



SUBMITTAL SUMMARY REPORT 33475

PLAN NAME: CANOPY OAKS FSER

LOCATION: 8231 SW HWY 200
OCALA,

APPLICATION DATE: 09/30/2025

PARCEL: 3530-1001-04

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Sam Colley	Catalyst Design Group
Engineer of Record	Sam Colley	Catalyst Design Group

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	11/18/2025	11/25/2025	12/17/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/22/2025	12/31/2025	01/13/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/16/2026	01/26/2026	01/28/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/05/2026	02/12/2026	02/18/2026	Approved

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
<i>Comments</i>				
YES 2.12.8 - Legal description matches boundary on plan				
NO 2.12.28 - Correct road names supplied On Sheet C0.0 the location map has SW HWY 200 incorrectly labeled as SW State Rd 200. Also, on Sheet C0.0 the Title Bar has SW State Rd 200 and it needs to be corrected to SW HWY 200 on all other applicable sheets. Sheets C3.0, C4.0, C5.0, C6.0, C7.0, L1.0 & L2.0 have SW HWY 200 incorrectly labeled as State Road No. 200.				
YES 6.2.1.F - North arrow and graphic drawing and written scale				
NO Additional 911 comments Sheet 0.0 has the Address incorrect of SW State Road 200 under General Information. It should be SW HWY 200.				
Environmental Health (Plans) (Environmental Health)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
YES Central Sewer Central Sewer				
N/A Lot Size				
N/A Total Flow				
N/A Available Area				
YES 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 Central Sewer/Central Water				
Fire Marshal (Plans) (Fire)		11/24/2025	11/09/2025	Requires Re-submit
<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				
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.				
YES 6.18.2.D - Fire Department Connections				
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength				
NO 6.18.2.G - Painting and Marking of Fire Hydrants Please add the following note to the Utility page: "new hydrants shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector."				
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads				
N/A Additional Fire comments				

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/24/2025	11/09/2025	Requires Re-submit

Comments

Zoning Reject

YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
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 for adjacent properties on site plan/cover sheet(s)
NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please ensure garbage collection area wall meets B-2 setback requirements.
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please label front/side/rear setbacks widths on site layout plan sheet. Please indicate length/width of proposed building
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please clearly delineate required Type C buffer width along SR 200, as required by LDC Section 6.8.6.
Staff notes required Type C buffer is partially within billboard easement area. Please note that, in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. Please indicate height of garbage collection area wall. Per LDC 6.8.9, 6' screening shall be provided by wall or landscaping.
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 Bay Laurel Utilities (OTOW) service area
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
NO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Please submit an Environmental Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4, or an EALS Exemption Request certifying all criteria in LDC Sec. 6.5.3. is met.
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Parking figures provided on cover sheet. Parking details provided on sheet C8
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. Signs are indicated. Please note separate sign permit(s) will be required. On-site signs required to meet LDC Sec. 4.4.4. Please indicate setbacks of all signs on site layout plan sheet 5.
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 label front/side/rear setbacks widths on site layout plan sheet. Please indicate length/width of proposed building
INFO 2.12.27 - Show location of outside storage areas No outdoor storage allowed.
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate following on cover sheet: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Land Use Reject

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
NO 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?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
YES 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
INFO 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] The subject parcel lies within the Secondary Springs Protection Zone, Please state on the 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?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
YES 6.12.2.A - [Local Road right-of-Way Provided?]
YES 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)?
NO 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?] Cross access is required per the Marion County LDC.

YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
NO 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?] Cross access is required per the Marion County LDC.
YES 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
NO 6.11.4.E - [Sight Triangle Provided?] Access site triangle for primary entrance is not included.
YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
YES 6.12.12 - [Sidewalks Internal/External Provided?]
NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Please include trip generation numbers based on the latest version of ITE.
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

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Landscape (Plans) (Parks and Recreation)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>N/A 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>N/A 6.7.3 - Tree protection</p> <p>PEND 6.7.4 - Shade tree requirements</p> <p>N/A 6.7.6 - Tree removal submittal requirements</p> <p>N/A 6.7.8 - Protected tree replacement requirements</p> <p>N/A 6.7.9 - Replacement trees; general requirements</p> <p>NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Show native status of each plant and show native requirement of 25% is met</p> <p>N/A 6.8.3 - Landscape design standards</p> <p>YES 6.8.4 - Landscape area requirements for non-residential development</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>NO 6.8.6 - Buffers SR 200 has OHE, understory used - 1. Majority of understory trees along SR 200 shall be evergreen to meet year round screening requirement 2. Wax myrtle may not be suitable for location, please consider alternative 3.</p> <p>YES 6.8.7 - Parking areas and vehicular use areas</p> <p>YES 6.8.8 - Building landscaping</p> <p>YES 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>INFO 6.8.10 - General planting requirements (specifications) All shrubs shall be a min of 18" High at installation, shrubs shorter than 18" will not be accepted. Mulch over tree roots shall be no more than 1", mulch shall be min of 6" from tree trunks, any volcano mulching of trees will result in failed site inspection</p> <p>YES 6.8.11 - Landscape installation</p> <p>PEND 6.8.12 - Landscape completion inspection requirements Provide note from this section of code</p> <p>NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Verify if irrigation is reuse, or potable</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>NO 6.9.6 - Completion inspection requirements Provide note from this section of code</p> <p>NO 6.19.3 - Outdoor lighting plan requirements Please provide a signed and sealed photometric plan</p> <p>PEND 6.19.4 - Exterior lighting design standards</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>N/A Additional Landscape comments</p>			

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OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/13/25-</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 / 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.</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>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 10/13/25-Missing:Title block on all sheets denoting type of application; (Major Site Plan)</p> <p>NO 2.12.4.A - Type of application on front page 10/13/25-Missing:Type of application on front page; (Major Site Plan)</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>NO 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 10/13/25-Missing: Owner's phone number on front sheet:</p> <p>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 10/13/25-Missing: Owner's certification on front sheet</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</p> <p>YES 6.2.1.A - Name, street address, signature, date, 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</p> <p>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. 10/13/25-Missing: Licensed Design Professional Certification</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>NO 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 10/13/25-Vicinity Map needs to move</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 10/13/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</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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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 cover page. Checked project map. -EMW 10.03.25

IF APPLICABLE:

Sec. 2.18.1.1 - 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
<i>Comments</i>	<p>NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.</p> <p>NO 2.12.8 - Topographical Contours Please provide a survey that is no older than 12 months</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>NO 2.12.13/14/15 - General Exhibits Please provide a National Wetland Inventory map</p> <p>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>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".</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria Approved per AR 22276</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 Approved per AR 22276</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>NO 6.13.8 - Stormwater Conveyance Criteria See comment under "6.13.8.B(7) - Minimum Pipe Size"</p> <p>NO 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.8.B(7) - Minimum Pipe Size"</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>NO 6.13.8.B(7) - Minimum Pipe Size Minimum pipe size for yard drains is 8" diameter</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>INFO 6.13.2.B(8) - Calculation & Plan Consistency This item will be reviewed upon resubmittal</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>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

SUBMITTAL SUMMARY REPORT (33475)

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 YES 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 NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide updated survey. NO 2.12.9 - Provide location and dimensions of all rights-of-way serving the project Please provide. NO 2.12.10 - Show any known existing or proposed easement or land reservation Please provide. NO 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			
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 N/A 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 N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle NO 6.11.5 - Driveway access 10/5/25 - Commercial driveways are required to have 25' radiuses. YES 6.11.6 - Construction route YES 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 N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>NO Marion County Utilities Contact Information Parcel will be served by the Bay Laurel Community Development District (BLCCDD). The utility provider should be clearly identified on the plan set for contractor reference. Given this project's close proximity to Marion County Utilities' infrastructure, it is important to ensure prompt coordination with the appropriate utility provider to avoid any delays or confusion.</p> <p>YES Parcel numbers identified in project match proposed site plan layout 3530-1001-04 and 3530-1001-10</p> <p>INFO 6.14.2.A(1) - Public water service area/provider Bay Laurel Community Center Development District.</p> <p>INFO 6.14.2.A(1) - Public sewer service area/provider Bay Laurel Community Center Development District.</p> <p>INFO 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider Letter was received from Bay Laurel 9/22/2025, and uploaded into the documents folder, stating they have the capacity to serve the proposed development.</p> <p>PEND 6.14.2.A - Water Connection Requirements</p> <p>PEND 6.14.2.A - Sewer Connection Requirements</p> <p>PEND 6.14.2.C.2(e) - Grease Trap, FOG Worksheet</p> <p>PEND 6.14.2.C - Industrial Pretreatment</p> <p>PEND 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan</p> <p>PEND 6.14.3.B - Springs Protection Zone</p> <p>PEND 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>PEND 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified</p> <p>PEND 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>PEND 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections</p> <p>PEND 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections</p> <p>PEND 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules</p> <p>PEND 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas</p> <p>PEND 6.14.5.A(8) - Submittal Requirements - Connection to existing water system</p> <p>PEND 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system</p> <p>PEND 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements</p> <p>PEND 6.14.5.B - Construction Notes - UT DETAILS - current LDC version</p> <p>PEND 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)</p> <p>PEND 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU</p> <p>PEND 6.14.5.C - DEP permit for water mains to be constructed/owned by developer</p> <p>PEND 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU</p> <p>PEND 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer</p> <p>PEND 6.14.5.D - Hydraulic Analysis</p> <p>PEND 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU</p> <p>PEND 6.14.7 - Construction Inspection - PLAN NOTE:</p> <p>PEND 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts</p> <p>PEND 6.14.9.A - Developer's Agreement</p> <p>PEND 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:</p> <p>PEND 6.14.9.B - Bill of Sale</p> <p>PEND 6.15.1 - Potable Water Distribution System</p> <p>PEND 6.15.2 - Decentralized Water System (WTP)</p> <p>PEND 6.15.3 - Fire Protection/Fire Flow Capacity</p> <p>PEND 6.15.4 - Water Main Piping Installation</p> <p>PEND 6.15.5 - Water Service and Connection</p> <p>PEND 6.15.6.A - Potable Water Metering - individual/banked, size</p> <p>PEND 6.15.6.B - Irrigation Water Metering - size</p> <p>PEND 6.15.6.C - Sewer service only (water meter required/shown)</p> <p>PEND 6.15.6.D - Meter Location</p> <p>PEND 6.15.6.E - Meter Easements</p> <p>PEND 6.15.6.F - Meter Boxes</p> <p>PEND 6.15.6.G & H - Meter Sizing</p> <p>PEND 6.15.7 - Cross Connection Control and Backflow Prevention</p> <p>PEND 6.15.8 - Public Water Well Standards</p> <p>PEND 6.15.9 - Wellfield and Water Supply</p> <p>PEND 6.15.10 - Water Treatment Plants (WTP)</p> <p>PEND 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)</p> <p>PEND 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design</p> <p>PEND 6.16.5.A & B - Private Wastewater Pump Stations</p> <p>PEND 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)</p> <p>PEND 6.17 - Water Reclamation/Reuse Facilities</p> <p>PEND Article 7 - Construction Standards - PLAN NOTE:</p> <p>N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities No fee for this review. Connecting to BLCCDD</p> <p>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.</p> <p>PEND Additional Utilities comments</p>			

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	11/25/2025	11/21/2025	Approved
<i>Comments</i>	Informational Comment: The Title Bars of the Civil Plans and the Landscape Plans still have SW STATE HWY 200 and have not been corrected to SW HWY 200. Because the site plan has been corrected I will approve this plan. Please be aware that if you resubmit this Major Site Plan the above items will need to be corrected.			
Environmental Health (Plans) (Environmental Health)		11/25/2025	12/17/2025	Approved
<i>Comments</i>	This will be served by public water and sewer through the Bay Laurel Center Community Development District.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	11/25/2025	11/26/2025	Approved
<i>Comments</i>	FIRE REVIEW COMPLETE			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	11/25/2025	12/02/2025	Requires Re-submit
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections) Label buffer types.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/25/2025	11/21/2025	Deny
<i>Comments</i>	see comments on plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	11/25/2025	12/17/2025	Approved
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	Legal Documents (Resolved) - Legal Documents			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/25/2025	11/25/2025	Requires Re-submit
<i>Comments</i>	Please add the name of the authorized signer for Marion Community Hospital Inc. to the signature line on the front cover page. Thank you. -EMW 11.25.25			
	<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>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> <p>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."</p> <p>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."</p> <p>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> <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>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	11/25/2025	11/20/2025	Requires Re-submit
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: This item will be reviewed upon resubmittal			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - 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.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	11/25/2025	11/26/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/25/2025	11/21/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/25/2025	12/08/2025	Approved
<i>Comments</i>	The project is located within the Bay Laurel Center Community Development District utility service area. A letter from the utility provider was previously submitted confirming that Bay Laurel Center CDD has sufficient capacity and availability to serve the project.			

SUBMITTAL SUMMARY REPORT (33475)

REVIEW SESSION FILES:
 2025-01-14_from Vertex_Phase I ESA.pdf
 2025-09-25_Drainage Letter_Scanned Copy.pdf
 2025-11-07_SWFWMD O&M Report.pdf
 2025-11-18_County Comment Response.pdf
 Civil Plans_Digitally Signed.pdf
 ESL - SITE PLAN - PHOTOMETRICS.pdf
 File Category Placeholder.pdf
 LA COMBINED_DIGITALLY SIGNED.pdf
 Wetland Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Alexander	If PP pipe is desired, an alternate pipe material request must be submitted and approved by the County Engineer. This letter will be needed for PP to be an option listed here.	11/19/2025 8:23	AMFile Category Placeholder.pdf	8
Susan Heyen	No trees shown along SR200, please show trees. Response to comments indicated Silver Buttonwood would be substituted for Wax Myrtle, SB is not recommended for this planting zone - show in plant schedule	11/21/2025 11:06	AMLA COMBINED_DIGITALLY SIGNED.pdf	1
Susan Heyen	All shade/canopy trees to be 3.5" at install	11/21/2025 11:09	AMLA COMBINED_DIGITALLY SIGNED.pdf	2

OCE: Plan Review (DR) v.3

ITEM	REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR)	(911 Management)	Kristie Wright	12/31/2025	12/31/2025	Approved
Environmental Health (Plans)	(Environmental Health)	Evan Searcy	12/31/2025	01/12/2026	Approved
Fire Marshal (Plans)	(Fire)	Jonathan Kenning	12/31/2025	12/22/2025	Approved
<i>Comments</i>	Comments addressed. Approved				
Growth Services Planning & Zoning (DR)	(GS Planning and Zoning)	Sarah Wells	12/31/2025	12/23/2025	Approved
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."				
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.				
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections) Label buffer types.				
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.				
Landscape (Plans)	(Parks and Recreation)	Susan Heyen	12/31/2025	12/22/2025	Deny
<i>Comments</i>	additional trees required along SR 200 - see markup on plan				
OCE Design (Plans)	(Office of the County Engineer)	Gerald Koch	12/31/2025	01/02/2026	Approved

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/31/2025	01/06/2026	Informational

Comments
 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: Major Site Plan
 STATUS OF REVIEW: NO
 REMARKS: Cover Sheet Issue Addressed- No further comments -EMW 01.06.26

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	12/31/2025	12/22/2025	Informational
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Comments Please provide a copy of the NPDES permit or NOI prior to construction.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/31/2025	12/23/2025	Approved
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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/31/2025	12/22/2025	Approved
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Utilities (OCE Plans) (Utilities)	Heather Proctor	12/31/2025	01/06/2026	Approved
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Comments Project is located within the Bay Laurel Center Community Development District utility service area. A letter from the utility provider was previously submitted confirming that Bay Laurel Center CDD has sufficient capacity and availability to serve the project.

REVIEW SESSION FILES:
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 2025-12-03_SWFWMD Approval.pdf
 County Comment Response Letter.pdf
 File Category Placeholder.pdf
 LA COMBINED_DIGITALLY SIGNED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Type C buffer requires 2 shade & 3 understory per 100 LF, Since OHE is in conflict, shade trees may be substituted with understory at a 1:1 basis - Per sheet L1.1, 19 trees required, 12 shown, please show additional trees	12/22/2025 10:29	AMLA COMBINED_DIGITALLY SIGNED.pdf	1
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	B	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4

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 File Category Placeholder.pdf
 LA COMBINED_DIGITALLY SIGNED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
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AutoCAD SHX Text	DRIP MED	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	GPM	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	SIZE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	STA.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
AutoCAD SHX Text	TYPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	4
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REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
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AutoCAD SHX Text	CONNECTION. PROVIDE EXPANSION COILS OF WIRE AT NO MORE THAN 100	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE A CONTINUOUS WIRE BETWEEN THE CONTROLLER AND VALVE. MAKE AN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	TAPE WIRING TOGETHER AT INTERVALS OF TEN FEET, USING 1/4 INCH FIBER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PVC SLEEVES. INSTALL (2) EXTRA WIRES POWER FROM EACH CONTROLLER TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THE FARTHEST VALVE IN EACH DIRECTION OPERATED BY THAT CONTROLLER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FOOT INTERVALS AND AT EACH DIRECTION CHANGE IN THE WIRE ROUTING.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE A SEPARATE POWER WIRE FOR EACH CONTROL VALVE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
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AutoCAD SHX Text	OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS,	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
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AutoCAD SHX Text	AS INDICATED BELOW:	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
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AutoCAD SHX Text	SPRINKLER COVERAGE TEST - NOTIFY 48 HOURS IN ADVANCE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
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AutoCAD SHX Text	INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES,	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	CONTROLLER, AND HIS LABOR.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DRAWING OF RECORD	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5

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AutoCAD SHX Text	MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	UNTIL A SUCCESSFUL TEST IS PERFORMED.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VALVE BOXES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VALVE INSTALLATION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	BEFORE INSTALLATION.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE THE BEST COVERAGE IN SLOPED AREAS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LOCATION - VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL ALL AUTOMATIC ZONE VALVES AND GATE VALVES IN VALVE BOXES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL ANY MAIN LINE ISOLATION VALVES AND QUICK COUPLING VALVES IN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALLATION OF SPRAY HEADS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALLATION SCHEDULE - INSTALL SPRAY HEADS AFTER THE SPRINKLER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ORIENTATION - INSTALL POP-UP UNITS IN A PLUMB POSITION AND FIELD	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DISTANCE AND CLOSER WHERE INDICATED.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ADJUST NOZZLE DISTANCE AS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WIRING FROM THE CONTROLLER TO EACH VALVE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	STRUCTURES AND PAVEMENT. ALIGN POP-UP SPRAY HEADS IN A VERTICAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ORIENTATION AS SHOWN IN THE DETAILS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ADJUST AS NECESSARY TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROPER COVERAGE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	RAIN GAUGE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	MISCELLANEOUS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OPERATING AND ELECTRICAL-RELATED EQUIPMENT, BOUND IN ONE FOLDER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5

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 2025-12-03_SWFWMD Approval.pdf
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 File Category Placeholder.pdf
 LA COMBINED_DIGITALLY SIGNED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER OR LANDSCAPE ARCHITECT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THE SYSTEM OFF IN CASE OF RAIN OR FREEZING WEATHER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ADDITIONAL SUBMITTALS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VALVE AND MANUAL CONTROL VALVE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WITH THE INSTALLATION.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS TO PROVIDE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED,	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ELECTRIC VALVES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WIRE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE RED #14 AWG WIRE FOR ALL VALVE POWER WIRES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE WHITE #14 AWG WIRE FOR ALL VALVE COMMON WIRES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VAC APPLICATIONS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	CONTROLLER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PART 3 - EXECUTION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	A. GENERAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PIPING."	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	IRRIGATION PIPELINES."	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	APPLICABLE STANDARDS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AND TURF AND MULCH AREAS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DESCRIPTION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PIPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PACKAGE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SUBSTITUTIONS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ANY AVAILABLE EXISTING SLEEVES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	40, 80, AND 120.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5

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 LA COMBINED_DIGITALLY SIGNED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN,	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE FLEXIBLE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SIZE EACH SLEEVE TO ACCOMMODATE THE PIPES AND WIRES BEING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ROUTED THROUGH IT. CONSULT WITH THE OWNER OR OWNER'S	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PART 2 - MATERIALS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PART 1 - GENERAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LATERALS AND SPRINKLER HEADS. ALL MAIN LINE PVC PIPE SHALL BE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SCHEDULE 40 PVC AND ALL ZONE PIPE SHALL BE CL200 PVC OR BETTER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FLAGGING HAS BEEN APPROVED.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DIAMETER, ROCKS, OR STONES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL-LOADED.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAIN LINE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE-GRAINED MATERIAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FINISHED GRADE.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PIPE TRENCH CONSTRUCTION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	BACK FILL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	TO THE PLANT MATERIAL.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SOLVENT CEMENT AND PRIMER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WITH ASTM F656.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SEE DETAILS FOR SPRINKLER TO PIPE CONNECTIONS. NO "FLEX PVC"	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	"TOE" NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE A	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	12454- B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5

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 LA COMBINED_DIGITALLY SIGNED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS,	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AND USE THREADED FITTINGS FOR CONNECTION TO VALVES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	FOR MAIN LINE PVC PIPE FITTINGS, USE PVC SCH. 40 FITTINGS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PIPE FITTINGS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	LANDSCAPE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	BY THE LANDSCAPE ARCHITECT/OWNER. FLAGS SHALL BE CLEARLY MARKED	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	VALVE BOXES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE 12 X 18 VALVE BOXES FOR ALL APPLICATIONS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DRIP ZONES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL HUNTER .1 GPH EMITTERS FOR ALL SHRUB AND GROUND COVER APPLICATIONS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	SPRINKLERS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL HUNTER 1/4 GPM PRESSURE REGULATING BUBBLERS FOR ALL TREE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	APPLICATIONS. INSTALL HUNTER PROS-06-PRS40 SPRINKLERS WITH APPROPRIATE SCREENS AND	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	NOZZLES FOR ALL TURF APPLICATIONS. POINT OF CONNECTION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	CONNECT TO THE THE STUBOUT CAPABLE OF 50 GPM AT 55 PSI. INSTALL A HUNTER ICV-151 VALVE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	AT THE POINT OF CONNECTION TO ACT AS A MASTER VALVE INSTALL A HUNTER FLOW SYNC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	DOWNSTREAM OF THE MASTER VALVE AT THE POINT OF CONNECTION. NOTIFY THE LANDSCAPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	ARCHITECT OF ANY DISCREPANCIES AS TO GALLONAGE AND PRESSURE BEFORE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	COMMENCING WITH THE INSTALLATION. GOVERNING REGULATIONS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH LOCAL CURRENT IRRIGATION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	REGULATIONS AND REQUIREMENTS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5

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REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	WATER STAR INSTALLATION REQUIREMENTS INSTALLATION REQUIREMENTS ASSURE THAT THE SYSTEM IS INSTALLED WITHIN THE FOLLOWING PARAMETERS: GENERAL IRRIGATION ZONES FOR TURF GRASS AND LANDSCAPE BEDS ARE SEPARATE. SPRINKLERS AND EMITTERS ARE LOCATED A MINIMUM OF 2 FEET FROM STRUCTURES. STRUCTURES. STRUCTURES. IRRIGATION SYSTEM IS FREE FROM LEAKS. SPRINKLERS IN LOW-LYING AREAS HAVE CHECK VALVES. SPRINKLERS RISE ABOVE TURF GRASS HEIGHT. APPLICATION OCCURS IN CORRECT SPRAY PATTERNS, MINIMIZING OVERSPRAY ON IMPERVIOUS SURFACES. UNIFORMITY PIPES ARE SIZED TO PREVENT VELOCITIES GREATER THAN 5 FEET PER SECOND. PRECIPITATION RATES FOR ALL SPRINKLERS WITHIN A ZONE ARE MATCHED. HEAD SPACING DOES NOT EXCEED 50% OF THE NOZZLE THROW DIAMETER. ALL ZONES ARE PRESSURE REGULATED AT THE MANUFACTURER'S SPECIFIED PRESSURE S SPECIFIED PRESSURE FOR THE SPRINKLERS/EMITTERS INSTALLED WITHIN THE ZONE. E. VARIABLE-ARC NOZZLES (VANS) ARE ONLY USED TO IRRIGATE UNEVENLY SHAPED TURF GRASS AREAS THAT CANNOT BE EFFECTIVELY IRRIGATED WITH FIXED-SPRAY NOZZLES. CANNOT BE EFFECTIVELY IRRIGATED WITH FIXED-SPRAY NOZZLES. CANNOT BE EFFECTIVELY IRRIGATED WITH FIXED-SPRAY NOZZLES. OPERATION AND SCHEDULING A DEVICE WITH RAIN SHUT-OFF CAPABILITIES IS INSTALLED IN AN OPERABLE LOCATION AND IS FUNCTIONING. . THE IRRIGATION SCHEDULE FOR MAINTENANCE DOES NOT EXCEED 25 INCHES (15.5 GALLONS) PER SQUARE FOOT ANNUALLY, AND THE CONTROLLER IS SET IN COMPLIANCE WITH WATER MANAGEMENT DISTRICT WATERING RESTRICTIONS. WATERING RESTRICTIONS. WATERING RESTRICTIONS. WATER BUDGET COMPLIANCE CONTRACTOR TO PROVIDE THE OWNER WITH A WATER BUDGET COMPLIANCE REPORT. IT IS A WATER BUDGET COMPLIANCE REPORT. IT IS IT IS IT IS RECOMMENDED THAT THE FLORIDA WATER STAR SM WATER BUDGET CALCULATOR BE USED. FOR MORE INFORMATION, SEE THE FLORIDA WATER STAR SM TECHNICAL MANUAL WEB INFORMATION, SEE THE FLORIDA WATER STAR SM TECHNICAL MANUAL WEB INFORMATION, SEE THE FLORIDA WATER STAR SM TECHNICAL MANUAL WEB PAGES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	GROUNDING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	GROUND THE CONTROLLER LOCATION IN ACCORDANCE WITH THE DETAIL AND THE MANUFACTURER'S RECOMMENDATIONS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	INSTALL ELECTRIC VALVES PER THE LEGEND WITH PRESSURE REGULATORS FOR ALL APPLICATIONS. INSTALL FILTRATION ON ALL DRIP ZONE VALVES.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	USE A CONTROLLER PER LEGEND AND NOTES. ASSURE THAT THE SYSTEM IS INTERFACED WITH A HUNTER WSS-SEN SOLAR SYNC SENSOR FOR THIS SYSTEM.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	5
AutoCAD SHX Text	MAINLINE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	CONTROLLER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PROVIDE 115 VAC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	POWER TO CONTROLLER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	TO THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PVC CONDUIT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	LOCAL CODE(S)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6

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REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	GENERATOR ENCL. WALL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	WIRE PER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	INSTALL A WR2-48	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	FREEZE SENSOR	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	AND RECEIVER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	AND INTERFACE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	WITH THE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	CONTROLLER.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	WIRELESS RAIN/	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	INSTALL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PER LEGEND.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	CONTROLLER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PIPING FROM	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PIPING TO	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ZONE VALVE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	SINGLE TORO ALFS10150-LFILTER	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	BALL VALVE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	NIPPLE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	NIPPLE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MAIN LINE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	DRIP ZONE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	(SEE VALVE DETAIL)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	NOTES: INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER. (3) JUMBO VALVE BOXES INSTALL THE FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARDS). IZE THE FILTER FOR AT LEAST 125% OF INSTALLED ZONE GALLONAGE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	WIRING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	I.D. TAPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MAINLINE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MAIN SUPPLY, LATERAL AND WIRING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	LATERAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MAIN SUPPLY	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	IDENTIFIER TAPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PVC LATERAL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	WIRING IN CONDUIT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	I.D. TAPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	TAPE & BUNDLE WIRING AT 10' INTERVALS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	IDENTIFIER TAPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ALL MAIN SUPPLY LINES TO BE INSTALLED IN ACCORDANCE WITH MANUF. INSTALLATION SPECIFICATIONS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES AS SHOWN	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	C	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	L	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	C	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	L	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ALIGN EDGE OF VALVE BOX PARALLEL TO PLANT ROW, WHERE APPLICABLE. TYP.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	IRRIGATION VALVE BOX	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	SHRUB/GROUNDCOVER PLANTING AREA PLANT LOCATIOIN (TRIANGULAR SPACING OR SINGLE ROW SPACING)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	NOTE: VERIFY ALL VALVE BOX LOCATIONS WITH LANDSCAPE ARCHITECT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	EQ.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	EQ.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6

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AutoCAD SHX Text	EQ.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	EQ.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	EQ.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	CAP (UNGLUED)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MIN. 24" BELOW GRADE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	HARDSCAPE EXCEPT ROADWAY	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ELBOW (UNGLUED)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	SCH. 40 PVC SLEEVE PIPE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	MAIN LINE DEPTH TO BE 18", MINIMUM. ZONE PIPE DEPTH TO BE 12", MINIMUM.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	12"	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	18"	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VARIES	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	VIRGIN POLY TO BUBBLER (NO FLEX PVC)	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	UNDER MULCH ON ROOT BALL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	PVC TEE SXSXT	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	OR ELBOW	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	TREE BUBBLER INSTALLATION	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	NOTES : INSTALL BUBBLERS ON TREE BALL.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	LATERAL LINE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	SCALE: N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ADAPT FROM POLY TO PVC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	USE APPROVED METHODS FOR POLY TO PVC CONNECTIONS.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	(1 OR 2 PER TREE) SEE PLANS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	ADAPT FROM POLY TO PVC	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	SEE PLANS	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	6
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS. INSTALL THE SYSTEM IN ACCORDANCE WITH THE LOCAL CODES AND CANOPY OAKS CDD GUIDELINES REGARDING IRRIGATION SYSTEMS. CONNECT TO THE STUB OUT AS SHOWN ON THE PLANS FOR THE POINT OF CONNECTION.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	R	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	SCALE: N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	EMITTER WITH 1/4" TUBING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	IRRIGATION DETAIL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	2	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7

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AutoCAD SHX Text	AMENDED SOIL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	TUBING STAKE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	1/4" TUBING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	HUNTER DRIP EMITTER INSTALL USING POCKET PUNCH TOOL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	HUNTER 17MM BLANK PLD TUBING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	6" WIRE STAKE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	R	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	SCALE: N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	EMITTER AND TUBING ON GRADE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	IRRIGATION DETAIL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	3	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	HUNTER 17MM BLANK PLD TUBING	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	AMENDED SOIL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	HUNTER DRIP EMITTER INSTALL USING POCKET PUNCH TOOL	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	6" WIRE STAKE	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	INSTALL A DIFFUSER CAP ON THE TERMINATION OF THE TUBING AT EACH PLANT.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7
AutoCAD SHX Text	N.T.S.	01/12/2026 2:59	PMLA COMBINED_DIGITALLY SIGNED.pdf	7

OCE: Plan Review (DR) v.4

ITEM	REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911	Management (DR) (911 Management)	Janet Warbach	01/26/2026	01/21/2026	Approved
Environmental Health (Plans)	(Environmental Health)	Evan Searcy	01/26/2026	01/20/2026	Approved
Fire Marshal (Plans)	(Fire)	Jonathan Kenning	01/26/2026	01/16/2026	Approved
Comments	Previously Approved				
Growth Services Planning & Zoning (DR)	(GS Planning and Zoning)	Sarah Wells	01/26/2026	01/21/2026	Approved
Landscape (Plans)	(Parks and Recreation)	Susan Heyen	01/26/2026	01/20/2026	Approved
OCE Design (Plans)	(Office of the County Engineer)	Jack Dingman	01/26/2026	01/28/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/26/2026	01/27/2026	Requires Re-submit
<i>Comments</i> Coversheet with owner's certification still has yet to be uploaded. -EMW 01.27.2026				
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	01/26/2026	01/20/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/26/2026	01/20/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/26/2026	01/20/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/26/2026	01/22/2026	Approved
<i>Comments</i> Project is located within the Bay Laurel Center Community Development District utility service area. A letter from the utility provider was previously submitted confirming that Bay Laurel Center CDD has sufficient capacity and availability to serve the project.				

OCE: Plan Review (DR) v.5				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/12/2026	02/11/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/12/2026	02/06/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/12/2026	02/05/2026	Approved
<i>Comments</i> All comments addressed				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/12/2026	02/05/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/12/2026	02/09/2026	Approved
<i>Comments</i> Please include signed and sealed photometric plans(attachments) to plan set being approved and stamped				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/12/2026	02/17/2026	Approved

SUBMITTAL SUMMARY REPORT (33475)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/12/2026	02/09/2026	Informational
<i>Comments</i> No Further Comments from ROW . -EMW 02.09.2026 IF APPLICABLE: Sec. 2.18.1.1 - 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	02/12/2026	02/05/2026	Informational
<i>Comments</i> Please provide a copy of the NPDES permit or NOI prior to construction.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/12/2026	02/10/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/12/2026	02/08/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/12/2026	02/09/2026	Approved
<i>Comments</i> Previously approved.				



**Marion County
Board of County Commissioners**

33475

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: 9/25/2025

A. PROJECT INFORMATION:

Project Name: Canopy Oaks FSER
Parcel Number(s): 3530-1001-04 & 3530-1001-10
Section 24 Township 16 S Range 21 E Land Use Free-Standing Emergency Room Zoning Classification B-2
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage _____ Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

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: Catalyst Design Group Contact Name: Sam Colley
Mailing Address: 1524 Williams Drive, Suite 201 City: Murfreesboro State: TN Zip Code: 37219
Phone # 615.663.3072 Alternate Phone # 615.622.7200
Email(s) for contact via ePlans: scolley@catalyst-dg.com

Surveyor:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

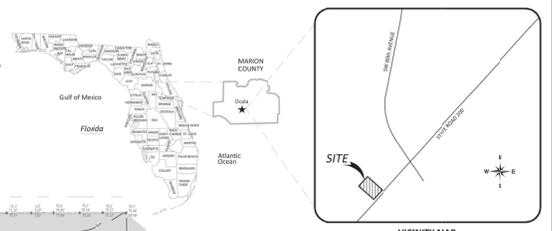
Property Owner:
Owner: Marion Community Hospital, Inc Contact Name: Todd Maxwell
Mailing Address: One Park Plaza City: Nashville State: TN Zip Code: 37203
Phone # 615.622.7200 Alternate Phone # _____
Email address: scolley@catalyst-dg.com

Developer:
Developer: Same as Owner Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

MAP OF ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

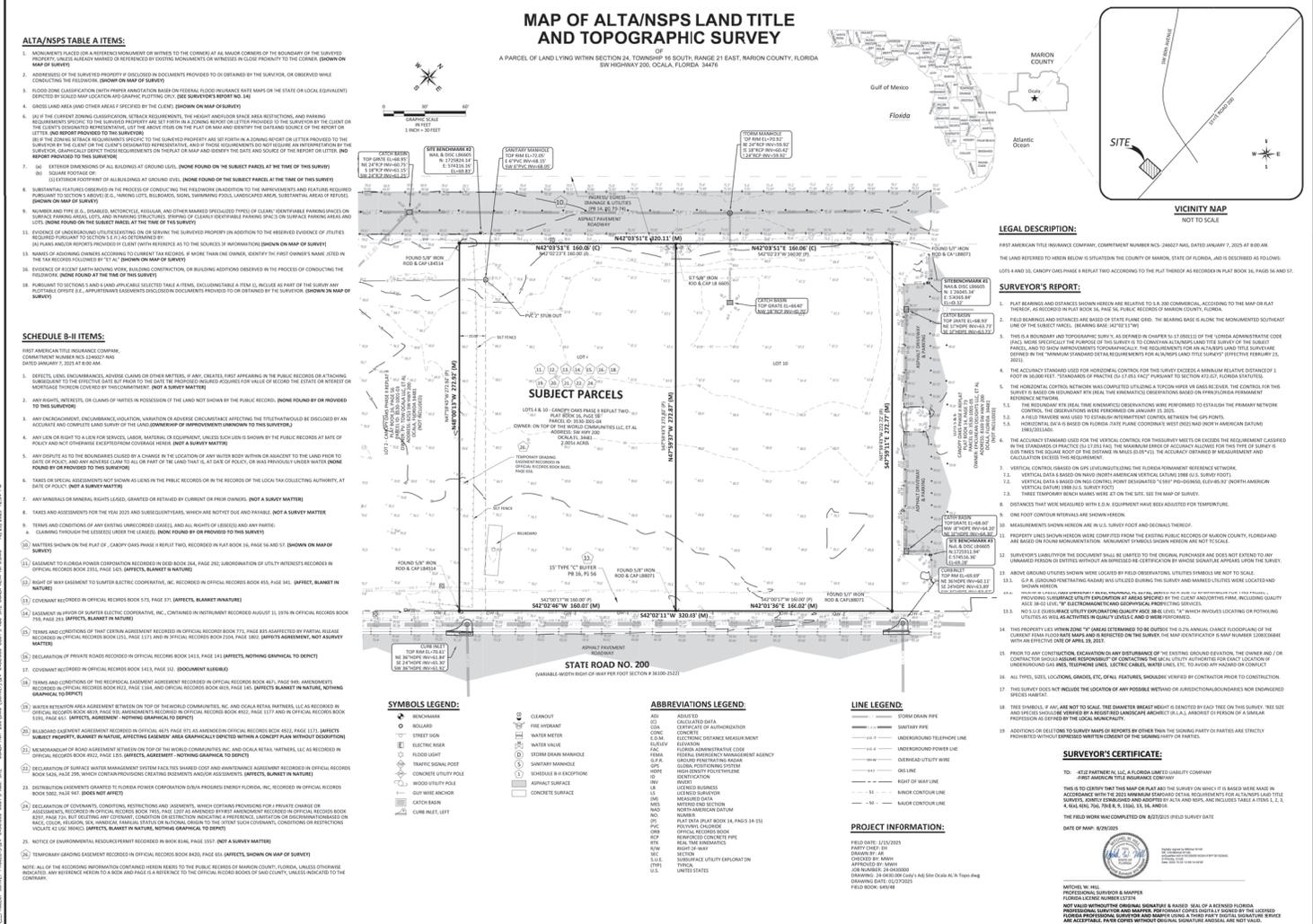
A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
 B/W HIGHWAY 200, Ocala, Florida 34476



- ALTA/NSPS TABLE A ITEMS:**
1. MONUMENTS PLACED FOR A SURVEYED MONUMENT OR TO THE CORNER AT ALL CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS REASONABLY DEEMED TO BE FOSTER MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **SHOWN ON MAP OF SURVEY.**
 2. ADDRESS OF THE SURVEYED PROPERTY IS DISCLOSED OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE SURVEY. **SHOWN ON MAP OF SURVEY.**
 3. RECORD TIME CLASSIFICATION DATA FROM AN APPROPRIATE SOURCE ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL GOVERNMENT'S DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **SEE SURVEYOR'S REPORT NO. 143.**
 4. BOUNDARY AREA AND OTHER AREAS SPECIFIED BY THE CLIENT. **SHOWN ON MAP OF SURVEY.**
 5. (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HIGHEST ANTI-DUMP SPACE AREA RESTRICTION, AND PARKING REQUIREMENTS SPECIFIC TO THE SUBJECT PROPERTY ARE SET FORTH IN A ZONING ORDINANCE OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S EXISTING REPRESENTATIVE, LIST THE ABOVE FORTH ON THE FLAT MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **DO NOT REPORT PROVIDED TO THE SURVEYOR.**
 (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SUBJECT PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT'S EXISTING REPRESENTATIVE, LIST THE ABOVE FORTH ON THE FLAT MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **DO NOT REPORT PROVIDED TO THE SURVEYOR.**
 6. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, **SHOWN FOUND ON THE SUBJECT PARCELS AT THE TIME OF THIS SURVEY.**
 (b) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, **SHOWN FOUND ON THE SUBJECT PARCELS AT THE TIME OF THIS SURVEY.**
 7. (a) SEPARATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEYING IN ACCORDANCE TO THE APPROVED PLAN AND LISTED BELOW PURSUANT TO SECTION 5, ARTICLE IV, CHAPTER 120, FLORIDA STATUTES, INCLUDING, BUT NOT LIMITED TO, POWER LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER UTILITIES. **SHOWN ON MAP OF SURVEY.**
 (b) NUMBER AND TYPE OF, (SHARED, METEORICAL, REGULAR, AND OTHER NAMED SPECIALIZED TYPES OF CLEAR, CONFIRMABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, **SHOWN FOUND ON THE SUBJECT PARCELS AT THE TIME OF THIS SURVEY.**
 8. RECORDING OF ANTI-DUMP SPACE REQUIREMENTS ON OR NEAR THE SURVEYED PROPERTY IN ADDITION TO THE RESERVE EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5, ARTICLE IV, CHAPTER 120, FLORIDA STATUTES.
 9. NAMES OF ADDITIONAL OWNERS ACCORDING TO CURRENT TAX RECORDS, IF KNOWN TO THE SURVEYOR, IDENTIFY THE FIRST OWNER'S NAME, LISTED IN THE TAX RECORDS PROVIDED BY THE CLIENT. **SHOWN ON MAP OF SURVEY.**
 10. RECORDING OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADAPTATIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. **SHOWN FOUND ON THE SUBJECT PARCELS AT THE TIME OF THIS SURVEY.**
 11. PURSUANT TO SECTIONS 5 AND 6, LAND APPLICABLE SELECTED TAKE AREA, EXCLUSIVE OF A TAKE AREA, IS A PART OF THE SURVEY AND THE SURVEYOR'S REPORT. **SHOWN ON MAP OF SURVEY.**

- SCHEDULE B-II ITEMS:**
- FIELD NOTES BY THE SURVEYOR:
 CONTRACT NUMBER: NS-13-007-00
 DATED: 08/20/2025
1. SURVEY LINE ENCUMBRANCES, UNLESS CLARIFIED BY OTHER MATTER, IF ANY, CLARIFY FIRST APPEARING IN THE PUBLIC RECORDS OR TRACKING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE SURVEYOR IS REQUIRED TO FILE THIS REPORT FOR VALUE OF RECORDING THE ESTATE OR INTEREST IN THE SURVEYED PROPERTY BY INSTRUMENTATION. **NOT A SURVEY MATTER.**
 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS, **SHOWN FOUND BY OR PROVIDED TO THE SURVEYOR.**
 3. ANY ENCUMBRANCE, ENCUMBRANCE, VARIATION OR AVOIDANCE CIRCUMSTANCES AFFECTING THE TITLE THAT SHOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND OWNERSHIP OR IMPROVEMENT UNDERTAKEN BY THIS SURVEYOR.
 4. ANY AREA OR RIGHT TO ALIEN FOR SERVICE, LAND, MATERIAL, OR EQUIPMENT, UNLESS SUCH AREA OR RIGHT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF SURVEY AND NOT CONSIDERED A SURVEY MATTER. **NOT A SURVEY MATTER.**
 5. ANY ADVERSE TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND FROM DATE OF SURVEY, AND ANY ADVERSE TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND FROM DATE OF SURVEY OR PROVIDED TO THE SURVEYOR.
 6. TAKES OF SPECIAL ASSESSMENT NOT SHOWN AS LIES IN THE PUBLIC RECORDS OR THE LOCAL TAX COLLECTOR'S AUTHORITY, AT DATE OF SURVEY. **NOT A SURVEY MATTER.**
 7. ANY MINERAL OR MINERAL RIGHTS LEGASED, GRANTED OR RESERVED BY CURRENT OR PRIOR OWNERS, **NOT A SURVEY MATTER.**
 8. TAKES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOTYET PAID AND PARAS, **NOT A SURVEY MATTER.**
 9. TERMS AND CONDITIONS OF ANY ESTATE, LICENSE, LEASE, AND ALL RIGHTS OF USES AND ANY PAYEE.
 10. CLAIMING THROUGH THE ESTATE, UNLESS THE CLAIMANT IS A PARTY TO THIS SURVEY.
 11. MATTERS SHOWN ON THE FLAT OF 'CADDY' OR 'PHASE' II REPEAT TWO, RECORDED IN PLAT BOOK 26, PAGE 56 AND 57. **SHOWN ON MAP OF SURVEY.**
 12. AGREEMENT TO SUBMIT POWER CONNECTION REQUESTS IN WRITING TO THE CLIENT, PAGE 292, SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 2381, PAGE 1451. **APPERT, BLANKET IN NATURE.**
 13. RIGHT OF WAY AGREEMENT TO SUBMIT ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 451, PAGE 341. **APPERT, BLANKET IN NATURE.**
 14. COVENANT RECORDED IN OFFICIAL RECORDS BOOK 574, PAGE 371. **APPERT, BLANKET IN NATURE.**
 15. AGREEMENT IN FAVOR OF SUBMITTER ELECTRIC COOPERATIVE, INC. CONTAINED IN INSTRUMENT RECORDED AUGUST 11, 1978 IN OFFICIAL RECORDS BOOK 704, PAGE 233. **APPERT, BLANKET IN NATURE.**
 16. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 771, PAGE 885 AGREEMENT BY PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 1371 AND IN OFFICIAL RECORDS BOOK 2204, PAGE 380. **APPERT, AGREEMENT, NOT A SURVEY MATTER.**
 17. DECLARATION OF PRIVATE ROADS RECORDED IN OFFICIAL RECORDS BOOK 243, PAGE 141. **APPERT, NOTHING GRAPHICAL TO DEFECT.**
 18. COVENANT RECORDED IN OFFICIAL RECORDS BOOK 1411, PAGE 132. **DOCUMENT LEGAL.**
 19. TERMS AND CONDITIONS OF THE RECORDS, AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 381. **APPERT, NOTHING GRAPHICAL TO DEFECT.**
 20. AGREEMENT TO SUBMIT AGREEMENT BETWEEN THE TOP OF THE RECORDS, COMPANIES, INC. AND Ocala REALTY PARTNERS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191. **APPERT, AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191 AND IN OFFICIAL RECORDS BOOK 451, PAGE 341. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.****
 21. RELEASED AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191. **APPERT, AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.****
 22. DECLARATION OF SURFACE WATER MANAGEMENT SYSTEMS FACTS SHEET SHARED OFF AND AGREEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191. **APPERT, AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 191. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.****
 23. DISTRIBUTION AGREEMENTS GRANTED TO FLORENCE POWER CORPORATION, FLORENCE ENERGY FINANCE, INC. RECORDED IN OFFICIAL RECORDS BOOK 2802, PAGE 147. **DOES NOT AFFECT.**
 24. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS, WHICH COVENANTS PROVIDING FOR 1 PRIVATE HOME OR ASSASSINATIONS RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 381 AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 381. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.**
 25. NOTICE OF ENVIRONMENTAL RESOURCES FRAGMENT RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 381. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.**
 26. TEMPORARY GRADING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 381. **APPERT, AGREEMENT, NOTHING GRAPHICAL TO DEFECT.**

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY INSTRUMENT REFERRED TO BY BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORDS BOOK OF SAID COUNTY, UNLESS REFERRED TO BY OTHER MEANS.



- LEGAL DESCRIPTION:**
- 899 ACRES MORE OR LESS, MARION COUNTY, FLORIDA, COMMUNITY NUMBER NS-13-007-00, DATED 08/20/2025, AT 8:00 AM.
- THE LAND REFERRED TO HEREIN BEING DESCRIBED BY THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
- LOTS 1 AND 10, CADDY OR 'PHASE' II REPEAT TWO ACCORDING TO THE PLAT THEREIN AS RECORDED IN PLAT BOOK 26, PAGE 56 AND 57.
- SURVEYOR'S REPORT:**
1. PLAT BEARINGS AND DISTANCES SHOWN HEREIN ARE RELATIVE TO S. 89.382 COMMERCE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 56, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 2. FIELD BEARINGS AND DISTANCES WERE OBTAINED BY STATION PUBLIC CORNER. THE BEARING WAS TAKEN FROM THE MONUMENTED OUTSTAKE LINE OF THE SUBJECT PARCEL. (BEARING BASE: 142°32'37")
 3. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY. ALL DISTANCES IN THIS SURVEY ARE IN FEET OF THE USUAL ADMINISTRATION CODE (FAC) UNLESS SPECIFICALLY STATED OTHERWISE. THE SURVEY IS TO CORRECT AN ALTA/NSPS LAND TITLE SURVEY OF THE SUBJECT PARCEL, AND TO SHOW ENCUMBRANCES TOPOGRAPHICALLY. THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY ARE DERIVED FROM THE 'MANUAL STANDARD OF PRACTICE FOR ALTA/NSPS LAND TITLE SURVEYS' EFFECTIVE FEBRUARY 23, 2021.
 4. THE ACCURACY STANDARD USED FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE STANDARD OF 1 FOOT IN 10,000 FEET. "STANDARD OF PRACTICE (SOP) 100 FOOT PURSUANT TO SECTION 100.01, FLORIDA STATUTES.
 5. THE HORIZONTAL CONTROL NETWORK WAS CONVEYED UTILIZING A TRIPLET WITH AN UNUSUAL BEARING. THE CONTROL FOR THIS REVISION NETWORK.
 6. THE BEARING AND DISTANCE FROM THE BEARING AND DISTANCE WERE DETERMINED TO ESTABLISH THE BEARING NETWORK. THE OBSERVATIONS WERE PERFORMED ON JANUARY 13, 2025.
 7. A FIELD TRIANGLE WAS USED TO ESTABLISH AN INDEPENDENT CONTROL BETWEEN THE GPS POINTS.
 8. HORIZONTAL 'N' WAS BASED ON FLORIDA STATE PLANE COORDINATE WEST (FSTN) WITH NORTH AMERICAN DATUM (NAD83).
 9. THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY EXCEEDS THE REQUIREMENT CAUSED BY THE STANDARD OF PRACTICE (SOP) 100 FEET. THE MAXIMUM BENCH MARK ACCURACY FOR THIS TYPE OF SURVEY IS 0.05 FEET PER 100 FEET OF DISTANCE IN FEET (SOP). THE ACCURACY ATTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
 10. VERTICAL CONTROL BASED ON GPS (UNUSUAL) UTILIZING THE FLORIDA TRIANGULATION REFERENCE NETWORK.
 11. VERTICAL DATA BASED ON NAVD83 NORTH AMERICAN VERTICAL DATUM (NAD 83) SURVEY POINTS.
 12. THREE TEMPORARY BENCH MARKS WERE SET ON THE SITE. THE MAP OF SURVEY.
 13. ONE FOOT CONTROL INTERVENS ARE SHOWN HEREIN.
 14. MEASUREMENTS SHOWN HEREIN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 15. PROPERTY LINES SHOWN HEREIN WERE COMPILED FROM THE BESTING PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SUBJECT PARCEL AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS NOT SHOWN BY THE PUBLIC RECORDS.
 16. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATION. UTILITIES SHOWN WERE NOT TO SCALE.
 17. P.P. (GROUND) PHOTOGRAPHY WAS USED DURING THE SURVEY AND MARKED UTILITIES WERE LOCATED AND NOTED.
 18. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SUBJECT PARCEL AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS NOT SHOWN BY THE PUBLIC RECORDS.
 19. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE METHOD OF SURVEYING UNBOUNDARIED OR UNENGAGED SPECIAL INTEREST.
 20. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SUBJECT PARCEL AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS NOT SHOWN BY THE PUBLIC RECORDS.
 21. ADDITIONS OR DELETIONS TO SURVEY DATA BY OTHER THAN THE SURVEYING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.

SURVEYOR'S CERTIFICATE:

TO: **ALTA/NSPS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**
 100 WEST WASHINGTON STREET, SUITE 200
 Ocala, Florida 34476

I, **MICHEL W. HILL**, A PROFESSIONAL SURVEYOR LICENSED UNDER THE FLORIDA SURVEYING AND MAPPING ACT, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS SET FORTH IN SECTION 100.01, FLORIDA STATUTES, AND I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

THE FIELD WORK WAS COMPLETED ON 8/20/2025 (PRELIMINARY DATE)

DATE OF MAP: 8/20/2025

MICHEL W. HILL
 PROFESSIONAL SURVEYOR LICENSE NUMBER 12734
 100 WEST WASHINGTON STREET, SUITE 200
 Ocala, Florida 34476
 352-233-1111
 www.mhillsurveying.com

KPMFranklin
 112 GUNBOAT STREET
 Ocala, Florida 34476
 352-233-1111

MAP OF NSPS ALTA LAND TITLE & TOPOGRAPHIC SURVEY

CODY'S ADJ SITE Ocala

CAUTION
 IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

EXISTING CONDITIONS

C1.0

DATE: 1-17-2025
 24-0430-000

SCALE: 1" = 40'

DATE: 1-17-2025

SCALE: 1" = 40'

DATE: 1-17-2025

FDEP NPDES NOTES

1. PRIOR TO START OF CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL SUBMIT TO THE STATE OF FLORIDA ENVIRONMENTAL PROTECTION (F.D.E.P.), A NOTICE OF INTENT (NOI) TO USE THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND OBTAIN A VERIFICATION OF PERMIT COVERAGE, CONTACT THE NPDES NOTICES CENTER AT TEL: 866-338-4312, FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A 2.0 INCH RAINFALL EVENT OR GREATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A RAIN GAUGE AND KEEPING A RECORD OF THE RAINFALL ON THE PROJECT SITE.
3. THE CONTRACTOR SHALL PREPARE A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATION OF THE INSPECTOR, DATE OF INSPECTION, RAINFALL DATA, AND MEASUREMENTS RELATIVE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE REPORT SHALL EITHER IDENTIFY THE INCIDENTS OF NON-COMPLIANCE OR STATE THAT THE PROJECT IS IN COMPLIANCE WITH THE PERMIT. THE REPORT SHALL BE SIGNED BY THE INSPECTOR. COPIES OF THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION(S) (AHS) UPON REQUEST.
4. ALL CONTRACTORS AND SUB-CONTRACTORS IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN OF THIS A.O.C. VERIFICATION OF PERMIT SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING CONSTRUCTION ACTIVITIES AT THE SITE. A COPY OF THE CERTIFICATION SHALL BE PROVIDED TO THE ENGINEER OF RECORDS AND LOCAL AHS UPON REQUEST.

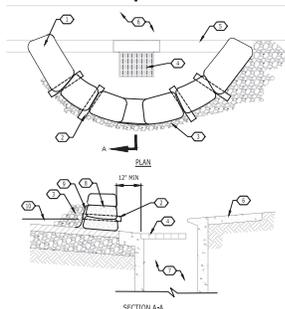
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND STORMWATER POLLUTION PREVENTION PLAN THEREAFTER PREPARED FOR THE PROJECT:

BY: _____ DATE: _____
5. IN ADDITION TO THE INSPECTION AND MAINTENANCE REPORTS THE CONTRACTOR SHALL KEEP RECORDS OF THE CONSTRUCTION ACTIVITIES INCLUDING: DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN AN AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, EITHER TEMPORARY OR PERMANENT, AND DATES WHEN AN AREA IS STABILIZED.
6. UPON COMPLETION OF FINAL STABILIZATION THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.).
7. THE CONTRACTOR SHALL RETAIN COPIES OF THE STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THE NPDES A.O.C. VERIFICATION OF PERMIT, AND KEEP RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT AND NOTICE OF TERMINATION FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE A.O.C. IS SUBMITTED.
8. PERMIT INFORMATION AND APPLICATION FORMS ON NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR CONSTRUCTION GENERIC PERMIT (CGP) FOR CONSTRUCTION ACTIVITY ARE AVAILABLE FROM [HTTPS://FLORIDADEP.COM/WATER/STORMWATER/CONTENT/NPDES-PERMIT-FORMS](https://floridadep.com/water/stormwater/content/npdes-permits-forms), OR BY CALLING THE FDEP AT TELEPHONE NO. 866-338-4312.

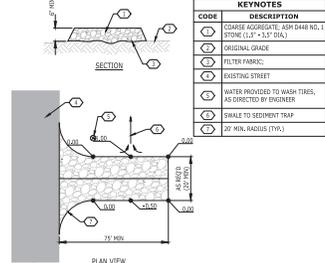
EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATOR BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE IN A PORTION OF THE SITE, THE DATES WHEN STABILIZATION MEASURES ARE INITIATED, INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 30 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDS AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE STOPPED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR UNSEEDS AREAS.
6. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PANS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STRAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

KEYNOTES	
CODE	DESCRIPTION
①	SAND BAGS, OVERLAP ONTO CURB
②	1/2" PVC, 2" O.D. - PLACE BETWEEN FIRST AND SECOND LAYERS OF SAND BAGS (TYP.)
③	CLEAR, WASHED, STONE FILTER @ 20A, NOMINAL SIZE GRAVEL OR APPROVED EQUAL; LINE ENTIRE OUTER PERIMETER OF THE SANDBAG BARRIER.
④	CURB INLET
⑤	BACK OF CURB
⑥	SEDIMENTATION
⑦	CATCH BASIN
⑧	SPURWAY
⑨	FILTER FABRIC
⑩	ALLOWABLE FORDING BLEW.
NOTE: NOT APPLICABLE IN AREAS OF HIGH SILTS AND CLAYS WITHOUT USE OF FILTER FABRIC LAYERS. PERIODICALLY REMOVE AND REPLACE GRAVEL/OLD GRAVEL MAY BE USED AS BACKFILL MATERIAL IF APPROVED BY THE ENGINEER.	



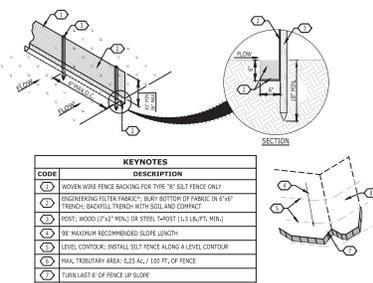
4 SAND BAG CURB INLET PROTECTION



1 TEMPORARY CONSTRUCTION ENTRANCE

KEYNOTES	
CODE	DESCRIPTION
①	CONCRETE CONCRETE: 1800 GRADE NO. 1 STONE (1.5" x 1.5" DIA.)
②	ORIGINAL GRADE
③	FILTER FABRIC
④	EXISTING STREET
⑤	WATER PROVIDED TO HIGH TIDES, AS DIRECTED BY ENGINEER
⑥	SHALE TO SEDIMENT TRAP
⑦	20" MIN. RADIUS (TYP.)

2 RESERVED



3 SILT FENCE - TYPES A & B

KEYNOTES	
CODE	DESCRIPTION
①	MOVING WIRE FENCE BACKING FOR TYPE 'B' SILT FENCE ONLY
②	ENGINEERING FILTER FABRIC - 24" BATTERY OF FABRIC IN 6" X 6" TRENCH, BACKFILL TRENCH WITH SILL-LAND CONTACT
③	POST: WOOD (2"x2" MIN.) OR STEEL W/POST (1.5" DIA./FT. MIN.)
④	SEE WORKMAN RECOMMENDED SLOPE LENGTH
⑤	LEVEL CONTOUR: INSTALL SILT FENCE ALONG A LEVEL CONTOUR
⑥	PAV. TRIBUTARY AREA: 5.25 AC./ 100 FT. OF FENCE
⑦	TURN LAST 4' OF FENCE UP SLOPE

SPECIFICATIONS		
Tensile Strength (300, Min.) (1)	Min=120	Min=120
(ASTM D-4852)	18 x 12	18 x 12
Denier (150/15)	40	40
(ASTM D-4852)		
ACE (Average Opening Size) (Max. Stem Size) (ASTM D-4751) (0.075")	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (0.075")	25	25
Ultimate Tear By (2) (ASTM D-4852 after 300 Hours weathering in accordance with ASTM D-4355)	80	80
Bursting Strength (PSI Min.) (ASTM D-3783) (Maximum Bursting Strength) (Tensar)	175	175
Minimum Fabric Width (Inches)	36	22



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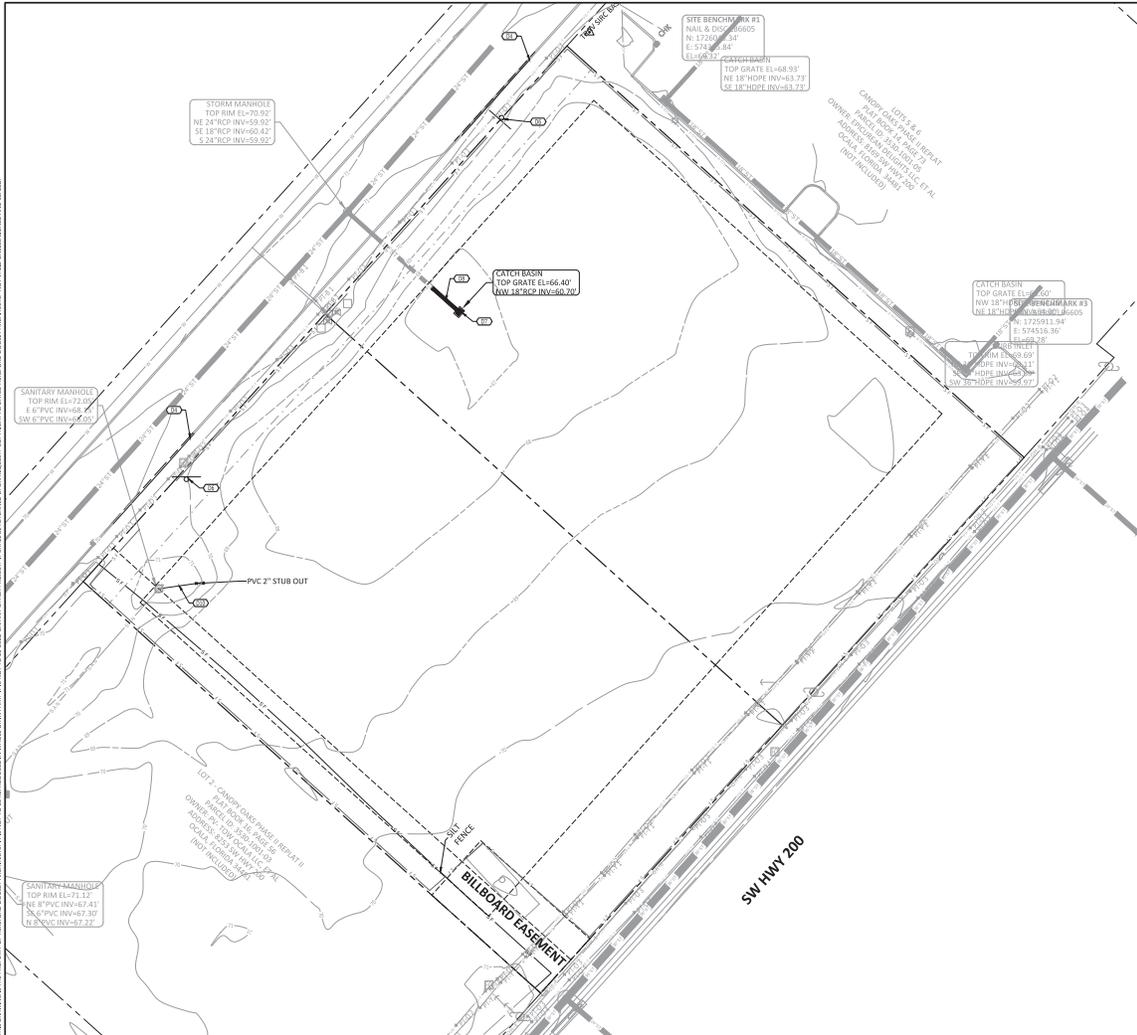
MAJOR SITE PLAN



DATE OF ISSUANCE 09/18/2025

EROSION CONTROL DETAILS

SHEET C3.1



DEMOLITION KEYNOTES	
CODE	DESCRIPTION
(C1)	REMOVE EXISTING CONCRETE CURB
(C2)	REMOVE EXISTING DRAINAGE STRUCTURE
(C3)	REMOVE EXISTING STORM LINE
(C4)	REMOVE EXISTING WASTEWATER & APPURTENANCES
(C5)	REMOVE EXISTING SANITARY SEWER LINE
(C6)	REMOVE EXISTING UTILITY LINE & APPURTENANCES

LEGEND	
SILT FENCE	---

- NOTES**
- SEE SHEET C4.0 FOR DEMOLITION NOTES.
 - ALL TEMPORARY ROUTES AND TEMPORARY ACCESSIBLE PARKING SHALL COMPLY WITH APPLICABLE ADA STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.



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Canopy Oaks FSER
OWNER: 205 OAKS BLVD, SUITE 100, NASHVILLE, TN 37203

MAJOR SITE PLAN



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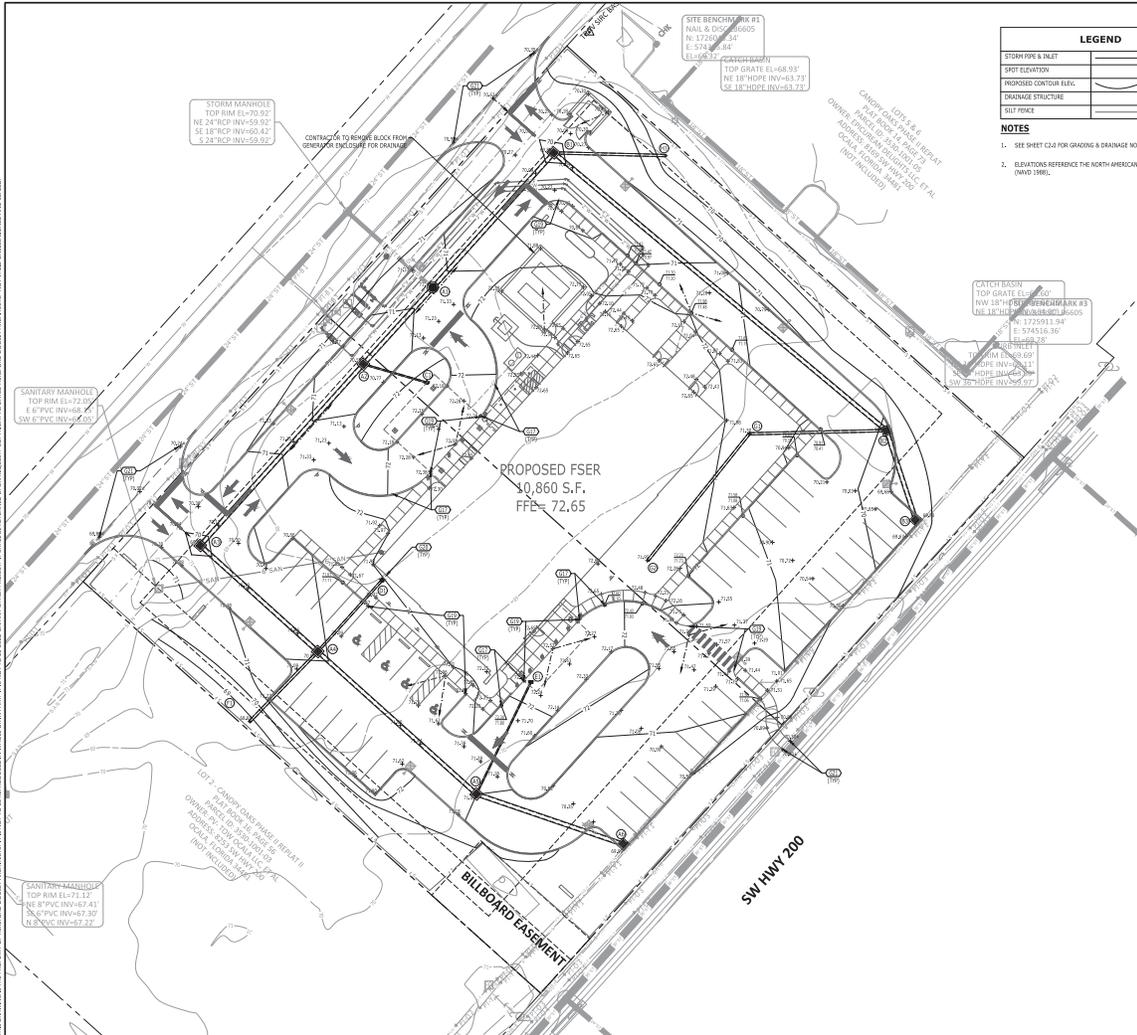
TITLE: DEMOLITION PLAN

SHEET: C4.0



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 OLIVIA PARSELEY, PE #85396
 STATE OF TENNESSEE
 Florida Firm Registration No. 33893

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LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	
SILT FENCE	

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION
(C1)	TRANSITION FROM FLUSH CONDITION TO 4" CURB OVER 15 FEET
(C2)	FLASH CONDITION
(C3)	BUILDING CONNECTION: SEE PLUMBING PLANS
(C4)	MATCH EXISTING GRADE

NOTES

- SEE SHEET C3.0 FOR GRADING & DRAINAGE NOTES.
- ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

STORM STRUCTURES

DESCRIPTION	FEET BY FEET #
FOOT TYPE 7 INLET	FOOT INDEX 42-453
FOOT TYPE 5 CURB INLET	FOOT INDEX 42-424
JUNCTION MANHOLE	FOOT TYPE 18 & 7 FOOT INDEX 425610
CLEAROUT	8 / 024
YARD DRAIN	8 / 021

STRUCTURE TABLE

CODE	DESCRIPTION	TOP GRADE	INVERT	STRUCTURE DEPTH
A1	JUNCTION MANHOLE	71.15	60.20	10.95
A2	TYPE 7 INLET	70.93	60.66	6.93
A3	TYPE 7 INLET	69.93	61.74	6.16
A4	TYPE 7 INLET	70.91	62.44	6.47
A5	TYPE 7 INLET	71.20	63.79	7.41
A6	TYPE 9 CURB INLET	69.29	60.08	5.95
B1	TYPE 7 INLET	69.82	61.00	6.85
B2	TYPE 9 CURB INLET	69.88	62.92	6.96
B3	TYPE 9 CURB INLET	69.50	63.34	6.16
C1	CLEAROUT	71.15	64.65	7.50
D1	CLEAROUT	71.31	66.69	6.70
E1	CLEAROUT	71.20	66.69	5.65
F1	YARD DRAIN	69.29	60.97	5.95
G1	YARD DRAIN	71.50	63.24	7.86
G2	YARD DRAIN	71.95	64.26	7.69
H1	YARD DRAIN	69.50	61.50	6.00

PIPE TABLE

PIPE CODE	FROM	TO	SIZE (INCHES)	GRADE (%)	LENGTH (L+L')	TYPE
A2	65.86	A1	60.25	1.00%	18'	46 RCP
A3	61.74	A2	60.85	1.00%	18'	108 RCP
A4	62.44	A3	61.74	1.00%	18'	70 RCP
A5	63.79	A4	62.44	1.00%	18'	95 RCP
A6	64.08	A5	63.79	1.01%	18'	69 RCP
B1	61.00	A1	60.25	1.00%	18'	60 RCP
B2	62.80	B1	61.00	1.00%	18'	102 RCP
B3	63.34	B2	62.80	1.01%	18'	42 RCP
C1	64.65	A4	62.44	1.04%	6'	29 PVC
D1	66.65	A4	62.44	1.00%	10'	43 PVC
E1	66.65	A5	63.79	1.00%	6'	35 PVC
F1	62.50	A1	60.25	1.00%	12'	43 PVC
G1	63.14	B1	61.00	1.01%	12'	61 PVC
G2	64.26	G1	63.14	1.00%	12'	71 PVC
H1	63.50	B1	61.00	1.00%	12'	50 PVC



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PROJECT # 2250016.00

Canopy Oaks FSER

MAJOR SITE PLAN



DATE OF ISSUANCE 09/18/2025

TITLE GRADING & DRAINAGE PLAN

SHEET C6.0

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PROJECT # 2250016.00

MAJOR SITE PLAN



DATE OF ISSUANCE 09/18/2025

DETAILS
C8.0

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NOTES:

- PROVIDE SIDEWALK JOINTS AS FOLLOWS:
 - CONTRACTION (CONTROL) JOINTS
 - AT 2' PAUL INTERVALS IN TRANSVERSE DIRECTION;
 - ALONG LONGITUDINAL CENTERLINE OF THE SIDEWALK (FOR SIDEWALKS 4' OR WIDER);
 - ADJOINING WITH CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT OR CURB.
 - EXPANSION JOINTS
 - AT 2' PAUL INTERVALS;
 - AT INTERFACES WITH BUILDINGS, FOUNDATIONS, OR RETAINING WALLS;
 - BETWEEN SIDEWALK AND DRIVEWAY CONCRETE CURB AT PERIMETER OF DRIVEWAY OR UTILITY CASTINGS;
 - WITHIN OR ADJACENT TO THE SIDEWALK;
 - AT INTERFACES WITH STRUCTURING CONCRETE SIDEWALKS;
 - AT ANY OTHER MAJOR OBSTRUCTION, OR AS DIRECTED BY THE ENGINEER;
 - ADJOINING WITH EXPANSION JOINTS IN ADJOINING CONCRETE PAVEMENT OR CURB.
- PROVIDE JOINTING AT INTERVALS AS NOTED HEREIN, ON THE PLANS, AND/OR IN THE SPECIFICATIONS. JOINTING INTERVALS MAY BE REDUCED BASED ON SITE GEOMETRY, LOCATION OF OBSTRUCTIONS, ALIGNMENT WITH CURB/SIDEWALK JOINTING, AND OTHER FACTORS. INDIVIDUAL PANELS SHALL NOT EXCEED A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1.
- SEALED JOINTS SHALL BE FREE FROM DUST AND DEBRIS PRIOR TO APPLYING SEALANT.
- SUBMIT ALTERNATE SEALANT PRODUCTS TO THE ENGINEER FOR REVIEW PRIOR TO APPLICATION. EXPANSION JOINT CAPS, PLASTIC, OR OTHERWISER SHALL NOT BE CONSIDERED A SUBSTITUTE FOR ELASTOMERIC SEALANT.

KEYNOTES

CODE	DESCRIPTION
1	CONCRETE SIDEWALK
2	BROOK FINISH
3	4" HAND-DROPPED SLOTT
4	TODDLED EDGE - 2" RADIUS (TYP.)
5	2" DEPTH POLYURETHANE SEALANT (SAPLEX 20-MS); RECESS 3/8" FROM SURFACE.
6	2" FINISHED EXPANSION JOINT MATERIAL.
7	MINERAL AGGREGATE BASE (TYP.)

CONTRACTION JOINT **EXPANSION JOINT**

KEYNOTES

CODE	DESCRIPTION
1	STOP BAR PLACED 4 FEET BEFORE EDGE OF SIDEWALK/CROSSWALK
2	4" SOLID SOLID YELLOW CURB PER FOOT (FIN 13499)
3	WHITE REFLECTIVE PAINTED LINE, EXTEND TO EDGE OF GUTTER OR FACE OF CURB
4	STOP SIGN

7 PAINTED STOP BAR
NOT TO SCALE

NOTE: SOURCE SHALL COMPLY WITH THE MOST CURRENT AMERICANS WITH ABILITIES ACT (AWA) DESIGN GUIDELINES

KEYNOTES

CODE	DESCRIPTION
1	WHEEL STOP REQUIRES TWO NO. 3 STEEL BAR ANCHORS SPACED 36" LONG FOR EACH SECTION. EACH SECTION REINFORCED WITH TWO NO. 3 DEFORMED BARS. PAINT BLUE IN ADA PARKING AREAS.
2	FACE OF CURB OR SOLE OF PAVEMENT
3	1" DIA. HOLE (TYP.)

10 PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

NOTE: 1. PAINT WHEELSTOPS BLUE IN ADA AREAS.

KEYNOTES

CODE	DESCRIPTION
1	1" DIA. 3031 BLANK WITH WHITE BACKGROUND; ATTACH WITH THREE STAINLESS STEEL TAPERED-ROST NUT SCREWS (7/16"-24x3 PER FOOT INDEX (F335))
2	PRIORITY PLATE; PROVIDE AT ALL ACCESSIBLE SPACES (7/16"-24x6 PER FOOT INDEX (F335))
3	2" X 4" STEEL TUBE; CLOSE END AND GRIND SMOOTH; PAINT BLUE.
4	3000 PSI CONCRETE BASE; CENTERED ON THE ACCESSIBLE PARKING SPACE.

8 ACCESSIBLE PARKING SIGN
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	ACCESSIBLE SYMBOL; PAINT ON ALL ACCESSIBLE SPACES; SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND.

11 ACCESSIBLE SYMBOL
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	SIDEWALK FLUSH WITH PAVEMENT; MAX. 2% SLOPE IN ANY DIRECTION
2	ACCESSIBLE PARKING SIGN (TYP.); REFER TO DETAIL.
3	6" WHITE STRIPE
4	6" BLUE STRIPE
5	3" WIDE SHARED ACCESS ADULT WITH 3" X 6" WHITE EQUALLY SPACED CIRCULAR STRIPES; REFER TO PLAN FOR LOCATION
6	PRECAST CONCRETE WHEELSTOP PAINTED BLUE (TYP.); REFER TO DETAIL.
7	PAINTED ACCESSIBLE SYMBOL; REFER TO DETAIL.

NOTE: MAX. 2% SLOPE IN ANY DIRECTION FOR ADA PARKING SPACES AND ACCESSIBLES

9 ACCESSIBLE PARKING (FLORIDA)
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	2" ASPHALTIC CONCRETE (SM-4.5)
2	12" LIME ROCK OR COARSE CONCRETE BASE COURSE WITH A MINIMUM LBR OF 100 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)
3	6" LIMESTONE OR EQUIVALENT CONCRETE BASE COURSE WITH A MINIMUM LBR OF 100 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)
4	12" SUBGRADE WITH A MINIMUM LBR OF 95 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)

4 PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

NOTE: ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE EXISTING SECTION'S SHOWN OR MATCH THE EXISTING SECTION, WHOEVER IS GREATER.

KEYNOTES

CODE	DESCRIPTION
1	CONCRETE PAVEMENT (4000 PSI)
2	1" X 1/4" W2.0Wx2.0Wx1/4" (ASTM GRADE 60 STEEL)
3	1/2" FREE-DRAINING SUBGRADE
4	COMPACTED TO A MINIMUM PERCENTY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND SWELLED TO MINIMUM LBR OF 45

1 ASPHALT PAVEMENT
NOT TO SCALE

2 CONCRETE PAVEMENT
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	REFLECTIVE CROSSWALK MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 1/2" WIDE STRIPES AS INDICATED WITH 1/8" DIA. TYPIC WHITE PAINT OR APPROX. EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 401.3.
2	FACE OF CURB
3	ACCESSIBLE RAMP

3 PEDESTRIAN CROSSWALK
NOT TO SCALE

NOTE: PROVIDE JOINTS MEETING THE FOLLOWING REQUIREMENTS:

- CONTRACTION (CONTROL) JOINTS: SAW CUT JOINTS TO ONE-QUARTER THE DEPTH OF THE CURB OR CURB/GUTTER SECTION.
- EXPANSION JOINTS: JOINTLY P REINFORCED EXPANSION JOINT MATERIAL TO FULL DEPTH OF CURB OR CURB/GUTTER SECTION, CUT TO 1/2" INSET FROM TOP SURFACE OF CURB.
- REFER TO CURB RAMP DETAILS FOR EXPANSION JOINT REQUIREMENTS AT ACCESSIBLE RAMP AND CURB RAMP.
- ALSO CURB JOINTS WITH JOINTS OF CORRESPONDING TYPES (CONTRACTION OR EXPANSION) IN ADJOINING SIDEWALK OR CONCRETE PAVEMENT. SEE DETAILS ELSEWHERE FOR SIDEWALK AND CONCRETE PAVEMENT JOINTING, WHERE APPLICABLE.
- ADDITIONAL JOINTING REQUIREMENTS MAY APPLY BETWEEN DRIVEWAY CURB OR CURB/GUTTER AND CONCRETE PAVEMENT; SEE CONCRETE PAVEMENT JOINTING DETAILS ELSEWHERE, WHERE APPLICABLE.

5 CONCRETE SIDEWALK
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	4" AGGREGATE BASE
2	CONCRETE WALK REINFORCED
3	4" MINERAL AGGREGATE OR SAND BASE.

4 CONCRETE SIDEWALK IN TURN AREA
NOT TO SCALE

NOTE: SIDEWALK SECTION AND REINFORCEMENT WITHIN FOOT HIGH-CURB SHALL BE PER FOOT INDEX CODES AND FOOT STANDARD SPECIFICATION SECTION 525.

5 CONCRETE SIDEWALK AT TURN-DOWN CURB
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
1	CONCRETE CURB
2	CONCRETE CURB JOINT
3	CONCRETE CURB JOINT
4	CONCRETE CURB JOINT
5	CONCRETE CURB JOINT
6	CONCRETE CURB JOINT
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6 CONCRETE CURB JOINTS
NOT TO SCALE

KEYNOTES

CODE	DESCRIPTION
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3 PEDESTRIAN CROSSWALK
NOT TO SCALE



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PROJECT # 2250016.00

Canopy Oaks FSER

DESIGNED BY: DOUGLAS E. SMITH
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12404

MAJOR SITE PLAN

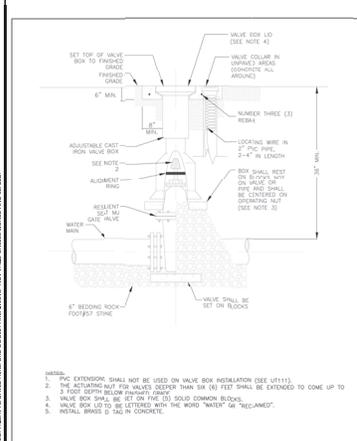
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COUNTY DETAILS

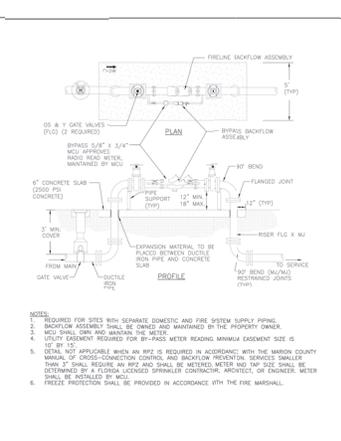
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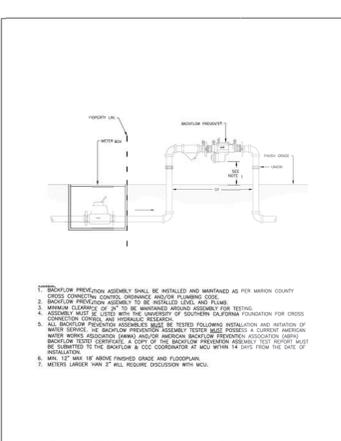
1585 W MORISE BLVD, WINTER PARK, FL 32789
(407) 510-0001 | WWW.CATALYSTPCL.COM
OLGA PASLEY, PE #81526
DIPLOMA, P.E. LICENSED
Florida Fire Registration No. 33893



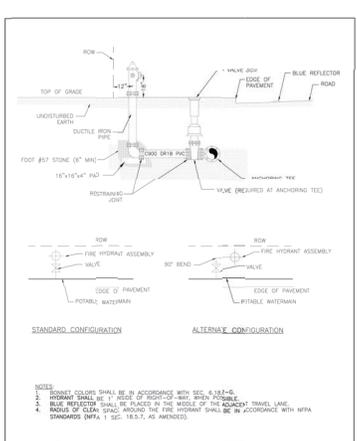
Marion County FLOWTRIP	MORISE EFFECTIVE 04/13/2023	REVISION # 2	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2	UT 204
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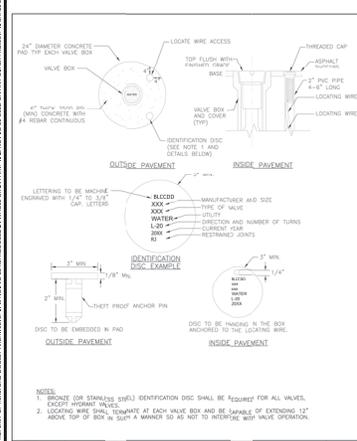
Marion County FLOWTRIP	MORISE EFFECTIVE 04/13/2023	REVISION # 2	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2	UT 208
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Marion County FLOWTRIP	MORISE EFFECTIVE 04/13/2023	REVISION # 1	2\"/>	7.3.2	UT 209
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Marion County FLOWTRIP	MORISE EFFECTIVE 04/13/2023	REVISION # 2	FIRE HYDRANT ASSEMBLY	7.3.2	UT 210
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Marion County FLOWTRIP	MORISE EFFECTIVE 04/13/2023	REVISION # 1	VALVE BOX PAD	7.3.2	UT 112
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P:\2025\2350016_Canopy Oaks\2025\091825\C9.0.dwg (C:\Users\dooley\OneDrive - HDR\Documents\2025\091825\C9.0.dwg)
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SHEET TITLE DATES OF ISSUANCE STATUS

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	WATER USE	NATIVE STATUS
CANOPY TREES									
	PE	2	Pinus elliotii	Slash Pine	--	3.5" CAL.	12'-14" HT.	Low	Native
	QS	6	Quercus virginiana	Southern Live Oak	--	3.5" CAL.	12'-14" HT.	Low	Native
	TD	7	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	--	3.5" CAL.	12'-14" HT.	Low	Native
PALM TREES									
	SP	10	Sabal palmetto	Cabbage Palmetto	--	--	SEE PLAN FOR CT. HEIGHTS	Low	Native
UNDERSTORY TREES									
	CV	10	Chionanthus virginicus	White Fringetree	--	2" CAL.	8'-10' HT., 4'-5' SPRD.	Medium	Native
	LM	12	Lagerstroemia indica 'Muskoega'	Muskoega Crape Myrtle	45 GAL.	2", Multi-trunk	10'-12' HT., MULTI	Medium	Non-native
	LN	13	Lagerstroemia indica 'Natchez'	Crape Myrtle	45 GAL.	2", Multi-trunk	10'-12' HT., MULTI	Medium	Non-native
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	WATER USE	NATIVE STATUS
SHRUBS									
	PH	56	Podocarpus macrophyllus	Yew Pine	7 GAL.	36"-42" HT.	36" O.C.	Medium	Non-native
	VOB	348	Viburnum obovatum	Walter's Viburnum	7 GAL.	36"-42" HT.	36" O.C.	Low	Native
	VO	59	Viburnum odoratissimum	Sweet Viburnum	7 GAL.	36" HT. MIN.	36" O.C.	Medium	Non-native
SHRUB AREAS									
	CCI	285	Callistemon citrinus 'Little John'	Little John Bottlebrush	3 GAL.	18"-24" HT.	24" O.C.	Low	Non-native
	ZV	889	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 GAL.	14"-18" HT.	24" O.C.	Low	Native
	MC	733	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL.	24"-30" HT.	24" O.C.	Low	Native
	SB	41	Spartina bakeri	Sand Cordgrass	3 GAL.	24"-30" HT.	30" O.C.	Low	Native
	TF	101	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 GAL.	24"-30" HT.	30" O.C.	Medium	Native
	ZF	119	Zamia floridana	Florida Coontie	7 GAL.	18"-24" HT.	30" O.C.	Low	Native
GROUND COVERS									
	AG	569 sf	Azadirachta indica	Perennial Peanut	500			Low	Non-native
	DT	946	Dianella tasmanica	Flax Lily	3 GAL.	12"-16" HT.	18" O.C.	Low	Non-native
	LE	409	Liriodie muscariflora 'Emerald Goddess'	Emerald Goddess Lilyturf	1 GAL.	8"-12" HT.	18" O.C.	Medium	Non-native
	TH	76	Trachelospermum asiaticum 'Minima'	Minima Jasmine	1 GAL.	4"-6" x 16"-18", MULCH FINE IN THIS AREA	12" O.C.	Medium	Non-native
	CJ	1,481	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3 GAL.	8"-10" X 12"-15"	18" O.C.	Medium	Non-native
SOO SEED									
	PNA	6,408 sf	Paspalum notatum 'Argentine'	Argentine Bahia Grass	Sod				
	SS	13,364 sf	Stenotaphrum secundatum	St Augustine Floristam Grass	Sod				

NOTES:
 1. THE PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
 2. ALL PLANT MATERIAL SHALL BE OVERSHOULDER MULCHED TO PLANT MATERIAL.
 3. CONTRACTOR SHALL USE MULCH FINES TO COVER PERENNIAL PLANTS, SHRUBS, AND SEED PLANTING BEDS.
 4. CONTRACTOR SHALL USE MULCH FINES TO COVER PERENNIAL PLANTS, SHRUBS, AND SEED PLANTING BEDS.

LANDSCAPE NOTES

- Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or installation work.
- Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- The contractor shall provide an approved planting soil mixture for all plant material, see specifications for requirements.
- The contractor shall be responsible for stability and plumb condition of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials, staking of trees or shrubs shall be done in accordance with plans and specifications.
- The contractor shall insure adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.
- Contractor shall field-adjust location of plant material prior to initiating installation for the review and approval of the owner's representative.
- Upon completion of all landscaping, an inspection for substantial completion of the work shall be held. The contractor shall notify the owner's representative for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
- Contractor shall submit written guarantee of survivability of all plant material for a period of one year from date of substantial completion.
- Contractor must review and accept, approve all graded areas prior to the commencement of planting.
- Trees adjacent to buildings should be planted at least the diameter of the tree canopy or a min. of 10'-0" (whichever is greater) away from the building wall.
- Maintenance shall begin after each plant has been installed and shall continue until the project has been deemed substantially complete. Maintenance includes watering, pruning, weeding, mulching, replacements of sick or dead plants, and any other care necessary for the proper growth of the plant material.
- All plant material shall be in full and strict accordance with Florida No. 1 grade or better, according to the "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services.
- All planting beds shall be top-dressed with a 3" layer of mulch as specified.
- Contractor shall coordinate all planting work with irrigation work. Contractor shall be responsible for all hand watering as required to supplement irrigation watering and rainfall.
- The contractor shall review plans to become thoroughly familiar with surface and subsurface utilities.
- The plant quantities shown on the landscape contract documents are for the convenience of the contractor. The contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
- Peg sod on slopes greater than 3:1.
- Contractor shall protect existing vegetation to remain as shown on drawings or by means approved by the owner's representative.
- Contractor to clean, prune, and shape edges of existing vegetation as directed by owner's representative. Create smooth bed lines around existing vegetation.
- The contractor shall bear all costs of testing of soils, amendments, etc. associated with the work. See specifications for additional testing requirements.
- All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with this work.
- Prior to planting installation, the contractor shall confirm the availability of all of the specified plant materials. Submit dated photographs of all tree material and specimen material as to the owner's representative for review.
- All plant material sizes specified are minimum sizes. Container size shall be increased if necessary to provide overall plant size specified.
- If plant material does not comply with the requirements as specified herein, the owner's representative reserves the right to reject such plants and require the contractor to replace rejected work and continue specified maintenance until re-inspected and found to be acceptable.

Landscape Code Compliance Table		
Land Development Regulations/Maitland County (Sec. 6.6.1, Sec. 6.6.2)	Required	Proposed
Relief Area	3' side screened by wall or opaque fence	5' Wall
Foundational Landscaping	60% of landscape area = 20911	360ft of foundational landscaping
Parking Lot Interior Landscape	10% of parking area. 1 tree/200 sf interior landscape + 3.7000 sf landscape area = 191 trees	4,995 sf landscape area = 191 trees
Land Development Regulations/Maitland County (Sec. 6.6.1, Sec. 6.6.2)		
	Required	Proposed
Northwest Abutting driveway (Adjacent to public ROW) - 26211	15' minimum width, 2 canopy trees + accent trees/100 sf. 50% of buffer to be shrubs on groundcover and a layer of 3" mulch screen = 1965 sf shrub/ig.	6 shade trees + 8 accent trees + 2282 sf shrubs
Southeast Abutting vacant commercial (Adjacent to commercial) - 27311	5' minimum width with shrubs and groundcover and a layer of 3" mulch screen = 1365 sf shrub/ig.	6' width shrub/ig. stripe, 1625 sf shrub/ig.
Southeast Abutting SAH/HW 200' (Adjacent to public ROW) - 32011	10' minimum width, 2 canopy trees + accent trees/100 sf. 50% of buffer to be shrubs on groundcover and a layer of 3" mulch screen = 7 shade trees + 10 accent trees + 2430 sf shrub/ig.	19 accent trees/shade trees substituted for accent trees due to overhead power lines) + 2446 sf shrub/ig. 6' width shrub/ig. stripe
Northwest Abutting City's Original Roadhouse (Adjacent to commercial) - 27311	5' minimum width with shrubs and groundcover and a layer of 3" mulch screen = 1365 sf shrub/ig.	6' width shrub/ig. stripe, 1625 sf shrub/ig.

NOTES:
 1. NATIVE 35% TOTAL, 60% MIN. 30% NATIVE
 2. SHRUBS + SHRUB AREAS + GROUNDCOVERS (TURFGRASS EXCLUDED)
 3. NATIVE 75% OF TOTAL, 40% NATIVE
 4. NATIVE 40-75% NATIVE



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 CLAYTON PANGLEY, P.E. 06326
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PROJECT # 2250016.00

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MAJOR SITE PLAN



DATE OF ISSUANCE 01/16/2026

SHEET TITLE DATES OF ISSUANCE

LANDSCAPE SCHEDULE & TABLES

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