



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

October 21, 2025

LEE SMITH ENGINEERING SERVICES GROUP LLC
PLACIDO FREITES
391 W. ALFRED ST.
TAVARES, FL 32778

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: GUEST SERVICES - RAINBOW SPRINGS - BUILD 5 DECKS

PROJECT #2025080066

APPLICATION: MAJOR SITE PLAN #33319

Dear Placido:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- ❖ Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 10/13/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: INFO
REMARKS: No utility provider information is displayed.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: FGUA Service Territory

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: FGUA Service Territory

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO

REMARKS: Primary

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size

STATUS OF REVIEW: INFO

REMARKS: Ensure proposed decks do not decrease the total required lot space for RV spaces.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the proposed plans to Rebecca.Roy@FLHealth.gov to attach to the permit for the campground.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire comments

STATUS OF REVIEW: INFO

REMARKS: This property is under the Jurisdiction of the Office of the Florida State Fire Marshals office. Please contact them for plan review and inspections.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Please indicate proposed/total impervious surface area within project area. Please indicate dimensions of lots, etc.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within FGUA/Dunnellon service area

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Will there be any signs? If so, please indicate on site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage area? If so, please indicate on site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: FEMA Flood Zone AE and X-0.2%
Primary Springs Protection Zone
Rainbow River Environmentally Sensitive Overlay Zone (ESOZ)

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /
JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Please provide a survey that is no older than 12 months

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please provide the following maps: NRCS soils map, National Wetland Inventory map, FEMA flood map, USGS Quadrangle Map for the sites.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: 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".

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(4) - Stormwater Features & Connective Elements
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.5 - Flood Plain & Protection

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.9 - Grading Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.A(11)(a) - Construction Entrance"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control

STATUS OF REVIEW: NO

REMARKS: Please provided an erosion control plan

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency

STATUS OF REVIEW: NO

REMARKS: Please provide a site plan and supporting stormwater & geotechnical reports

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please provided a signed and sealed karst analysis

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: 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."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: 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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: 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.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing: Title block on ALL sheets denoting type of application; (Major Site Plan)

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application on front page

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing: Type of application on front page: (Major Site Plan)

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.B - Project name centered at top of front page

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Not Centered

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing owner and applicant on front sheet

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Owner's certification on front sheet:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Not found

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: NO

REMARKS: Marion County Utilities is unable to confirm whether public water and sewer service are provided to this parcel. Please provide a letter from FGUA confirming service availability. Although no additional flows are proposed, MCU must ensure that FGUA is aware of the development and that the proposed improvements will not impede any existing water or wastewater infrastructure.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

STATUS OF REVIEW: NO

REMARKS: Floodplain details are required to be listed on all plan sets.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

STATUS OF REVIEW: NO

REMARKS: The subject parcel lies within the Environmental Sensitivity Overlay Zone. This needs to be identified and an ESOZ plan update will need to be provided.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: The subject parcel lies within the Primary Springs Protection Zone. This is required to be identified on all plan sets.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.E - Provide drawing legend

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.E - Line and curve table must be shown on the sheet to which they apply

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.F - All abbreviations used shall be clearly defined in the legend

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.10 - Show any known existing or proposed easement or land reservation

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain

STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, Landscape and Irrigation plans for review, or request a waiver if not applicable

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.C - Owner and applicant name

STATUS OF REVIEW: NO

REMARKS: Please indicate owner/applicant on cover sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Please indicate parcel ID on cover sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate zoning/FLU designation for subject property and adjacent properties on separate "master" aerial map.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Recognized as Preservation land owned by State. We need confirmation that the proposed recreational/RV use is allowed by the property's respective unit management plan. Please submit copy of land management plan/land use plan as required for State Lands, referenced in F.S. 253 and 259.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Show 100yr flood zone

STATUS OF REVIEW: NO

REMARKS: Please indicate FEMA Flood Zones on subject property.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Please provide Environmental Assessment for Listed Species (EALS) meeting requirements in LDC Sec. 6.5.4.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: NO

REMARKS: Please add owner certification/signature to cover page -EMW 10.03.25

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]."

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 34575-001-00 Prime Key 810134 Permit Number: 33319

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Rainbow Springs Decks Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Guest Services
Signature: _____
Mailing Address: 3055 Prosperity Ave City: Fairfax
State: VA Zip Code: 22031 Phone #: _____
Email address: Laura.Sherman@guestservices.com

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

Firm Name (if applicable): DA Construction Contact Name: Laiany Munoz
Mailing Address: 1025 Bay Rd City: Mt. Dora
State: FL Zip Code: 32757 Phone #: 352-602-4385
Email address: lmunoz@dabuilds.net

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Division 21 Section 2.21.1.D (per our application date of 7/9/25)
Reason/Justification for Request (be specific): Requested waiver of the submission of The Major Site Plan
The work is minor and located within the approx. 1500 acre Rainbow Springs State Park, a large wooded parcel.
Work is limited to the construction of 20" high free standing wooden decks on the existing impervious surfaces of the park campground. No new stormwater runoff is created nor any impact to adjacent areas. See attached for details.

DEVELOPMENT REVIEW USE:

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

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



November 11, 2025

Marion County Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471

Subject: Initial Comments Letter Application for Waiver
Project Name: Guest Services – Rainbow Springs – Build 5 Decks
Project # 2025080066
Application: Major Site Plan #33319

To: Development Review Team, Office of The County Engineer

In response to the Initial Comments letter dated October 21, 2025, we'd like to formally request a waiver for the Major Site Plan, the requirements contained within the Major Site Plan, and many of the comments listed in the Initial Comments Letter. The justification for this waiver request generally is the work is located within the existing nearly 1,500 acre Rainbow Springs State park which is a very large woodland parcel and does not create any new stormwater runoff, impervious area, new water service, or new sewer service. Furthermore, no new grading or paving of any kind are to be constructed. New work is minor and limited only to the construction of five, 20" high, free standing wooden decks on existing impervious RV/tent campsites and are to only provide a stable surface for the future installation of camping tents.

Specific code justification for the waiver request is as follows:

1. Division 21 -Major Site Plan, Section 2.21.1.D (in effect on our permit application date)– Applicability states “large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead be subject to stormwater compliance as follows.”
 - a. Demonstrate to the Office of the County Engineer that the proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems.
 - b. Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.
 - c. Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.

1025 Bay Road, Mount Dora, FL 32757
352-602-4385

2. Per the code section above, the new work is to be constructed within the approx. 1,500 acre Rainbow Springs State Park and therefore qualifies as a large parcel. While the exact square footage of existing impervious surface is undermined, it is greater than the 9,000 sf threshold but only a small fraction of the 35% total area. The decks specifically will be approx. 20" tall, freestanding, and constructed on top of the existing impervious surfaces which constitute site numbers 46, 47, 48, 49, and 51 of the existing Rainbow Springs State Park Campground.

Stormwater compliance is as follows:

- a. The decks are to be constructed solely on previously developed existing impervious campsites in the Rainbow Springs State Park Campground. No portion of the decks will extend to pervious surfaces therefore no new stormwater runoff is created. Attached are the proposed site plan, park map, areal images, and ground images to support.
- b. Temporary erosion control can be installed around each affected site if required, however as stated above no new impervious surfaces are to be constructed nor will there be any grading or soil disturbance of any kind.
- c. Two copies of a park map sketch are attached showing adjacent structures and existing stormwater controls.

The following documents are attached to support this waiver request:

1. The Rainbow Springs State Park Campground map showing the sites to receive the new decks.
2. Proposed site plan from the submittal documents
3. Photograph of each existing retention pond.
4. Photograph of each specific site showing the impervious surface on which the decks are to be constructed.
5. Areal image of the campground with the specific sites indicated.
6. Two copies of the FDEP map showing the park boundaries, campground location, existing improvements and buildings, roadways, parking lots, and adjacent stormwater control locations.

In summary, the proposed improvements are very minor and do not impact adjacent areas nor do they create any new stormwater runoff. Furthermore, the requirements of the major site plan such as boundary surveys, Karst investigations, and endangered species surveys to name a few would be onerous and would far exceed the cost of construction (\$125,000.00) and cause the project to be no longer viable. Therefore, a major site plan waiver is requested.

Thank you for your attention to this request, and we look forward to your response.

Sincerely,



Gary L. VanHouten
Pre-Construction Director



RAINBOW SPRINGS State Park Campground

Open All Year

18185 S.W. 94th Street • Dunnellon, Florida 34432 • Marion County

Park Office: (352) 465-8550 • **Fax:** (352) 465-8560

Website: www.floridastateparks.org/rainbowsprings

Reservations: 1-800-326-3521 • www.reserveamerica.com

TDD: 888-433-0287 • 1-866-ICAMPFL



LEGEND

All Sites But Tent ONLY Sites Are
Full Hook-Up & 20/30/50 AMP

- | | |
|---------------------------|--------------|
| Back In | Shuffleboard |
| Pull Thru (RV Only) | Horseshoes |
| Paved Handicap | Dump Station |
| Non Reservable | Hiking Trail |
| Tent Sites HIKE-IN | Handicap |
| R Registration | Pavilion |
| C Campground Store | Swimming |
| H Recreation Hall | Fishing |
| Shower | Recycle |
| Restroom | Amphitheater |
| Laundry | Dumpster |



Latitude:
N 29.05.202
Longitude:
W 82.25.027



Rainbow River

Campers have free access
to both the Headsprings
and the Tubing Area
(Open Seasonal).

Your Site #

Quiet Time

11:00 pm to 7:00 am



Campground
Entrance/Exit



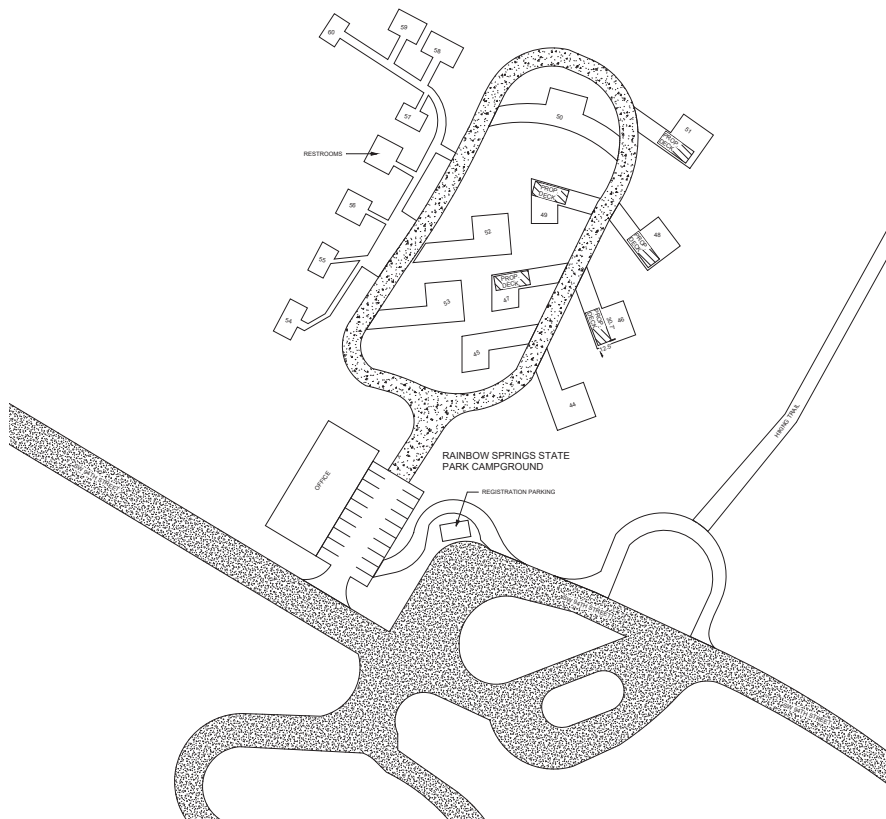
All Rights Reserved © 2014

← To Tubing Area

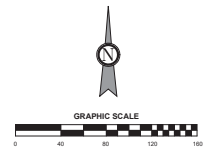
S.W. 180th Avenue Rd.

©2014 MyQuantumDiscovery.com

→ To Headsprings



① SITE PLAN
1" = 400'-0"



NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK AND DOES NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION.



PROJECT INFORMATION

ADDRESS:
10000 100th Street, Ocala, FL 33422

PROJECT #:
1001

DATE:
01/15/2020

RAINBOW
SPRINGS DECKS

SITE PLAN

PERMIT SET
SHEET

0-1







Site 46



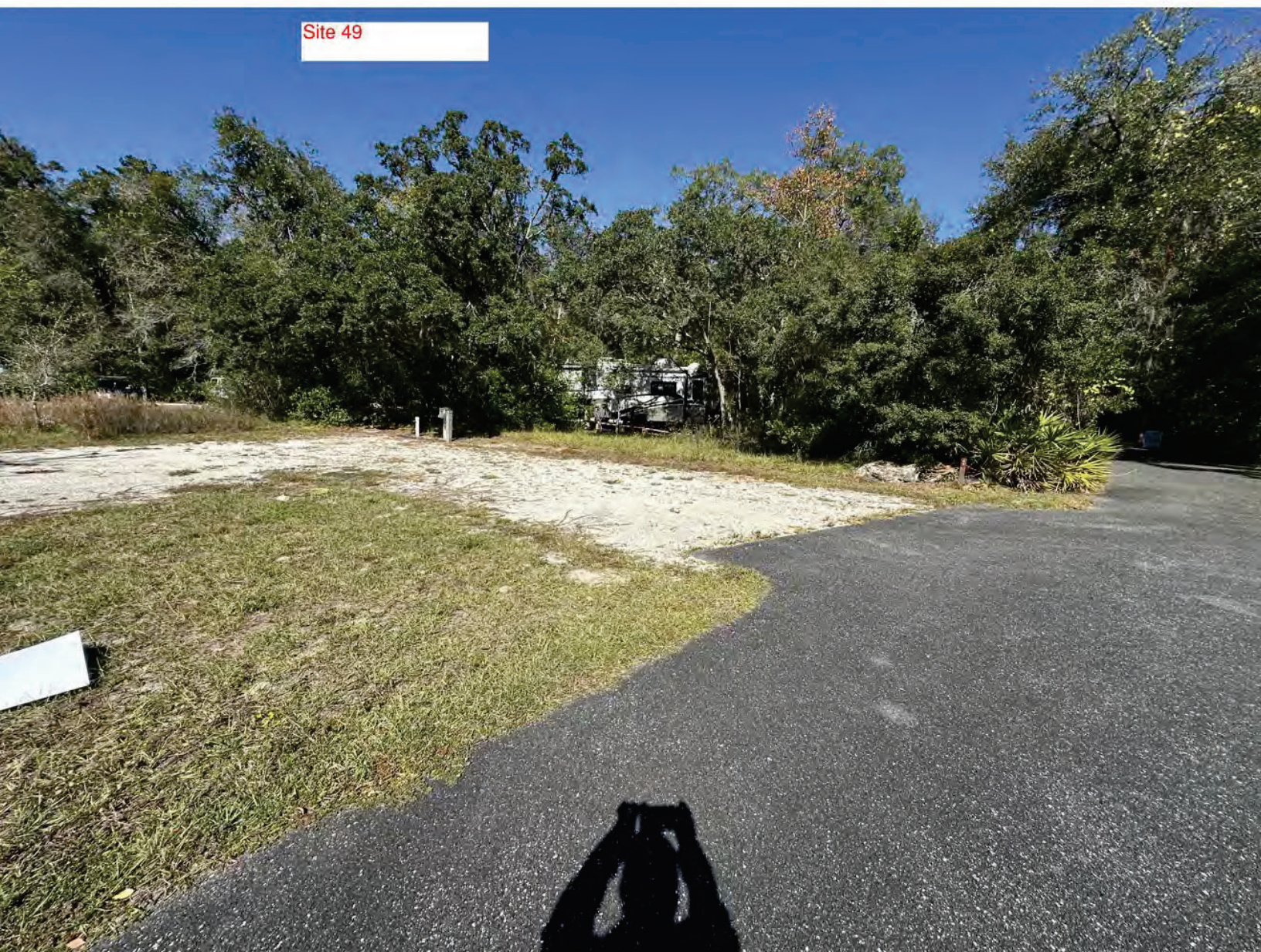
Site 47





Site 48

Site 49





Site 51

Site
Locations



Google Earth

Imagery Date: 6/6/2024 29°05'19.18" N 82°25'36.80" W elev: 3.9 ft eye alt: 2317 ft

Rainbow Springs State Park, SW 81st St Rd, Dunedin, FL

1985



RAINBOW SPRINGS STATE PARK

MARION COUNTY, FLORIDA

0 1,000 2,000 Feet

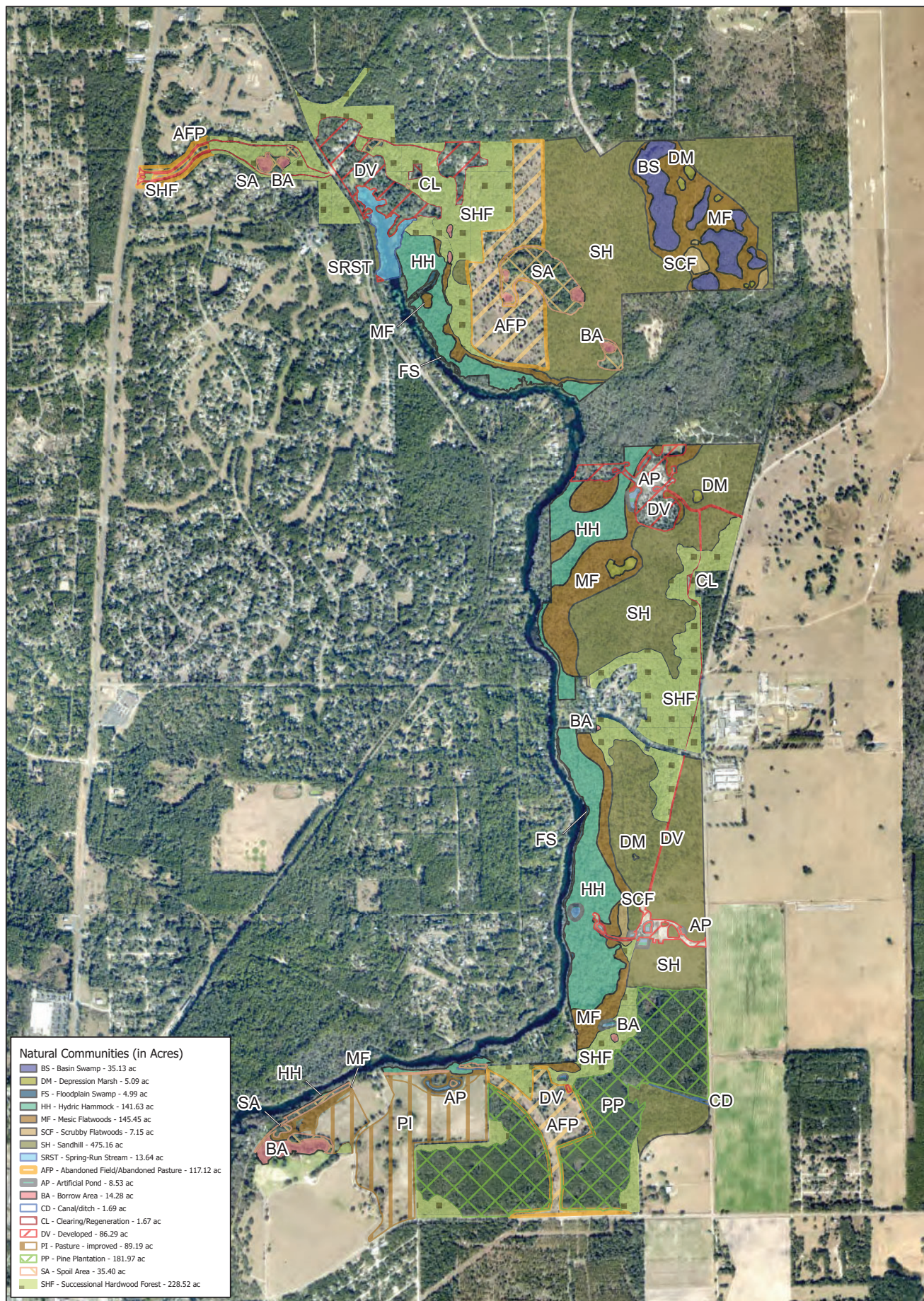
PARK FEATURES

- Park Boundary
- Structures
- Entrances
- Paved Park Roads
- Stabilized Park Roads
- Unstabilized Park Roads
- Trails
- Walkways
- Campsites

SURROUNDING LAND COVER

- Forests
- Sandhill
- Wetlands
- Agriculture
- Silviculture

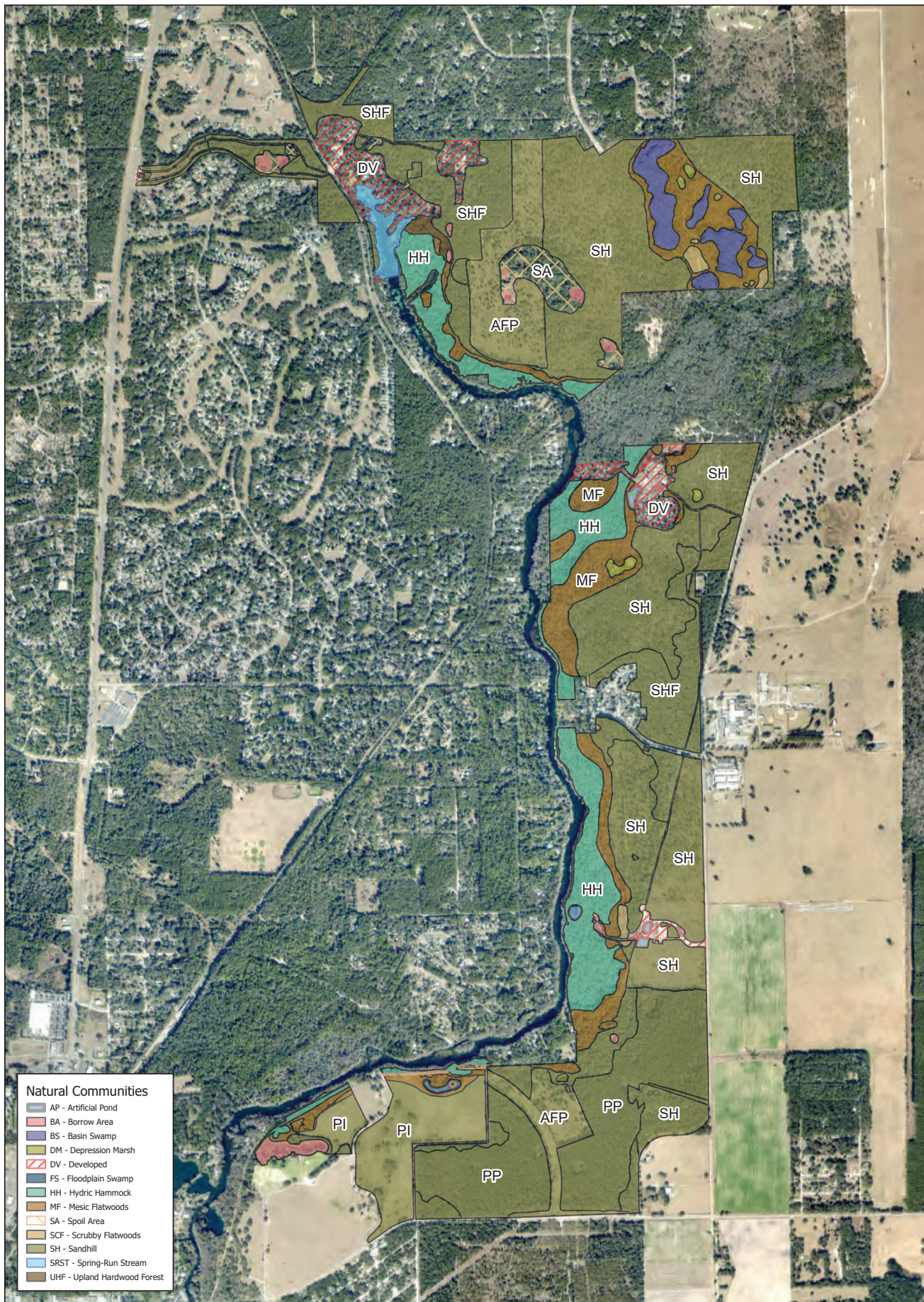
To I-75/
Florida's
Turnpike



RAINBOW SPRINGS STATE PARK Natural Communities - Existing Conditions



This graphical representation is provided for informational purposes and should not be considered authoritative for navigational, engineering, legal, and other uses.



Natural Communities

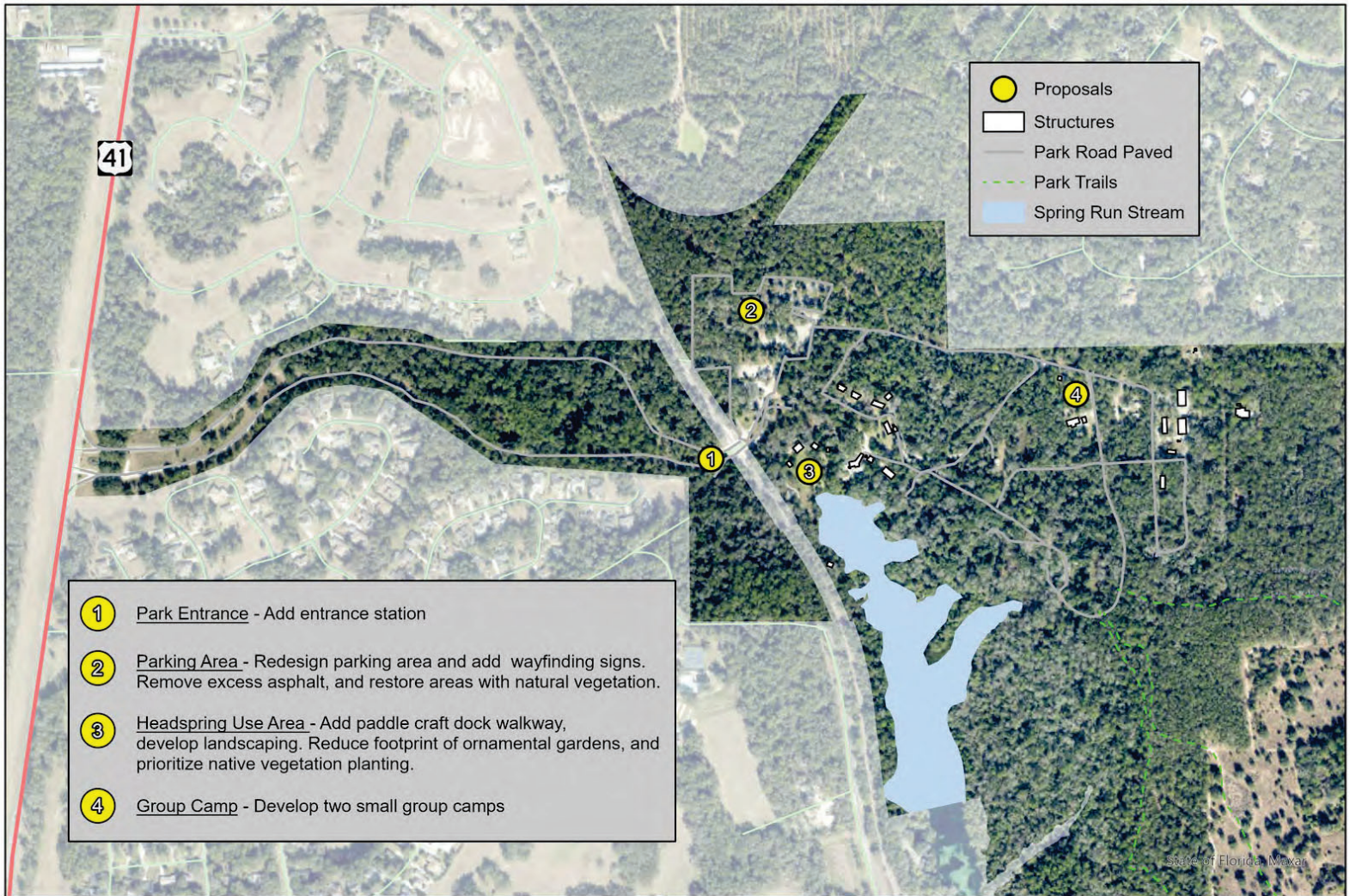
- AP - Artificial Pond
- BA - Borrow Area
- BS - Basin Swamp
- DM - Depression Marsh
- DV - Developed
- FS - Floodplain Swamp
- HH - Hydric Hammock
- MF - Mesic Flatwoods
- SA - Spoil Area
- SCF - Scrubby Flatwoods
- SH - Sandhill
- SRST - Spring-Run Stream
- UHF - Upland Hardwood Forest



RAINBOW SPRINGS STATE PARK
Natural Communities - Desired Future Conditions



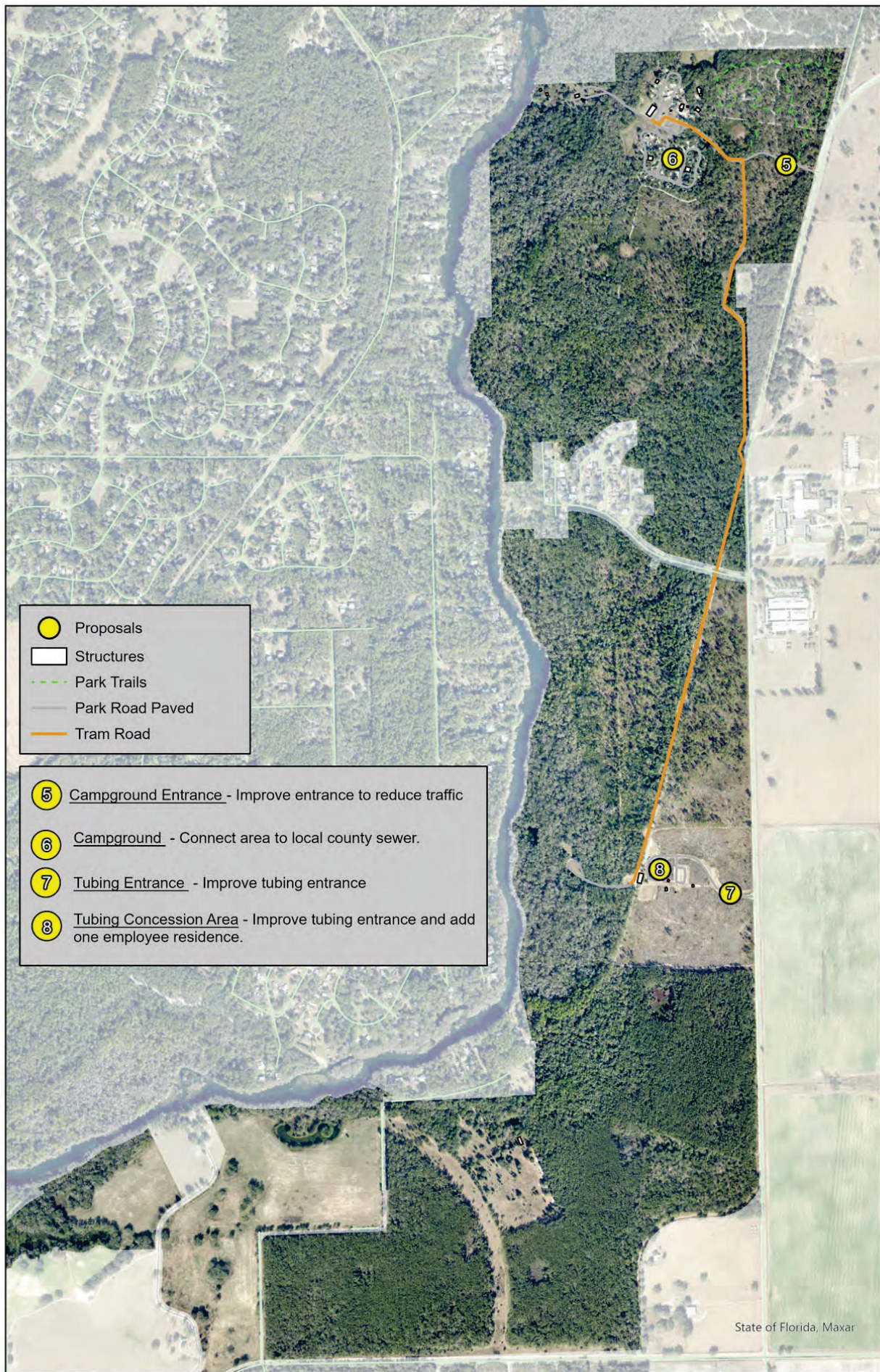
This graphical representation is provided for informational purposes and should not be considered authoritative for navigational, engineering, legal, and other uses.



Rainbow Springs State Park - North Tract Conceptual Land Use Plan



0 500 1,000 Feet

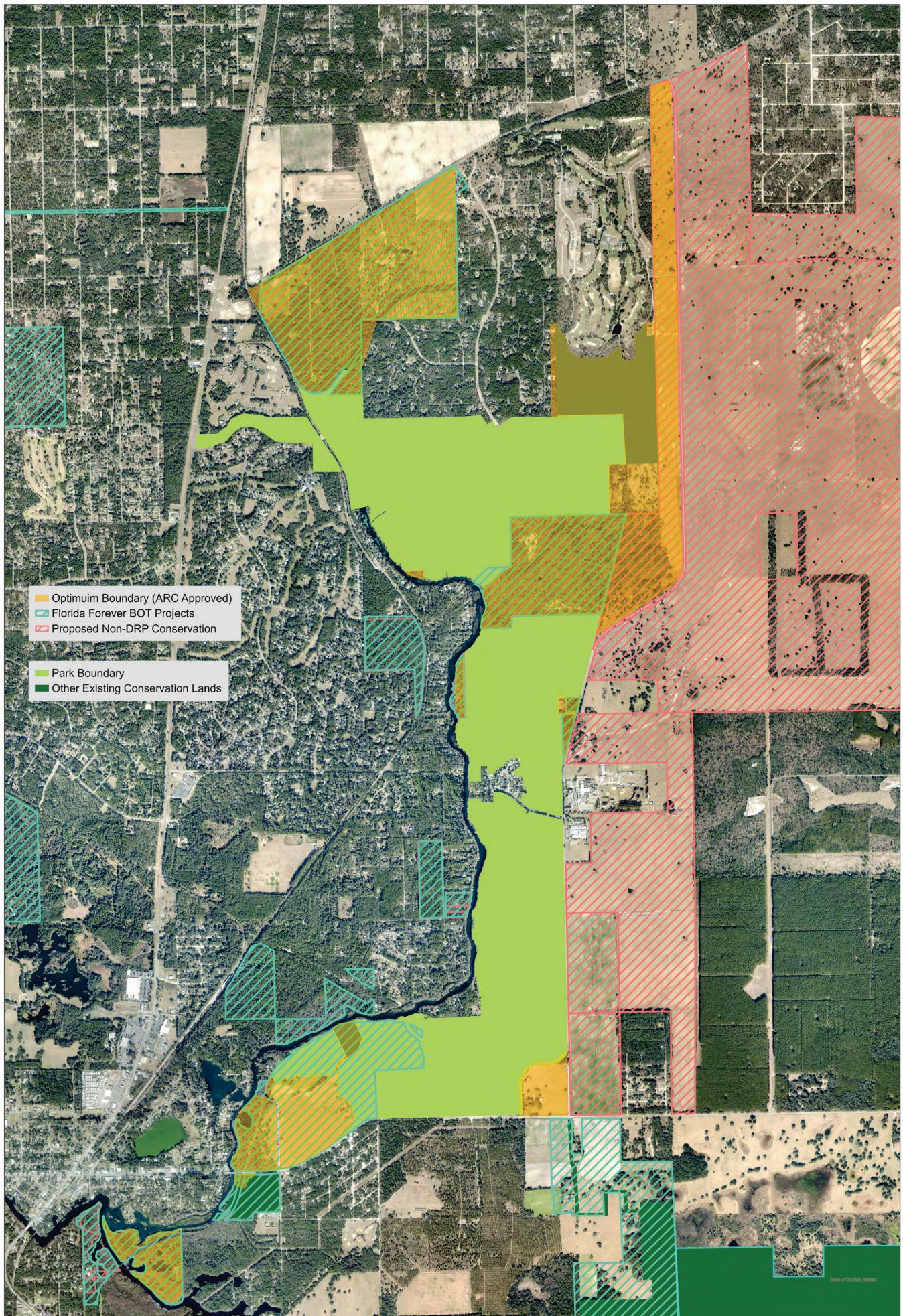


Rainbow Springs State Park - South Tract

Conceptual Land Use Plan

0 1,000 2,000 Feet





Rainbow Springs State Park

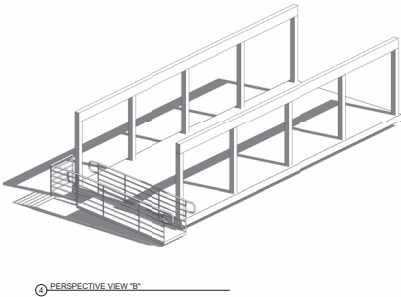
Optimum Boundary Map

0 0.5 1 Miles



RAINBOW SPRINGS DECKS

18185 SW 94th Street., Dunnellon, FL 34432



PERSPECTIVE VIEW "B"

SCOPE OF WORK

PROPOSED DECKS FOR CAMPING. NO ROOF
STRUCTURE INTENDED

Sheet List

Sheet Number	Sheet Name
0-0	COVER SHEET
0-1	SITE PLAN
LS-1	LIFE SAFETY PLAN
SD-1	STRUCTURAL DETAILS
SN	STANDARD NOTES

MATERIAL INDEX

	EARTH
	SAND/MORTAR
	CONCRETE
	BRICK
	METAL
	WOOD
	INSULATION
	CONCRETE MASONRY
	GYPSUM BOARD
	BOARD AND BATTEN

SYMBOLS

	2 X FRAME WALL
	2 X BEARING WALL W/ STUDS @ 16" O.C.
	8" X 16" CMU WALL W/ EXTERIOR STUCCO W/ INTERIOR R-MAX, 3/4" FURRING STRIPS & 1/2" DRYWALL
	8" X 16" CMU GARAGE WALL W/ EXTERIOR STUCCO
	EXISTING WALL
	EXISTING WALL TO BE DEMOLISHED

ROOM NAME
X-X 0' CLG

ROOM TAG



DETAIL KEY

VIEW ORIENTATION

DETAIL NUMBER

SHEET NUMBER

BUILDING SECTION KEY

VIEW ORIENTATION

DETAIL NUMBER

SHEET NUMBER

ELEVATION KEY

NOTICE

OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOCUMENTATION IN DETAIL. IT SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CONFIRM THE PLANS ACCURACY AND COMPLIANCE WITH REGULATORY AGENCIES. IT IS ORDINARY NOT TO INCLUDE DETAILS OF COMMON PRACTICE AND KNOWLEDGE OF A LICENSED CONTRACTOR. IF NECESSARY, FURTHER CLARIFICATION OF THESE PLANS SHOULD BE ACHIEVED BEFORE OBTAINING A CONSTRUCTION PERMIT AND START THE CONSTRUCTION. OTHERWISE THE CONTRACTOR AND OWNER ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION IN QUESTION. METHODS OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR GENERAL CONTRACTOR SHALL VERIFY WITH SURVEYOR THAT DIMENSIONS INDICATED ON THE PLANS COMPLY WITH ALL YARD SETBACK REQUIREMENTS AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS BEFORE CONSTRUCTION.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.



LEE SMITH
DRAFTING SERVICES
PROFESSIONAL ENGINEER
State of Florida
Registration # 98177
301 W. Abbot St. Cape Coral
Florida, FL 33914
Ph: (239) 388-1725

SIGN / SEAL

DATE

PROJECT INFORMATION

ADDRESS
18185 SW 94th Street, Dunnellon, FL 34432

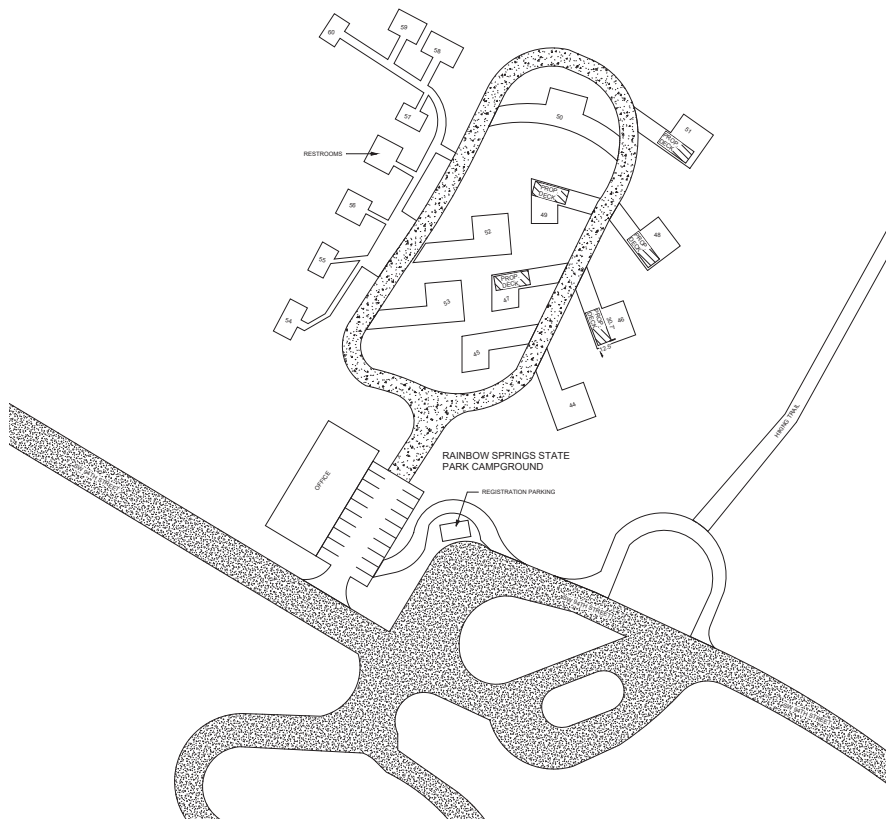
PROJECT # 1 DATE
07/1/2023

RAINBOW
SPRINGS DECKS

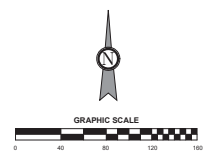
COVER
SHEET

PERMIT SET
SHEET

0-0



① SITE PLAN
1" = 400'-0"



NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK AND DOES NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION.



TOOLBOX
DRAFTING SERVICES
TOOLBOXDRAFTING.COM

PROJECT INFORMATION

ADDRESS:
10000 SW 10th Street, Ocala, FL 32067

PROJECT #:
10000

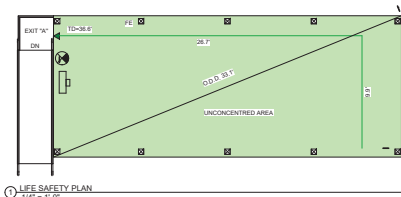
DRAWN BY:
J. SMITH

RAINBOW SPRINGS DECKS

SITE PLAN

PERMIT SET SHEET

0-1



TYPE A ASSEMBLY - UNSEPARATED			
OCCUPANCY LOAD FOR TABLE 10A, IBC 2021 8TH EDITION			
OCC. TYPE	SECT	OCC. LOAD FACTOR	OCCUPANT
UNCONCENTRATED AREA	201	15	25
TOTAL			25

EGRESS CAPACITY

1. MINIMUM EGRESS CAPACITY (IBC 103.12)
REQUIRED - 15 (OCCUPANCY X 0.25 PERSON)
PROVIDED - 25 (EXIT 4 X 25)

ARRANGEMENT OF EXITS

1. SEPARATION DISTANCE - AT LEAST TWO EXITS SHALL HAVE A MINIMUM SEPARATION NOT LESS THAN ONE-HALF OF THE OVERALL LENGTH OF THE SPACE (IBC 1007.1.1)
OVERALL LENGTH DISTANCE = 0
MINIMUM REQUIRED DISTANCE BETWEEN HEADS OF EXGRESS = 37' 2" - 18' 9"
DISTANCE BETWEEN HEADS OF EXGRESS = 0

TRAVEL DISTANCES

1. MAXIMUM TRAVEL DISTANCE FOR OCCUPANCY A.3
UNCONCENTRATED - 250 FEET (TABLE 1017.2)
ACTUAL MAXIMUM TRAVEL DISTANCE = 36.5 FEET

GENERAL NOTES

CHANGES IN LEVEL AT DOOR THRESHOLDS BETWEEN 1/4" AND 1/2" EDGE SHALL BE BELIEVED WITH A 3/4" OR NO GREATER THAN 1/2" WITH MINIMUM 1/2" THRESHOLD DOOR CLEARANCES FOR FRESH APPROACH. DOOR HANDLES SHALL HAVE LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAFT THAT IS EASY TO GRASP WITH THE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING, OR TWISTING OF THE WRIST TO OPERATE. ALL TOILET FIXTURES HANDICAPPED PER CODE.

LIFE SAFETY PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE LIFE SAFETY CODE BY DESIGN AND OTHER APPLICABLE CODES AND STANDARDS FOR ALL FIRE DETECTION AND ALARMING SYSTEMS. THE PROVISIONS OF SECTION 10A OF THE EDITION OF THE 2021 FLORIDA FIRE PREVENTION CODES AND FLORIDA BUILDING CODES.

INTERIOR CEILING AND WALL FINISH IS IN COMPLIANCE WITH IFBC 903.3.2, CLASS C PLANE SPREAD INDEX 70-200. SMOKE DEVELOPED INDEX 0-450.
INTERIOR FLOOR FINISH IS IN COMPLIANCE WITH IFBC 903.3.2, CLASS 1.



① LSP SYMBOLS
N.T.S.



LEE SMITH
DRAFTING SERVICES
PROFESSIONAL ENGINEER
State of Florida
Registration # 36177
201 W. ALBANY ST. C-408886
TALLAHASSEE, FL 32310
PH: (904) 268-1725

SIGN / SEAL

DATE

PROJECT INFORMATION

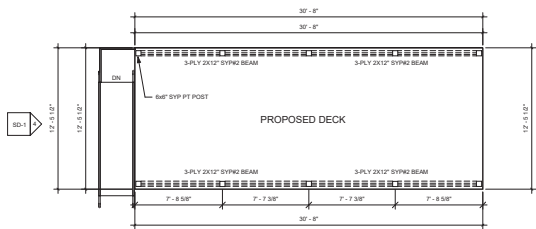
ADDRESS
10100 100 100 100, Tallahassee, FL 32302
PROJECT # 1
SHEET 001/001

RAINBOW
SPRINGS DECKS

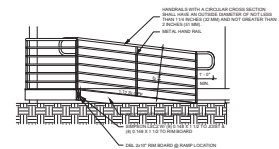
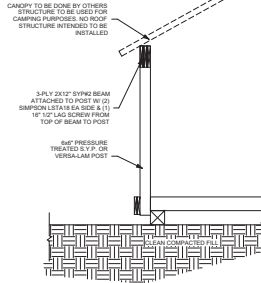
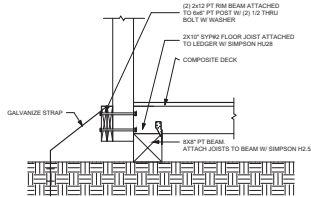
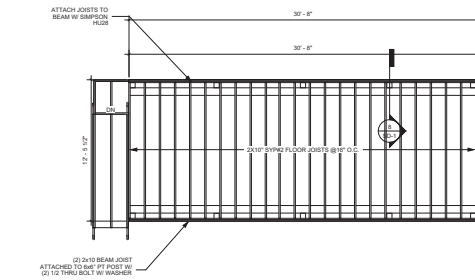
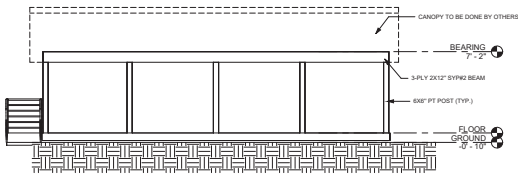
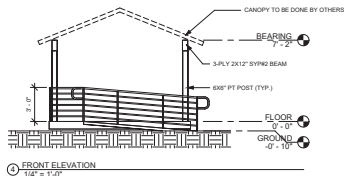
LIFE
SAFETY
PLAN

PERMIT SET
SHEET

LS-1

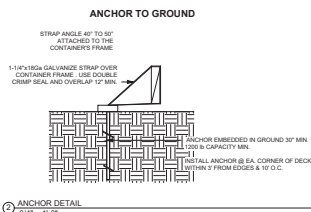
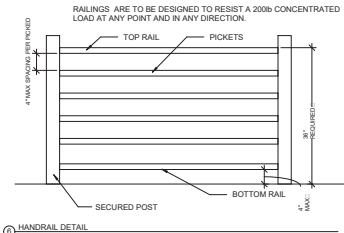
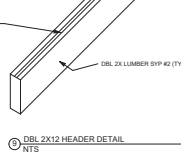


AREA	
Name	Area
PROPOSED DECK	382 SF
	382 SF



SIZE	NAILING REQUIREMENT
DBL 2X12	3-ROWS 16D @ 12" O.C. STAGGERED
DBL 2X10	3-ROWS 16D @ 12" O.C. STAGGERED
DBL 2X8	2-ROWS 16D @ 12" O.C. STAGGERED

DBL 2X12 OR BETTER BEAM W/ 12" PLYWOOD OR OSB SPACER
NAILED TOGETHER AS INDICATED TO PREVENT SPALTING
USE CONSTRUCTION ADHESIVE BETWEEN PLY



TOOLBOX
RAILINGS SERVICES
TOOLBOXDRAFTING.COM

LEE SMITH
REGISTERED PROFESSIONAL ENGINEER
State of Florida
Registration # 38177
301 W. ABILEE ST. CAMDEN
ARIZONA, AZ 85511
PH: (520) 388-1725

SIGN / SEAL

DATE

PROJECT INFORMATION

ADDRESS: 10100 100 100 100, Ocala, FL 32020

PROJECT: 1

DATE: 06/20/2023

RAINBOW SPRINGS DECKS

STRUCTURAL DETAILS

PERMIT SET SHEET

SD-1

