



**SUBMITTAL SUMMARY REPORT
32203**

PLAN NAME:	MARION OAKS TOWNHOMES	LOCATION:	
APPLICATION DATE:	11/15/2024	PARCEL:	8004-0433-19
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	12/16/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/12/2025	11/19/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied Sheet 05 Master Plan has SW 31st Ct incorrectly labeled as 31st Ct. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		11/12/2025	12/16/2025	Approved
<i>Comments</i>	PER AARON POOL, SERVED WITH MCU FOR WASTEWATER PER COMMENT			
Fire Marshal (Plans) (Fire)		11/12/2025	11/19/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area YES 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. YES 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments Although the proposed units may be considered townhomes under Florida Building Code, Marion County Fire Prevention has adopted the Florida Fire Prevention Code for the minimum building requirements for fire review and inspections by the State of Florida. Based on the information provided the residential units will not be individually parceled and sold as a town homes. Per the Florida Fire Prevention Code NFPA 101 Chapter 6.1.8.1.5 An Apartment Building is defined as a building or portion thereof containing three or more dwelling units with independent cooking and bathroom facilities. The buildings as proposed are apartments and will be required to have additional fire protection systems.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	11/12/2025	11/19/2025	Approved

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/12/2025	11/19/2025	Approved
Comments	YES 2.12.18 - All trees 10" DBH and larger YES 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements 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 N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas YES 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas 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 YES 6.8.10 - General planting requirements (specifications) YES 6.8.11 - Landscape installation YES 6.8.12 - Landscape completion inspection requirements YES 6.9.2 - Irrigation plan requirements (details, legend, notes) YES 6.9.3 - Irrigation design standards YES 6.9.5 - Irrigation system installation YES 6.9.6 - Completion inspection requirements YES 6.19.3 - Outdoor lighting plan requirements YES 6.19.4 - Exterior lighting design standards YES 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments Please submit Tree mitigation, Landscape and Irrigation plans for review			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 11/4/25-fee due with resubmittal</p> <p>10/16/25-fee due with resubmittal</p> <p>9/17/25-fee due with resubmittal</p> <p>7/30/25-fee due with resubmittal</p> <p>4/24/25-fee due with resubmittal</p> <p>11/22/24-fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A Traffic study / methodolgy 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.</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>YES 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 4/24/25-Corrected</p> <p>11/22/24-Title block on ALL sheets denoting type of application(Major Site Plan); project name, location, county, and state; and date of original and all revisions</p> <p>YES 2.12.4.A - Type of application on front page</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 4/24/25-Corrected</p> <p>11/22/24-Not found on cover</p> <p>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 4/24/25-Corrected</p> <p>11/22/24-Missing license number, and seal of licensed professional on each sheet</p> <p>YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet 4/24/25-Corrected</p> <p>11/22/24-Missing license number, and seal of licensed professional on each sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval 4/24/25-Corrected</p> <p>11/22/24-Not found on cover</p> <p>YES 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. 4/24/25-Corrected</p> <p>11/22/24-Not found on cover</p> <p>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</p> <p>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</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 11/22/24-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number 4/24/25-Corrected</p> <p>11/22/24-Not found on cover</p> <p>YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer</p> <p>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</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow and graphic drawing and written scale</p> <p>N/A Legal Documents</p> <p>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.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/12/2025	11/26/2025	Informational
Comments	<p>Verified with Sunbiz and project list. HR 12/17/24// EMW 11.26.25</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>4</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none">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." <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>YES 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.</p> <p>YES 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.</p>			
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>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.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>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</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>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</p> <p>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</p> <p>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</p> <p>N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p>			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
<i>Comments</i>	<p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>N/A 2.12.20 - Phases of development</p> <p>N/A 2.12.30 - Route Plan</p> <p>N/A 2.12.38 - Maintenance of improvements</p> <p>YES 6.2.1.E - Drawing legend</p> <p>YES 6.11.3 - Traffic Impact Analysis 12/2/24 - A traffic statement on cover sheet based upon an ITE trip generation model for the proposed land use is minimally required.</p> <p>N/A 6.11.4.B - Cross access</p> <p>YES 6.11.4.E - Sight triangle</p> <p>YES 6.11.5 - Driveway access 12/2/24 - Median cross-over on Marion Oaks Blvd nearest proposed driveway will need to be removed.</p> <p>N/A 6.11.6 - Construction route</p> <p>N/A 6.11.9.A - Traffic signals</p> <p>YES 6.11.9.B - Traffic signs 12/2/24 - 1) Add right turn only plaque below stop sign. 2) Place one-way sign in median of Marion Oaks Blvd, centered across from driveway exit.</p> <p>YES 6.11.9.C - Pavement marking</p> <p>N/A 6.12.1.A - Transportation Facilities - Purpose and Intent</p> <p>N/A 6.12.2 - Right-of-way</p> <p>N/A 6.12.11 - Turn lanes</p> <p>YES 6.12.12 - Sidewalks 10/16/25 - The fee has not been paid and must be paid prior to final plan approval.</p> <p>9/14/25 - Thje DRC approved the fee in-lieu of sidewalk construction. The fee comes out to \$4,400.00 and must be paid prior to final plan approval.</p> <p>5/1/25 - Staff supports fee in-lieu-of waiver for sidewalks along Marion Oaks Blvd which must be approved by DRC. If approved, fee comes out to \$4,400.00 and must be paid prior to final approval.</p> <p>11/27/24 - Sidewalks are required along Marion Oaks Blvd and must provide on-site connectivity.</p> <p>N/A 6.12.13 - Utility position in right-of-way</p> <p>N/A Additional Traffic comments</p>			
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/12/2025	11/19/2025	Approved
<i>Comments</i>	Marion County Utilities will serve this parcel with both water and wastewater.			
<i>Recommendations</i>	Marion County Utilities will serve this parcel with both water and wastewater.			



Marion County Board of County Commissioners

AR #32203

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 11/14/2024

A. PROJECT INFORMATION:

Project Name: Marion Oaks Townhomes

Parcel Number(s): 8004-0433-19

Section 23 Township 17 Range 21 Land Use HR Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other

Type of Plan: MAJOR SITE PLAN

Property Acreage 0.92 Number of Lots n/a Miles of Roads n/a

Location of Property with Crossroads Approximately 300 LF south of the intersection of Marion Oaks Manor and Marion Oaks BLVD

Additional information regarding this submittal: The applicant is proposing 14 townhome units on approximately

0.92 acres. The site will not be platted. Developer will own and maintain all units.

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

☒ Engineer:

Firm Name: Clymer Farner Barley, Inc. Contact Name: Tyler Counts, P.E.

Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785

Phone # 352-748-3126 Alternate Phone #

Email(s) for contact via ePlans: trayborn@cfb-inc.com & tcounts@cfb-inc.com

☐ Surveyor:

Firm Name: Clymer Farner Barley, LLC. Contact Name: James Hunter Blair

Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785

Phone # 352-748-3126 Alternate Phone #

Email(s) for contact via ePlans: trayborn@cfb-inc.com & tcounts@cfb-inc.com

Property Owner:

Owner: MolUnity Homes LLC. Contact Name: Juan Ortega, Manager

Mailing Address: 755 Crandon Blvd City: Key Biscayne State: FL Zip Code: 33149

Phone # 305-497-5036 Alternate Phone #

Email address: jortega@landtraders.us

Developer:

Developer: MolUnity Homes LLC. Contact Name: Juan Ortega, Manager

Mailing Address: 755 Crandon Blvd City: Key Biscayne State: FL Zip Code: 33149

Phone # 305-497-5036 Alternate Phone #

Email address: jortega@landtraders.us

Revised 6/2021

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	20203	2024.11.05	IN REVIEW
FDEP 102 GENERAL			
FDEP WASTEWATER			

DATE	REVISIONS	BY
10-10-25	MARION COUNTY P&I #4	MJE

LIST OF APPROVED WAIVERS

LOC 6.12.12.D. SIDEWALKS - FEE-IN-LIEU OF WAIVER - APPROVED 2024-09-03

TRAFFIC IMPACT SUMMARY

TIME PERIOD	ITE TRIP GENERATION RATE	PROJECT TRIPS
WEEKDAY ONLY	0.74 TRIPS / DU	44
WEEKDAY AM PEAK HOUR	0.47 TRIPS / DU	7
WEEKDAY PM PEAK HOUR	0.57 TRIPS / DU	8

MAJOR SITE PLAN OF MARION OAKS TOWNHOMES

PROJECT TEAM

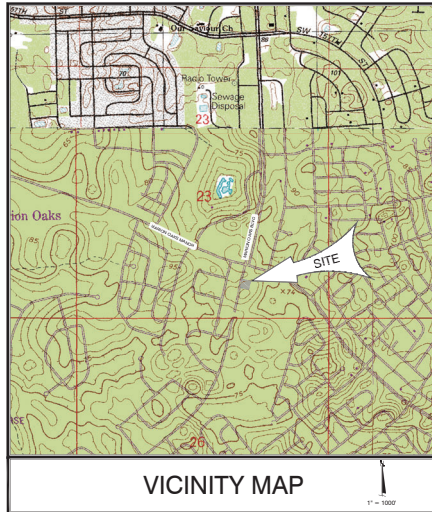
SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7113 ALFORD AVENUE
KEY BICAKNE, FL 33149
JUAN D. ORTEGA
(305) 435-1331
CIVIL ENGINEER
CLYMER FARNER BARLEY, INC.
7113 ALFORD AVENUE
MIDDLETON, FL 34402
TYLER D. COULTER, PE
FL LIC. NO. 90025
(850) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7113 ALFORD AVENUE
KEY BICAKNE, FL 33149
JAMES H. BLAIR, PSM
FL REG. NO. 6917

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11805 SELLERS HIGHWAY 441
BELLVIEW, FL 34402
(904) 307-0000
ELECTRICAL POWER UTILITIES
SUMMIT ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 801
SUMMITVILLE, FL 32085
(904) 793-3801, EXT. 1330

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE



VICINITY MAP

SUBJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
SECTION 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 8004-0433-19
FLU: HIGH RESIDENTIAL

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	PRE-DEVELOPMENT BASIN MAP
04	POST-DEVELOPMENT BASIN MAP
05	MASTER PLAN
06	SITE PLAN
07	GRADING & DRAINAGE PLAN
08	UTILITY PLAN
09	FORCE MAIN EXTENSION P&P
10	FORCE MAIN & WATER SERVICE CROSSING P&P
11	DETAILS
12	UTILITY DETAILS
13	ADS STORMTECH DETAILS
14	LIFT STATION DETAILS
EC-1	EROSION CONTROL PLAN

NOTE:
DISTANCE TO THE WORK AS SHOWN ON THE APPROVED PLANS
SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE
OFFICE OF THE COUNTY ENGINEER.

AREAS FOR TOTAL SITE (BASED ON ROOFTOP, NOT INTERIOR SQ. FOOTAGE)
PROPOSED BUILDINGS - 11,851 SQ. FT. (31.56 AC) 38.4%
PROPOSED CONCRETE - 3,138 SQ. FT. (0.07 AC) 1.8%
PROPOSED ASPHALT - 4,851 SQ. FT. (0.11 AC) 1.8%
TOTAL IMPROVEMENTS AREA - 19,840 SQ. FT. (0.45 AC) 18.0%
TOTAL OPEN SPACE - 86,460 SQ. FT. (1.96 AC) 78.2%
TOTAL AREA - 111,300 SQ. FT. (2.54 AC) 100.0%
TYPICAL SLOPE - 4% TO 12%

LICENSED DESIGN PROFESSIONAL CERTIFICATION

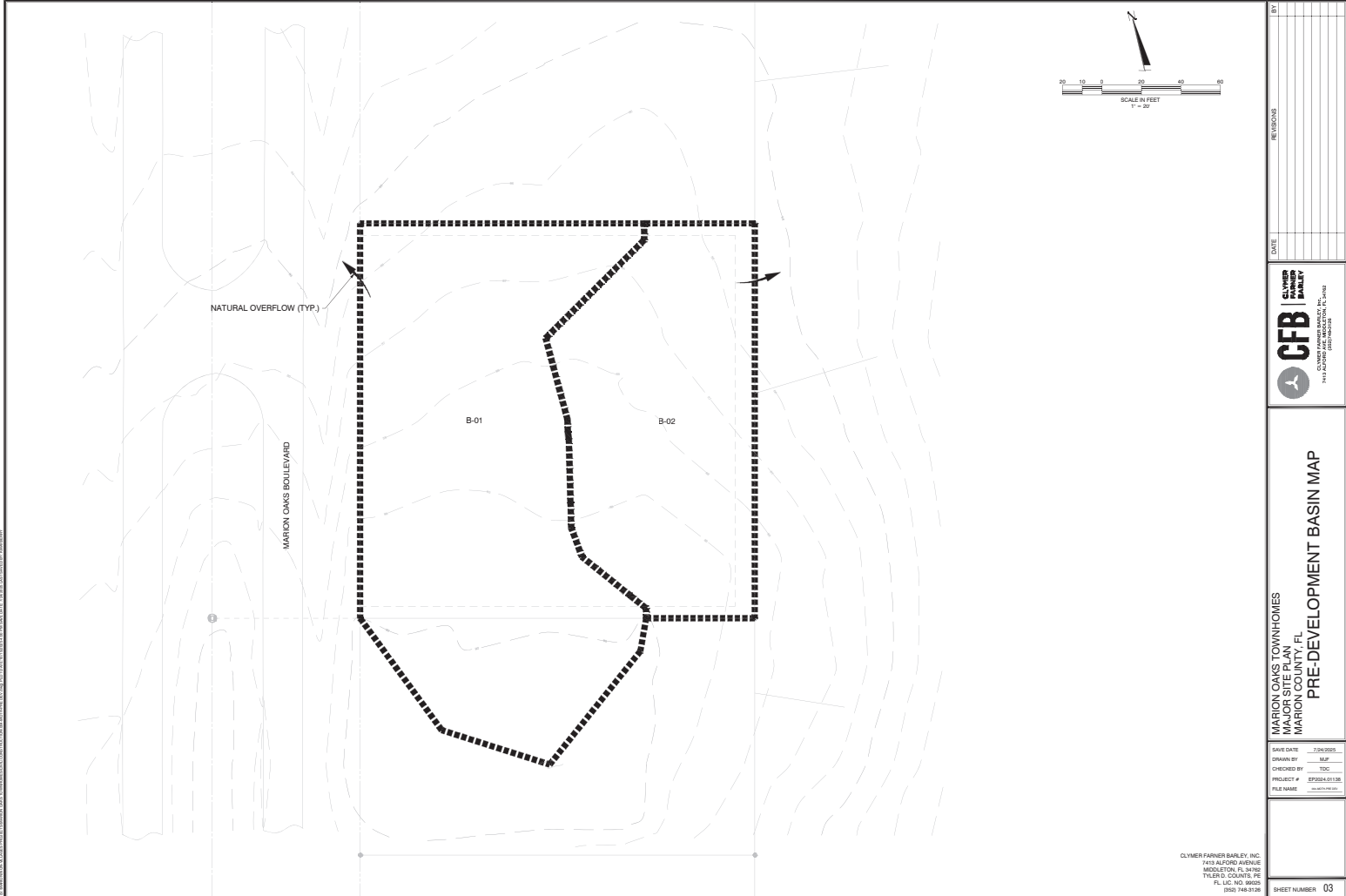
I HEREBY CERTIFY THAT THESE PLANS AND
CALCULATIONS WERE COMPLETED BY
ACCORDANCE WITH ALL APPLICABLE
REQUIREMENTS OF THE MARION COUNTY LAND
DEVELOPMENT CODE, EXCEPT AS NOTED.

OWNER'S CERTIFICATION

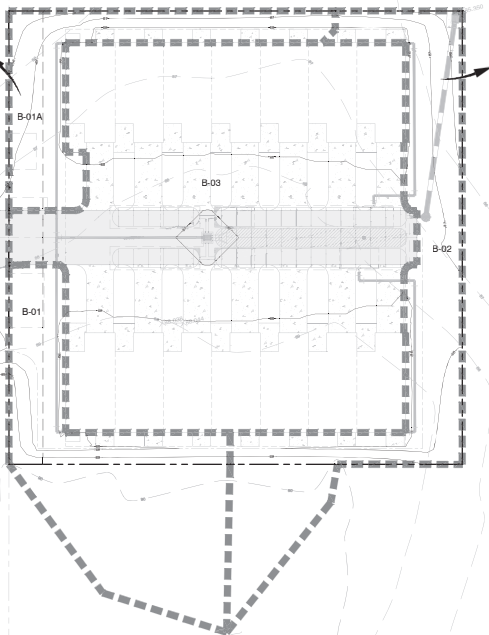
I HEREBY CERTIFY THAT I, MY SUCCESSORS,
AND AGENTS SHALL PERPETUALLY MAINTAIN
THE IMPROVEMENTS AS SHOWN ON THIS PLAN.



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CLYMER PARTNER BARILEY, INC.	
7413 ALFORD AVENUE	
MOBILE, AL 36688	
FL LIC. NO. 36005	
SHEET NUMBER 03	
MARION OAKS TOWNHOMES	
MAJOR SITE PLAN	
MARION COUNTY, FL	
PRE-DEVELOPMENT BASIN MAP	
CFB	
CLYMER PARTNER BARILEY, INC.	
7413 ALFORD AVENUE	
MOBILE, AL 36688	
FL LIC. NO. 36005	
DATE	
BY	

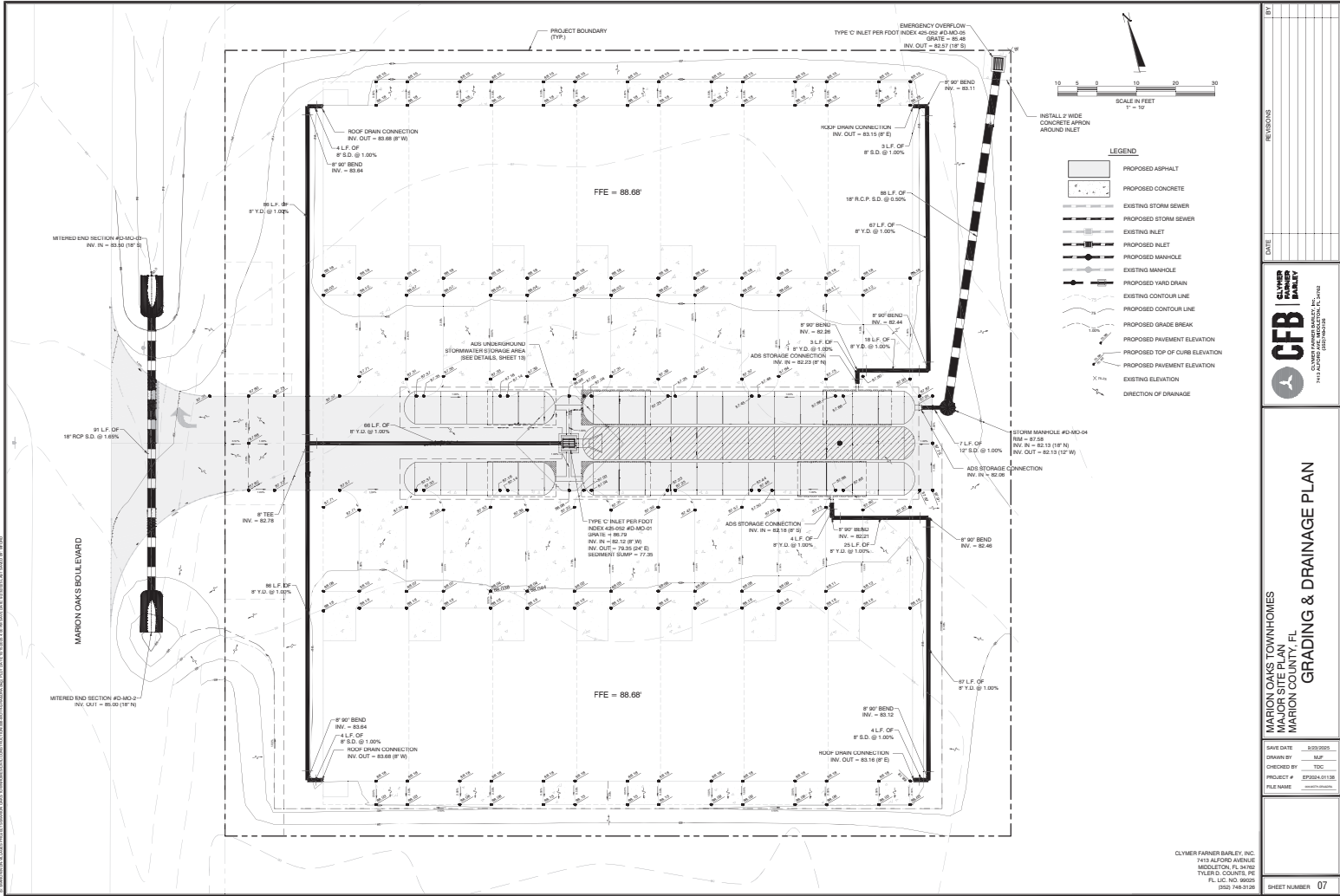


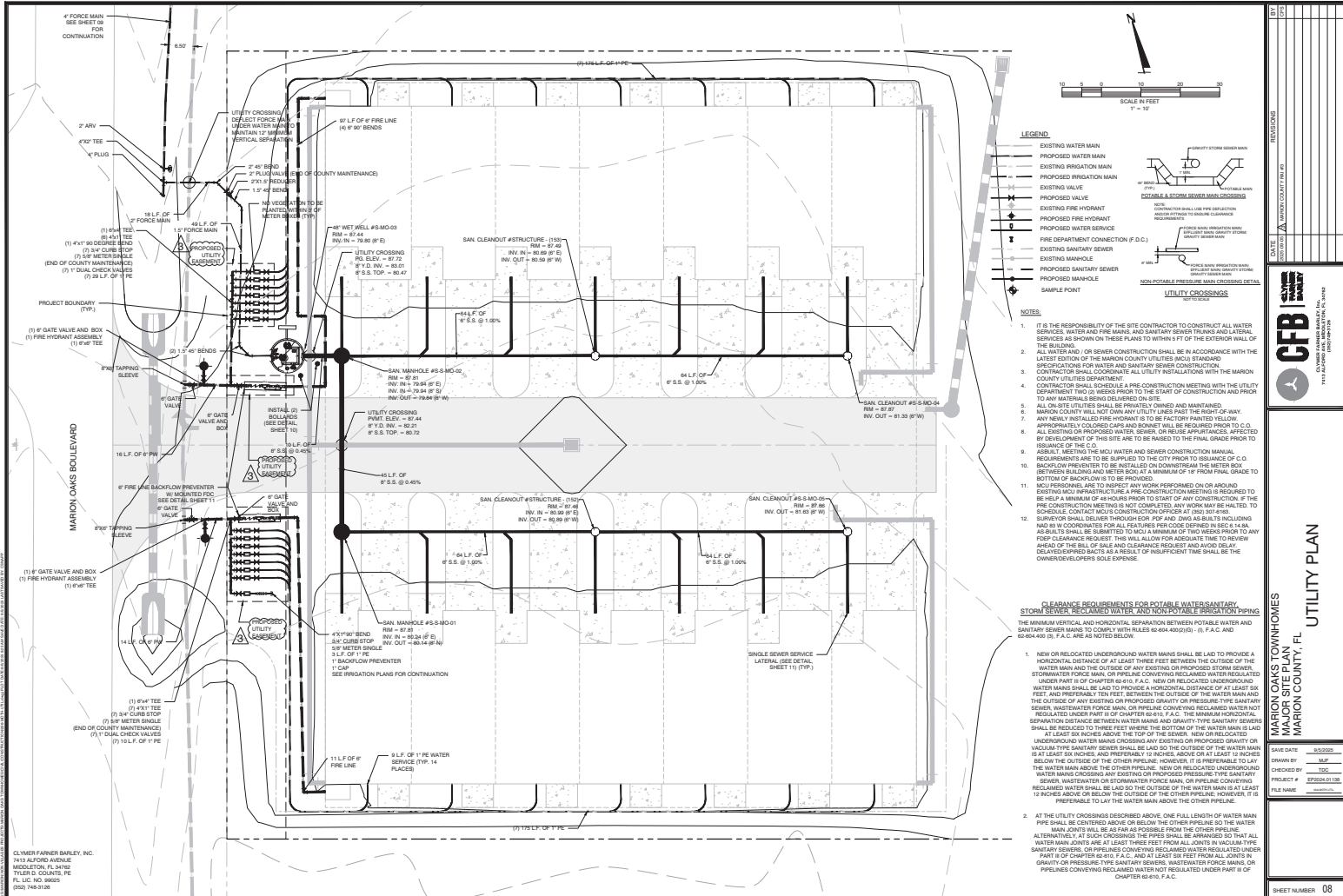
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL
POST-DEVELOPMENT BASIN MAP

SAVE DATE	7/24/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.0113
FILE NAME	001-0024-POST.DWG

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL LIC. NO. 99025
(888) 348-9110

SHEET NUMBER 04

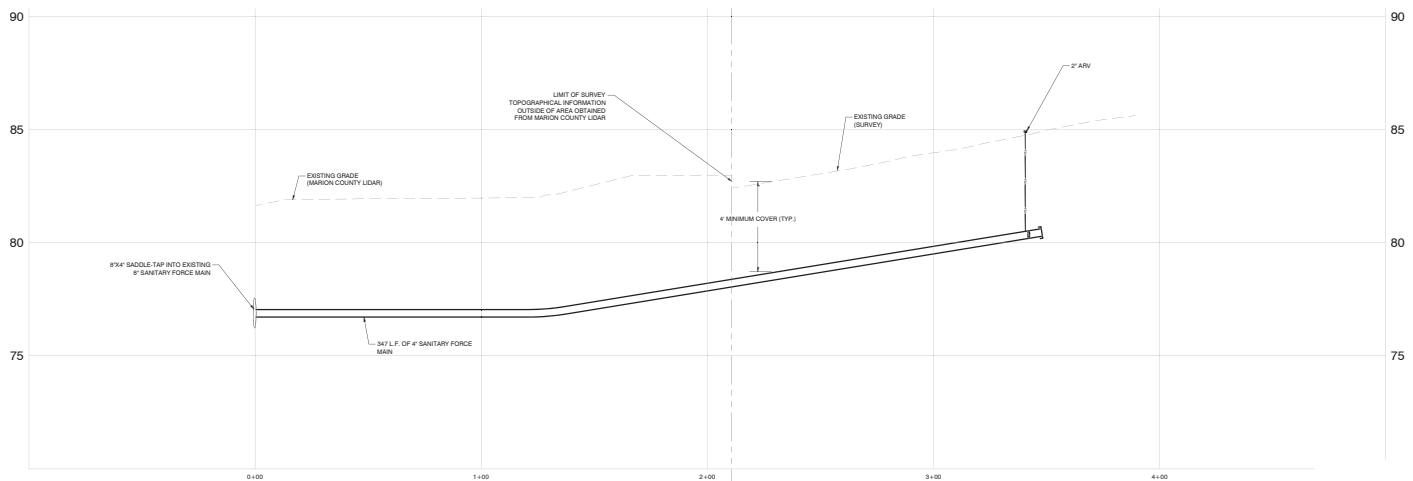


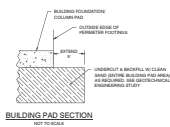


REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
DATE: 05/05/2020	
DRAWN BY: JLP	
CHECKED BY: JLP	
PROJECT # 20190001.01.00	
FILE NAME: 20190001.01.00	
SHEET NUMBER 08	

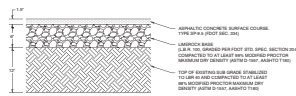
MAJOR SITE PLAN
MARION COUNTY, FL

UTILITY PLAN



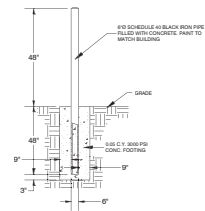


BUILDING PAD SECTION
NOT TO SCALE

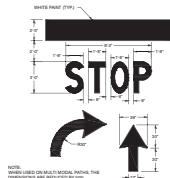


- NOTES:
1. THIS IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PRESENT AND FUTURE CONSTRUCTION.
 2. THE MINIMUM THICKNESS SHALL BE 18\"/>

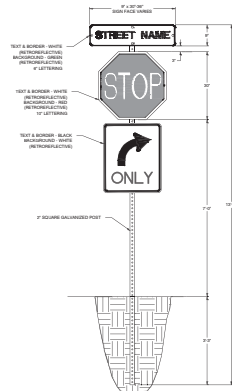
STANDARD DUTY ASPHALT PAVING
NOT TO SCALE



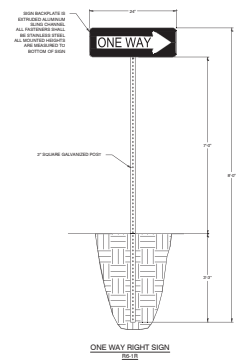
PIPE BOLLARD DETAIL
NOT TO SCALE



PAVEMENT MARKINGS
NOT TO SCALE



STOP SIGN W/ STREET SIGN AND ONE WAY PLAQUE
NOT TO SCALE



ONE WAY RIGHT SIGN
NOT TO SCALE

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2025
2	ISSUED FOR PERMIT	01/15/2025
3	ISSUED FOR PERMIT	01/15/2025
4	ISSUED FOR PERMIT	01/15/2025
5	ISSUED FOR PERMIT	01/15/2025
6	ISSUED FOR PERMIT	01/15/2025
7	ISSUED FOR PERMIT	01/15/2025
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9	ISSUED FOR PERMIT	01/15/2025
10	ISSUED FOR PERMIT	01/15/2025

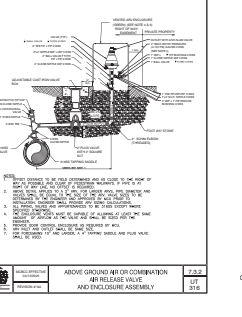
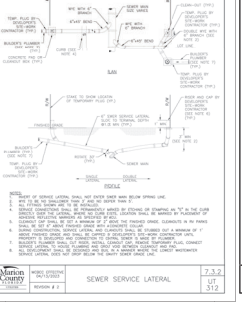
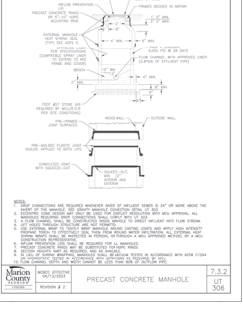
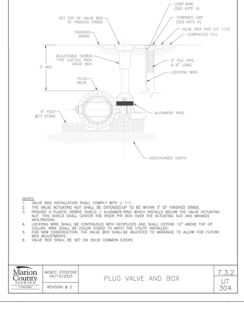
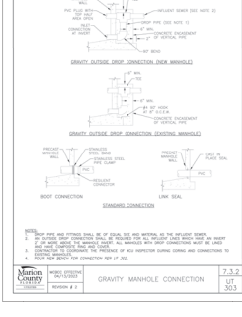
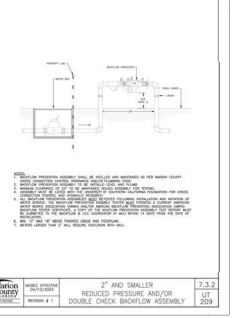
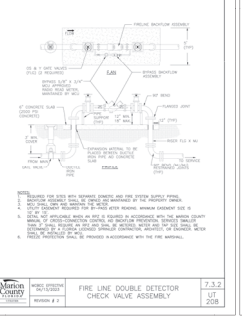
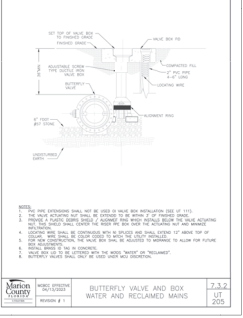
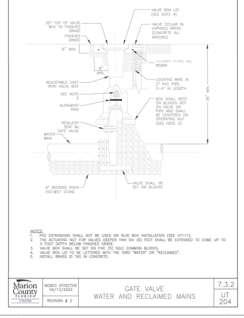
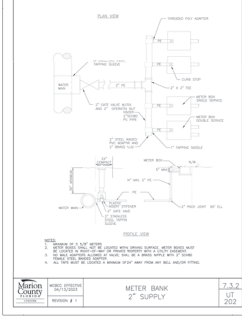
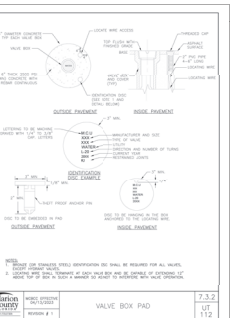
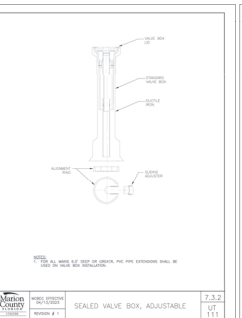
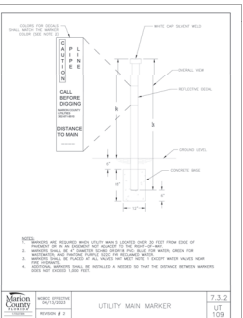
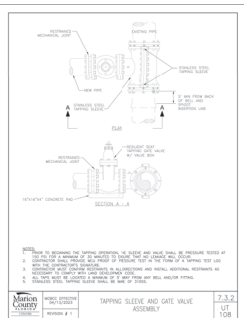
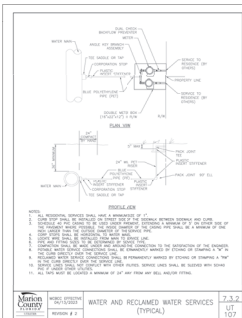
CFB
CLAYTON FARMER BARTLEY, INC.
1413 ALFORD AVENUE
MOULTON, FL 32185
(352) 748-3138

DETAILS
MARION OAKS TOWNHOMES
MAJOR SITE PLAN
MARION COUNTY, FL

DATE	01/15/2025
DRAWN BY	MBP
CHECKED BY	TDC
PROJECT #	20240401138
FILE NAME	20240401138

CLAYTON FARMER BARTLEY, INC.
1413 ALFORD AVENUE
MOULTON, FL 32185
TYLER D. COUNTS, PE
FL LIC. NO. 38005
(352) 748-3138

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REV

DATE

REVISIONS

CFB

CLYMER PARTNER BAWLEY, INC.
MAJOR SITE PLAN
MARION COUNTY, FL

MAJOR SITE PLAN
MARION COUNTY, FL

UTILITY DETAILS

SAVE DATE: 7/24/2025

DRAWN BY: MFP

CHECKED BY: TDC

PROJECT # 202504-01108

FILE NAME: 202504-01108.dwg

CLYMER PARTNER BAWLEY, INC.
7413 ALFORD AVENUE
MOULTON, FL 32069
TYLER D. COWLEY, P.E.
FL LIC. NO. 38005
(352) 748-3108

SHEET NUMBER 11

[illegible]

-

STEP 1	INSPECT GROUTER ROW PLUS FOR SEDIMENT
	<ul style="list-style-type: none"> A. INSPECTION POINTS (IF PRESENT) <ul style="list-style-type: none"> 1. REMOVAL OF GROUTER ROW PLUS/SLIGHT BRINE DRAIN 2. REMOVAL AND CLEAN FLEXPORTION FILTER IF INSTALLED 3. INSPECTION OF FLEXPORTION FILTER FOR DEPTH OF SEDIMENT AND OBSTRUCTION ON MANTLE/NOZZLE 4. LOWER A CAMERA INTO GROUTER ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL) 5. REMOVE GROUTER ROW PLUS IF SEDIMENT DEPTH EXCEEDS 10 CM B. ALL ISOLATOR PLUS ROWS <ul style="list-style-type: none"> 1. REMOVE GROUTER FLEXPORTION AT UPSTREAM END OF ISOLATOR ROW PLUS 2. USE A FLASHLIGHT - INSPECT DOWN THE GROUTER ROW PLUS THROUGH OUTLET PIPE 3. REMOVE GROUTER FLEXPORTION IF SEDIMENT DEPTH EXCEEDS 10 CM 4. FOLLOW GROUTER ROW REGULATIONS FOR SPACING SPACE ENTRY IF EXTERIOR MANHOLE IS PRESENT IN GROUTER ROW PLUS 5. IF GROUTER ROW PLUS IS NOT PROCESSED TO STEP 2 IF NOT, PROCEED TO STEP 3
STEP 2	CLEAN OUT ISOLATOR ROW PLUS USING THE JETTING PROCESS
	<ul style="list-style-type: none"> A. VERIFIED CLOSING CLEANING NOZZLE WITH REAR FANHEAD SPREAD OF 1" (1) OR MORE IS PREFERRED B. APPLY SOLID TYPE PASSES TO ALL GROUTER ROW PLUS FLEXPORTION C. VACUUM STRUCTURE SUMP AND REGIONS
STEP 3	REPLACE ALL COVERS, GATES, FLEXITS, AND LEAK RECORD OBSERVATIONS AND ACTIONS.
STEP 4	INSPECT AND CLEAN BARRIERS AND MANHOLES UPSTREAM OF THE STORMWATER SYSTEM

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

[illegible][illegible]

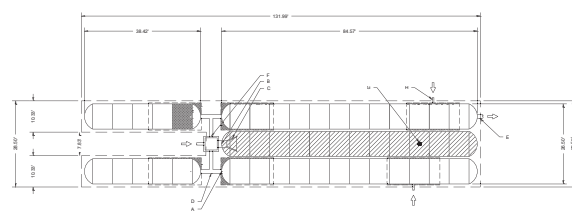
CHAMBER	MAX DIAMETER OF INSERT TEE	HEIGHT FROM CHAMBER
SC-210	6" (150 mm)	4"
SC-760	12" (250 mm)	4"
SC-600	12" (250 mm)	4"
DC-760	12" (250 mm)	4"
MC-3500	12" (300 mm)	6"
MC-4500	12" (300 mm)	8"
MC-7200	12" (300 mm)	8"

INSERT TEE FITTINGS AVAILABLE FOR SCRI 26, SCRI 35, SCRI 45, GASWIKED & SOLVENT WELD, N-12, HP STORM, C-600 OR DUE

Technical drawing of a stormwater end cap. The drawing includes a side view and an end view. Labels and dimensions include:

- 1" (25.4 mm) MIN INSERTION
- MANIFOLD STUB
- MANIFOLD HEADER
- 1" (25.4 mm) MIN SEPARATION
- 1" (25.4 mm) MIN INSERTION
- STORMWATER END CAP
- 1" (25.4 mm) MIN SEPARATION
- MANIFOLD
- MANIFOLD

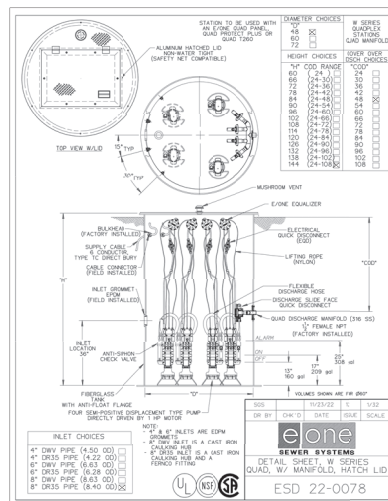
NOTE: MANIFOLD STUD MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.



ISOLATOR ROW 1
(SEE DETAIL)

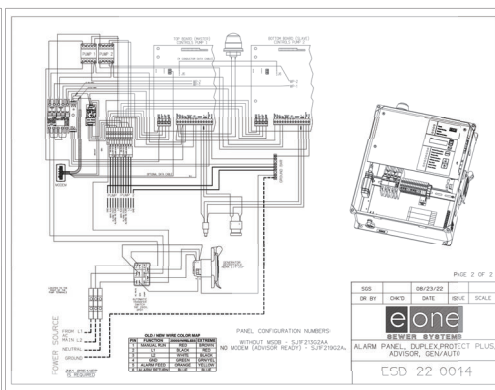
PLACE MINIMUM
STONE AND LINO
CHAMBER INLET

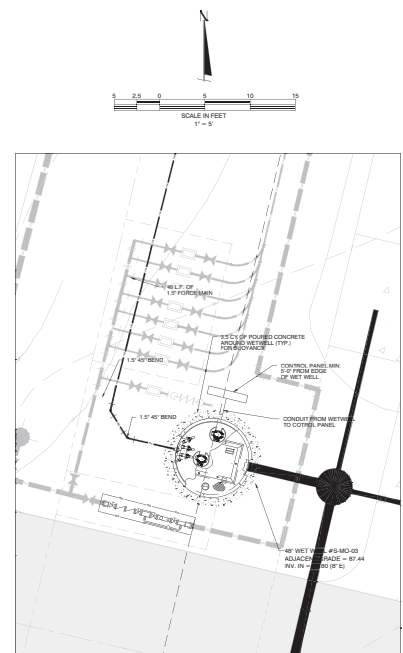
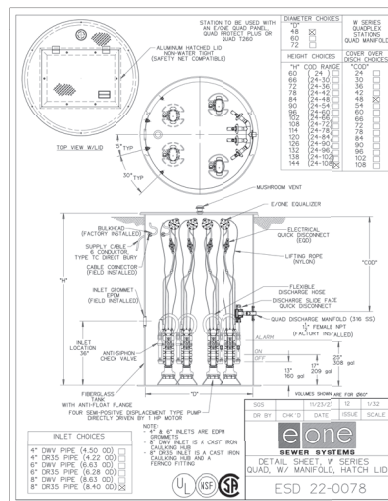
SEE UNITS



NOTES:

- STRUCTURAL DESIGN BY OTHERS
- LIFT STATION SHALL BE PRIVATELY MAINTAINED





SUMMARY OF PUMP DATA	
OPERATING CONDITION	13 GPM @ 33 FT. TDH
VELOCITY	2.26 FPS
PUMP MANUFACTURER	E ONE
PUMP MODEL	E ONE SPD PUMP
SPEED	1,725 RPM
PHASE (φ) & VOLTAGE (V)	1 φ, 240V
HORSEPOWER (HP)	1.00 HP

ESTIMATED FLOW TO THE STATION		
MINIMUM	1,120	GPD
AVERAGE	2,240	GPD
MAXIMUM	9,632	GPD

MINIMUM	1,120	GPD
AVERAGE	2,240	GPD

MAXIMUM	9,632	GPD
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- NOTES:
- STRUCTURAL DESIGN BY OTHERS
 - LIFT STATION SHALL BE PRIVATELY MAINTAINED

