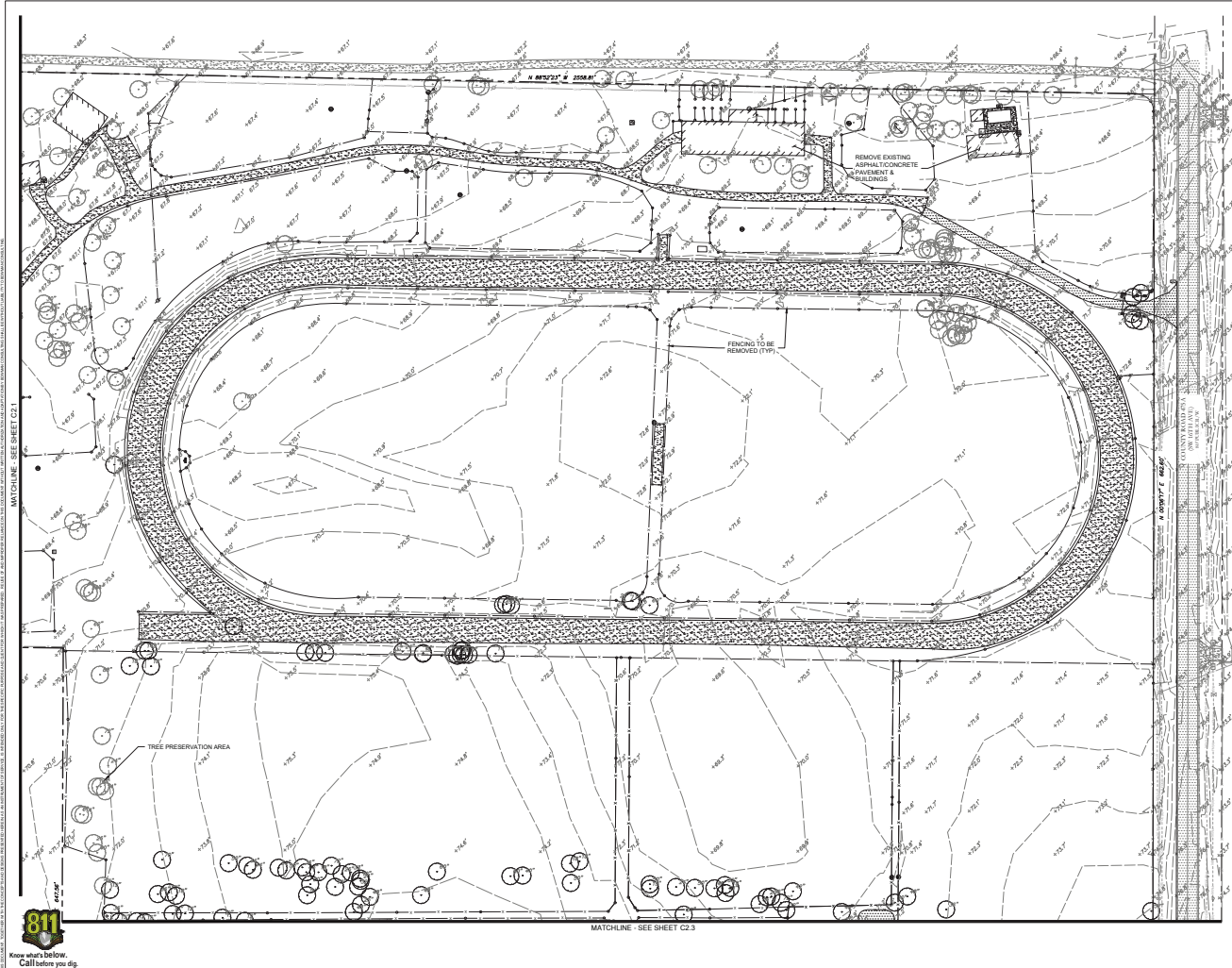
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DATE: January 18, 2008

FILE: 011026-D-01-003-040

SHEET No. C2.0





KEY MAP

X1	X2
Y2	

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION

GRAPHIC SCALE

0 20' 40' 80'

(IN FEET)

SCALE: 1" = 40'

N



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Demetrius C. Bowman, P.E.
#703 January 18th
State 127
JANUARY 18TH, FL 32096
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DEMOLITION PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 3473 MARION COUNTY

DANIE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
01/18/2024	DF
01/18/2024	SW
01/18/2024	EJ
01/18/2024	CHD

JOB No. 011026-03-003
DATE January 18, 2024
FILE 011026-03-003-040
SHEET No. C2.2

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

MATCHLINE - SEE SHEET C2.2

KEY MAP



REFER TO LANDSCAPE
PLANS FOR TREE REMOVAL
AND PROTECTION

RELOCATE UTILITY POLE
(BY OTHERS)

10' LINTILL

REMOVE EXISTING
ASPHALT/CONCRETE
PAVEMENT &
BUILDINGS

FENCING TO BE
REMOVED (TYP)

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

EXISTING ACCESS
EASEMENT



GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 30'



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

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE DESCRIPTION
DF SW EJ
DESIGN DRAWN CHKD

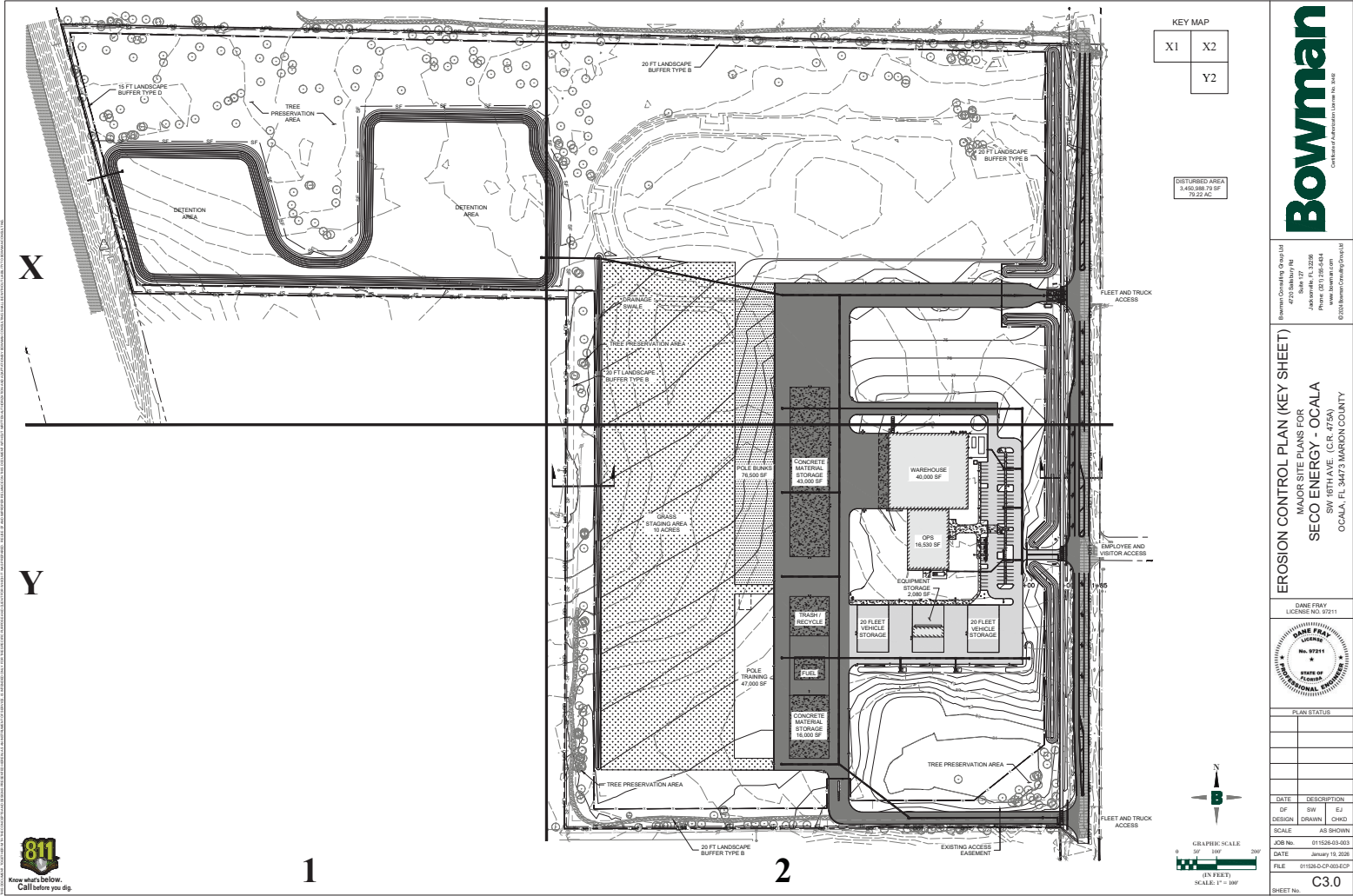
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JOB No. 011026-03-003

DATE January 19, 2024

FILE 011026-03-003-040

SHEET No. **C2.3**



KEY MAP

X1	X2
	Y2

DISTURBED AREA
3,450,000 SQ FT
79.22 AC

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Civil & Survey
1000 S. Highway 1A
Ocala, FL 34473
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Fax: 352.236.1101
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EROSION CONTROL PLAN (KEY SHEET)
MAJOR SITE PLANS FOR
SECO ENERGY - Ocala
SW 18TH AVE. (C.R. 475A)
Ocala, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
01/15/2008	DF
01/15/2008	SW
01/15/2008	EJ
01/15/2008	CHD
01/15/2008	SCALE
01/15/2008	JOB No.
01/15/2008	DATE
01/15/2008	FILE
01/15/2008	SHEET No.



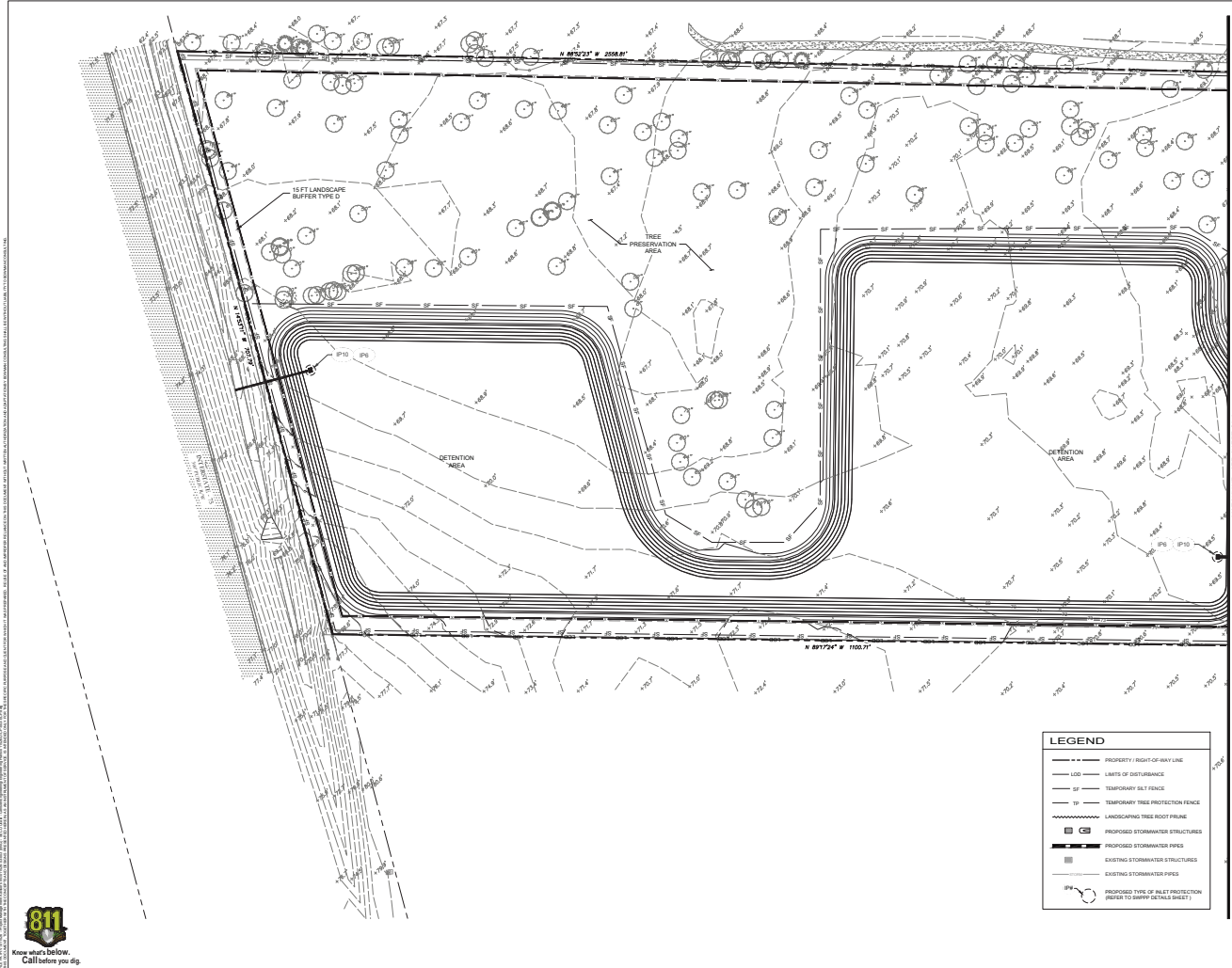
GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE: 1" = 100'



1

2

C3.0



KEY MAP

X1	X2
	Y2



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Suite 127
Ocala, FL 32266
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EROSION CONTROL PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 3473 MARION COUNTY

DANIE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
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01/15/2008	DRAWN
01/15/2008	CHKD

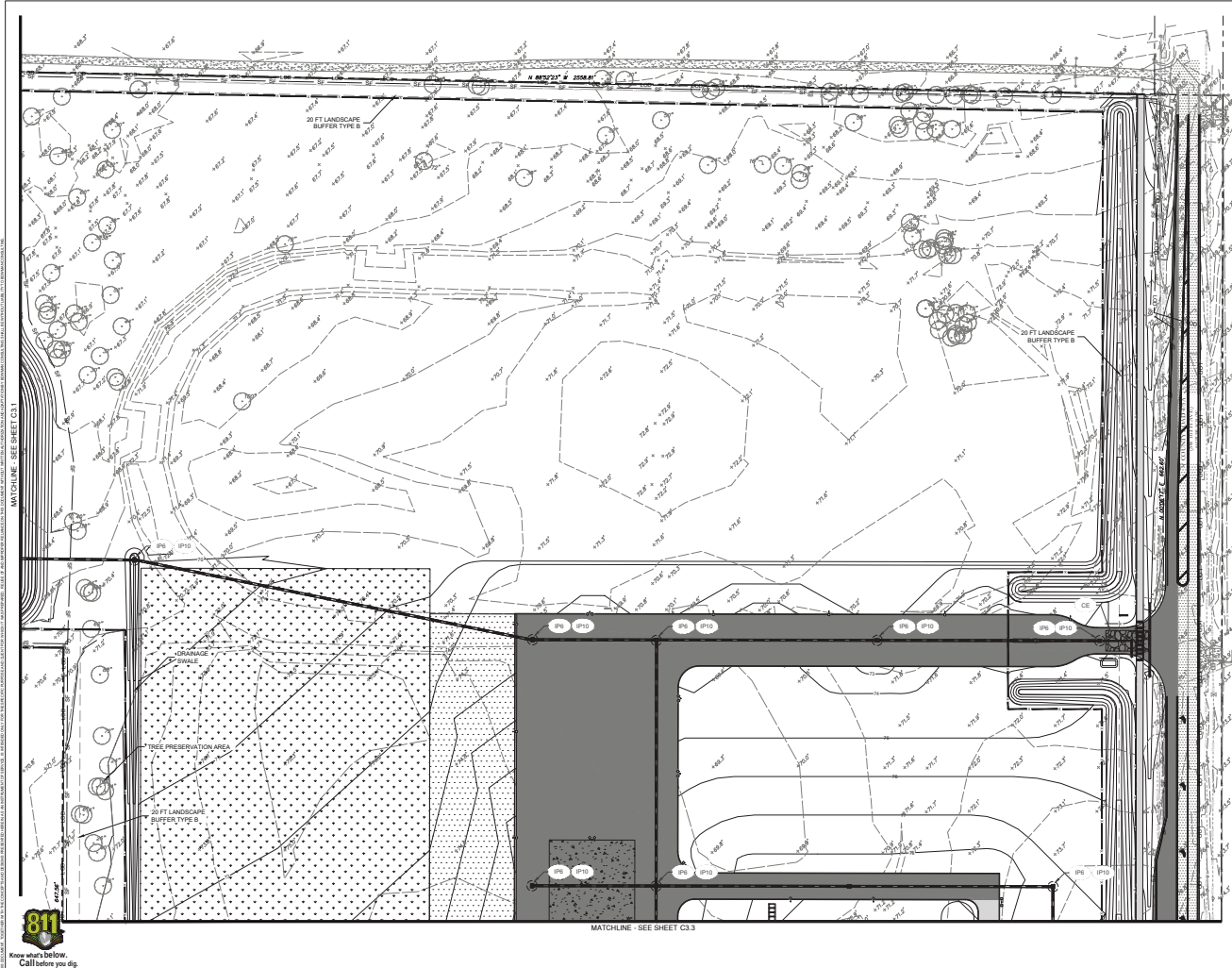
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DATE: January 15, 2008

FILE: 011508-CP-003-EDP

SHEET No. **C3.1**







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

DANIE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
01/15/2008	DESIGN
01/15/2008	SW
01/15/2008	EJ
01/15/2008	CHKD

SCALE: AS SHOWN

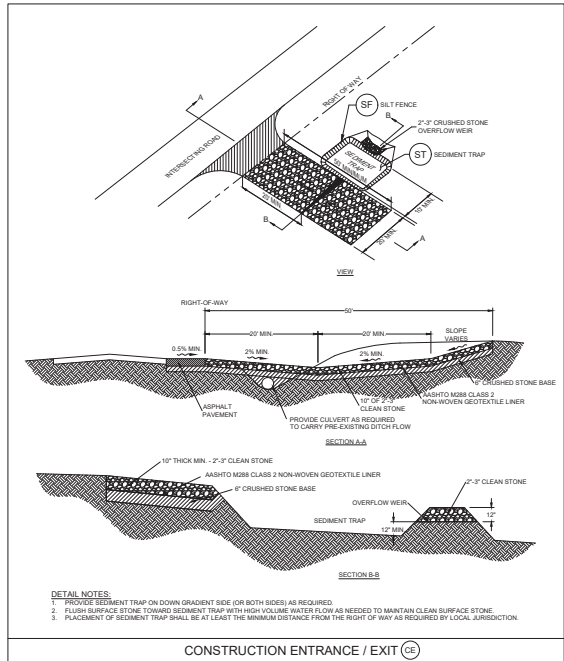
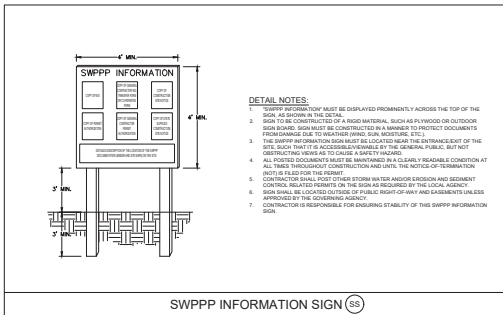
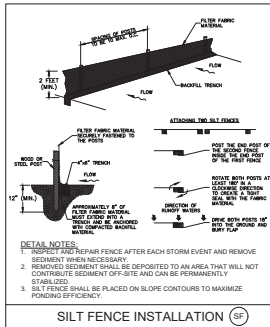
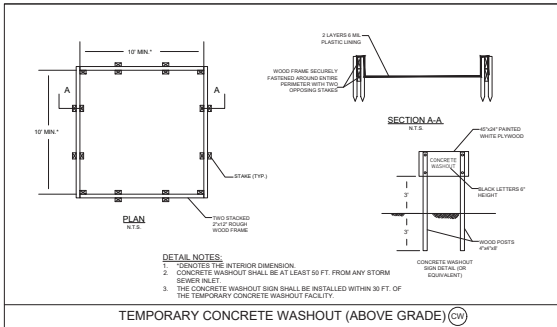
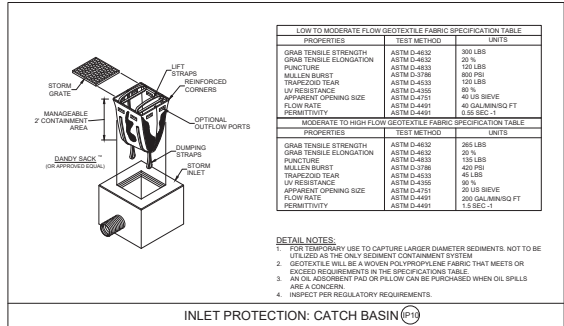
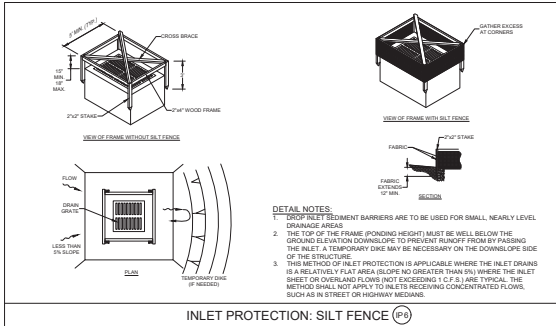
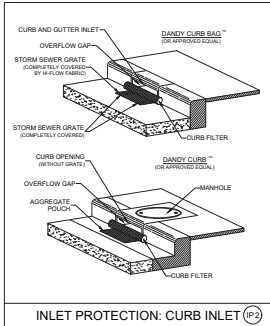
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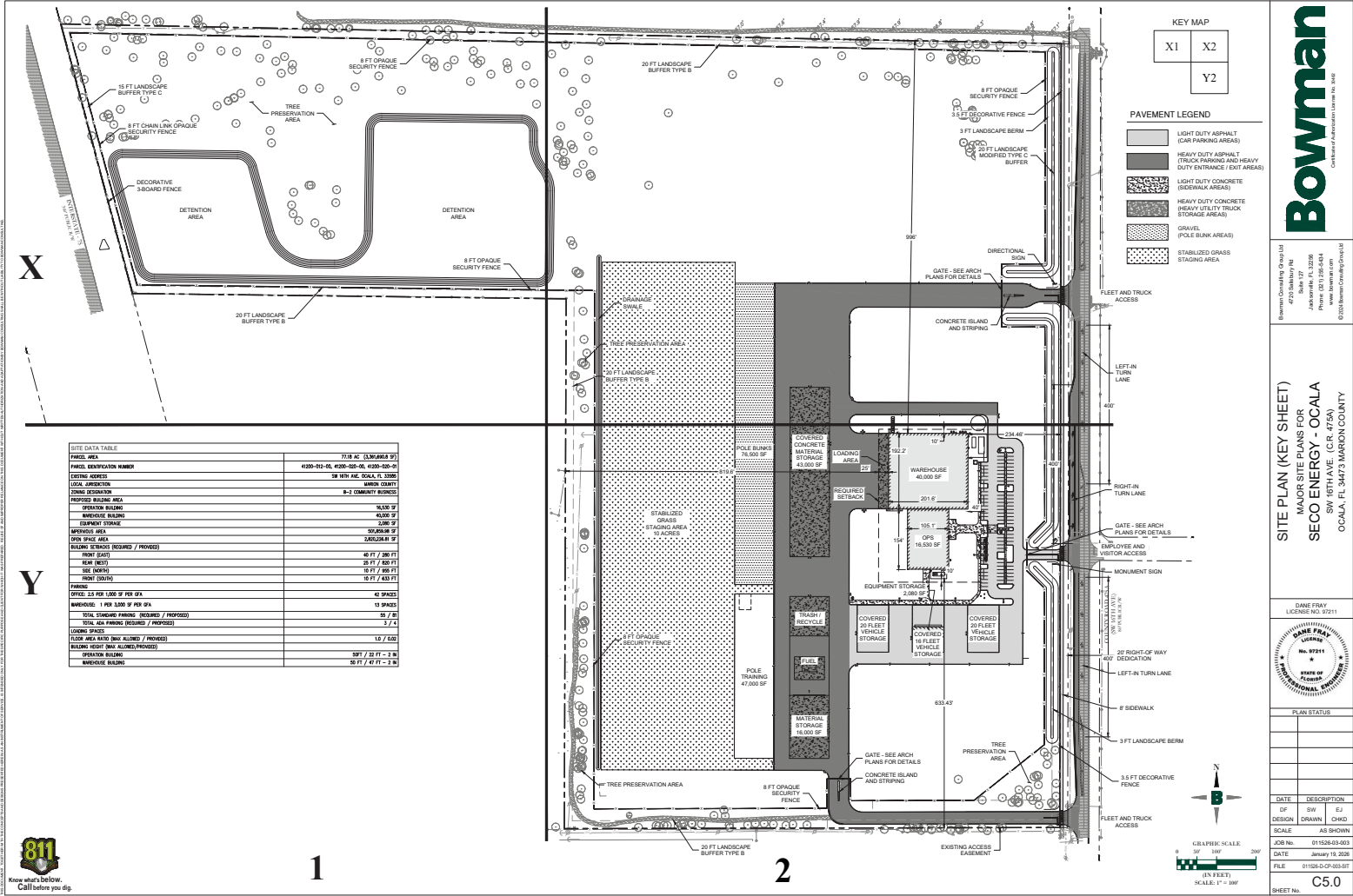
FILE: 011508-CP-003-EDP

SHEET No. **C3.2**



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No. 127
J. R. Bowman, P.E.
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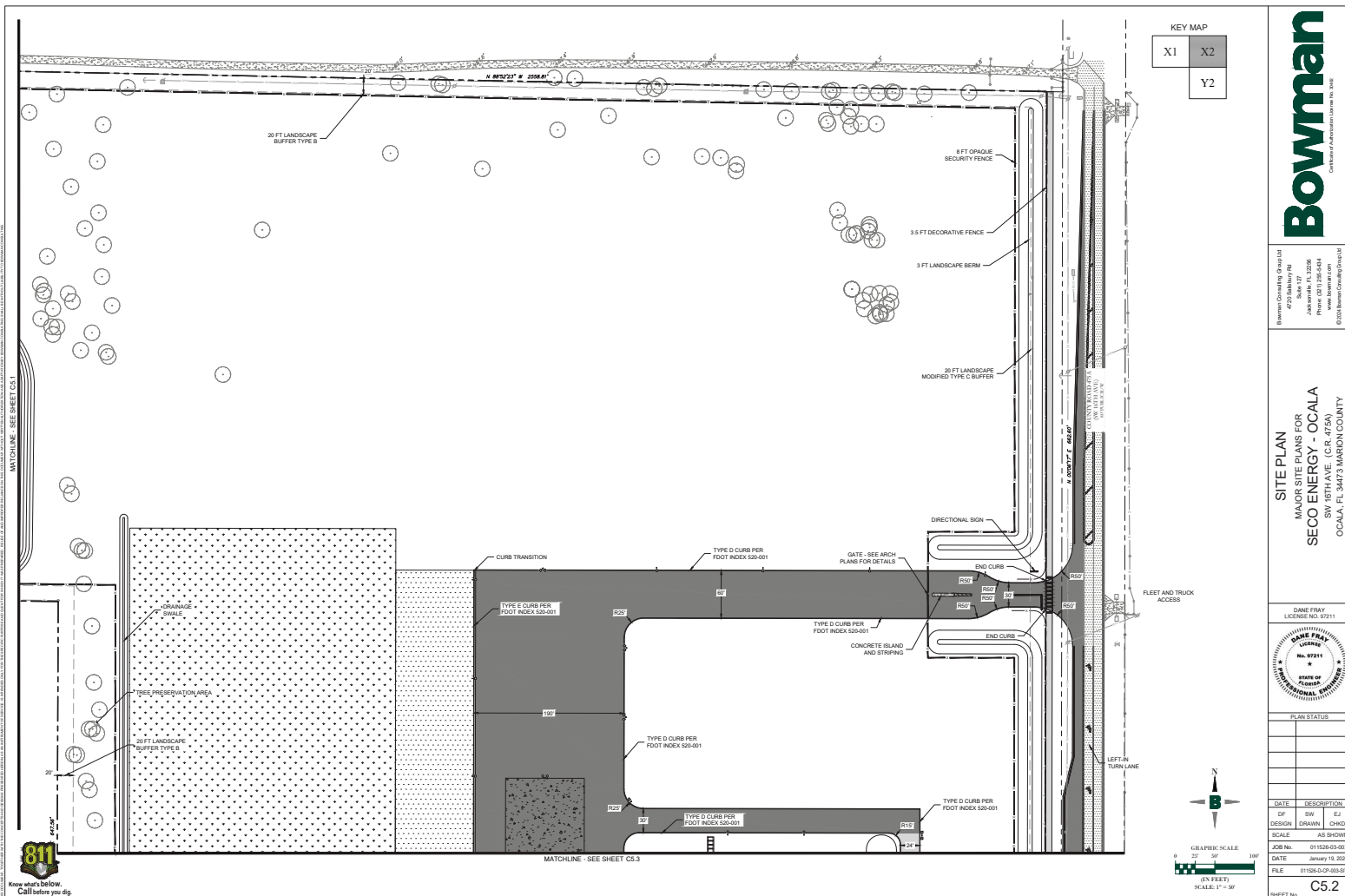
SITE PLAN (KEY SHEET)
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY



PLAN STATUS

DATE	DESCRIPTION
01/15/24	DATE
01/15/24	DESIGN
01/15/24	DRAWN
01/15/24	CHKD
01/15/24	SCALE
01/15/24	JOB No.
01/15/24	DATE
01/15/24	FILE
01/15/24	SHEET No.

C5.0



Bowman

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 4720 Salisbury Rd
 Suite 127
 Jacksonville, FL 32256
 Phone: (321) 255-5434
 www.bowman.com

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SITE PLAN
MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 9721



PLAN STATUS
☐ Active ☐ On Hold ☐ Completed ☐ Cancelled ☐ Expired ☐ Archived ☐ Other

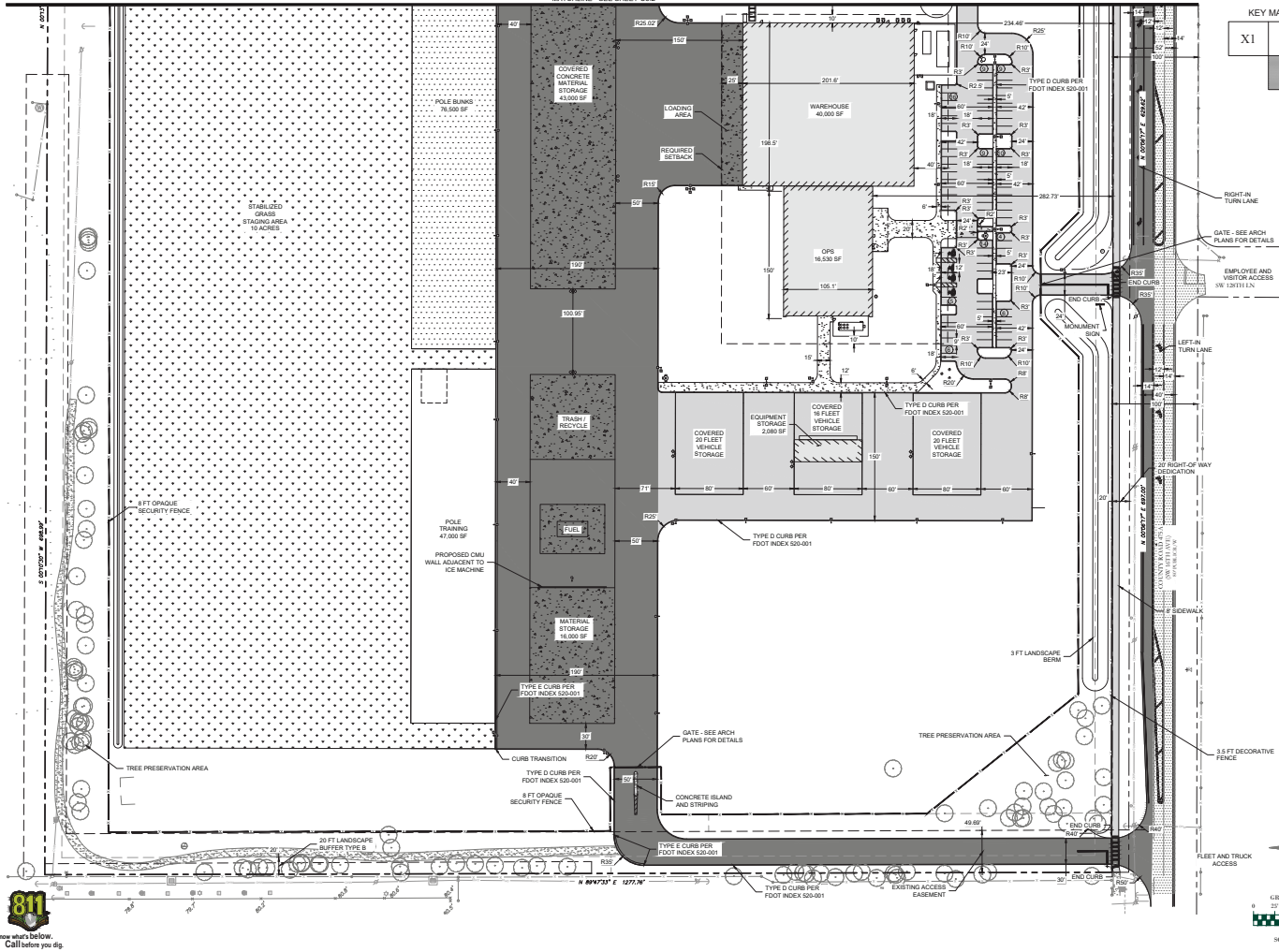
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DF	SW	EJ
DESIGN	DRAWN	CHKD
SCALE		AS SHOWN

DATE	January 19, 20
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C5.2

MATCHLINE - SEE SHEET C5.3

KEY MAP



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Florida Certificate of Professional Engineer
#17033
Date: 1/27/2024
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SITE PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 34737 MARION COUNTY

DATE: 1/27/2024
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
01/27/2024	DESIGN
01/27/2024	DRAWN
01/27/2024	CHKD
01/27/2024	APP. BY
01/27/2024	FILE
01/27/2024	SHEET NO.

C5.3



KEY MAP

X1	X2
	Y2

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Cert. Board of Authorization License No. 30492

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MASTER AERIAL PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION	
DF DESIGN	SW DRAWN	EJ CHKD

SCALE	AS SHOWN
NO. 311	01.15.28.03.00

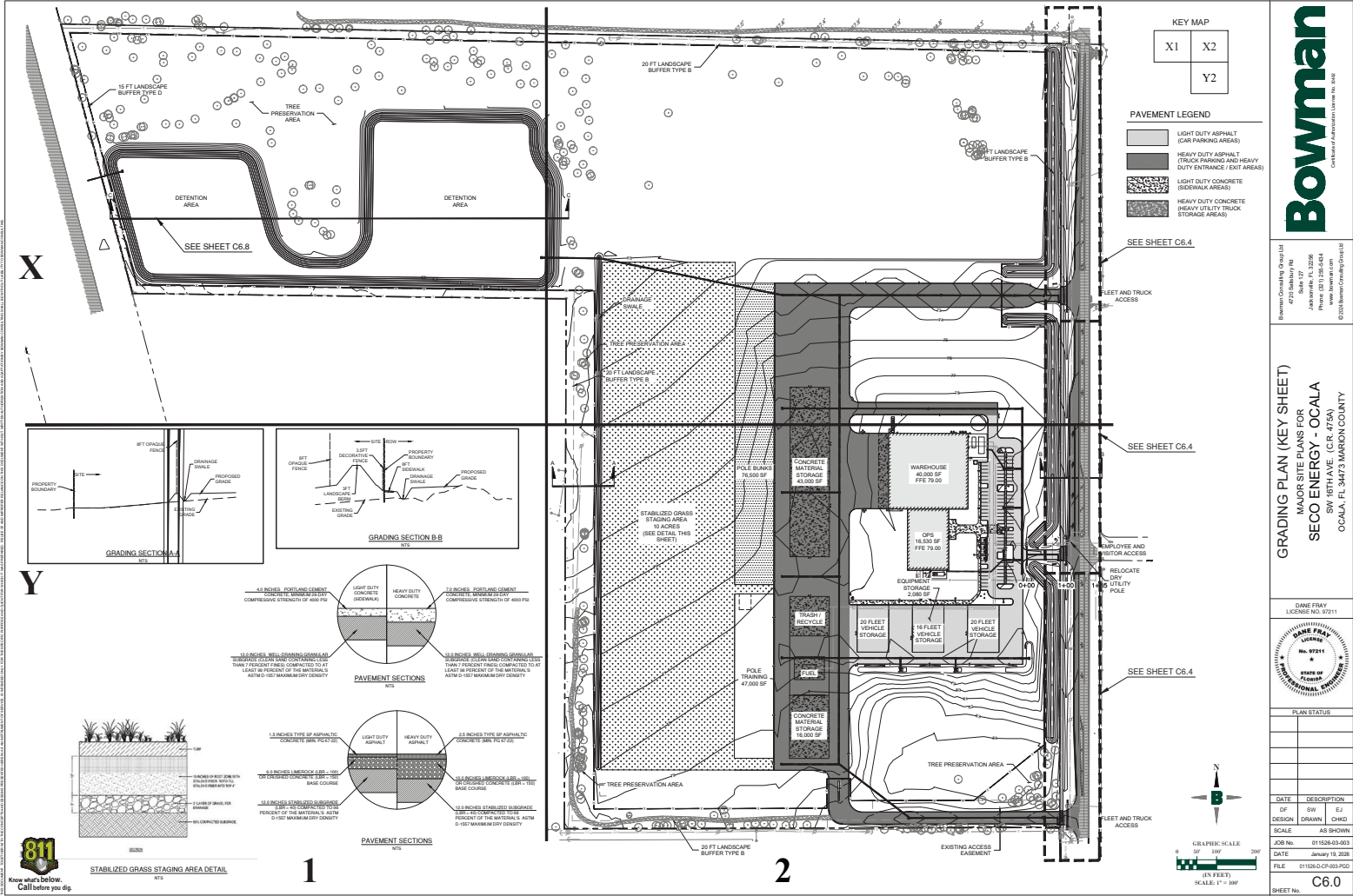
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FILE	011526-D-CP-003-57
	OVERALL
	05 1

SHEET No. **C5.4**



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



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1400 S.W. 1st Street, Suite 100
Ocala, FL 34701
Phone: 352.339.9999
Fax: 352.339.9998
www.bowmaninc.com

DANE FRAY
LICENSE NO. 97211
Professional Engineer
State of Florida

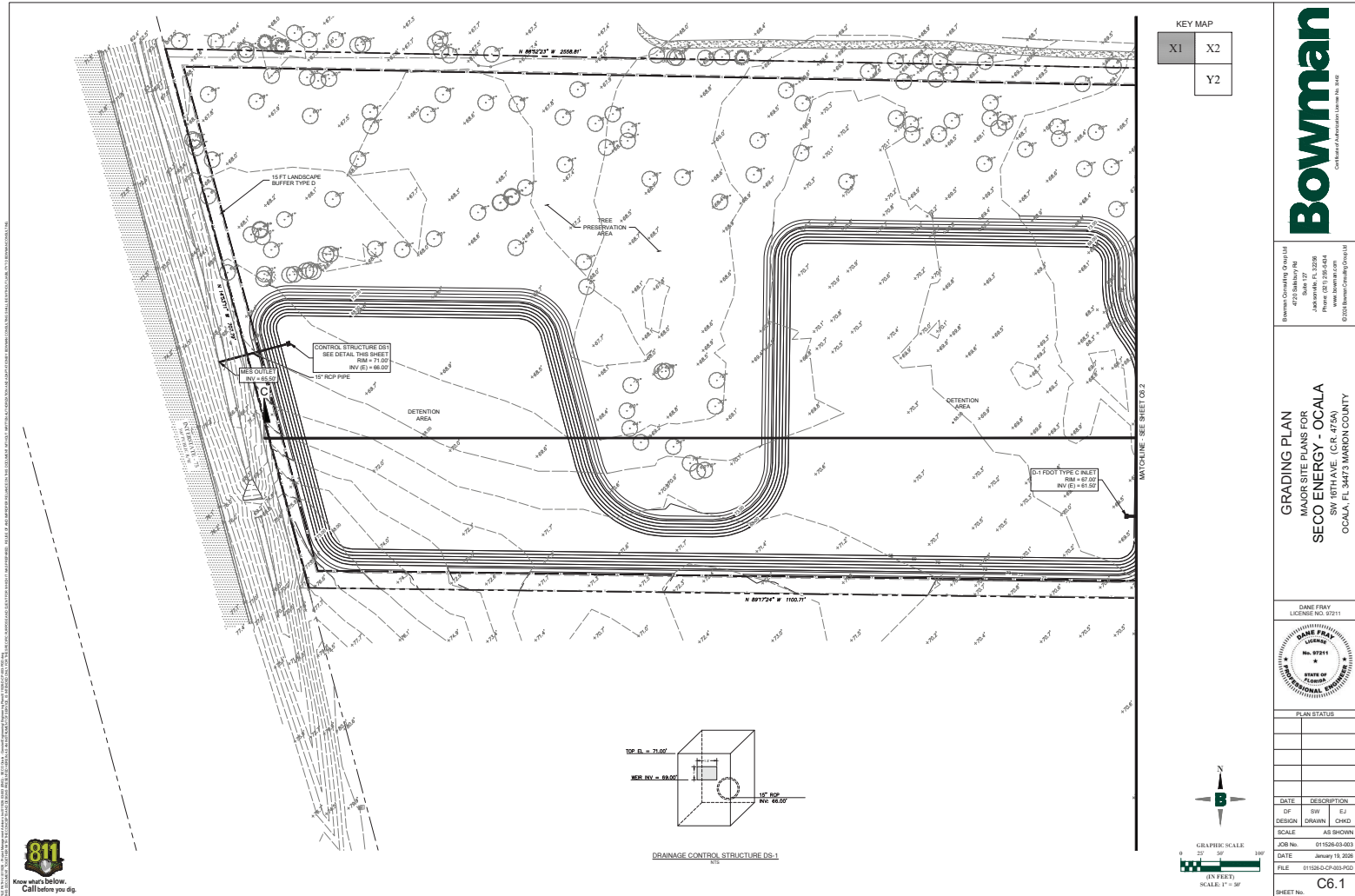
GRADING PLAN (KEY SHEET)
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 3473 MARION COUNTY

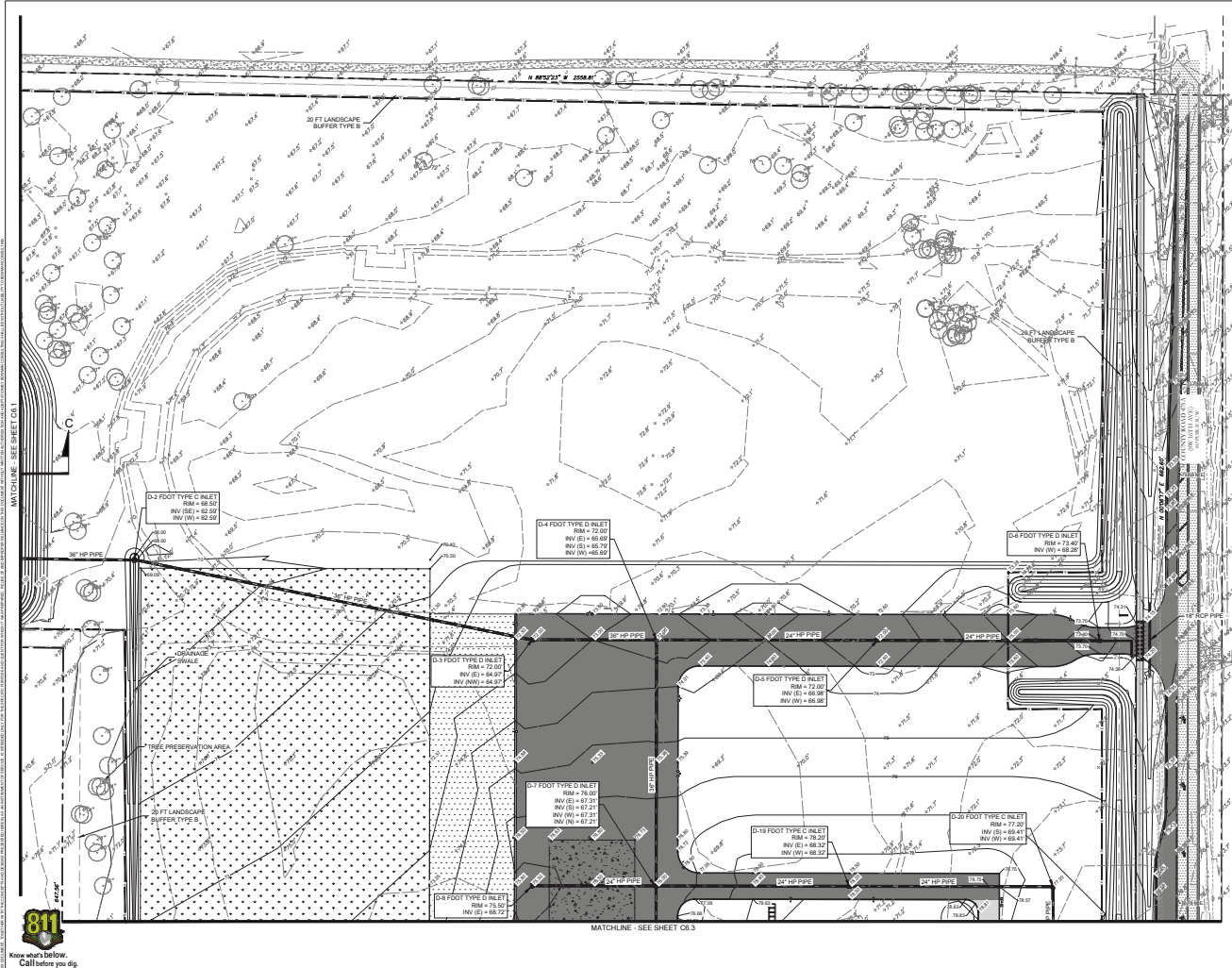
DANE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
01/19/08	DESIGN
01/19/08	SW
01/19/08	CHKD
01/19/08	SCALE
01/19/08	JOB No.
01/19/08	DATE
01/19/08	FILE
01/19/08	SHEET No.





Grading Plan
MAJOR SITE PLANS FOR
SECO ENERGY - Ocala
SW 18TH AVE. (C.R. 475A)
Ocala, FL 3473 MARION COUNTY

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1000 Highway 90
Suite 100
Ocala, FL 34706
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DAVID FRAY
LICENSE NO. 97211

PLAN STATUS

DATE	DESCRIPTION
01/18/2008	DESIGN
01/18/2008	DRAWN
01/18/2008	CHECKED

SCALE: AS SHOWN

DATE: January 18, 2008

FILE: 011026-CP-003-PD0

SHEET No. **C6.2**

GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
SCALE: 1" = 40'

N



MATCH LINE - SEE SHEET C6.3

KEY MAP

X1 X2
Y2

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Civil Engineering & Surveying
1400 S.W. 12th Avenue, Suite 100
Ocala, FL 34473
Phone: 352.236.1234
Fax: 352.236.1235
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GRADING PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DATE: 01/15/2018
DESIGNER: JLB
DRAWN: JLB
CHECKED: JLB
SCALE: AS SHOWN
FILE: 011026-CP-003-P03
SHEET NO. C6.3

DATE: 01/15/2018
DESIGNER: JLB
DRAWN: JLB
CHECKED: JLB
SCALE: AS SHOWN
FILE: 011026-CP-003-P03
SHEET NO. C6.3

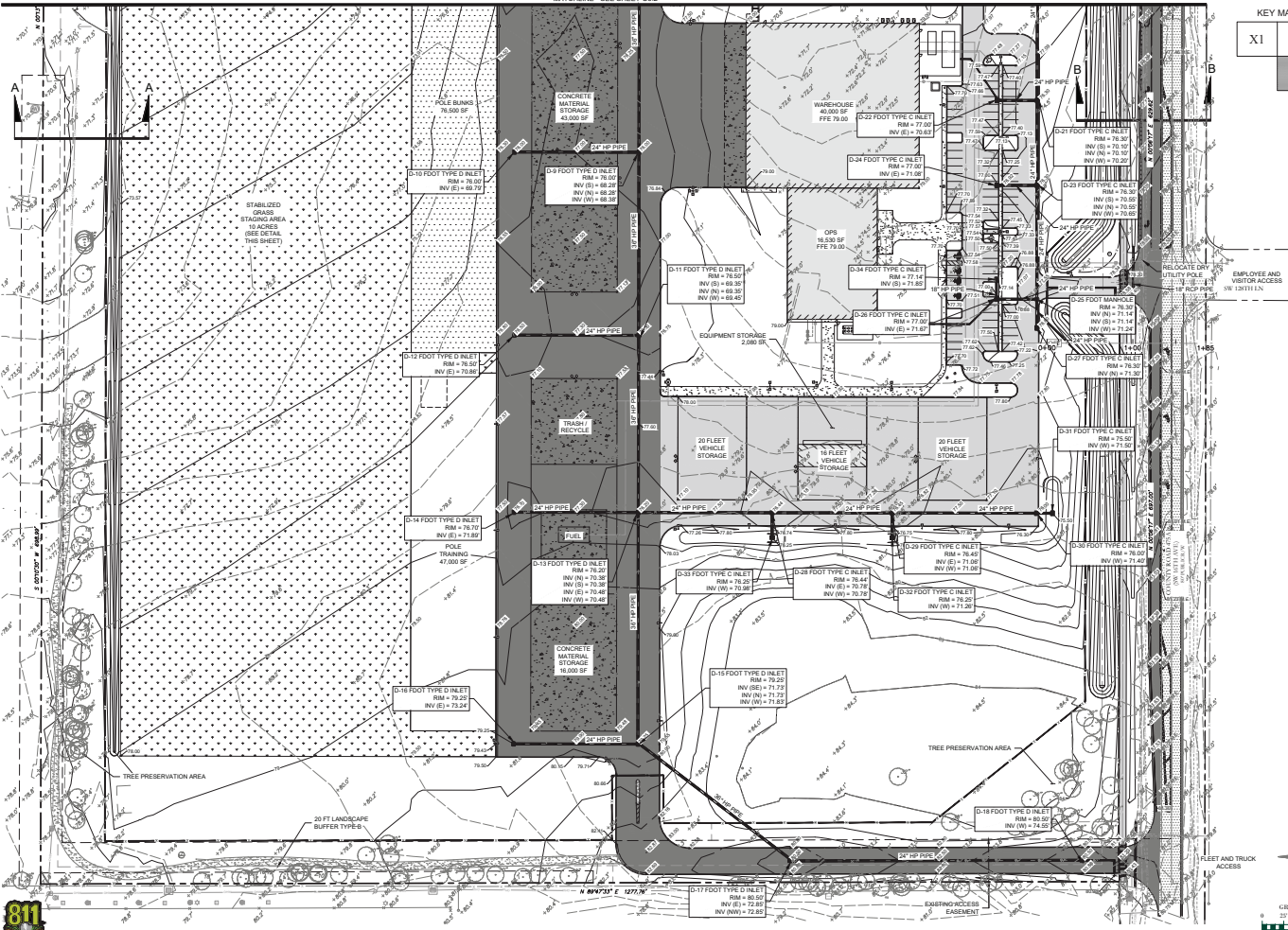


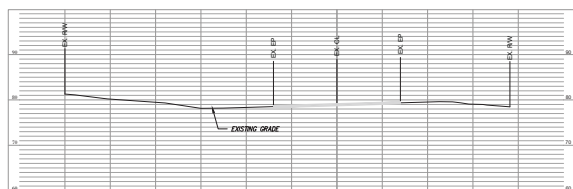
PLAN STATUS

DATE	DESCRIPTION
01/15/2018	DESIGN
01/15/2018	DRAWN
01/15/2018	CHECKED
01/15/2018	APPROVED

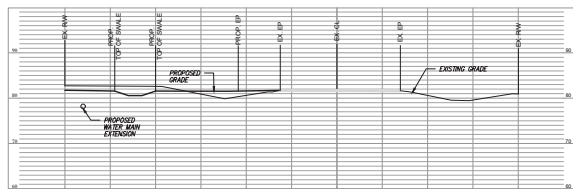


GRAPHIC SCALE
0 20 40
(IN FEET)
SCALE: 1" = 30'

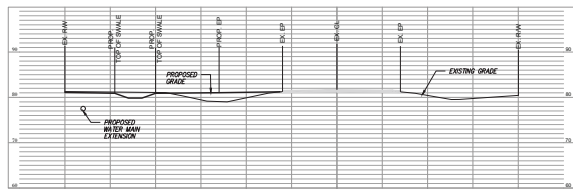




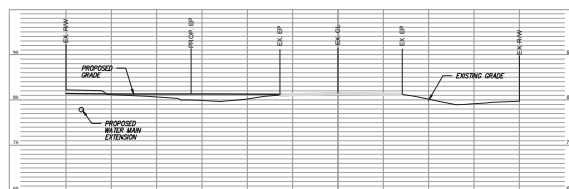
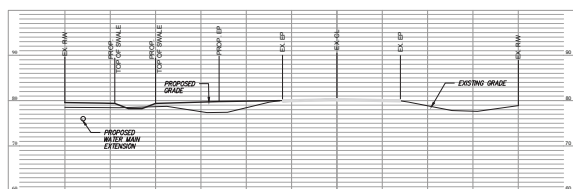
100+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=1'
VERTICAL SCALE: 1"=10'



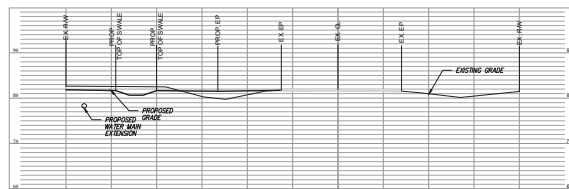
102+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=1'
VERTICAL SCALE: 1"=10'



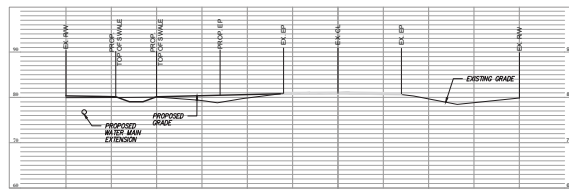
104+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=1'
VERTICAL SCALE: 1"=10'



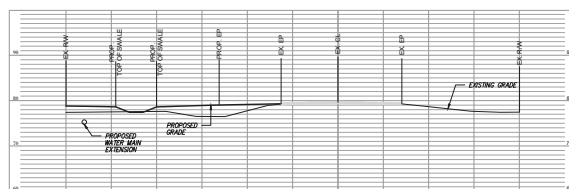
101+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=1'
VERTICAL SCALE: 1"=10'



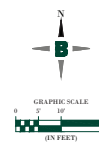
103+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



105+00.00 SECTION VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



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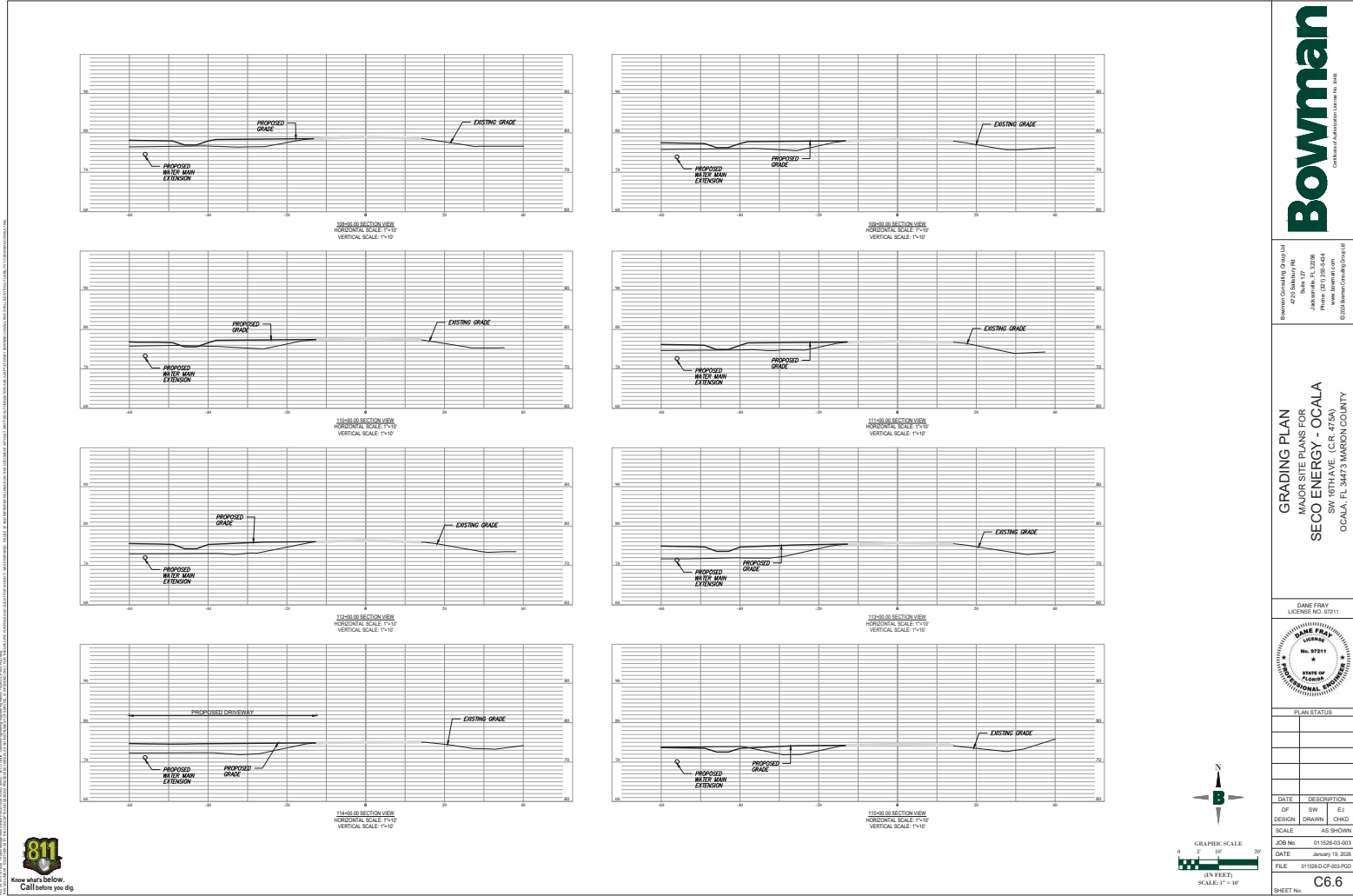
GRADING PLAN
MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

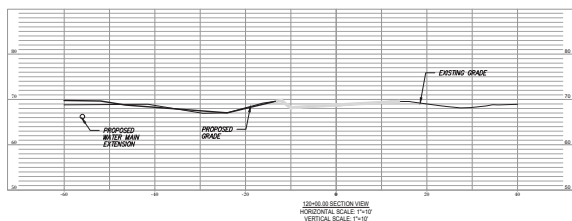
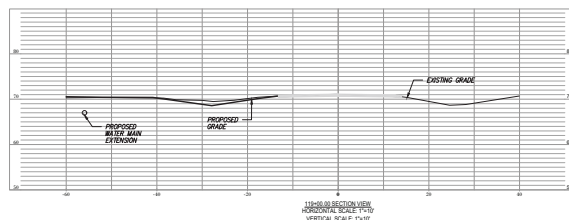
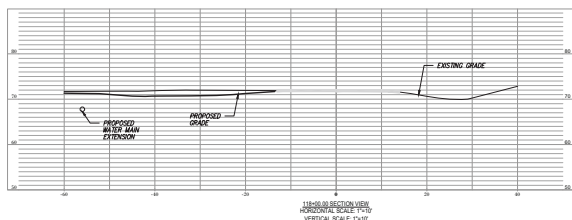
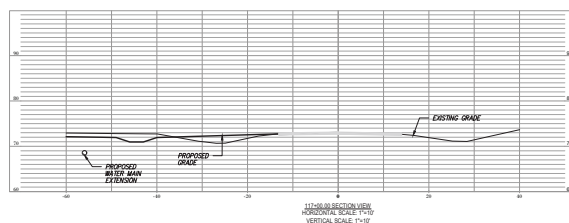
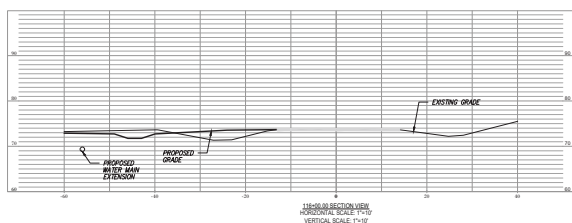
DANE FRAY
LICENSE NO. 9721



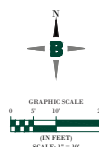
PLAN STATUS

DATE	DESCRIPTION	
DF DESIGN	SW DRAWN	EJ CHKD
SCALE		AS SHOWN
JOB No.	011526-03-00	
DATE	January 19, 2023	
FILE	011526-D-CP-003-P0	
		C6.5
SHEET No.		





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GRADING PLAN
MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
--------	-------	------

SCALE AS SHOWN

JOB No. 011526-03-00

DATE January 12, 2022



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GRADING PLAN POND SECTION

MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 27211



PLAN STATUS

DATE	DESCRIPTION
DF DESIGN	SW DRAWN EJ CHKD
SCALE	AS SHOWN
JOB No.	011526-03-00
DATE	January 19, 2002
FILE	011526-D-CF-003-PG
C6.8	
SHEET No.	

Striping & Signage Plan

MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 15TH AVE. (C.R. 475A)
 OCALA, FL 34473 MARION COUNTY

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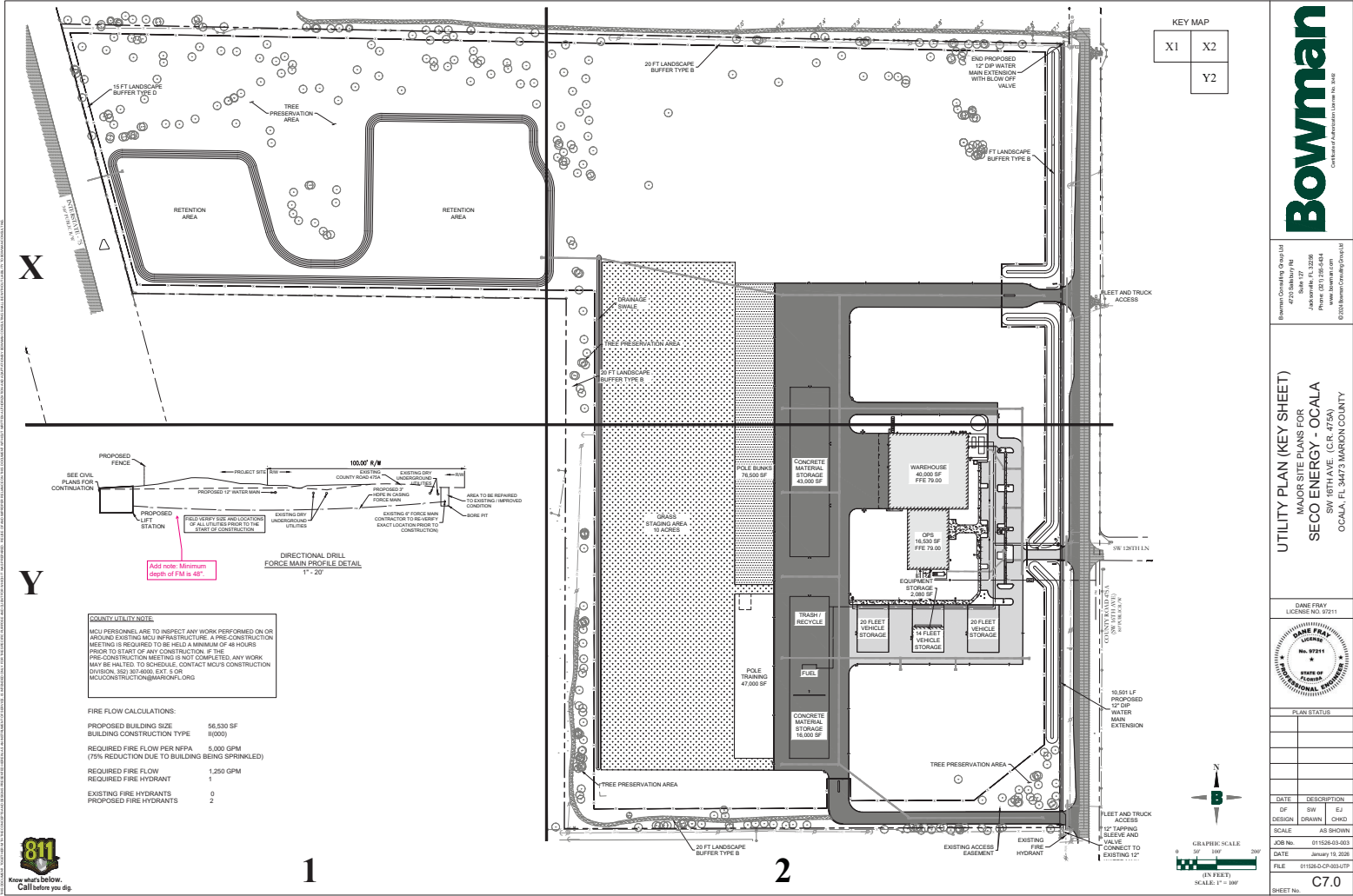
DANIE GRAY
 LICENSE NO. 97211

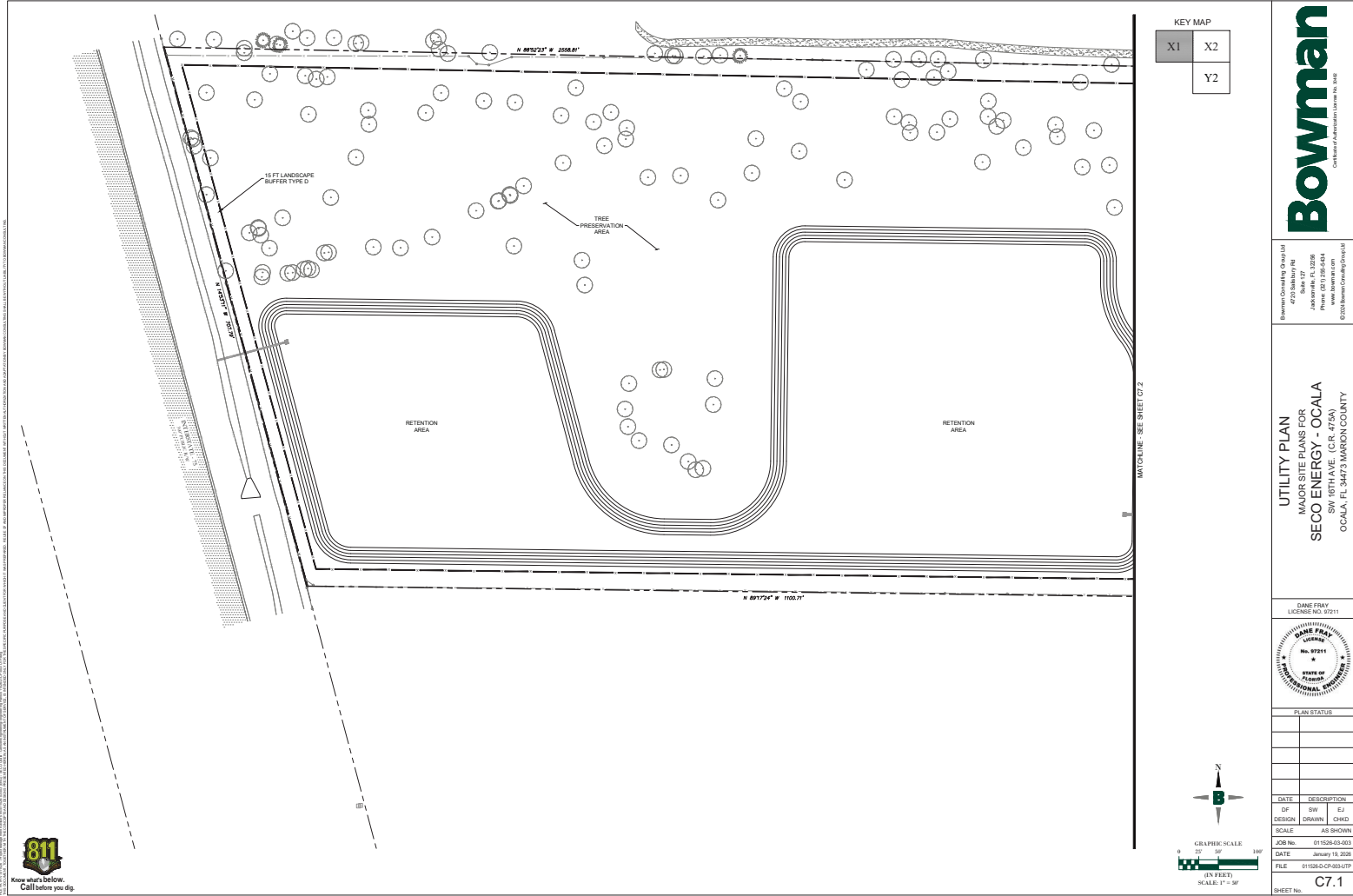


PLAN & STATUS

DATE	DESCRIPTION
0F	SW EJ CHKD
DESIGN	DRAWN
SCALE	AS SHOWN
JOB NO.	01151226-CP-033-003
DATE	January 19, 2026
FILE	01150512-CP-033-003

SHEET No. **C6.8**





KEY MAP	
X1	X2
	Y2

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

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

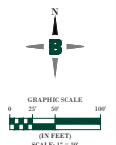
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01/15/2008	DRAWN
01/15/2008	CHKD

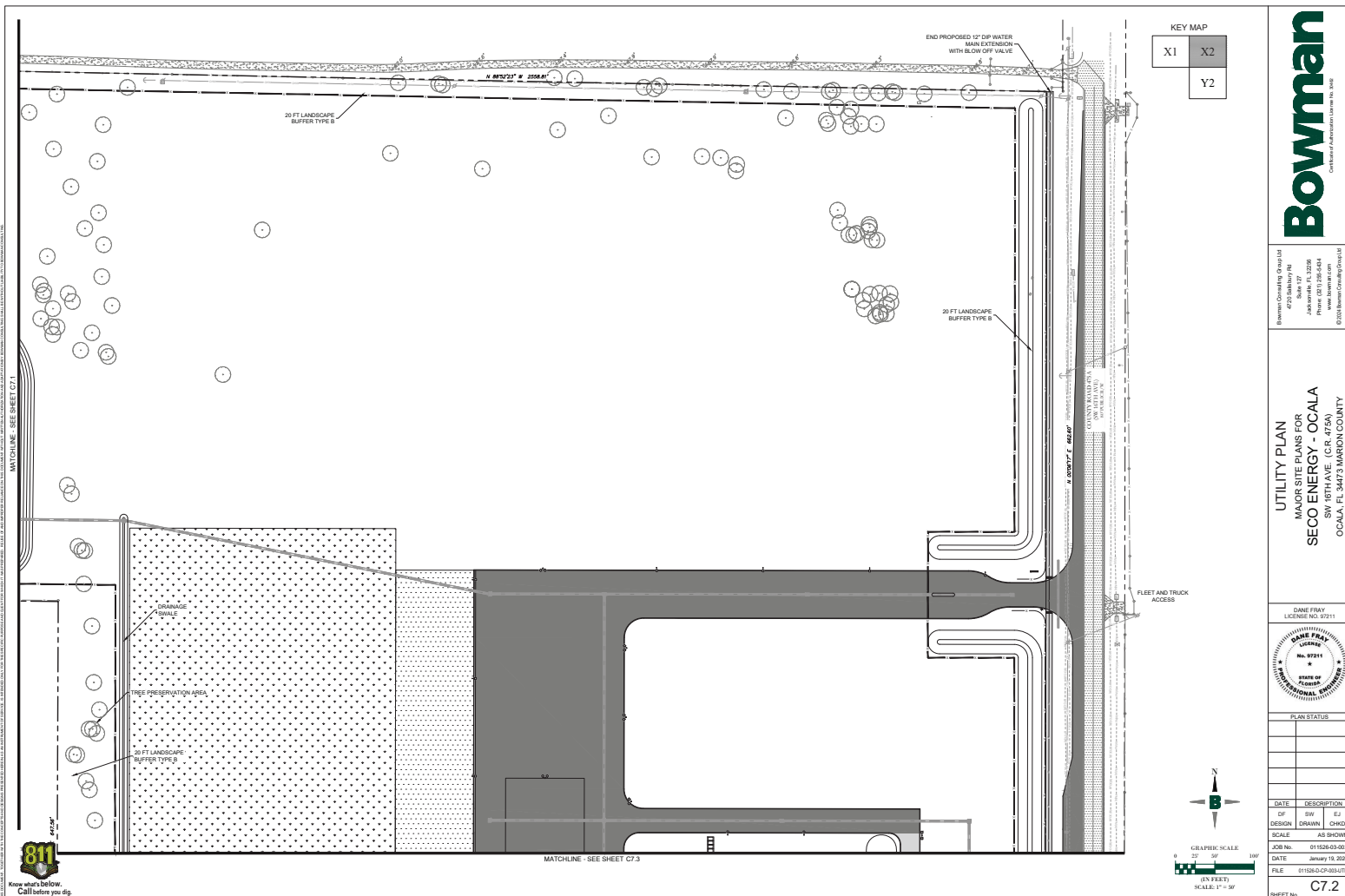
SCALE: AS SHOWN

DATE: January 15, 2008

FILE: 011508-CP-003-UTP

SHEET No. C7.1





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UTILITY PLAN
MAJOR SITE PLANS FOR
ECO ENERGY - OCALA
SW 16TH AVE. (C.R. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 9721



PLAN STATUS

DATE		DESCRIPTION	
DF	SW	EJ	
DESIGN	DRAWN	CHKD	
SCALE		AS SHOWN	
JOB No.		011526-03-00	
DATE		January 19, 2022	
FILE		011526-D-CR-003-UT	
SHEET No.		C7.2	

MATCHLINE - SEE SHEET C7.2

KEY MAP



Confirm with MCFR that this meets the requirement. This line seems too long for

2" DPZ required after meters.

PROPOSED REGULATION WELL (SEE REGULATION PLANS FOR CONTINUATION)

RELOCATE UTILITY POLE (END OF MARION COUNTY MAINTENANCE)

CONNECT TO EXISTING 12" FORCE MAIN

12" TAPPING SLEEVE AND VALVE

18" LF OF DIRECTIONAL DRILL (P FORCE MAIN)

12" PLUG VALVE

15,581 LF PROPOSED 12" DPZ WATER MAIN EXTENSION

12" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 12" WATER MAIN

12" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 12" WATER MAIN

12" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 12" WATER MAIN

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12" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 12" WATER MAIN

12" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 12" WATER MAIN

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PLAN STATUS

DATE	DESCRIPTION
01/15/2024	DESIGN
01/15/2024	DRAWN
01/15/2024	CHKD
01/15/2024	SCALE
01/15/2024	SCALE
01/15/2024	SCALE
01/15/2024	SCALE
01/15/2024	SCALE
01/15/2024	SCALE
01/15/2024	SCALE

C7.3

SHEET No.

Diagram of Gravity Outside Drop Connection (New Manhole) and Gravity Outside Drop Connection (Existing Manhole). Includes details for precast manhole, drop pipe, and connection. Notes specify drop pipe and fittings shall be of equal size and material as the influent sewer.

Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # 2	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
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Diagram of Valve Box Pad showing details for 24" diameter concrete, valve box, and manhole. Includes notes on concrete strength and reinforcement.

Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # 1	VALVE BOX PAD	7.3.2 UT 112
-------------------------	--	---------------	--------------------

Diagram of Restrained Pipe Table showing details for restrained joints, fittings, and pipe. Includes notes on restrained length and joint spacing.

Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # NA	RESTRAINED PIPE TABLE	7.3.2 UT 116A
-------------------------	---	-----------------------	---------------------

Diagram of Restrained Pipe Table showing details for restrained joints, fittings, and pipe. Includes notes on restrained length and joint spacing.

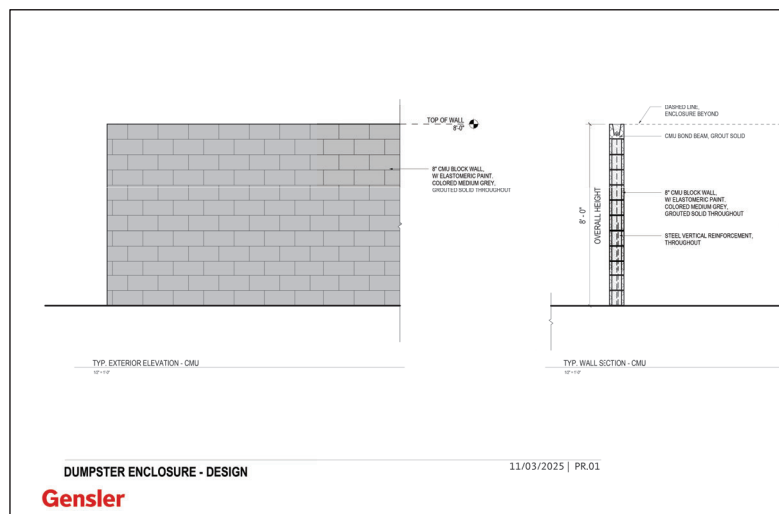
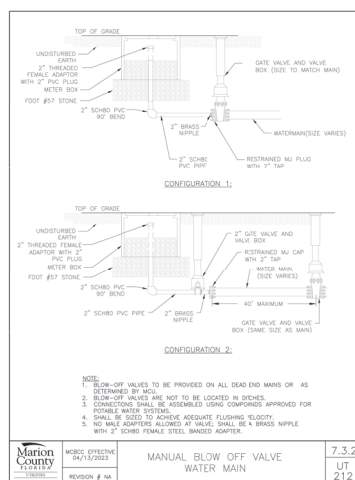
Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # NA	RESTRAINED PIPE TABLE	7.3.2 UT 116B
-------------------------	---	-----------------------	---------------------

Diagram of Temporary Jumper Connection showing details for gate valve, test cock, and pressure gauge. Includes notes on temporary jumper connection and safety.

Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # 2	TEMPORARY JUMPER CONNECTION	7.3.2 UT 203
-------------------------	--	-----------------------------	--------------------

Diagram of 2" and Smaller Reduced Pressure and/or Double Check Backflow Assembly showing details for backflow prevention assembly. Includes notes on backflow prevention assembly and safety.

Marion County DESIGN	MOBC EFFECTIVE 04/15/2023 REVISION # 1	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209
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Division of Professional Services, Inc. 2024

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DETAILS

MAJOR SITE PLANS FOR

SECO ENERGY - OCALA

SW 16TH AVE. (CR 4754)
 OCALA, FL 34473 (MARION COUNTY)

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JOB NO.

JOB NO.

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SHEET NO.