



Marion County

Development Review Committee

Meeting Agenda

Monday, April 20, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **April 13, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Stone Creek Del Webb Golf Course - Final Plat**
Parcel #: 34899-018-03 #32845
JCH Consulting Group, Inc.
 - 5.2. **Arden of Ocala - Master Plan**
Parcel #: 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00,
9018-0327-26 #33326
Dave Schmitt Engineering, Inc.
 - 5.3. **SW Hwy 484 Super Center - Major Site Plan**
Parcel #: 41200-056-03 #33171
Kimley-Horn and Associates
6. **SCHEDULED ITEMS:**

- 6.1. **Bay Laurel Operations Facility - Major Site Plan 000431 - Waiver to Major Site Plan in Review**
Parcel #35300-400001 #WaiverPIR-000625-2026
Kimley-Horn and Associates, Inc.

LDC 6.7.4.A - Shade Trees

CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests waiving the code as there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

LDC 6.8.7.A. - Parking Areas and Vehicular Use Areas

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT request - as there is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area (northwestern parking area) is located directly behind (east) the existing tank; we are proposing a waiver to this code.

LDC 6.2.1.C Requirements

CODE states Standardized sheet size shall be 24" x 36". Any exceptions must be pre-authorized by the County Engineer.

APPLICANT request - A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.

- 6.2. **Zorn Construction Stormwater Control Plan - Waiver to Major Site Plan**
Parcel #: 13230-000-00 #WaiverSTA-000529-2026
Michael W. Radcliffe Engineering, Inc.

LDC 2.21.1.A - Applicability

CODE states (1) - Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - We request a waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2-acre site.

- 6.3. Bahia Terrace Fourplex - Waiver to Major Site Plan**
Parcel #: 9007-0088-15 #WaiverSTA-000580-2026
A3MS Corp

LDC 2.21.1.A - Applicability

CODE states (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - Waiver request from Marion County Land Development Code Section 2.21.1 for the proposed fourplex residential infill project (Bahia Terrace). The project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed the thresholds requiring a Major Site Plan. The project is small in scale, consistent with surrounding residential development, and similar projects in the area have been approved without requiring a Major Site Plan review.

- 6.4. Saddle Oak Club - Major Site Plan - Extension Request**
Parcel #: 35369-027-00 #29897
Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it by one year from the current expiration date of July 15, 2026. The new expiration date would be July 15, 2027.

- 6.5. Fairfield Village Expansion - Improvement Plan - Extension Request**
Parcel #: 35369-027-03 #31061
Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Improvement Plan. The request is to extend it to one year from the current expiration date of May 6, 2026. The new expiration date would be May 6, 2027.

- 6.6. Oxford Downs Track and Card Room Facility - GS PUD Zoning Change with Master Plan**
Parcel #: 48476-001-00 #PL PUD -000392-2026 (0)
Tillman & Associates Engineering, LLC

Need a recommendation to transmit to the Planning and Zoning Commission (with or without new conditions) from the Development Review Committee to move forward to the 4/27/2026 P&Z.

- 6.7. Road Closing - SW 44th Terrace**
Parcel #: 2387-003-001 #RoadClose-000485-2026
Lester H. Smith

This item was heard at the 3/23/26 DRC meeting and was tabled for one month.

7. **CONCEPTUAL REVIEW ITEMS:**

8. **DISCUSSION ITEMS:**

8.1. **Review of Planning & Zoning Items for April 27, 2026**

9. **OTHER ITEMS:**

10. **ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22763

Agenda Date: 4/20/2026

Agenda No.: 3.1.

SUBJECT:
April 13, 2026



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 13, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

MEMBERS PRESENT:

Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Cheryl Butler for Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kathleen Brugnoli (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Geising (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. April 6, 2026

Motion by Tony Cunningham to approve the minutes, seconded by Cheryl Butler

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Freedom Crossings Mass Grading Plan - Mass Grading Plan
Parcel #: 35623-025-04 #30395
Mastroserio Engineering, Inc.**

Motion by Steven Cohoon to approve the consent agenda, seconded by Tony Cunningham

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 -
Waiver to Major Site Plan in Review
Parcel #21087-001-02 #WaiverPIR-000251-2026
Tillman and Associates Engineering, LLC**

The following requests were tabled for two weeks at the 3/23/26 DRC Meeting. It was brought to the 4/6/26 meeting for an extension to be heard at the 4/13/26 meeting. The extension was granted. A motion to rehear will be needed.

Motion by Steven Cohoon to re-hear, seconded by Cheryl Butler

Motion carried 4-0

LDC 6.13.6 A(3), C(3) - Stormwater quality criteria

CODE states A (3) The following systems shall be considered as meeting the County's stormwater quality criteria:(a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility.1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the

post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 inches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2. The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.

APPLICANT requests waiver to exceed 6-ft pond depth in DRA-16 and DRA-17. Additional storage is available within these DRAs for back to back storm events by increasing the depth to 9-ft and 7-ft, respectively.

Motion by Steven Cohoon to approve, seconded by Cheryl Butler

Motion carried 4-0

LDC 6.8.10.(1) - General planting requirements

CODE states (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

APPLICANT requests waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, a waiver from native shrub and groundcover criteria. A plant palette for this site is being followed to match existing World Equestrian Center.

Motion by Cheryl Butler to approve, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.7.7 Tree removal procedure

CODE states A. During review of tree preservation submittals, the County's

Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1) Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other outstanding quality. (2) Proposed grading or clearing activities do not follow the requirements of this division. (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6. B. The applicant will be asked to revise and update the tree preservation information according to review comments. C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.

APPLICANT request - Due to the sheer number of trees, landscape architect reviewed the quality and health of existing trees. There is a blend of individual, poor health with average health existing trees. There are 1-2 excellent size trees - these are saved. But for county personal convenience- we have calculated all trees as salvageable. There are no historic trees on site.

Applicant withdrew

LDC 6.8.7D - Shade tree requirement - Islands

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

APPLICANT requests a waiver from internal parking islands, therefore also requesting a waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.7.4.D and 6.8.10.C - General planting requirements

CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C. which states Planting specifications are listed as follows: (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade

trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. (2) The use of invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated. (a) Plant species listed as "Prohibited" are not permitted for use in any proposed development. (b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect. (c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project's BMP manual. (3) Trees. (a) Shade trees shall have a minimum caliper of 3.5 inches. (b) Accent or ornamental (understory) trees shall have a minimum overall height of six feet and a minimum spread of 42 inches upon installation. (4) Palms. (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9. (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio. (c) Palm trees shall not be substituted for required shade trees. (d) Palms shall have a clear trunk height of 10 feet minimum. (5) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height. (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center. (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.

APPLICANT request - Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantities, based upon equivalent inch per inch of the caliper of the tree planted.

Motion by Ken McCann to approve, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.7.4 - Shade tree requirements

CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests a waiver from one shade tree per 3,000 square feet criteria; Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area requires large open areas to be in scale we need the larger trees. This should compensate for the shortfall in numbers.

Motion by Cheryl Butler to approve, seconded by Steven Cohoon

Motion carried 4-0

LDC 6.8.7 C, D, E. Parking and Vehicle use areas

CODE states C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage. E. Each row of parking spaces shall be terminated by a landscaped island.

APPLICANT requests waiver for parking lot islands - Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/RV/bus travel, maneuvering, and parking.

Motion by Ken McCann to approve, seconded by Cheryl Butler

Motion carried 3-0

LDC 6.8.9 Service and Equipment areas

CODE states A. Utility areas and loading/unloading areas shall be screened as follows: (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2) Buffer fencing with a minimum height of three feet. B. Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. C. Trees and shrubs shall remain eight feet from any fire service connection. D. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.

APPLICANT request - Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Requesting a waiver from screening service and equipment areas since these areas are not visible from neighboring property.

Applicant withdrew

LDC 6.8.8B Building landscaping

CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests waiver to allow plantings adjacent to the building to be shifted to perimeter of area. This is a sports complex with larger gatherings- food court,

bathroom areas, etc. Plantings will be calculated and shifted to suitable areas - out of crowd areas.

Motion by Tony Cunningham to approve, seconded by Ken McCann

Motion carried 3-0

6.2. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review

Parcel #: 21087-001-02 # WaiverPIR-000568-2026

LDC 2.21.3.C - Review and Approval Procedures

CODE states Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests waiver to allow release of the building permits prior to the approval of the Major Site Plan. Requested building permits include BLDC-26-03-00833 (maintenance), BLDC-26-03-00834 Covered Seating), BLDC-26-03-00842 (Restroom), BLDC-26-03-00843 (Storage), and BLDC-26-03-00844 (Restaurant). Request is at Owner's own risk, subject to hold on final inspection, until MSP appr.

Motion by Steven Cohoon to approve allowing the submittals to move forward with no approval until the State provides their approval and that they do so at the owner's risk including financially, also adding the hold on the waiver in Civic Access for the request, seconded by Tony Cunningham

Motion carried 4-0

6.3. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review

Parcel #: 21087-001-02 # WaiverPIR-000593-2026

Tillman & Associates Engineering, LLC

LDC 6.13.6 - Stormwater Quality Criteria

CODE states Methodology. Stormwater management systems may be designed using a combination of design techniques ranging from traditional to low impact. The method(s) utilized shall focus on enhancing the quality of stormwater discharge and recharge through shallow systems, the processes of adsorption, filtration, denitrification, ion exchange, nutrient uptake, microbial activity, and decomposition.

APPLICANT request waiver from Marion County LDC Water Quality criteria, to Instead provide water quality in accordance with new Statewide Stormwater Rule (62-330 F.A.C.) including required reductions in Total Nitrogen (TN) and Total Phosphorus (TP).

Applicant withdrew

6.4. Calesa Equine Amenity - Major Site Plan 000106 - Waiver to Major Site Plan in Review

Parcel #: 35300-000-45 #WaiverPIR-000590-2026
Kimley-Horn and Associates

LDC 6.13.3.C Types of stormwater management facilities

CODE states Proposed public. (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater. (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details. (4) The bottom of all dry water retention areas shall have appropriate vegetative cover. (5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

APPLICANT - Waiver request to allow for the depth of DRA1 to be 7.5 feet due to the DRA accommodating offsite public roadway drainage from SW 38th Street and SW 60th Avenue.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 4-0

6.5. 3950 NE 15th Court Rd - Waiver to Major Site Plan
Parcel #: 15810-000-17 #WaiverSTA-000457-2026
Fred Bennett

This item was tabled for two weeks at the 3/30/26 DRC meeting due to the applicant not being present.

LDC 6.14.2(B)(a) Connection requirements

CODE states (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs)

APPLICANT requests a waiver from reconnecting to the public water available.

Motion by Tony Cunningham to deny without support to the Board of County Commissioners, seconded by Cheryl Butler

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Mr. Pool stated that with the Canterwood Acres CDD updates, the final plat will need to be resigned by the DRC members.

Mr. Cohoon made comments regarding the realignment of 90th.

10. ADJOURN:

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22764

Agenda Date: 4/20/2026

Agenda No.: 5.1.

SUBJECT:

Stone Creek Del Webb Golf Course - Final Plat

Parcel #: 34899-018-03 #32845

JCH Consulting Group, Inc.



SUBMITTAL SUMMARY REPORT 32845

PLAN NAME:	STONE CREEK DEL WEBB GOLF COURSE	LOCATION:	8944 SW 63RD STREET RD OCALA,
APPLICATION DATE:	05/13/2025	PARCEL:	34899-018-03
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Engineer of Record	Christopher Howson	JCH Consulting Group, Inc.
Engineer of Record	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	05/21/2025	06/05/2025	01/07/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/13/2026	02/27/2026	03/10/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/05/2025	01/07/2026	Approved
<i>Comments</i>	N/A 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org YES 2.12.28 - Street names match 9-1-1 road names YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		06/05/2025	01/07/2026	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			

SUBMITTAL SUMMARY REPORT (32845)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		06/05/2025	01/07/2026	Requires Re-submit
Comments				
Land Use: Reject				
NO 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided? Need subtitle stating "A Replat of..." and identify what is being replatted.				
YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?				
N/A 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements				
YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified				
N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided?				
YES 6.3.1.C(15)() - [Springs Protection Note Provided?]				
N/A 6.3.1.C(15)() - Wellhead Protection Note Provided?				
YES 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?				
YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?				
YES 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement				
INFO 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? Not included on cover.				
INFO 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)? Not included on cover.				
N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]				
N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]				
N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]				
N/A Additional Planning Items:				
Zoning: Reject				
YES 2.12.4.C -Owner and applicants name Included				
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Zoning/FLU for subject property included on cover sheet 1. Zoning/FLU for adjacent properties include on plat sheets 3-10. Development of regional impact is misspelled on plat sheets. Please specify On Top of the World (OTOW) DRI as land use				
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included				
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included				
YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering No internal buffers specified by PUD master plan on file for 090706Z				
NO 6.4.4.A - Project is consistent with preliminary plat This will remain a NO until an approved preliminary plat for this project, or a waiver request, is provided. If already existing, please provide in Documents folder, including AR number.				
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 include all existing/proposed site improvements, including buildings/other improvements on parcels 1 and 5.				
NO 6.3.1.C(11) - PUD zoning consistent with Division 4 Please indicate most recently approved PUD case for this project				
INFO 6.3.1.C(15)(b) - Flood zone determination listed Please indicate AE FEMA Flood Zone				
INFO Additional Zoning comments If applicable at this time, the lots to the east of parcel 1 will have to undergo subdivision process.				
Landscape (Plans) (Parks and Recreation)		06/05/2025	01/07/2026	Approved
Comments				
N/A 2.12.24 Show location and dimensions of required land use buffering.				
INFO 2.12.25 - Marion Friendly Landscape Areas submitted with improvement plan				
OCE Design (Plans) (Office of the County Engineer)		06/05/2025	01/07/2026	Approved
Comments				
YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 5/30/25-fee due with resubmittal				
N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department				
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC				
N/A 2.1.3 - Order of plan approval				
INFO 2.18.4.H - Maintenance agreement				
INFO 2.19.4.A - Improvement agreement with cost estimate				
INFO 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement				
N/A 2.19.4.A - All improvements are completed & as built inspection complete				
INFO 2.18.4.E - Indemnification agreement				
INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink				
YES 2.12.7 - Digital version of plan				
YES 6.2.1.B - Plans legible				
N/A 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets				
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"				
YES 6.2.1.E - Drawing legend				
YES 6.2.1.F - North arrow, graphic drawing, & written scale				
YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth				
YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road				
YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page				
YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding				
YES 6.4.4.M - Location of seals				
YES 6.3.1.B - Area for Book & Page and number of sheets				
YES 6.3.1.E(2) - DRC certification & signatures				
YES 6.3.1.E(3) - Clerk & BCC certifications of approval				
YES 6.3.1.E(4) - Clerk acceptance for recording certification				
YES 6.3.1.C(15)(i) - Board assessment notification				
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements				
INFO 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.				
YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads				
N/A Legal Documents				
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.				

SUBMITTAL SUMMARY REPORT (32845)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/05/2025	01/07/2026	Requires Re-submit
<i>Comments</i>				
<p>INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS</p> <p>YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old</p> <p>INFO 2.19.2.H - Legal documents</p> <p>INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida</p> <p>N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet</p> <p>N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"</p> <p>N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements</p> <p>N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements</p> <p>N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets</p> <p>N/A 6.3.1.C(8) - All adjacent property identified</p> <p>N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract</p> <p>INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities</p> <p>INFO 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner</p> <p>INFO 6.3.1.C(15)(d) - Covenants, restrictions, or reservations</p> <p>INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged</p> <p>INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication</p> <p>INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney</p> <p>INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements</p> <p>INFO 6.3.1.D(1)(c) - Utility easements</p> <p>INFO 6.3.1.D(1)(d) - Stormwater easements and facilities</p> <p>INFO 6.3.1.D(1)(f) - Conservation easement</p> <p>INFO 6.3.1.D(2) - Add the appropriate closing</p> <p>INFO 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS</p> <p>INFO 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:</p> <p>INFO 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party</p> <p>INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing</p> <p>INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate:</p> <p>INFO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements</p> <p>INFO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions</p> <p>YES 6.3.1.F(4) - A certificate of title requirements</p> <p>N/A 6.4.4.B - The legal description shall include a metes and bounds description</p> <p>NO Additional Right-of-Way comments Ray Aponte is not listed as an authorized signer for Pulte Home Company LLC on Sunbiz. Please provide a letter of authorization or change the name to an authorized signer.</p> <p>Checked project list. HR 6/5/25</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		06/05/2025	01/07/2026	Requires Re-submit
<i>Comments</i>				
<p>NO 2.12.9/10 - Existing Drainage Right-of-Way/Easements Please have site civil engineer or developer confirm that there is no drainage infrastructure crossing these parcels that will need to be included in easements via this plat. There are several phases of the surrounding development that may drain across the area included in this plat.</p> <p>N/A 2.12.22 - Stormwater Tract</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM</p> <p>NO 6.3.1.C(15) - Off-Site Stormwater Reference It appears that the limits of this plat will drain to areas included with other plat. When stormwater is not contained within the limits of the plat, provide the note as follows: "Stormwater runoff generated from the improvements associated with this plat are discharged into the lands described in Marion County Public Records [Official Record Book {###}, Page {###}] or [Tract {??}] as depicted in Plat Book{###}, Page{###};"</p> <p>YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.</p>				

SUBMITTAL SUMMARY REPORT (32845)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		06/05/2025	01/07/2026	Requires Re-submit
<i>Comments</i>				
NO 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC Check mathematical closure on sheet 4.				
YES 6.4.4.B - The legal description shall include a metes and bounds description				
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code				
YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner				
INFO 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor				
N/A 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.				
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description				
YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat				
YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS				
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat				
YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart				
NO 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated Please provide.				
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown				
YES 6.4.5.C - A table or note containing the geodetic control station information				
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such				
YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS				
YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart				
PEND 6.4.5.F(3) - PCPs shall be set				
YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat				
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat				
YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat				
YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS				
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary				
YES 6.4.5.J - Platted adjoining lands shall be identified				
N/A 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown				
YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply				
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat				
YES 6.2.1.A - Provide 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 6.3.1.E(1) - The Surveyors and Mappers Certification				
YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation				
N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page				
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.				
NO Additional Survey comments Check corrections on sheets.				

OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/05/2025	01/07/2026	Requires Re-submit
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<i>Comments</i>				
N/A 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
N/A 2.12.38 - Maintenance of improvements				
N/A 6.3.1.C(3) - Driveway restrictions corner lots				
N/A 6.3.1.C(7) - Dimensions and locations of streets				
N/A 6.3.1.C(15)(e) - Internal roadways				
N/A 6.3.1.C(15)(f) - Miles of road				
N/A 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access				
N/A 6.3.1.F(1) - Establishment of MSBU or CDD				
N/A 6.11.3 - Traffic Impact Analysis				
N/A 6.11.4 - Access management				
N/A 6.11.5.D - Residential driveway requirements				
N/A 6.12.2 - Right-of-way				
N/A 6.12.9 - Subdivision roads and related infrastructure				
N/A 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
N/A 6.12.12 - Sidewalks				
N/A 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1				
NO Additional Traffic comments 6/5/25 - Sheet 1 title block and adjacent notes indicate 8 sheets in total but surveyor's notes and other sheets reference 10 sheets.				

Utilities (OCE Plans) (Utilities)		06/05/2025	01/07/2026	Approved
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<i>Comments</i>				
N/A Signed and sealed as-builts have been provided and match the subject Final Plat				
N/A CADD files have been provided and match the subject Final Plat				
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities				
INFO Additional Utilities comments The listed parcels are all located within the Bay Laurel Utilities service area and are currently served by the Bay Laurel Community Development District (BLCDD). Marion County Utilities has no comments on the final plat.				

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/27/2026	02/19/2026	Approved

SUBMITTAL SUMMARY REPORT (32845)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/27/2026	02/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/27/2026	02/13/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/27/2026	02/20/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/27/2026	02/13/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/27/2026	02/26/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/27/2026	03/04/2026	Informational

Comments

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 2.19.2.H - Legal documents

STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
 STATUS OF REVIEW: INFO
 REMARKS:

SUBMITTAL SUMMARY REPORT (32845)

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
 STATUS OF REVIEW: INFO
 REMARKS:

 OCE Stormwater (Permits & Plans) (Office of the County Engineer) Kevin Vickers 02/27/2026 02/16/2026 Approved

Recommendations If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

 OCE Survey (Plans) (Office of the County Engineer) Theresa Smail 02/27/2026 02/17/2026 Approved

 OCE Traffic (Permits & Plans) (Office of the County Engineer) Chris Zeigler 02/27/2026 02/14/2026 Approved

 Utilities (OCE Plans) (Utilities) Heather Proctor 02/27/2026 02/25/2026 Approved

Comments Previously approved: The listed parcels are all located within the Bay Laurel Utilities service area and are currently served by the Bay Laurel Community Development District (BLCDD). Marion County Utilities has no comments on the final plat.

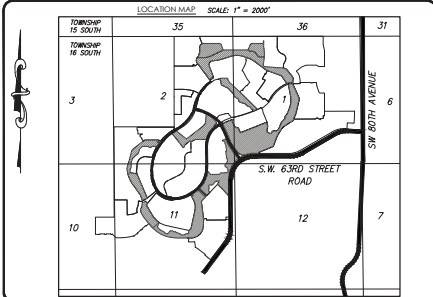


STONE CREEK BY DEL WEBB GOLF COURSE
SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 8

NOTES: THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE. WITHOUT THE OTHERS FOR IDENTIFICATION AND NUMBERING PURPOSES, SEE SHEET 1, FOR LOCAL DESCRIPTION AND BOUNDARY DETAILS. SEE SHEET 2, FOR LOT DIMENSIONS. SEE SHEETS 3, 4, 5, 6, 7 AND 8.

SURVEYORS' NOTES: 1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. 108071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES... 2. NO LOT SHALL BE DIVIDED OR RE-DIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS...



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION: I HEREBY ACKNOWLEDGE AND DEDICATE TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 1 AND 2, TOWNSHIP 16 SOUTH, RANGE 20 EAST...

DESCRIPTIONS: GOLF COURSE PARCELS 7 (INCLUDES 12, 13, 14, 15): A PORTION OF TRACT B OF STONE CREEK BY DEL WEBB SANDHILLS PHASE 2 AND A AS PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 16, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 16AA, 16AB, 16AC, 16AD, 16AE, 16AF, 16AG, 16AH, 16AI, 16AJ, 16AK, 16AL, 16AM, 16AN, 16AO, 16AP, 16AQ, 16AR, 16AS, 16AT, 16AU, 16AV, 16AW, 16AX, 16AY, 16AZ, 16BA, 16BB, 16BC, 16BD, 16BE, 16BF, 16BG, 16BH, 16BI, 16BJ, 16BK, 16BL, 16BM, 16BN, 16BO, 16BP, 16BQ, 16BR, 16BS, 16BT, 16BU, 16BV, 16BW, 16BX, 16BY, 16BZ, 16CA, 16CB, 16CC, 16CD, 16CE, 16CF, 16CG, 16CH, 16CI, 16CJ, 16CK, 16CL, 16CM, 16CN, 16CO, 16CP, 16CQ, 16CR, 16CS, 16CT, 16CU, 16CV, 16CW, 16CX, 16CY, 16CZ, 16DA, 16DB, 16DC, 16DD, 16DE, 16DF, 16DG, 16DH, 16DI, 16DJ, 16DK, 16DL, 16DM, 16DN, 16DO, 16DP, 16DQ, 16DR, 16DS, 16DT, 16DU, 16DV, 16DW, 16DX, 16DY, 16DZ, 16EA, 16EB, 16EC, 16ED, 16EE, 16EF, 16EG, 16EH, 16EI, 16EJ, 16EK, 16EL, 16EM, 16EN, 16EO, 16EP, 16EQ, 16ER, 16ES, 16ET, 16EU, 16EV, 16EW, 16EX, 16EY, 16EZ, 16FA, 16FB, 16FC, 16FD, 16FE, 16FF, 16FG, 16FH, 16FI, 16FJ, 16FK, 16FL, 16FM, 16FN, 16FO, 16FP, 16FQ, 16FR, 16FS, 16FT, 16FU, 16FV, 16FW, 16FX, 16FY, 16FZ, 16GA, 16GB, 16GC, 16GD, 16GE, 16GF, 16GG, 16GH, 16GI, 16GJ, 16GK, 16GL, 16GM, 16GN, 16GO, 16GP, 16GQ, 16GR, 16GS, 16GT, 16GU, 16GV, 16GW, 16GX, 16GY, 16GZ, 16HA, 16HB, 16HC, 16HD, 16HE, 16HF, 16HG, 16HI, 16HJ, 16HK, 16HL, 16HM, 16HN, 16HO, 16HP, 16HQ, 16HR, 16HS, 16HT, 16HU, 16HV, 16HW, 16HX, 16HY, 16HZ, 16IA, 16IB, 16IC, 16ID, 16IE, 16IF, 16IG, 16IH, 16IJ, 16IK, 16IL, 16IM, 16IN, 16IO, 16IP, 16IQ, 16IR, 16IS, 16IT, 16IU, 16IV, 16IW, 16IX, 16IY, 16IZ, 16JA, 16JB, 16JC, 16JD, 16JE, 16JF, 16JG, 16JH, 16JI, 16JJ, 16JK, 16JL, 16JM, 16JN, 16JO, 16JP, 16JQ, 16JR, 16JS, 16JT, 16JU, 16JV, 16JW, 16JX, 16JY, 16JZ, 16KA, 16KB, 16KC, 16KD, 16KE, 16KF, 16KG, 16KH, 16KI, 16KJ, 16KL, 16KM, 16KN, 16KO, 16KP, 16KQ, 16KR, 16KS, 16KT, 16KU, 16KV, 16KW, 16KX, 16KY, 16KZ, 16LA, 16LB, 16LC, 16LD, 16LE, 16LF, 16LG, 16LH, 16LI, 16LJ, 16LK, 16LL, 16LM, 16LN, 16LO, 16LP, 16LQ, 16LR, 16LS, 16LT, 16LU, 16LV, 16LW, 16LX, 16LY, 16LZ, 16MA, 16MB, 16MC, 16MD, 16ME, 16MF, 16MG, 16MH, 16MI, 16MJ, 16MK, 16ML, 16MN, 16MO, 16MP, 16MQ, 16MR, 16MS, 16MT, 16MU, 16MV, 16MW, 16MX, 16MY, 16MZ, 16NA, 16NB, 16NC, 16ND, 16NE, 16NF, 16NG, 16NH, 16NI, 16NJ, 16NK, 16NL, 16NM, 16NO, 16NP, 16NQ, 16NR, 16NS, 16NT, 16NU, 16NV, 16NW, 16NX, 16NY, 16NZ, 16OA, 16OB, 16OC, 16OD, 16OE, 16OF, 16OG, 16OH, 16OI, 16OJ, 16OK, 16OL, 16OM, 16ON, 16OO, 16OP, 16OQ, 16OR, 16OS, 16OT, 16OU, 16OV, 16OW, 16OX, 16OY, 16OZ, 16PA, 16PB, 16PC, 16PD, 16PE, 16PF, 16PG, 16PH, 16PI, 16PJ, 16PK, 16PL, 16PM, 16PN, 16PO, 16PP, 16PQ, 16PR, 16PS, 16PT, 16PU, 16PV, 16PW, 16PX, 16PY, 16PZ, 16QA, 16QB, 16QC, 16QD, 16QE, 16QF, 16QG, 16QH, 16QI, 16QJ, 16QK, 16QL, 16QM, 16QN, 16QO, 16QP, 16QQ, 16QR, 16QS, 16QT, 16QU, 16QV, 16QW, 16QX, 16QY, 16QZ, 16RA, 16RB, 16RC, 16RD, 16RE, 16RF, 16RG, 16RH, 16RI, 16RJ, 16RK, 16RL, 16RM, 16RN, 16RO, 16RP, 16RQ, 16RR, 16RS, 16RT, 16RU, 16RV, 16RW, 16RX, 16RY, 16RZ, 16SA, 16SB, 16SC, 16SD, 16SE, 16SF, 16SG, 16SH, 16SI, 16SJ, 16SK, 16SL, 16SM, 16SN, 16SO, 16SP, 16SQ, 16SR, 16SS, 16ST, 16SU, 16SV, 16SW, 16SX, 16SY, 16SZ, 16TA, 16TB, 16TC, 16TD, 16TE, 16TF, 16TG, 16TH, 16TI, 16TJ, 16TK, 16TL, 16TM, 16TN, 16TO, 16TP, 16TQ, 16TR, 16TS, 16TT, 16TU, 16TV, 16TW, 16TX, 16TY, 16TZ, 16UA, 16UB, 16UC, 16UD, 16UE, 16UF, 16UG, 16UH, 16UI, 16UJ, 16UK, 16UL, 16UM, 16UN, 16UO, 16UP, 16UQ, 16UR, 16US, 16UT, 16UU, 16UV, 16UW, 16UX, 16UY, 16UZ, 16VA, 16VB, 16VC, 16VD, 16VE, 16VF, 16VG, 16VH, 16VI, 16VJ, 16VK, 16VL, 16VM, 16VN, 16VO, 16VP, 16VQ, 16VR, 16VS, 16VT, 16VU, 16VV, 16VW, 16VX, 16VY, 16VZ, 16WA, 16WB, 16WC, 16WD, 16WE, 16WF, 16WG, 16WH, 16WI, 16WJ, 16WK, 16WL, 16WM, 16WN, 16WO, 16WP, 16WQ, 16WR, 16WS, 16WT, 16WU, 16WV, 16WW, 16WX, 16WY, 16WZ, 16XA, 16XB, 16XC, 16XD, 16XE, 16XF, 16XG, 16XH, 16XI, 16XJ, 16XK, 16XL, 16XM, 16XN, 16XO, 16XP, 16XQ, 16XR, 16XS, 16XT, 16XU, 16XV, 16XW, 16XX, 16XY, 16XZ, 16YA, 16YB, 16YC, 16YD, 16YE, 16YF, 16YG, 16YH, 16YI, 16YJ, 16YK, 16YL, 16YM, 16YN, 16YO, 16YP, 16YQ, 16YR, 16YS, 16YT, 16YU, 16YV, 16YW, 16YX, 16YY, 16YZ, 16ZA, 16ZB, 16ZC, 16ZD, 16ZE, 16ZF, 16ZG, 16ZH, 16ZI, 16ZJ, 16ZK, 16ZL, 16ZM, 16ZN, 16ZO, 16ZP, 16ZQ, 16ZR, 16ZS, 16ZT, 16ZU, 16ZV, 16ZW, 16ZX, 16ZY, 16ZZ.

IN WITNESS WHEREOF, THE SAID PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS DIRECTOR OF LAND DEVELOPMENT AND ITS CORPORATE SEAL, TO BE HERETOBY ATTESTED BY ITS DIRECTOR OF LAND DEVELOPMENT ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY ON THIS _____ DAY OF _____, 2025.

APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE: BY: _____ COUNTY ENGINEERING; BY: _____ COUNTY FIRE SERVICES; BY: _____ COUNTY GROWTH SERVICES; BY: _____ COUNTY SURVEYOR; BY: _____ COUNTY UTILITIES; BY: _____ COUNTY BUILDING SAFETY.

PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS DIRECTOR OF LAND DEVELOPMENT AND ITS CORPORATE SEAL, TO BE HERETOBY ATTESTED BY ITS DIRECTOR OF LAND DEVELOPMENT ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY ON THIS _____ DAY OF _____, 2025.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS: THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

NOTARY ACKNOWLEDGMENT: STATE OF FLORIDA; COUNTY OF MARION; I, _____, DIRECTOR OF LAND DEVELOPMENT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR BY MEANS OF _____ ONLINE NOTARIZATION, THIS PLAT BY PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESIGNATED HEREIN BY _____ OR WHO PRODUCED IDENTIFICATION _____ AND EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS DIRECTOR OF LAND DEVELOPMENT OF SAID COMPANY, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

SIGNATURE: KATHY BRYANT, CHAIRMAN; BOARD OF COUNTY COMMISSIONERS; ATTEST: GREGORY C. HANRELL, CLERK OF THE CIRCUIT COURT.

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SURVEYOR'S CERTIFICATE: I HEREBY THIS PLAT PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

NOTARY ACKNOWLEDGMENT: STATE OF FLORIDA; COUNTY OF MARION; I, _____, DIRECTOR OF LAND DEVELOPMENT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR BY MEANS OF _____ ONLINE NOTARIZATION, THIS PLAT BY PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESIGNATED HEREIN BY _____ OR WHO PRODUCED IDENTIFICATION _____ AND EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS DIRECTOR OF LAND DEVELOPMENT OF SAID COMPANY, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

BY: CHRISTOPHER J. HORNOR, P.S.M., FLORIDA REGISTERED SURVEYOR NO. 12155; JOHN CONSULTING GROUP, INC., CERTIFICATE OF ACCREDITATION NO. 183771; 409 S.W. 17TH STREET, Ocala, Florida 34747.

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BY: _____ COUNTY ENGINEERING; BY: _____ COUNTY FIRE SERVICES; BY: _____ COUNTY GROWTH SERVICES; BY: _____ COUNTY SURVEYOR; BY: _____ COUNTY UTILITIES; BY: _____ COUNTY BUILDING SAFETY.

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BY: GREGORY C. HANRELL, CLERK OF THE CIRCUIT COURT.

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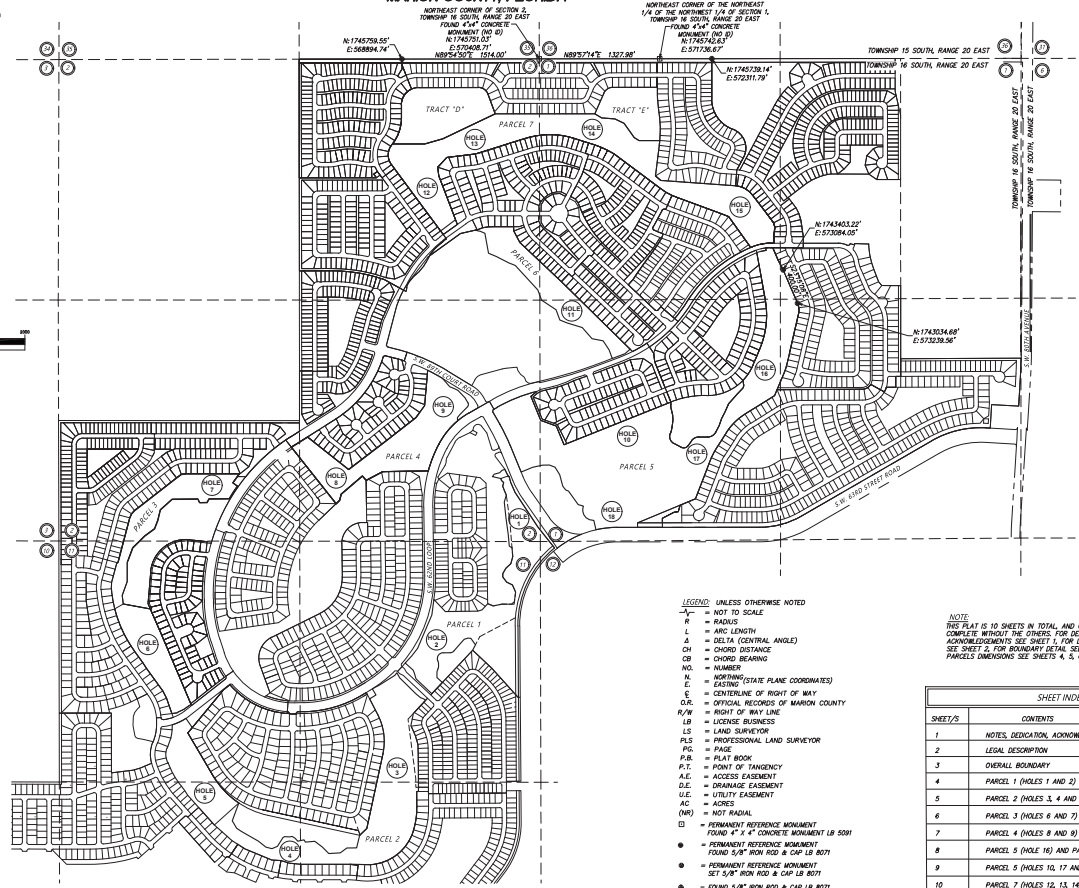
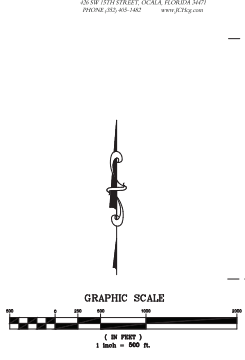
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BY: GREGORY C. HANRELL, CLERK OF THE CIRCUIT COURT.

STONE CREEK BY DEL WEBB GOLF COURSE
 SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - Ch = CHORD DISTANCE
 - CB = CHORD BEARING
 - N.O. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - C.E. = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.S. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AD = ADDRESS
 - (NR) = NOT RADIAL
 - = PERMANENT REFERENCE MONUMENT
 FOUND 4" x 4" CONCRETE MONUMENT LB 5081
 - = PERMANENT REFERENCE MONUMENT
 FOUND 5/8" IRON ROD & CAP LB 8071
 - = PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD & CAP LB 8071
 - = FOUND 5/8" IRON ROD & CAP LB 8071
 - = FOUND 5/8" IRON ROD & CAP LB 5081

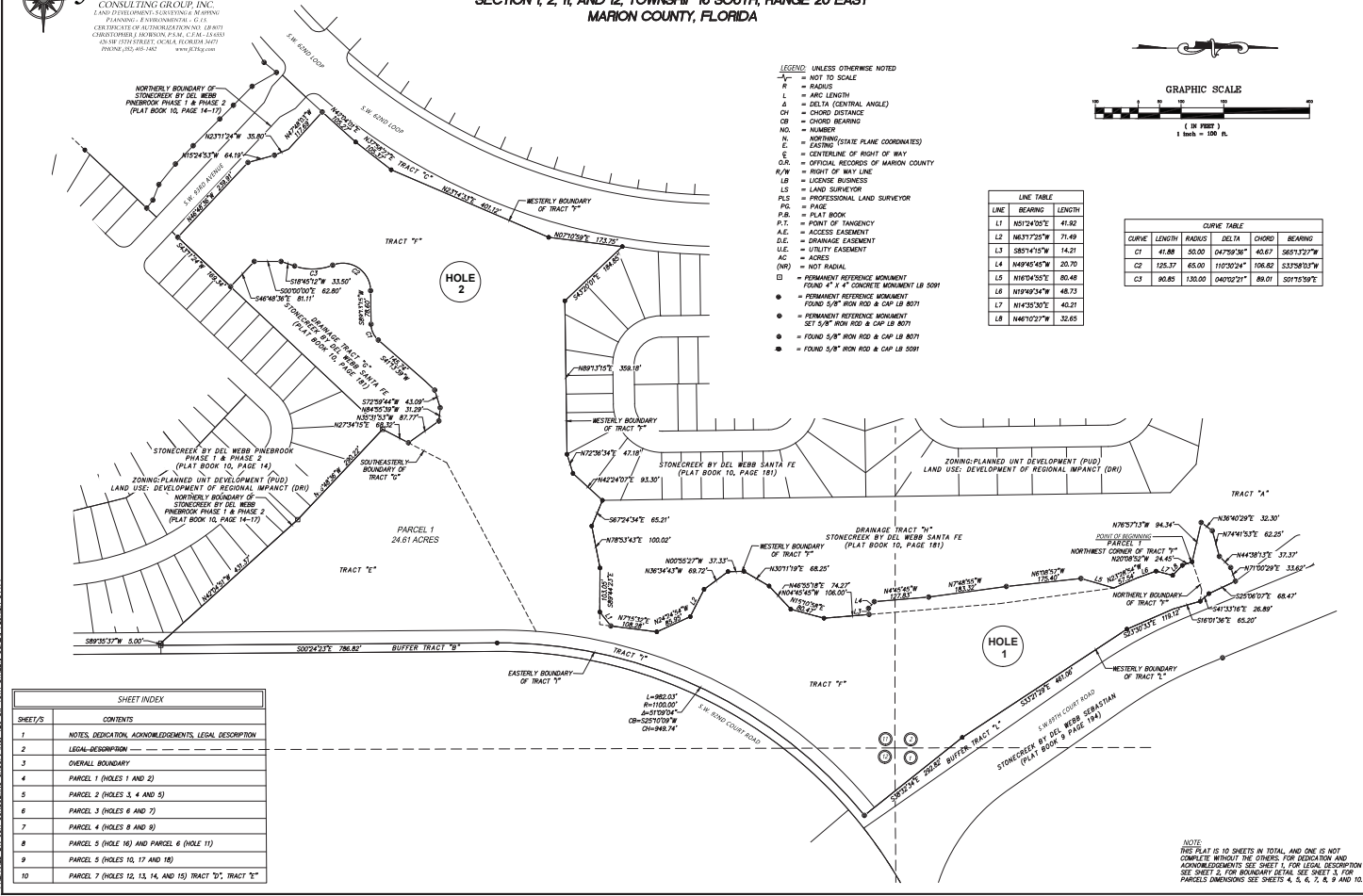
NOTE:
 THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR PARCELS DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9 AND 10.

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3	OVERALL BOUNDARY
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5	PARCEL 2 (HOLES 3, 4 AND 5)
6	PARCEL 3 (HOLES 6 AND 7)
7	PARCEL 4 (HOLES 8 AND 9)
8	PARCEL 5 (HOLE 10) AND PARCEL 6 (HOLE 11)
9	PARCEL 5 (HOLES 10, 17 AND 18)
10	PARCEL 7 (HOLES 12, 13, 14, AND 15) TRACT 'D', TRACT 'E'

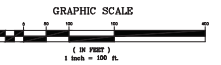
PREPARED BY: JCH CONSULTING GROUP, INC. 4000 W. 10TH STREET, OCALA, FLORIDA 32067

STONE CREEK BY DEL WEBB GOLF COURSE
SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N.P. = NORTH PLATE PLANE COORDINATES
 - E. = EASTING
 - C. = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC = ACRES
 - (NR) = NOT RADIAL
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT LB 5091
 - = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP LB 8091
 - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP LB 8091
 - = FOUND 5/8" IRON ROD & CAP LB 8091
 - = FOUND 5/8" IRON ROD & CAP LB 5091

LINE	BEARING	LENGTH
L1	N01°24'20"E	41.92
L2	N63°17'25"W	71.49
L3	S85°14'15"W	14.21
L4	N49°45'52"W	20.70
L5	N16°04'55"E	80.46
L6	N19°40'34"W	48.73
L7	N41°35'50"W	40.21
L8	N46°10'27"W	32.65



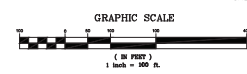
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	41.88	50.00	047°59'36"	40.67	S65°12'27"W
C2	125.57	65.00	110°30'24"	106.82	S33°58'03"W
C3	90.85	130.00	040°02'21"	86.01	S01°15'59"E

SHEET INDEX	
SHEET/S	CONTENTS
1	NOTES, DEDICATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION
2	LEGAL DESCRIPTION
3	OVERALL BOUNDARY
4	PARCEL 1 (HOLES 1 AND 2)
5	PARCEL 2 (HOLES 3, 4 AND 5)
6	PARCEL 3 (HOLES 6 AND 7)
7	PARCEL 4 (HOLES 8 AND 9)
8	PARCEL 5 (HOLE 10) AND PARCEL 6 (HOLE 11)
9	PARCEL 5 (HOLES 10, 12 AND 18)
10	PARCEL 7 (HOLES 12, 13, 14, AND 15) TRACT "D", TRACT "E"

NOTE:
THIS PLAT IS 10 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR BOUNDARY DETAIL SEE SHEET 3 FOR PARCELS DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9 AND 10

PREPARED BY: JCH CONSULTING GROUP, INC., 1000 PINE BLVD., SUITE 200, ANN ARBOR, MICHIGAN 48106-1500

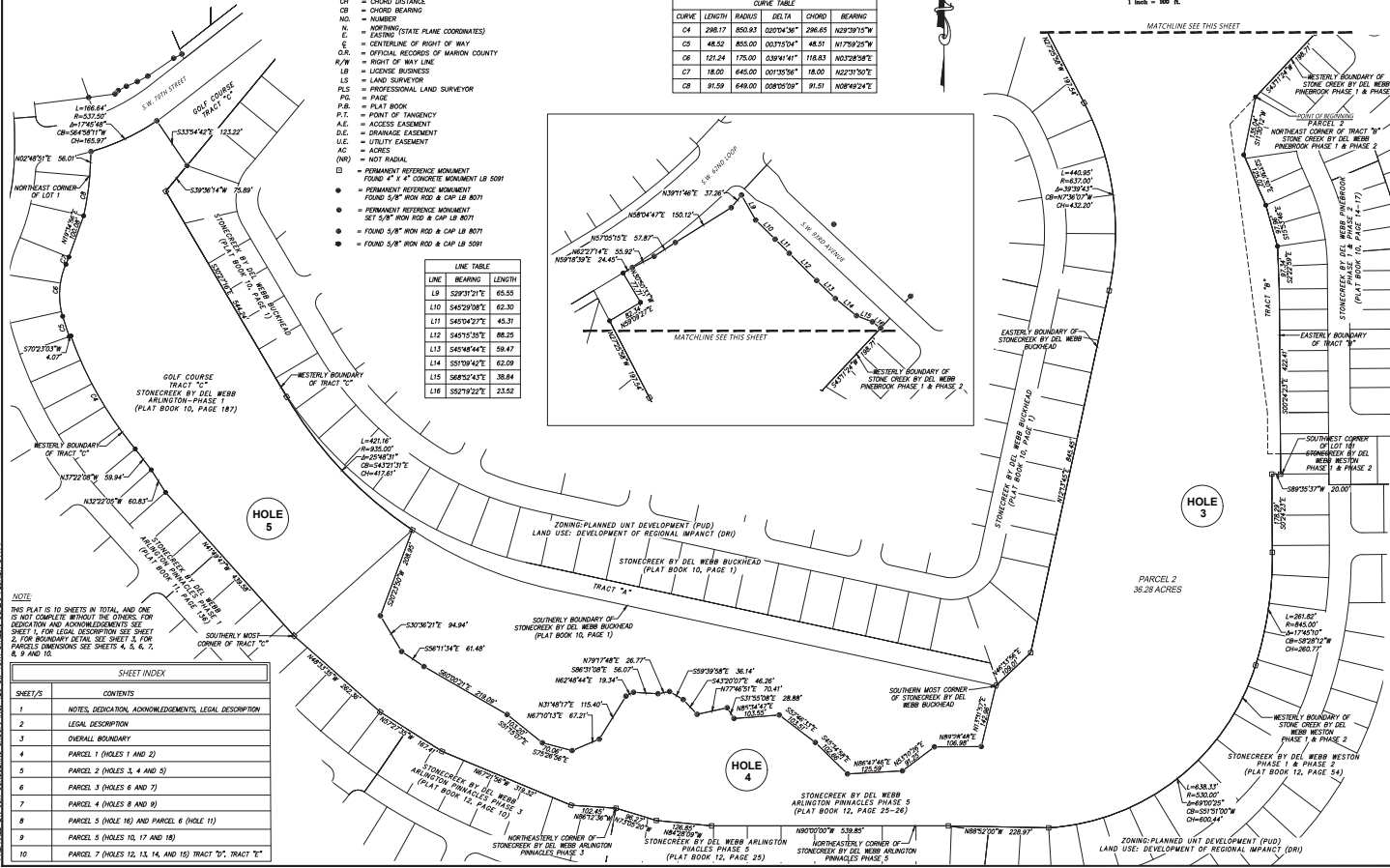
STONE CREEK BY DEL WEBB GOLF COURSE
 SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
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 - PL = PLAT BOOK
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PL = PAGE
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
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 - AC = ACRES
 - (R/S) = NOT RADIAL
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT LB 5091
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP LB 8071
 - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP LB 8071
 - = FOUND 5/8" IRON ROD & CAP LB 8071
 - = FOUND 5/8" IRON ROD & CAP LB 5091

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	298.17	850.83	020°34'34"	296.65 N23°39'25"W
C5	48.52	850.00	003°15'54"	48.51 N17°59'25"E
C6	121.24	175.00	039°14'41"	116.83 N07°28'58"E
C7	18.00	645.00	001°35'56"	18.00 N22°31'50"E
C8	81.59	649.00	008°15'10"	81.51 N08°49'24"E

LINE TABLE		
LINE	BEARING	LENGTH
L9	S29°31'21"E	65.53
L10	S45°29'08"E	62.30
L11	S45°24'27"E	45.31
L12	S45°15'58"E	68.25
L13	S45°48'54"E	58.47
L14	S51°09'42"E	62.09
L15	S68°52'42"E	38.64
L16	S82°19'22"E	23.52



NOTE
 THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR PARCELS OVERLAPPING SEE SHEETS 4, 5, 6, 7, 8, 9 AND 10.

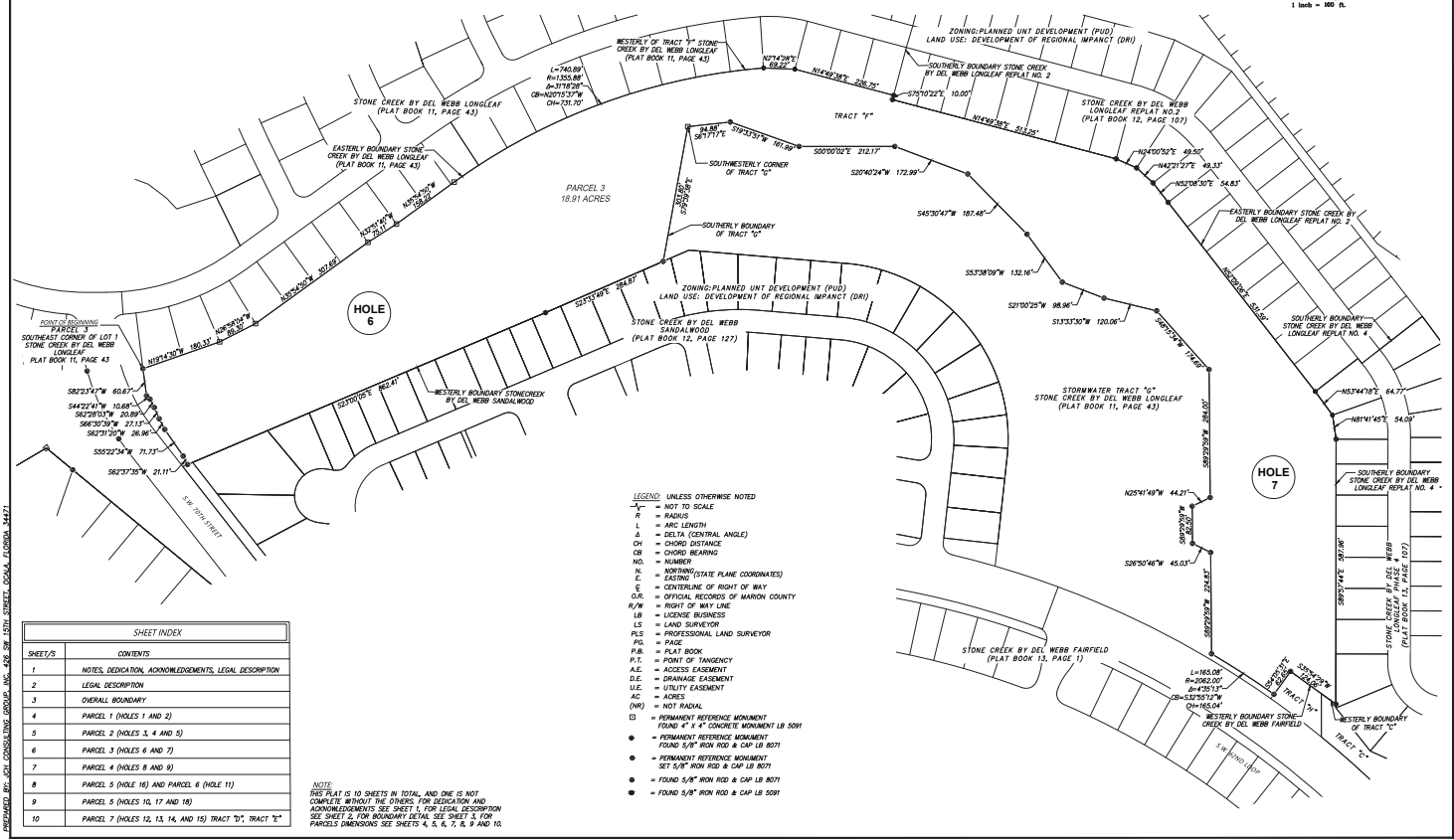
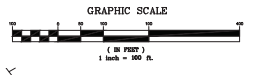
SHEET INDEX	
SHEET/S	CONTENTS
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8	PARCEL 5 (HOLES 10) AND PARCEL 6 (HOLE 11)
9	PARCEL 5 (HOLES 10, 17 AND 18)
10	PARCEL 7 (HOLES 12, 13, 14, AND 15) TRACT "C", TRACT "D"



STONE CREEK BY DEL WEBB GOLF COURSE

SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 6 OF 10



- UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - A = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING
 - E. = EASTING (STATE PLANE COORDINATES)
 - C. = CENTRALINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
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 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.L. = PAGE
 - P.B. = PLAT BOOK
 - P.L.T. = POINT OF INTERAGENCY
 - A.E. = ACCESS EASEMENT
 - O.E. = ORAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC = ACRES
 - (NR) = NOT RADIAL
 - = PERMANENT REFERENCE MONUMENT
FOUND 4" 1/4" CONCRETE MONUMENT LB 5091
 - = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP LB 8071
 - = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP LB 8071
 - = FOUND 5/8" IRON ROD & CAP LB 8071
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8	PARCEL 5 (HOLE 10) AND PARCEL 6 (HOLE 11)
9	PARCEL 5 (HOLES 12, 13 AND 14)
10	PARCEL 7 (HOLES 15, 16 AND 17) TRACT "D", TRACT "E"

NOTE:
THIS PLAT IS 10 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR PARCELS DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9 AND 10.

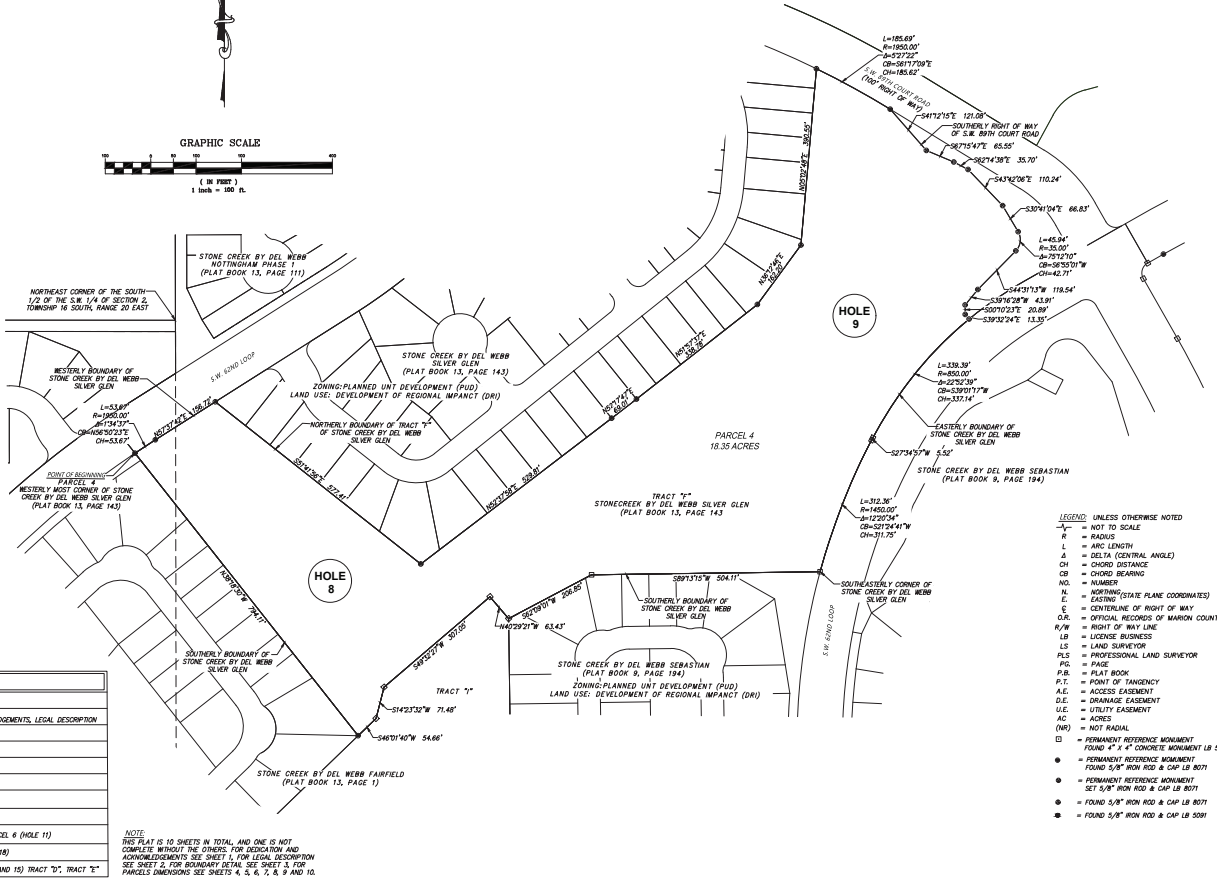
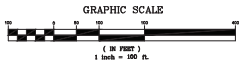
PREPARED BY: JCH CONSULTING GROUP, INC. 4350 W. 15TH STREET, OCEOLA, FLORIDA 34091



STONE CREEK BY DEL WEBB GOLF COURSE

SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 7 OF 10



SHEET INDEX	
SHEET/S	CONTENTS
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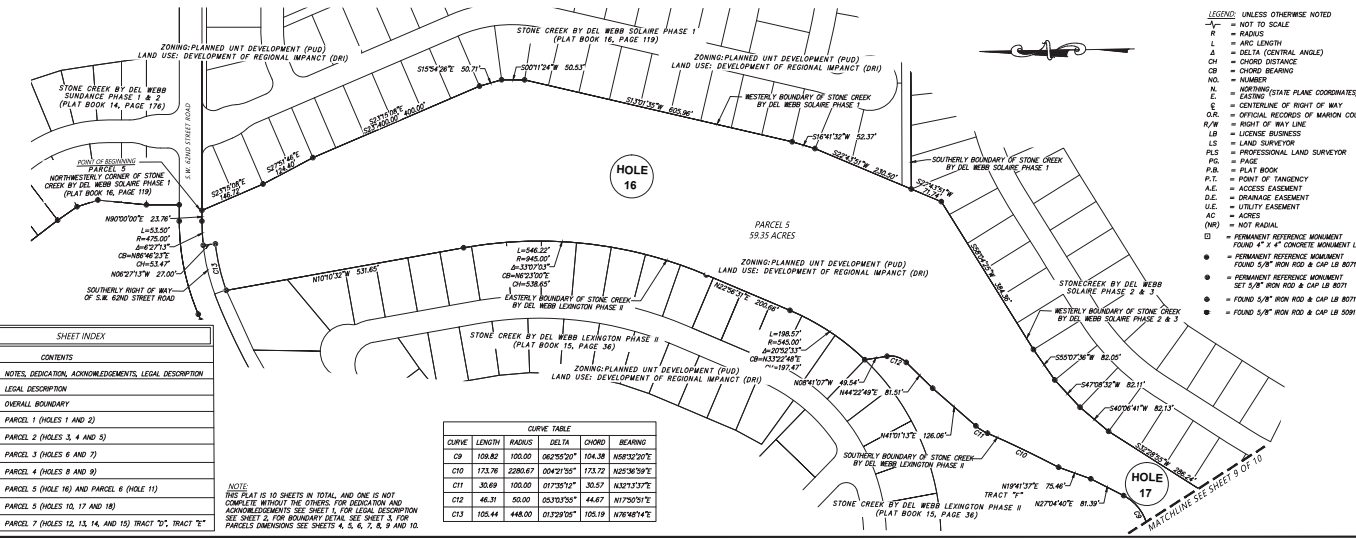
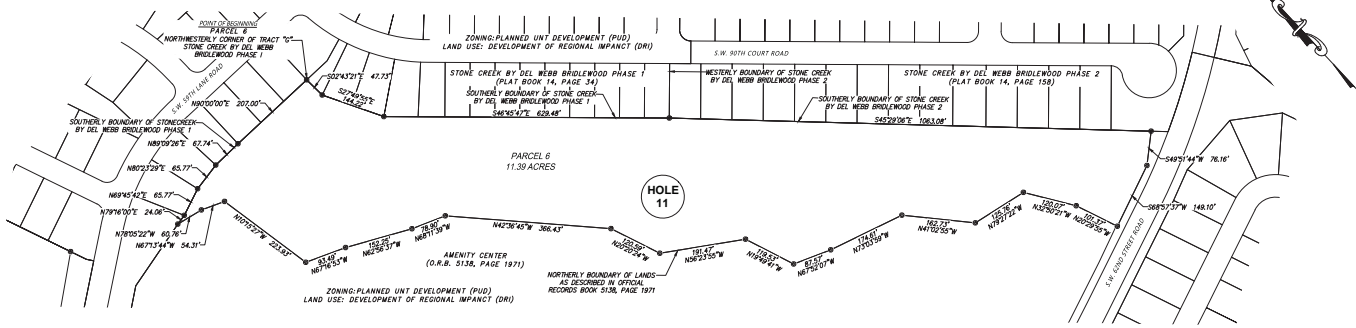
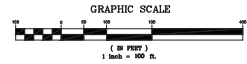
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 - = FOUND 5/8" IRON ROD & CAP LB 8091

PREPARED BY: JCH CONSULTING GROUP, INC. 1400 W. UNIVERSITY AVENUE, SUITE 100, GAITHERSBURG, MD 20878

STONE CREEK BY DEL WEBB GOLF COURSE
SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 8 OF 10



SHEET INDEX

SHEET/S	CONTENTS
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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	108.82	100.00	062°52'50"	104.38	N08°32'50"E
C10	173.76	2280.87	004°21'50"	173.72	N22°36'59"E
C11	35.69	100.00	017°25'12"	30.57	N32°13'33"E
C12	46.31	50.00	053°15'51"	44.67	N7°50'51"E
C13	105.44	448.00	013°29'05"	105.19	N76°46'14"E

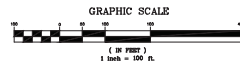
NOTE: THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION SEE SHEET 2, FOR BOUNDARY LEGAL SEE SHEET 3, FOR PARCELS DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9 AND 10.

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 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - PL = PLANNING PLANE COORDINATES
 - E = EASTING (1780000)
 - N = NORTHERING (1100000)
 - C = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
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PREPARED BY: JCH CONSULTING GROUP, INC. 1500 S.W. 15TH STREET, SUITE 100, MIAMI, FLORIDA 33134

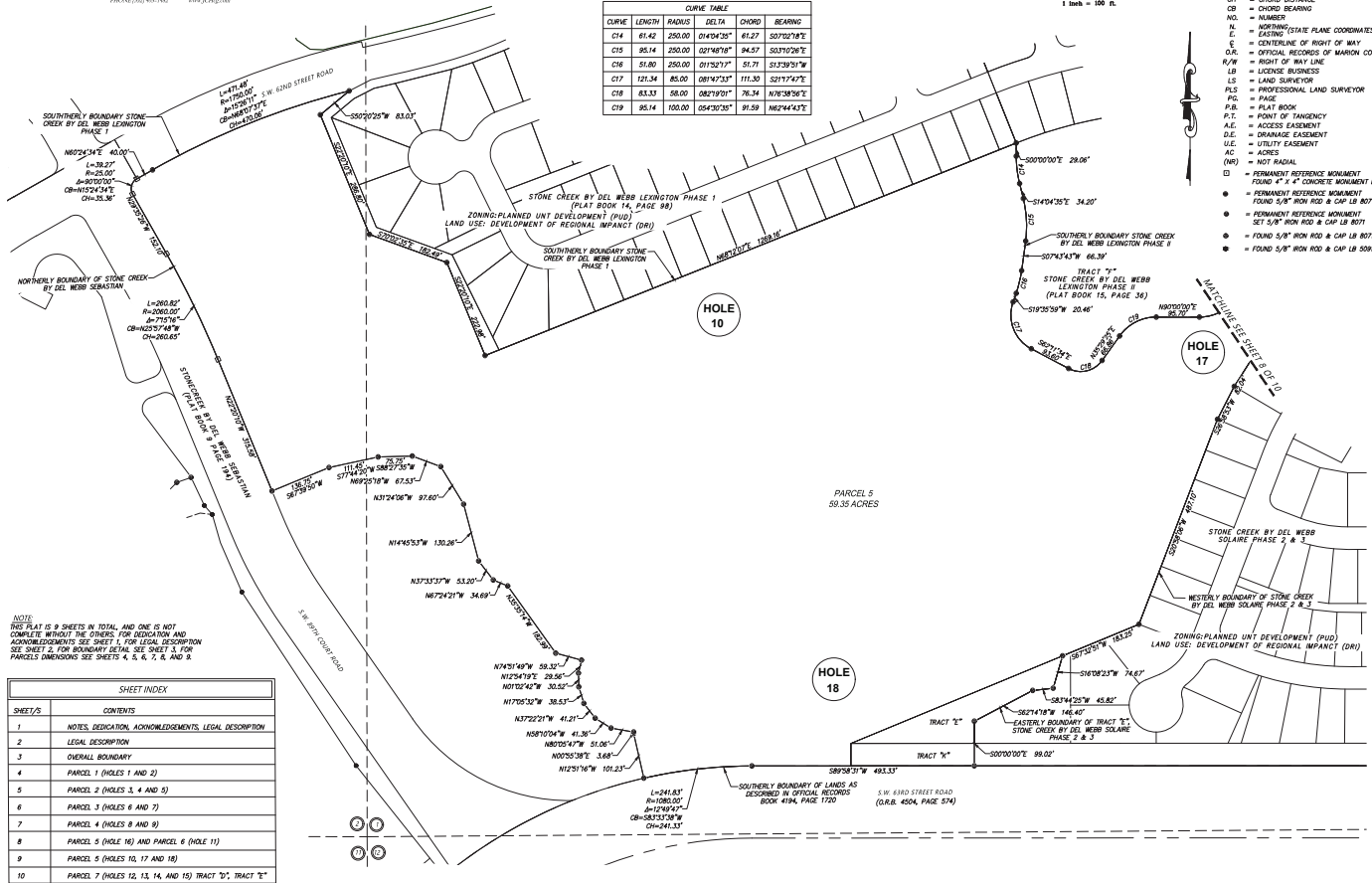
STONE CREEK BY DEL WEBB GOLF COURSE
SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 9 OF 10



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	61.42	250.00	0144°25'	61.27	S07°52'18"E
C15	55.14	250.00	0214°05'	54.57	S07°52'18"E
C16	51.80	250.00	0132°51'	51.71	S17°39'51"W
C17	121.34	85.00	081°47'31"	111.30	S21°17'47"E
C18	83.33	58.00	082°19'01"	76.34	N16°28'56"E
C19	55.14	100.00	054°30'30"	51.59	N62°44'43"E

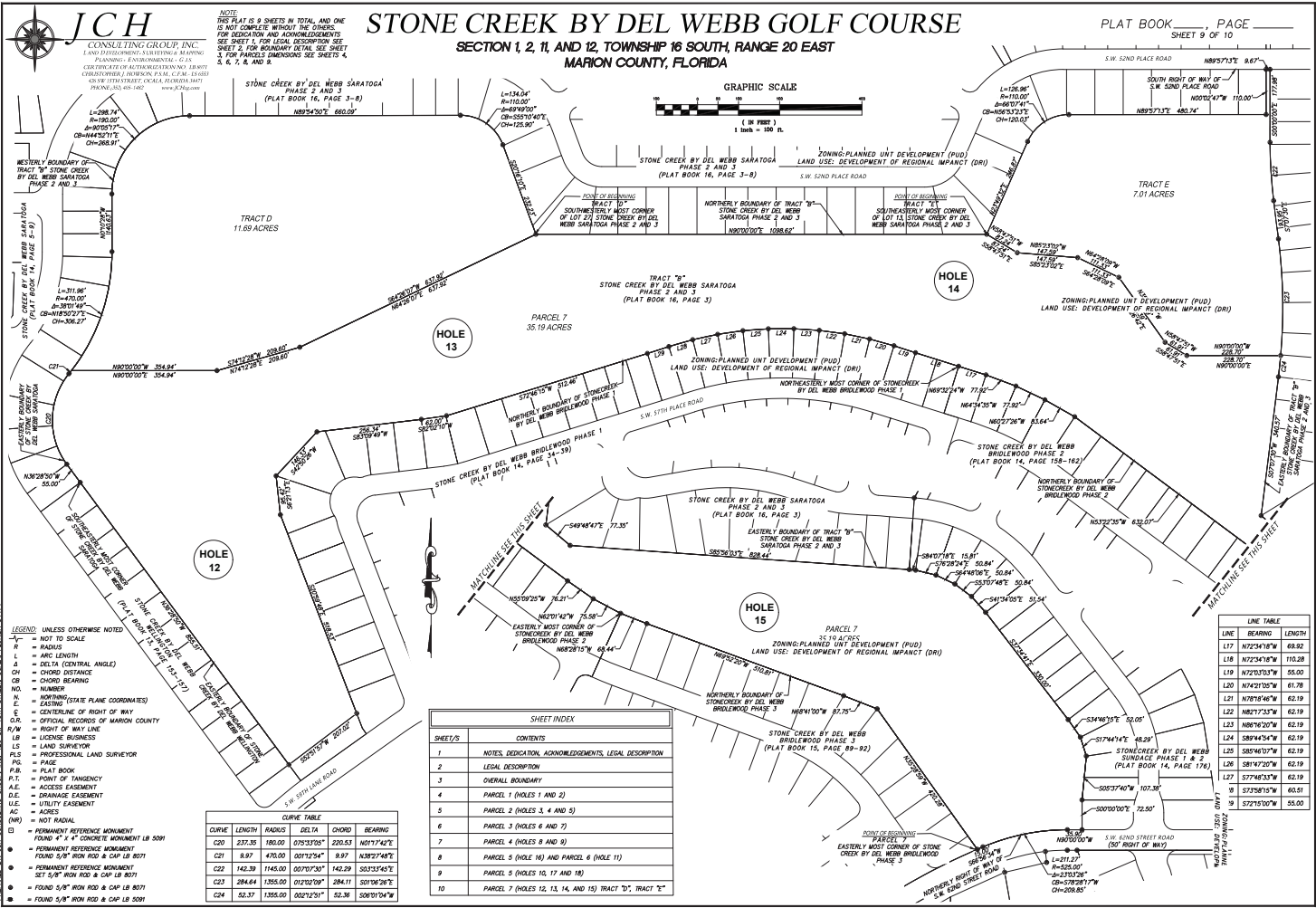
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 - PLS = PROFESSIONAL LAND SURVEYOR
 - PLS. = FIRM
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 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP LB 8091



NOTE: THIS PLAT IS 9 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DECISION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR PARCEL DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, AND 9.

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9	PARCEL 5 (HOLES 13, 17 AND 18)
10	PARCEL 7 (HOLES 12, 13, 14, AND 15) TRACT "D", TRACT "E"

PREPARED BY: JCH CONSULTING GROUP, INC. 4309 12TH STREET, SUITE A, FLORIDA 32717

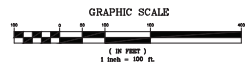


JCH
 CONSULTING GROUP, INC.
 11400 UNIVERSITY BLVD., SUITE 100
 PLANNING, ENGINEERING & ARCHITECTURE
 11400 UNIVERSITY BLVD., SUITE 100
 CORAL GABLES, FLORIDA 33146
 (305) 441-1100
 WWW.JCHGROUP.COM

NOTE:
 THIS PLAN IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS.
 FOR LOCATION AND ACKNOWLEDGMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR BOUNDARY DETAIL SEE SHEET 3 FOR PARCEL DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, AND 9.

STONE CREEK BY DEL WEBB GOLF COURSE
 SECTION 1, 2, 11, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
 SHEET 9 OF 10



LEGEND: UNLESS OTHERWISE NOTED

- NOT TO SCALE
- RADIUS
- ARC LENGTH
- DELTA (CENTRAL ANGLE)
- CHORD DISTANCE
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- RIGHT OF WAY LINE
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- PROFESSIONAL LAND SURVEYOR
- PLAT
- PLAT BOOK
- POINT OF TANGENCY
- ACCESS EASEMENT
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- UTILITY EASEMENT
- ADORE
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- PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD & CAP LB 8071
- PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP LB 8071

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C20	237.35	180.00	075°33'55"	220.53	N01°17'42"E
C21	9.87	470.00	03°12'54"	9.87	N32°27'48"E
C22	142.39	1143.00	00°10'25"	142.39	S03°33'45"E
C23	284.64	1355.00	01°10'20"	284.64	S01°10'26"E
C24	52.57	1355.00	00°12'51"	52.57	S08°10'34"W

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8	PARCEL 5 (HOLES 10, 11 AND 12)
9	PARCEL 6 (HOLES 13, 14 AND 15)
10	PARCEL 7 (HOLES 12, 13, 14 AND 15) TRACT 'D', TRACT 'T'

LINE TABLE

LINE	BEARING	LENGTH
L17	N72°54'18"W	49.82
L18	N72°53'18"W	110.28
L19	N72°53'18"W	55.00
L20	N74°21'03"W	61.78
L21	N78°18'46"W	62.18
L22	N82°17'33"W	62.18
L23	N88°16'20"W	62.18
L24	S89°44'34"W	62.18
L25	S89°40'07"W	62.18
L26	S89°16'20"W	62.18
L27	S37°46'33"W	62.18
8	S72°58'14"W	65.61
9	S72°10'00"W	55.00



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22765

Agenda Date: 4/20/2026

Agenda No.: 5.2.

SUBJECT:

Arden of Ocala - Master Plan

**Parcel #: 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00,
9018-0327-26 #33326**

Dave Schmitt Engineering, Inc.



SUBMITTAL SUMMARY REPORT 33326

PLAN NAME: ARDEN OF OCALA

LOCATION:

APPLICATION DATE: 08/29/2025

PARCEL:

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Dave Schmitt	Dave Schmitt Engineering Inc.
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Tracy Straub	
Attorney	Jimmy Gooding	Gooding & Batsel, PLLC
Attorney	Jimmy Gooding	Gooding & Batsel, PLLC
Developer	Dave Schmitt	Dave Schmitt Engineering Inc.

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Right of Way	Heather Proctor	01/06/2026	All roadways are identified as private. Marion County Utilities will require ingress and egress rights-of-way for the installation, access, and maintenance of water and wastewater infrastructure.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	04/06/2026	04/14/2026	04/07/2026	Approved
OCE: Plan Review (DR) v.2	02/25/2026	03/04/2026	03/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/16/2025	01/02/2026	01/06/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/06/2025	11/13/2025	11/21/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/04/2026	03/03/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/04/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/04/2026	02/25/2026	Approved
<i>Comments</i>	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	03/04/2026	02/26/2026	Approved
<i>Corrections</i>	2.12.4 - Rezoning (Resolved) - [01/05/2025 CORRECTED - INFO ONLY] 2.12.4 - Rezoning: List of all previously approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [01/05/2026 INFO ONLY] Sign is proposed on the plan. A sign permit may be required. [4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.]			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [01/05/2026 CORRECTED - INFO ONLY] No outdoor storage. [2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.]			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Resolved) - [01/05/2026 INFO ONLY] Buffer shall be consistent with approved PUD concept plan. Any proposed change to approved PUD concept plan and Resolution shall be approved by BoCC. Please provide all required descriptions and illustrations for each proposed buffers. [4.2.31.E&F/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)]			

SUBMITTAL SUMMARY REPORT (33326)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	03/04/2026	02/26/2026	Approved
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - [01/05/2026] Additional Growth Services Comments: This item remains as NO until the BoCC approves the PUD final Master Plan. The final Master Plan shall require BoCC public hearing and approval by the BoCC. Once all rejections except this item are all cleared, send a letter to Growth Services kenneth.weyrauch@marionfl.org to request taking the master plan to BOCC for final approval.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Resolved) - [01/05/2026 INFO ONLY] [4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.]			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - [01/05/2026 INFO ONLY] Listed species are observed on site according to the EALS report. Coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. [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	03/04/2026	02/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/04/2026	02/27/2026	Requires Re-submit
<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			

SUBMITTAL SUMMARY REPORT (33326)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		03/04/2026	03/04/2026	Informational
<i>Comments</i>	<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>"[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>"[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>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	03/04/2026	02/25/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/04/2026	02/25/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/04/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/04/2026	03/02/2026	Approved
<i>Comments</i>	Previous approved - The project will be served by Marion County Utilities for water and wastewater service. All proposed connections, services, and water or wastewater infrastructure will be reviewed during the Major Site Plan Review and/or Improvement Plan Review process. Project is located within the Primary Springs Protection Zone and outside the Urban Growth Boundary.			

PUD - MASTER PLAN for ARDEN OF OCALA

OCALA, FLORIDA

DEVELOPER/OWNER:
OCALA DEVELOPMENT PARTNERS, LLC, LLC.
19048 BRUCE B. DOWNES BLVD. SUITE 403
TAMPA, FLORIDA 33647
PHONE: 813-244-7007
CONTACT: TIM SAFRANSKY, DIMITRY MELCHNIKOV
E-MAIL: TIM@INTERFORUMHOLDINGS.COM
TIM@ARDEN-COLLECTION.COM

ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32835
PHONE: 407-207-0989
FAX: 407-207-0989
CONTACT: DAVE SCHMITT, P.E.
E-MAIL: DSCHMITT@DSEENR.COM

SURVEYOR:
COLLIER ENGINEERING & DESIGN
5471 WEST WATERS AVENUE, SUITE 100
TAMPA, FLORIDA 33634
PHONE: 813-204-1063
CONTACT: CHARLES DAVID FERRARO

SOILS / GEOTECHNICAL:
INTERTEK PSI
5801 BENJAMIN CENTER DRIVE, SUITE 112
TAMPA, FLORIDA 33634
PHONE: 813-886-1075
CONTACT: COURTLAND ALVES
E-MAIL: RCORNELIUS@ANDREYEVENENGINEERING.COM

LANDSCAPE ARCHITECT:
BORRELLI + PARTNERS
720 VASSAR STREET
ORLANDO, FL 32804
CONTACT: CHRIS RICE
PHONE: 407-418-1338
E-MAIL: CRICE@BORRELLIARCHITECTS.COM

PARCEL ID NUMBERS

9018-0000-06
37471-000-00
37471-010-00
37471-013-00
9018-0327-26

IMPORTANT PUD NOTE:
THIS PUD DEVELOPMENT PLAN MEETS THE TDSMS AND
AD 13-14-16 ADOPTED ON FEBRUARY 21, 2013. THIS PUD DEVELOPMENT ALSO
MEETS THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION
AND THE FLORIDA DEPARTMENT OF HIGHWAYS AS PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

TOTAL OF ACREAGE: (PROPOSED)

83.9 ACRES, MORE OR LESS TOTAL
83.9 ACRES OF COMMERCIAL DEVELOPMENT
25.9 ACRES OF RESIDENTIAL DEVELOPMENT

ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND:
THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND
UNDERSTAND THE SUSTAINABLE AGRICULTURAL LANDS SHOWN ON THIS PLAN.
IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM
OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LANDS
IDENTIFIED HEREIN MAY BE CONTINUED ACCORDING TO GENERALLY
ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO
FARMACT, SECTION 14, FLORIDA STATUTES.

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PLANS BY OTHERS

PHOTOMETRIC PLAN
LANDSCAPE PLANS



SITE LOCATION

PREPARED FOR:
OCALA DEVELOPMENT PARTNERS, LLC



Know what's below.
Call before you dig.



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL RD, SUITE 241
ORLANDO, FL 32835
407-207-0989 FAX 407-207-0989
Certification of Authorization #27471

DAVE M SCHMITT
FLORIDA REG. NUMBER
80674

DATE	BY	DESCRIPTION
05/20/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS

LICENSED DESIGN PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED
IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE FLORIDA COUNTY
LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

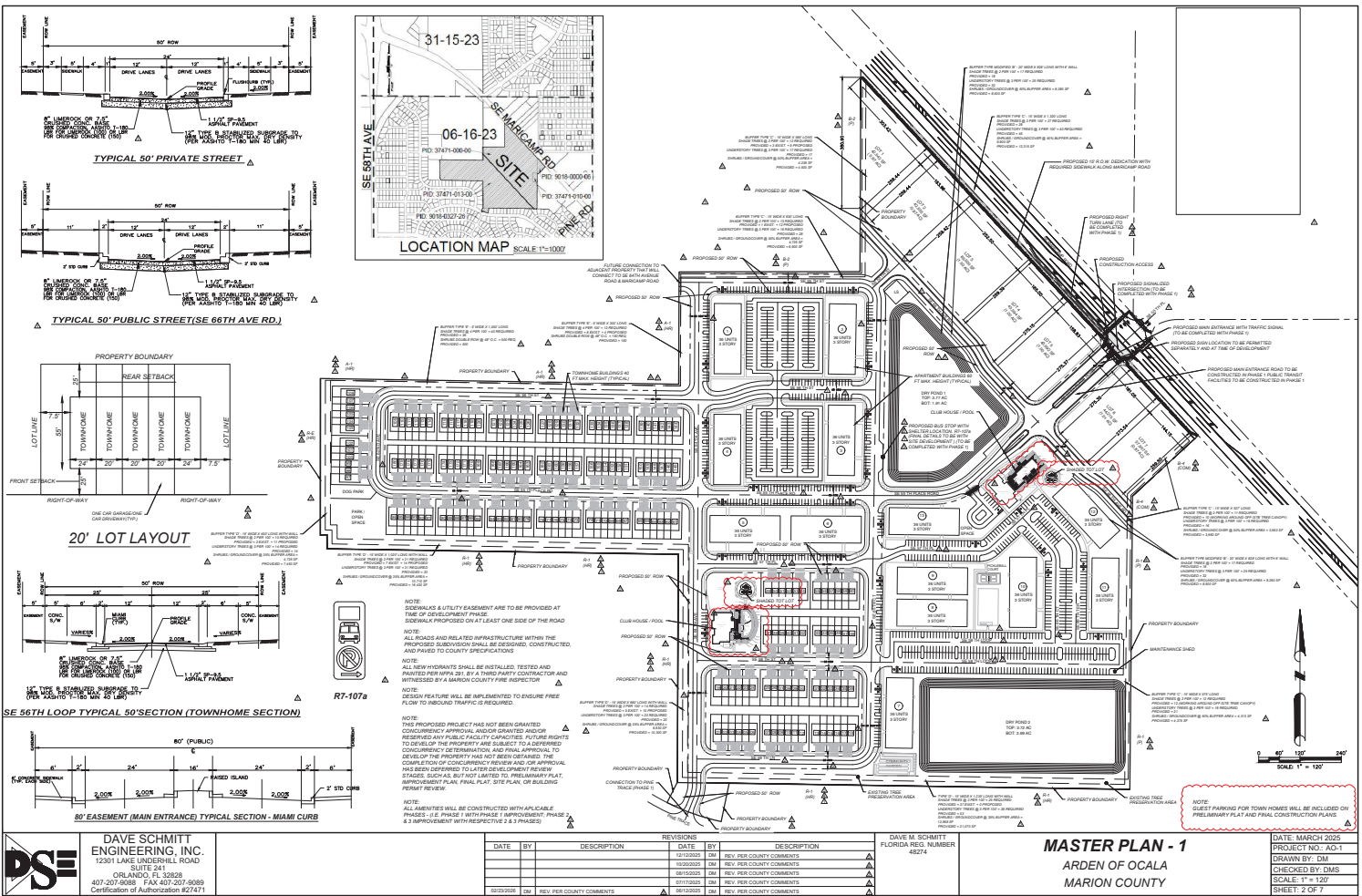
OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL
PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN IN THIS PLAN.

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS
CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE
"MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE
FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

DATE: MAY 2025 JOB NO.: AO-1 SHEET: 1 OF 7

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F:\10100\Plans\Master Plan\10100_1_MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12351 LAKE UNDERHILL ROAD
SUITE 201
ORLANDO, FL 32828
407-207-8008 FAX 407-207-8000
Certification of Authorization #27471

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
10/20/2024	DM	REV PER COUNTY COMMENTS	1	10/20/2024	DM	REV PER COUNTY COMMENTS
09/20/2024	DM	REV PER COUNTY COMMENTS	2	09/20/2024	DM	REV PER COUNTY COMMENTS
08/20/2024	DM	REV PER COUNTY COMMENTS	3	08/20/2024	DM	REV PER COUNTY COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

MASTER PLAN - 1
ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: A0-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 120'
SHEET 2 OF 7

PROJECT SITE IS LOCATED WITHIN SECTION 06, TOWNSHIP 16, RANGE 23, PARCEL LD #: 37471-000-00, 37471-010-00, 37471-013-00, 9018-000-06, AND 9018-0327-26
 PROPERTY OWNER: MARICAMP INVESTMENT LLC, 7960 SW 60TH AVENUE, OCALA, FL 34476

- TOTAL LAND AREA = 60.70 ACRES ±
- EXISTING & PROPOSED SITE DATA
 THE SITE AS IS, CONSISTS OF OPEN PASTURE WITH PERIMETER TREE COVERAGE WITH GROUND SLOPES FROM 1.0% TO 4.0%. THERE ARE HIGH POINTS ON THE NORTH & WEST PORTIONS OF THE SITE THAT DRAIN TO ON-SITE & OFF-SITE LOW LYING AREAS. THE EXISTING ZONING IS P.U.D. THE EXISTING LAND USE IS SPLIT BETWEEN HIGH RESIDENTIAL, URBAN RESIDENTIAL AND COMMERCIAL. THE PROPOSED ZONING IS PUD AND THE PROPOSED LAND USE WILL REMAIN THE SAME.
- THE PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD/DRIVEWAY CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRAINS. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.
- THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIXED USE DEVELOPMENT WITH MULTI FAMILY RESIDENTIAL TOWN HOMES, APARTMENTS, AND COMMERCIAL LOTS. RESIDENTIAL UNITS WILL BE RENTAL UNITS AND NOT FOR SALE.
- THE NUMBER OF APARTMENT UNITS SHALL BE 468, THE NUMBER OF TOWNHOME UNITS SHALL BE 180 UNITS, AND THE REMAINING PORTION WILL BE FOR COMMERCIAL DEVELOPMENT. (THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED ON COUNTY INPUT, SURVEYING, AND DESIGN ELEMENTS).
- BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM THE NEIGHBORING SINGLE FAMILY PLATTED RESIDENTIAL PROPERTIES (ZONED R-1) SHALL BE 70 FEET FOR THE TOWNHOMES AND 100 FEET FOR THE APARTMENTS, WITH TWO EXCEPTIONS:
 - ONE ON THE APARTMENT UNIT LOCATED ON THE SOUTHEAST PORTION OF THE SITE, THE BUILDING SETBACK IS SET AT 38 FEET FROM THE ADJACENT RESIDENTIAL ZONED PROPERTY TO THE EAST (THE EASTERN PROPERTY HAS A ZONING OF R-1 AND IS USED AS A DRA AT THIS TIME). THIS BUILDING WOULD BE A 60-FOOT/3-STORIES APARTMENT UNIT.
 - ONE ON THE TWO APARTMENT UNIT LOCATED ON THE NORTH PORTION OF THE SITE, THE BUILDING SETBACK IS SET AT 92 FEET FROM THE ADJACENT COMMUNITY BUSINESS ZONED PROPERTY TO THE NORTH (THE NORTHERN PROPERTY HAS AN F LAND USE DESIGNATION).
- COMMERCIAL LOT SETBACKS SHALL BE 40 FT FRONT, 25 FT REAR, AND 10 FT SIDE.
- ACCESSORY BUILDINGS SUCH AS POOLS, DECKS, PATIOS SHALL HAVE A 10 FT REAR SETBACK. NO ACCESSORY BUILDINGS SHALL BE ALLOWED IN THE LAND USE BUFFER SETBACK.
- MAXIMUM BUILDING HEIGHT SHALL BE 60 FT FOR APARTMENTS, 40 FEET FOR TOWNHOMES AND CLUBHOUSE BUILDINGS, AND 20 FEET FOR ACCESSORY STRUCTURES.
- THE MAJOR ROAD/DRIVEWAYS SHOWN ON THIS PLAN INCLUDE THE CONNECTOR ROAD FROM SE MARICAMP ROAD INTO THE DEVELOPMENT AND THE FUTURE PROPOSED ACCESS POINTS LOCATED ON THE NW PORTION OF THE SITE. ROAD NAMES TO BE DETERMINED. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY. ALL ROADWAYS/DRIVEWAYS SHALL BE PRIVATELY MAINTAINED. NO PUBLIC MAINTENANCE OF THESE ROADWAYS/DRIVEWAYS IS PROPOSED.
- CENTRAL WATER & SEWER SYSTEMS ARE PROPOSED FOR THIS SITE AND WILL CONNECT TO MARION COUNTY UTILITIES.
- STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL CONTAIN THE 100YR-24HR POST DEVELOPMENT EVENT.
- ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100 YRS/24HR DRA ELEVATION.
- ALL UNITS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS/DRIVEWAYS FOR VEHICLE/DRIVEWAY ACCESS.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS AS WAIVED THROUGH THE DEVELOPMENT REVIEW PROCESS.
- OPEN SPACE: (SEE RECREATION AND GREEN SPACE DATA)
- PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN MULTIPLE PROJECT PHASES AND SUB-PHASES BASED UPON MARKET DEMAND. PROPOSED PHASING IS INDICATED ON THIS PLAN, BUT IS SUBJECT TO CHANGE.
- UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
- AN H.G.A., P.O.A., M.S.T.U., OR M.S.B.U., SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD, AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE THE PUD, INCLUDING ANY STORMWATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

BREAKDOWN OF ACREAGE: (EXISTING)

62.75 ACRES, MORE OR LESS (TOTAL)
 30.25 ACRES WITH B-4 ZONING & COMMERCIAL LAND USE
 32.50 ACRES WITH PUD ZONING & URBAN RESERVE LAND USE

BREAKDOWN OF ACREAGE: (PROPOSED)

60.70 ACRES, MORE OR LESS (TOTAL)
 63.8 ACRES OF COMMERCIAL DEVELOPMENT
 61.75 ACRES OF RESIDENTIAL DEVELOPMENT

51.75 ACRES	780 UNITS
TOWNHOMES	
10 APARTMENTS (3 STORY - 28 UNITS)	488 UNITS
TOTAL	1268 UNITS

SPRINGS PROTECTION:
 THE PROPERTY LIES IN THE PRIMARY SPRINGS PROTECTION ZONE

FLOOD ZONE NOTE:
 THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 100503048B EFFECTIVE DATE 03/03/2004

OPEN SPACE SPACE / MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA.
 60.70 ACRES X 20% = 12.14 ACRES OF OPEN SPACE REQUIRED
 15% OR 9.10 ACRES MUST BE M.F.L.A.
 5.0% OR 3.03 ACRES MUST BE IMPROVED OPEN SPACE
 ALL DRA'S DESIGNATED AS RECREATION / OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A WAIVER IS OBTAINED FOR ADDITIONAL AREA TO BE UTILIZED.
 THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:
 12.14 ACRES OF REQUIRED OPEN SPACE (THIS PLAN HAS 15.38 ACRES OF OPEN SPACE, SUBJECT TO CHANGE)
 9.16 ACRES OF THE 12.14 ACRES WILL BE MFLA (THIS PLAN HAS 15 ACRES OF MFLA, SUBJECT TO CHANGE)
 3.05 ACRES OF THE 12.14 ACRES WILL BE IMPROVED OPEN SPACE

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DETERMINED AND FINALIZED AT THE DEVELOPMENT BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

TRAFFIC STUDY NOTE:

A TRAFFIC STUDY HAS BEEN CONDUCTED AS PART OF THIS PUD SUBMITTAL. PLEASE REFER TO PROVIDED TRAFFIC STUDY. ANY ADDITIONAL IMPROVEMENTS NEEDED (I.E. OFFSITE TRAFFIC IMPROVEMENTS) AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY WILL BE INCORPORATED INTO EACH PHASE OF THE PLANNED DEVELOPMENT AS APPLICABLE.

NOTE REMOVED

ACCESS MANAGEMENT NOTE:

COMMERCIAL LOTS SHALL HAVE NO DIRECT ACCESS TO SW MARICAMP RD AND ACCESS TO PINE TRACE COURSE IS PROHIBITED. ACCESS TO SE MARICAMP RD WILL BE THROUGH THE SE 55 TH PL RD SITE ENTRANCE.

CONSTRUCTION VEHICLE ACCESS NOTE:

ALL CONSTRUCTION VEHICLE ACCESS MUST ACCESS THE SITE FROM SE MARICAMP ROAD, AND MUST NOT USE PINE TRACE.

SIDEWALK/MULTI-MODAL PATH NOTE:

INTERNAL SIDEWALKS & MULTIMODAL PATHS WILL BE PROVIDED AT TIME OF SITE OR IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE COMMERCIAL AREA AND SE MARICAMP ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY.

PARKING REQUIREMENTS:

COMMERCIAL DEVELOPMENT TO BE DETERMINED AT TIME OF COMMERCIAL DEVELOPMENT
 RESIDENTIAL DEVELOPMENT:
 2 SPACES PER EACH UNIT
 468 APARTMENT UNITS X 2 SPACES = 936 SPACES (PARKING PROVIDED = 989 SPACES)
 180 TOWNHOME UNITS X 2 SPACES = 360 SPACES (PARKING PROVIDED = 360 SPACES)

ADA PARKING:

468 APARTMENT UNITS - 2% OF PARKING PROVIDED (989 PARKING PROVIDED) = 20 ADA SPACES
 180 TOWNHOME UNITS - 8 ADA SPACE PER BETWEEN 301-400 SPACES PROVIDED = 8 ADA SPACES
 TOTAL ADA PROVIDED = 28 SPACES

TOTAL ADA PROVIDED = 28 SPACES

TOTAL ADA PROVIDED = 33 ADA SPACES

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 A LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

PRIOR PUD APPROVAL NOTE:

A PORTION OF THIS PROPERTY (HIGH POINT APARTMENTS PUD) IS APPROVED FOR 468 APARTMENT UNITS. THIS DENSITY IS ALLOWED BY RIGHT AT THIS TIME. NO INCREASE IN APARTMENT UNITS IS PROPOSED.

BUILDING DIMENSIONS:

CLUBHOUSE, APARTMENT, & TOWNHOME BUILDING DIMENSIONS SHOWN ARE SUBJECT TO CHANGE.

ACCESSORY BUILDINGS & CLUBHOUSE NOTES:

ANY CLUBHOUSE BUILDING SHALL HAVE A MAXIMUM HEIGHT OF 40 FEET.
 ANY OTHER ACCESSORY BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET.
 MAINTENANCE BUILDING SETBACKS SHALL BE 15 FEET MINIMUM FROM ALL PROPERTY LINES.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	30.25 ACRES	1,317,890 SQUARE FEET
URBAN RESERVE	16 D.U. PER ACRE	30.45 ACRES	487 UNITS

DENSITY ALLOCATION FOR PROPOSED PUD:

PROPOSED USE	DENSITY/INTENSITY	ACREAGE ALLOCATED	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	8.95 ACRES	99,805 SQUARE FEET
RESIDENTIAL	8 D.U. PER ACRE	22.50 ACRES	(10,256 X 0.95 AC.) X 43,660 S.F.)
RESIDENTIAL	16 D.U. PER ACRE	29.25 ACRES	180 UNITS
			468 UNITS

THEREFORE:

99,805 SQUARE FEET OF BUILDING COVERAGE IS ALLOWED ON THE 8.95 ACRES COMMERCIAL PORTION OF THE PUD, AND 648 RESIDENTIAL UNITS ARE ALLOWED ON THE 51.75 ACRE RESIDENTIAL PORTION OF THE PUD. THIS PUD PLAN PROPOSES A MAXIMUM OF 648 RESIDENTIAL UNITS WHICH EQUALS 10.67 UNITS PER ACRE.

DEVELOPMENT PHASING DESCRIPTION: PHASING IS SUBJECT TO CHANGE

- PHASE 1: 40.78 ACRES OF COMMERCIAL DEVELOPMENT AND 180 TWO STORY TOWNHOMES
- PHASE 2: 10.37 ACRES OF 7 THREES STORY APARTMENTS (292 UNITS)
- PHASE 3: 9.57 ACRES OF 8 THREE STORY APARTMENTS (216 UNITS)

MARION-FRIENDLY LANDSCAPE AREAS (MFLA):

ALL THE MFLA LOCATIONS AND AREAS INFORMATION WILL BE INCLUDED ON THE IMPROVEMENTS PLAN.

F:\M01 LDC\Phase2\Master Plan\AC-1 MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-207-9009 FAX 407-207-0609
 Certification # AB000000627471

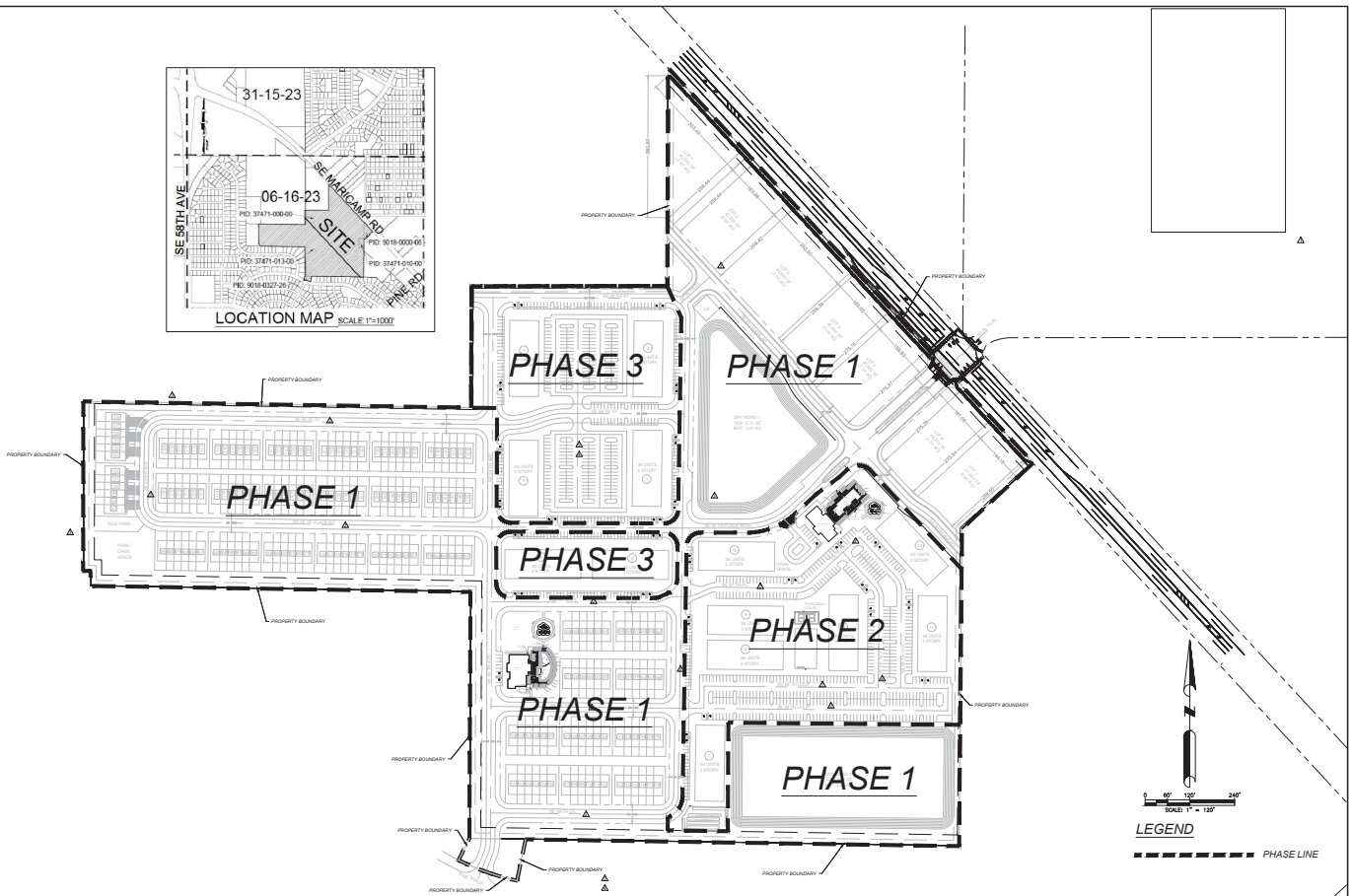
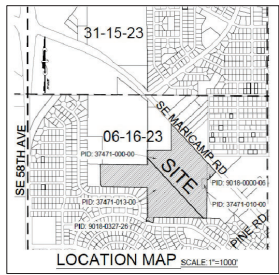
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12/13/2024	DM	REV	PER COUNTY COMMENTS		
10/09/2024	DM	REV	PER COUNTY COMMENTS		
07/17/2024	DM	REV	PER COUNTY COMMENTS		
06/12/2024	DM	REV	PER COUNTY COMMENTS		

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - 2 (NOTES)
 ARDEN OF OCALA
 MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: A0-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: NONE
SHEET: 3 OF 7

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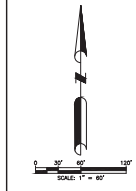
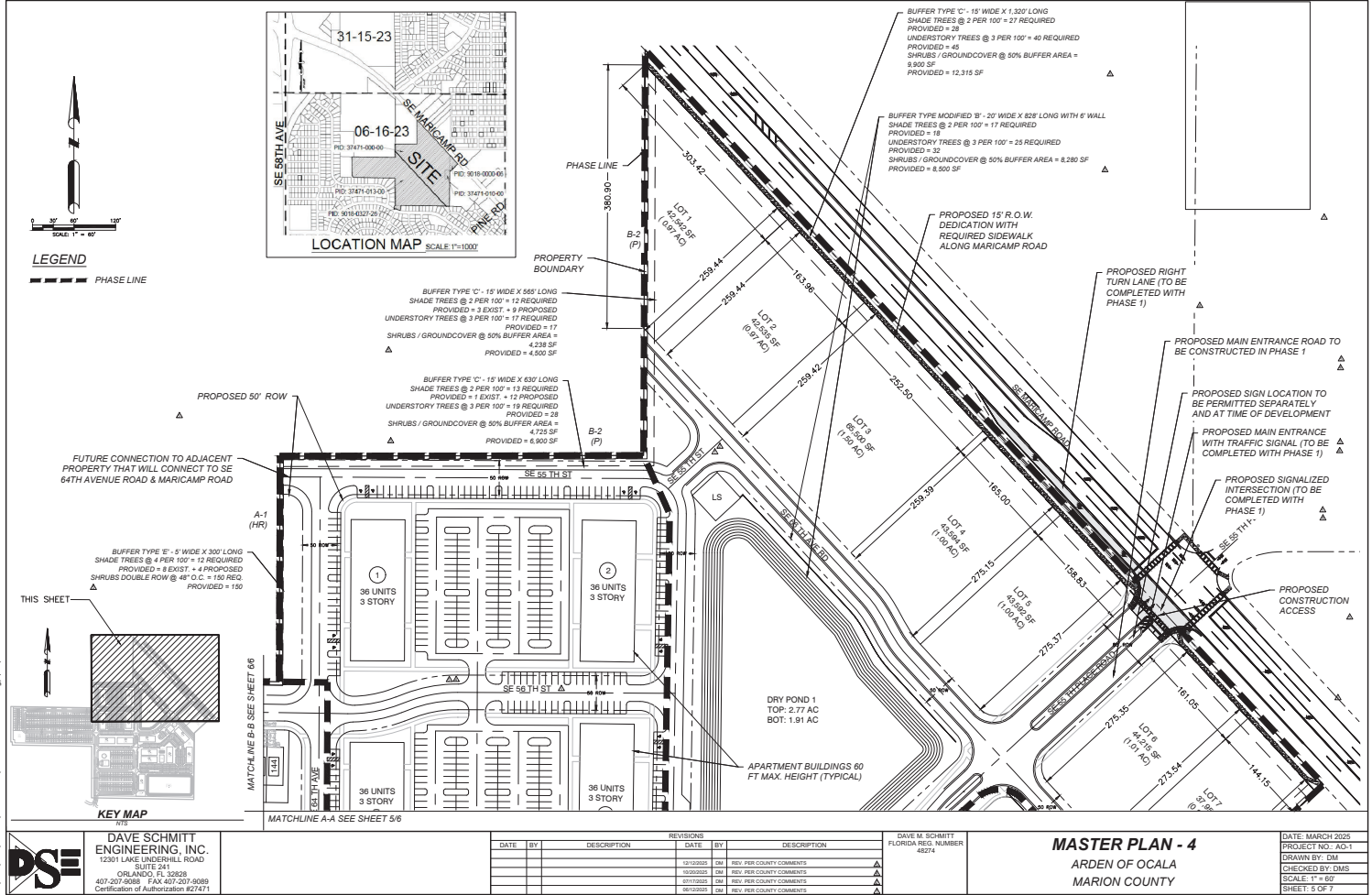
**DAVE SCHMITT
ENGINEERING, INC.**
12361 LAKE UNDERHILL ROAD
SUITE 201
ORLANDO, FL 32828
407-207-8008 FAX 407-207-8009
Certification of Authorization #27471

DATE		BY		DESCRIPTION	
13/12/2023	DM	REV PER COUNTY COMMENTS			
10/02/2023	DM	REV PER COUNTY COMMENTS			
08/16/2023	DM	REV PER COUNTY COMMENTS			
07/11/2023	DM	REV PER COUNTY COMMENTS			
06/12/2023	DM	REV PER COUNTY COMMENTS			

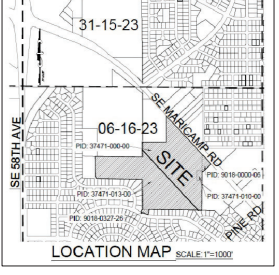
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

MASTER PLAN - 3 (PHASE PLAN)
ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 125'
SHEET: 4 OF 7



LEGEND
 - - - - - PHASE LINE



FUTURE CONNECTION TO ADJACENT PROPERTY THAT WILL CONNECT TO SE 64TH AVENUE ROAD & MARICAMP ROAD

BUFFER TYPE 'E' - 5' WIDE X 300' LONG SHADE TREES @ 4 PER 100' = 12 REQUIRED PROVIDED = 8 EXIST + 4 PROPOSED SHRUBS DOUBLE ROW @ 48" O.C. = 150 REQ. PROVIDED = 150

KEY MAP
 THIS SHEET

BUFFER TYPE 'C' - 15' WIDE X 550' LONG SHADE TREES @ 2 PER 100' = 12 REQUIRED PROVIDED = 3 EXIST + 9 PROPOSED UNDERSTORY TREES @ 3 PER 100' = 17 REQUIRED PROVIDED = 17 SHRUBS / GROUNDCOVER @ 50% BUFFER AREA = 4,238 SF PROVIDED = 4,500 SF

BUFFER TYPE 'C' - 15' WIDE X 630' LONG SHADE TREES @ 2 PER 100' = 13 REQUIRED PROVIDED = 1 EXIST + 12 PROPOSED UNDERSTORY TREES @ 3 PER 100' = 19 REQUIRED PROVIDED = 28 SHRUBS / GROUNDCOVER @ 50% BUFFER AREA = 4,725 SF PROVIDED = 6,900 SF

BUFFER TYPE 'C' - 15' WIDE X 1,320' LONG SHADE TREES @ 2 PER 100' = 27 REQUIRED PROVIDED = 29 UNDERSTORY TREES @ 3 PER 100' = 40 REQUIRED PROVIDED = 45 SHRUBS / GROUNDCOVER @ 50% BUFFER AREA = 9,800 SF PROVIDED = 12,315 SF

BUFFER TYPE MODIFIED 'B' - 20' WIDE X 828' LONG WITH 6' WALL SHADE TREES @ 2 PER 100' = 17 REQUIRED PROVIDED = 18 UNDERSTORY TREES @ 3 PER 100' = 25 REQUIRED PROVIDED = 32 SHRUBS / GROUNDCOVER @ 50% BUFFER AREA = 8,280 SF PROVIDED = 8,900 SF

PROPOSED 15' R.O.W. DEDICATION WITH REQUIRED SIDEWALK ALONG MARICAMP ROAD

PROPOSED RIGHT TURN LANE (TO BE COMPLETED WITH PHASE 1)

PROPOSED MAIN ENTRANCE ROAD TO BE CONSTRUCTED IN PHASE 1

PROPOSED SIGN LOCATION TO BE COMPLETED SEPARATELY AND AT TIME OF DEVELOPMENT

PROPOSED MAIN ENTRANCE WITH TRAFFIC SIGNAL (TO BE COMPLETED WITH PHASE 1)

PROPOSED SIGNALIZED INTERSECTION (TO BE COMPLETED WITH PHASE 1)

PROPOSED CONSTRUCTION ACCESS

DRY POND 1
 TOP: 2.77 AC
 BOT: 1.91 AC

APARTMENT BUILDINGS 60 FT MAX. HEIGHT (TYPICAL)

DAVE SCHMITT ENGINEERING, INC.
 12351 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-207-9000 FAX 407-207-9000
 Certification of Authorization #27471

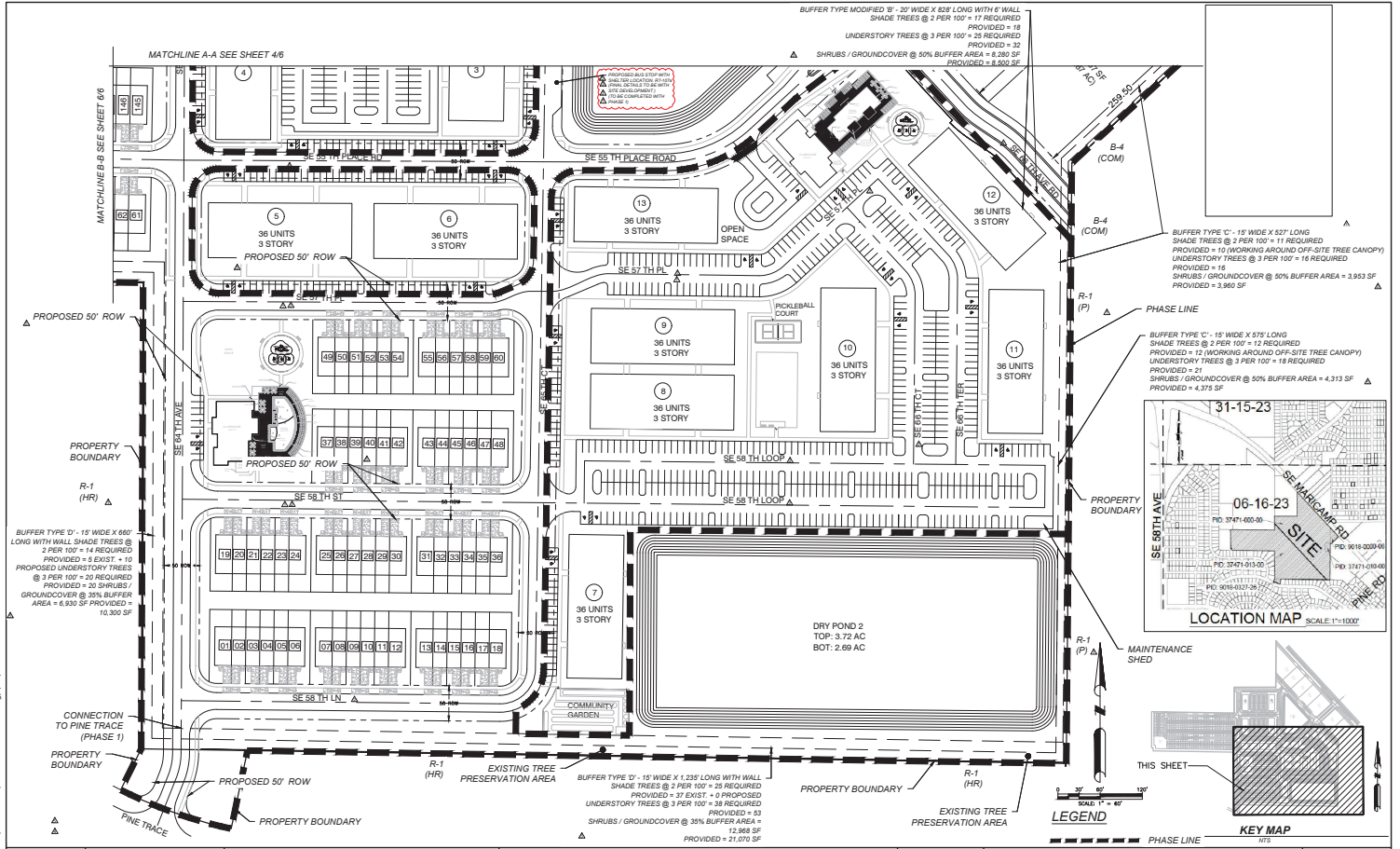
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10/09/2025	DM	REV PER COUNTY COMMENTS			
09/11/2025	DM	REV PER COUNTY COMMENTS			
08/20/2025	DM	REV PER COUNTY COMMENTS			

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - 4
 ARDEN OF OCALA
 MARION COUNTY

DATE: MARCH 2025
 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1" = 60'
 SHEET 5 OF 7

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DAVE SCHMITT ENGINEERING, INC.
 12351 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-207-9009 FAX 407-207-9009
 Certification of Authorization #27471

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

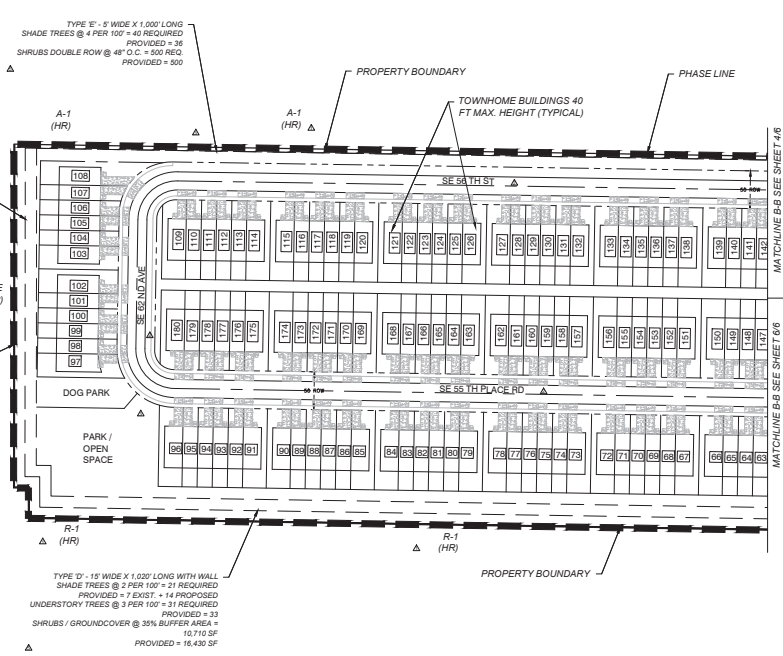
DATE	BY	DESCRIPTION

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - 5
 ARDEN OF OCALA
 MARION COUNTY

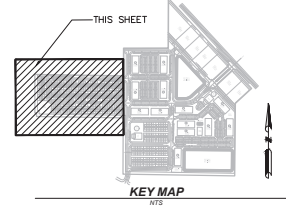
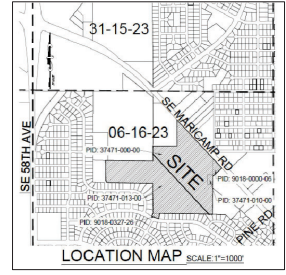
DATE: MARCH 2025
 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1" = 60'
 SHEET: 6 OF 7

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LEGEND

----- PHASE LINE



DAVE SCHMITT ENGINEERING, INC.
 12361 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9889
 Certification of Authorization #27471

DATE		BY		DESCRIPTION	

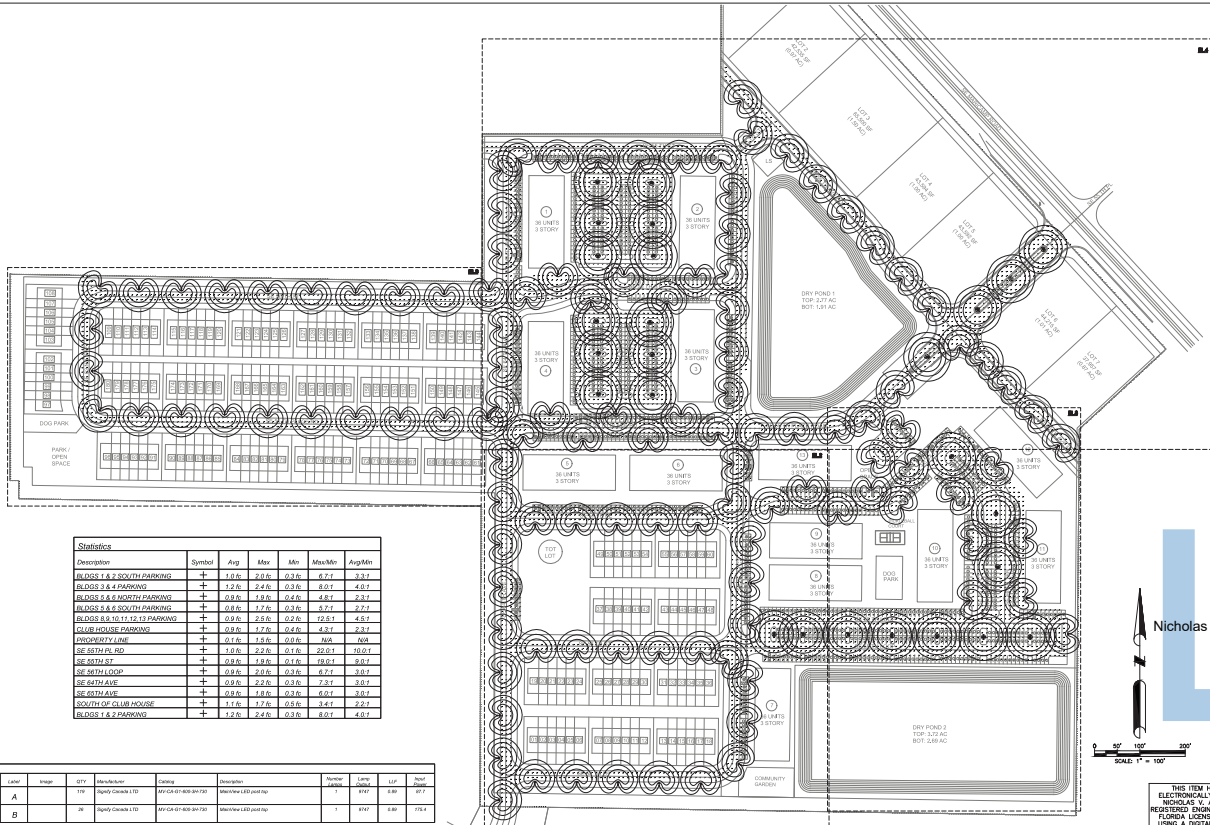
REVISIONS		DATE		BY		DESCRIPTION	

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - 6
 ARDEN OF OCALA
 MARION COUNTY

DATE: MARCH 2025
 PROJECT NO.: AP-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1" = 60'
 SHEET 7 OF 7

C:\Users\Nick.V.Alers\Desktop - Alers Engineering Group, LLC\AES PROJECTS\AES25-20 DSE AD-1 MIXED USE DEVELOPMENT MARION COUNTY\ELECTRICE AD-1



Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
BUILDINGS SOUTH PARKING	+	1.0	2.0	0.3	6.7
BUILDINGS 3 & 4 PARKING	+	1.2	2.4	0.3	8.0
BUILDINGS 5 & 6 SOUTH PARKING	+	0.9	1.8	0.4	4.8
BUILDINGS 5 & 6 SOUTH PARKING	+	0.8	1.7	0.3	5.1
BUILDINGS 8 & 10 11 & 12 PARKING	+	0.9	2.5	0.2	12.5
CLUBHOUSE PARKING	+	0.9	1.7	0.4	4.7
PROPERTY LINE	+	0.1	1.5	0.0	8.8
SE 85TH RD	+	1.0	2.2	0.1	10.0
SE 90TH ST	+	0.9	1.9	0.1	8.0
SE 94TH AVE	+	0.9	2.2	0.3	7.3
SE 97TH AVE	+	0.9	1.8	0.3	5.0
SOUTH OF CLUBHOUSE	+	1.1	1.7	0.5	3.4
BUILDINGS 1 & 2 PARKING	+	1.2	2.4	0.3	6.7

Symbol	Layer	Image	Color	Stroke Width	Stroke Dash	Stroke Weight	Stroke Weight	Stroke Weight	Stroke Weight
A	A		Red	2	Solid	0.5	0.5	0.5	0.5
B	B		Blue	2	Solid	0.5	0.5	0.5	0.5

Nicholas V Alers

Digitally signed by Nicholas V Alers
 DN: cn=Nicholas V Alers, o=Alers Engineering Group, LLC, ou=Alers Engineering Group, LLC, email=Nicholas.V.Alers@alerseng.com, c=US
 Reason: I have signed this document electronically with my digital signature. I am not responsible for any electronic copies of this document that are not signed and sealed and the signature must be verified on any electronic copies.

SCALE: 1" = 100'



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OVERALL SITE PHOTOMETRIC PLAN

PHOTOMETRIC PLAN
 ARDEN OF OCALA
 MARION COUNTY, FLORIDA

REVISIONS			
DATE	BY	DESCRIPTION	DATE
07/23/20	NVA	SITE PLAN REVISION	
02/25/20	NVA	SITE PLAN REVISION	

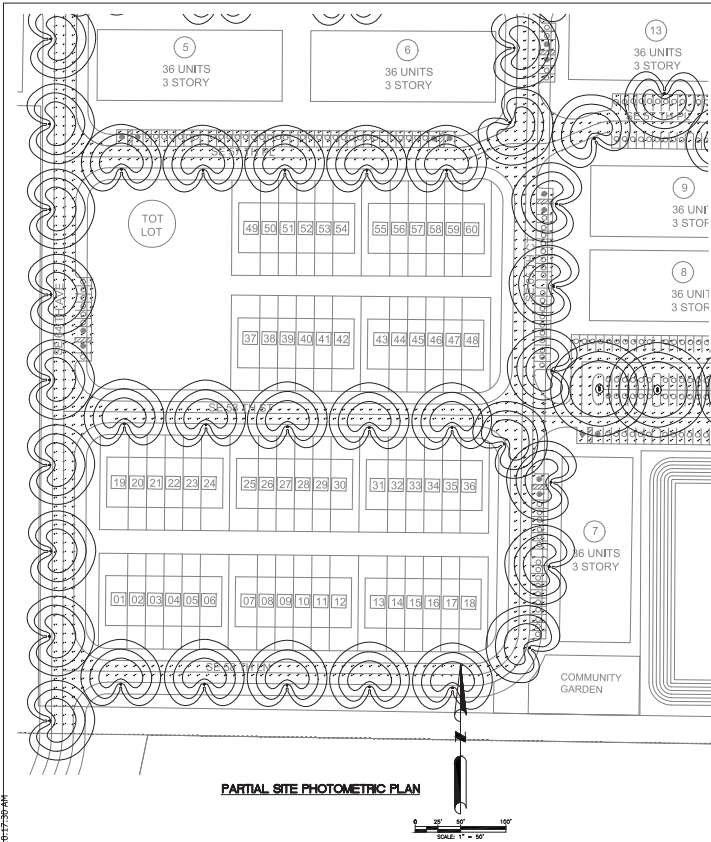
Alers Engineering Group, LLC
 12301 LAKE UNDERHILL ROAD
 SUITE 304
 ORLANDO, FL 32828
 407-207-4088 FAX 407-207-4089
 Certification of Authorization #27471



DAVE SCHMITT
 ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 304
 ORLANDO, FL 32828
 407-207-4088 FAX 407-207-4089
 Certification of Authorization #27471

DATE: JUN 2020
 PROJECT NO.: AE25-20
 DRAWN BY: NVA
 CHECKED BY: NVA
 SCALE: 1" = 100'
 SHEET: EL1

C:\Users\Mark_Alexis\OneDrive - Alexis Engineering Group, LLC\AES PROJECTS\AES25-20 DSE AD-1 MIXED USE DEVELOPMENT MARION COUNTY\ELECTRICE AD-1



PARTIAL SITE PHOTOMETRIC PLAN

HADCO
by @lignify

Urban
MainView
MV Post top

Hadco MainView LED post top is a traditionally styled luminaire created for creature and ease of maintenance. This post top offers you multiple wattage options and is designed for the future-proof, giving you maximum flexibility at an affordable price. MainView facilitates lower maintenance due to easy component replacement, a longer life, and fewer internal parts than traditional post tops. This makes the MainView a clear choice for communities looking to provide comfortable lighting for less.

Ordering guide example: MV-G-CA-01-05-9-730-A-S-N-87-SP1-BKS

Product	Material	Color	Finish	Height	Wattage	Beam Spread	Notes
MV	G	CA	01	05	9	730	A-S-N-87-SP1-BKS

Dimensions

DIRECT BURIAL ORNAMENTAL CONCRETE POLE DETAIL

LIGHTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	POLE MOUNTED LIGHT FIXTURE
(Symbol)	POLE MOUNTED LIGHT FIXTURE

DSE

DAVE SCHMITT ENGINEERING, INC.
1230 LAKE UNDERHILL ROAD
SUITE 301
ORLANDO, FL 32828
407-207-6038 • FAX 407-607-4069
Certification of Authorization #27471

CONTRACTOR WARRANTY

I hereby certify that Hadco, Inc. has furnished to me by the contractor listed below, a set of drawings under my direct supervision that have been reviewed through Hadco, Inc. and I believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the operations of the contractor.

Contractor: _____ Engineer: _____
Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS	
DATE	DESCRIPTION
02/23/20	NVA SITE PLAN REVISION
02/23/20	NVA SITE PLAN REVISION

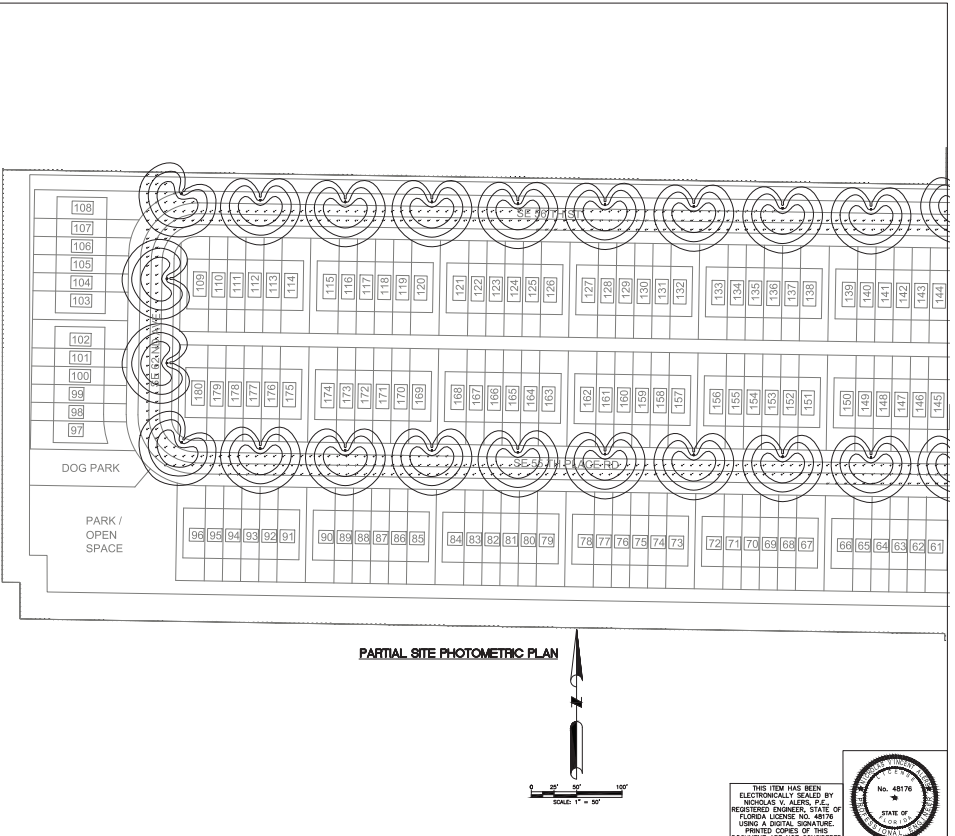
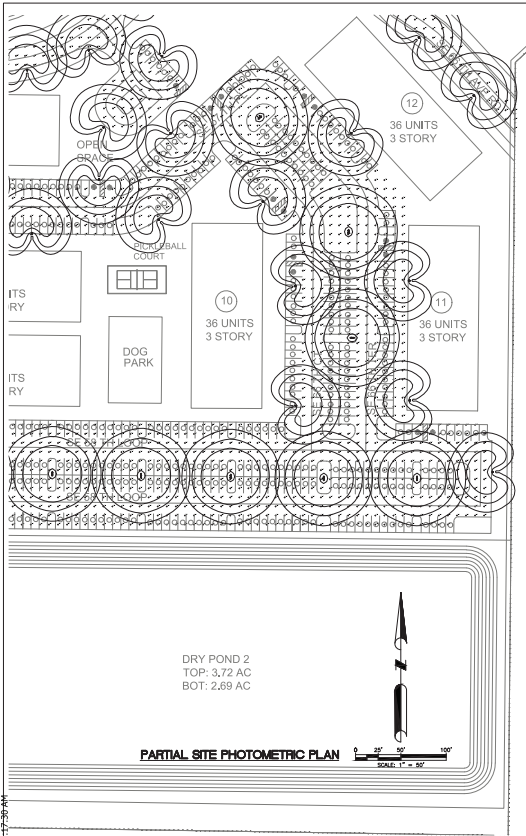
Mark Alexis Engineering Group, LLC
1230 LAKE UNDERHILL ROAD
SUITE 301
ORLANDO, FL 32828
407-207-6038 • FAX 407-607-4069
www.MARKALEXIS.COM

PHOTOMETRIC PLAN
ARDEN OF OCALA
MARION COUNTY, FLORIDA

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DATE: APR 2025
PROJECT NO.: AES25-2020
DRAWN BY: NVA
CHECKED BY: NVA
SCALE: 1/8" = 1'-0"
SHEET: EL2

C:\Users\Mark_Alex\OneDrive - Alex Engineering Group, LLC\ASG PROJECTS\AE25-20 DSE-401 MIXED USE DEVELOPMENT MARION COUNTY\RELEASE-401



DAVE SCHMITT ENGINEERING, INC.
 1230 LAKE UNDERHILL ROAD
 SUITE 304
 ORLANDO, FL 32828
 407-207-6038 • FAX 407-629-4069
 Certification of Authorization #27471

CONTRACTOR LIABILITY:
 I hereby certify that these "As-Built" plans furnished to me by the contractor listed herein, is or are not those under my direct supervision have received these "As-Built" and I believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the operations of the contractor.
 Contractor: _____ Engineer: _____
 Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS		REVISIONS	
DATE	BY	DATE	BY
02/23/20	NVA		
SITE PLAN REVISION			
02/23/20	NVA		
SITE PLAN REVISION			



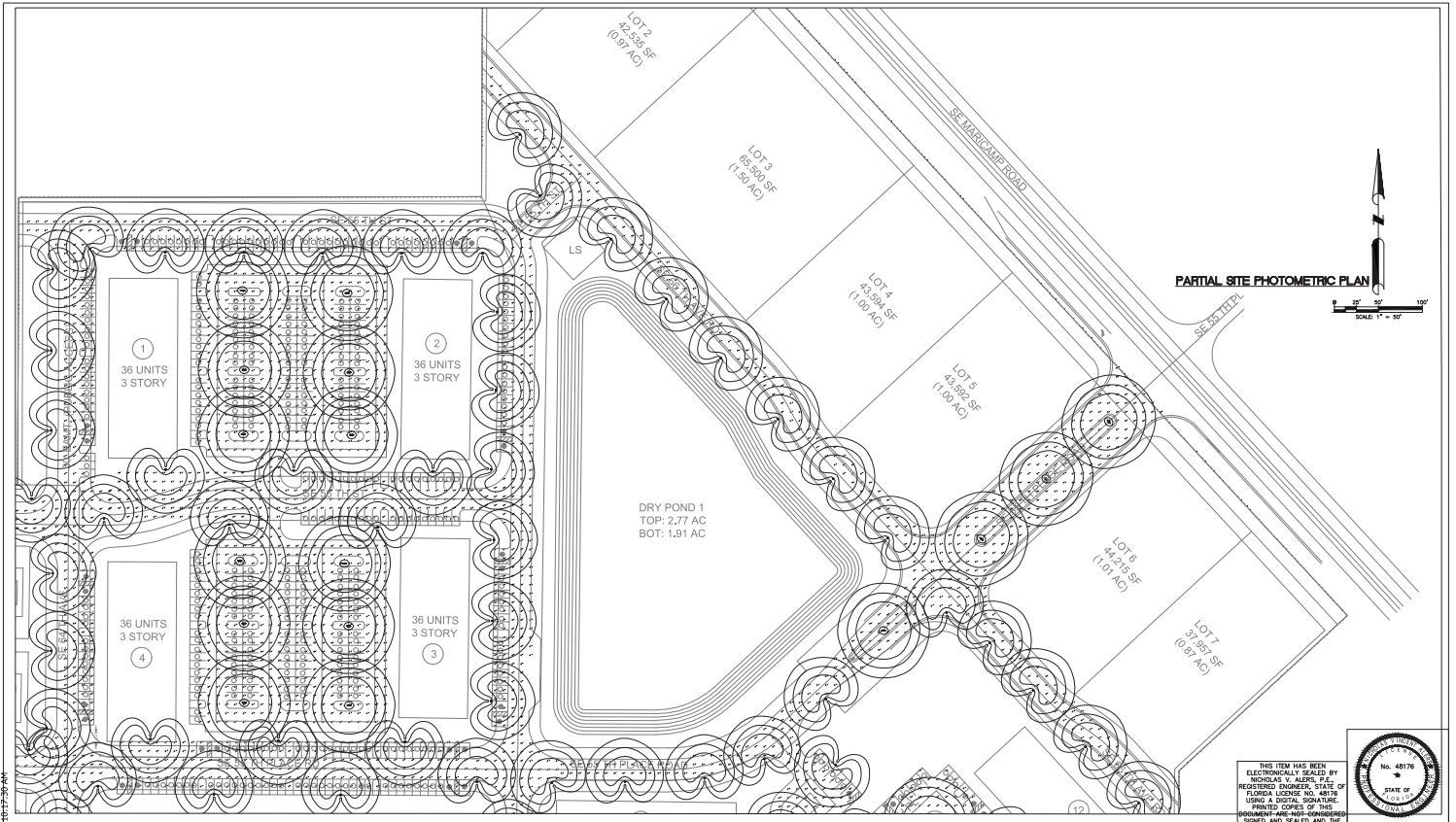
PHOTOMETRIC PLAN
 ARDEN OF OCALA
 MARION COUNTY, FLORIDA

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DATE: APR 2025
 PROJECT NO.: AE25-2020
 DRAWN BY: NVA
 CHECKED BY: NVA
 SCALE: 1" = 50'
 SHEET: EL3

C:\Users\Mark.Alex\OneDrive - Alex's Engineering Group, LLC\AES PROJECTS\AES25-20 DSE-401 MIXED USE DEVELOPMENT MARION COUNTY\ELDSE-401



PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 50'

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No. 48178
STATE OF FLORIDA
REGISTERED ENGINEER

NICHOLAS W. ARDEN, P.E.
22.02 APR 2025

PROJECT NO.: AE25-2020
DRAWN BY: NVA
CHECKED BY: NVA
SCALE: 1" = 50'
SHEET: EL4

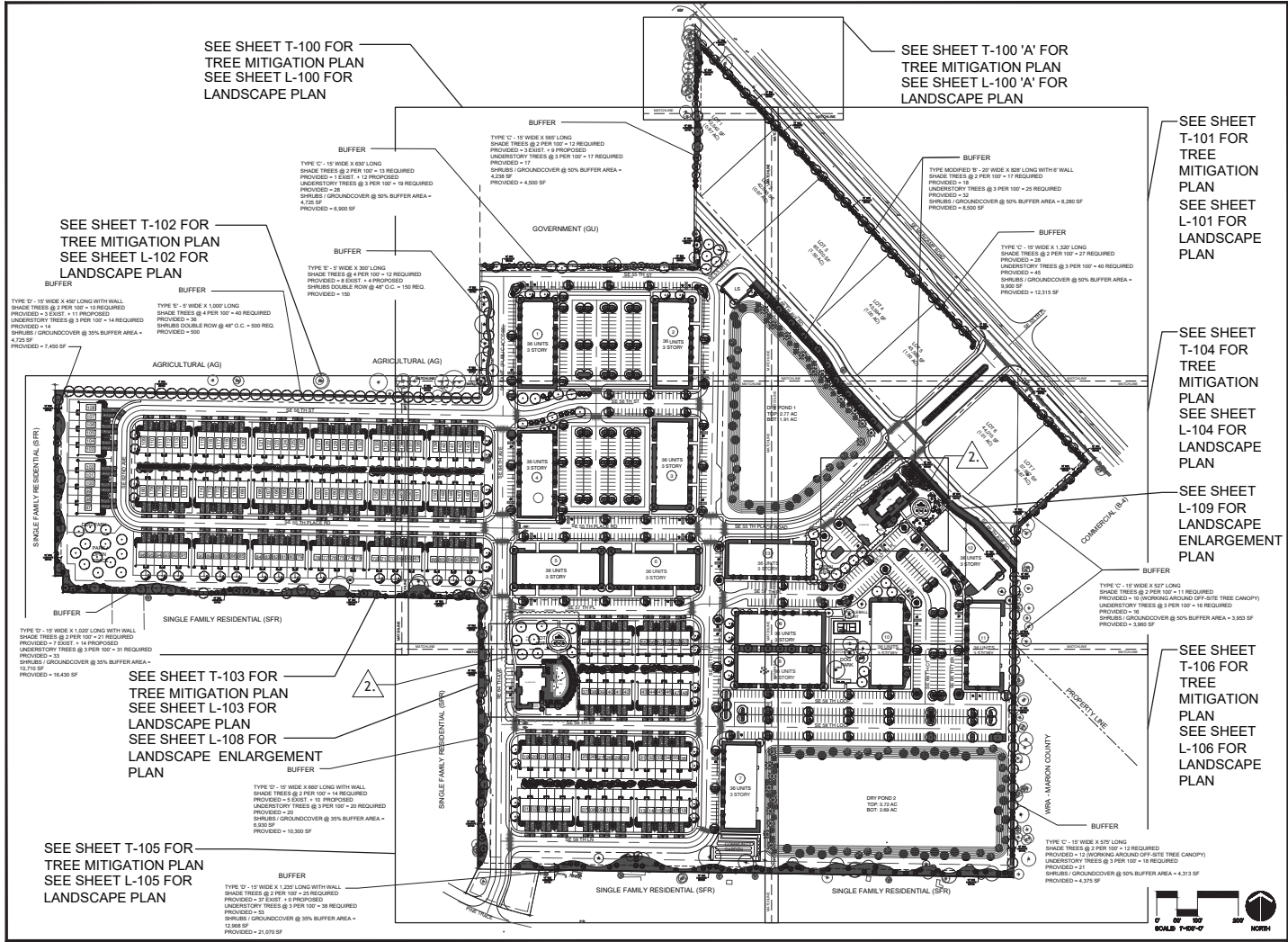
DSE
DAVE SCHMITT ENGINEERING, INC.
1230 LAKE UNDERHILL ROAD
SUITE 301
ORLANDO, FL 32828
407-207-6085 • FAX 407-607-4089
Certification of Authorization #27471

CONTRACTOR WARRANTY
I hereby warrant that these "As-Built" plans furnished to me by the contractor shall conform to all conditions under my direct supervision have reviewed these "As-Built" and indicate there to be in compliance with my knowledge of what was actually constructed. This warranty is based upon the operations of the contractor.
Contractor: _____ Engineer: _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07/23/25	NVA	SITE PLAN REVISION			
08/02/25	NVA	SITE PLAN REVISION			

NVA ENGINEERING & CONSULTANTS, LLC
1230 LAKE UNDERHILL ROAD
SUITE 301
ORLANDO, FL 32828
407-207-6085 • FAX 407-607-4089
www.nvaengineers.com

PHOTOMETRIC PLAN
ARDEN OF OCALA
MARION COUNTY, FLORIDA



SEE SHEET T-100 FOR TREE MITIGATION PLAN
SEE SHEET L-100 FOR LANDSCAPE PLAN

SEE SHEET T-100 'A' FOR TREE MITIGATION PLAN
SEE SHEET L-100 'A' FOR LANDSCAPE PLAN

SEE SHEET T-101 FOR TREE MITIGATION PLAN
SEE SHEET L-101 FOR LANDSCAPE PLAN

SEE SHEET T-104 FOR TREE MITIGATION PLAN
SEE SHEET L-104 FOR LANDSCAPE PLAN

SEE SHEET L-109 FOR LANDSCAPE ENLARGEMENT PLAN

SEE SHEET T-106 FOR TREE MITIGATION PLAN
SEE SHEET L-106 FOR LANDSCAPE PLAN

SEE SHEET T-102 FOR TREE MITIGATION PLAN
SEE SHEET L-102 FOR LANDSCAPE PLAN

SEE SHEET T-103 FOR TREE MITIGATION PLAN
SEE SHEET L-103 FOR LANDSCAPE PLAN
SEE SHEET L-108 FOR LANDSCAPE ENLARGEMENT PLAN

SEE SHEET T-105 FOR TREE MITIGATION PLAN
SEE SHEET L-105 FOR LANDSCAPE PLAN

ARDEN OF OCALA

CONSULTANTS

LANDSCAPE KEY SHEET

PROJECT NO. 1111111111
SCALE 1/8" = 1'-0"
DATE 11/11/17
FILE NAME 1111111111
DRAWN BY J. J. J. J. J.
CHECKED BY J. J. J. J. J.
DATE 01-18-18

OWNER NAME AND ADDRESS
MIDCAMP INVESTMENT LLC
MIDCAMP INVESTMENT LLC
OCALA, FL 34478

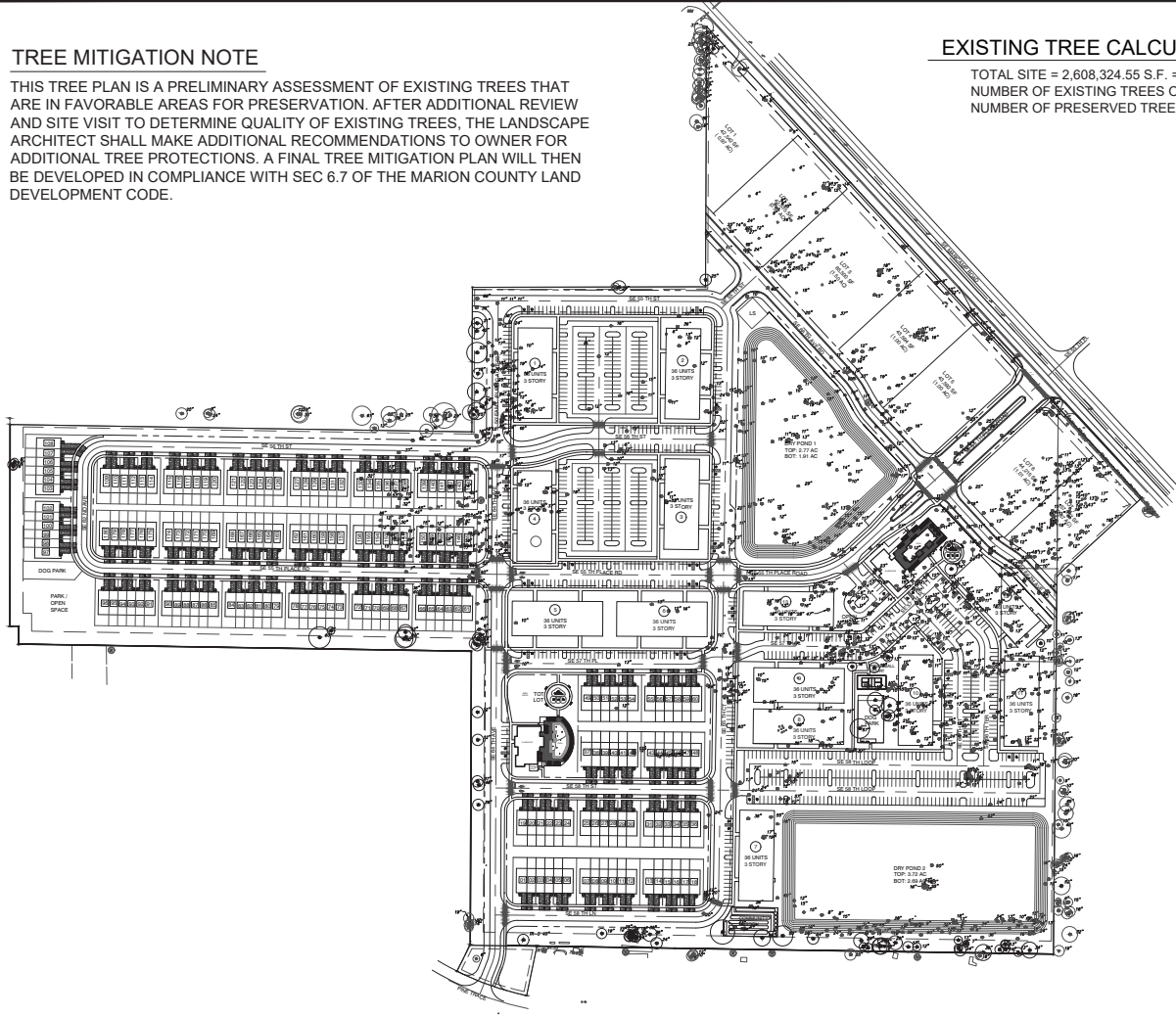
K-100

TREE MITIGATION NOTE

THIS TREE PLAN IS A PRELIMINARY ASSESSMENT OF EXISTING TREES THAT ARE IN FAVORABLE AREAS FOR PRESERVATION. AFTER ADDITIONAL REVIEW AND SITE VISIT TO DETERMINE QUALITY OF EXISTING TREES, THE LANDSCAPE ARCHITECT SHALL MAKE ADDITIONAL RECOMMENDATIONS TO OWNER FOR ADDITIONAL TREE PROTECTIONS. A FINAL TREE MITIGATION PLAN WILL THEN BE DEVELOPED IN COMPLIANCE WITH SEC 6.7 OF THE MARION COUNTY LAND DEVELOPMENT CODE.

EXISTING TREE CALCULATIONS

TOTAL SITE = 2,608,324.55 S.F. = 59.88 ACRES
 NUMBER OF EXISTING TREES ON SITE = 1,054
 NUMBER OF PRESERVED TREES ON SITE = 88



ARDEN OF OCALA

PROJECT NO.	17-0000000000	DATE	08/28/18
SCALE	1/8" = 1'-0"	FILE NAME	17-0000000000.dwg
DESIGNED BY	CON	DRAWN BY	CON
CHECKED BY		DATE	

CONSULTANTS

TREE MITIGATION PLAN

OWNER NAME AND ADDRESS
 MARGAMP INVESTMENT LLC,
 10000 W. UNIVERSITY BLVD., SUITE 100,
 OCALA, FL 34476

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12512
 EXPIRES 12/31/2021

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. 12512
 EXPIRES 12/31/2021

T-100

PLANT LEGEND




SHADE TREE

-  LIVE OAK - QUERCUS VIRGINIANA
4" CAL. @ 5' @ 14 FT.
(QUANTITY = 169)
-  HIGHBUSH LIVE OAK - QUERCUS VIRGINIANA
4" CAL. @ 5' @ 14 FT.
(QUANTITY = 196)
-  ALICE OAK - QUERCUS AMERICANA
4" CAL. @ 5' @ 14 FT.
(QUANTITY = 331)
-  SWEETGUM - LIQUIDAMBAR STYRACIFLUA
4" CAL. @ 5' @ 14 FT.
(QUANTITY = 46)
-  RED MAPLE - ACER RUBRUM
4" CAL. @ 5' @ 12 FT.
(QUANTITY = 38)
-  SOUTHERN RED CEDAR - CUPRESSUS SEMPERVIRENS
4" CAL. @ 5' @ 12 FT.
(QUANTITY = 54)

MEDIUM SHADE TREE

-  SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
4" CAL. @ 5' @ 12 FT.
(QUANTITY = 40)
-  SLASH PINE - PINUS ELLIOTTII
3" CAL. @ 5' @ 10 FT.
(QUANTITY = 72)
-  BALD CYPRESS - TAXODIUM DISTICHUM
3" CAL. @ 5' @ 10 FT.
(QUANTITY = 21)



UNDERSTORY TREE

-  LIGUSTRUM TREE - LIGUSTRUM JAPONICUM
3" CAL. @ 5' @ 8 FT. MULTI-TERMINED
(QUANTITY = 114)
-  CAPE MYRTLE - LAURUSTROBILUS INDICA
3" CAL. @ 5' @ 10 FT.
(QUANTITY = 291)
-  FLATWOODS PLUM - PRUNUS UMBELLATA
3" CAL. @ 5' @ 8 FT. SPECIMEN
(QUANTITY = 123)

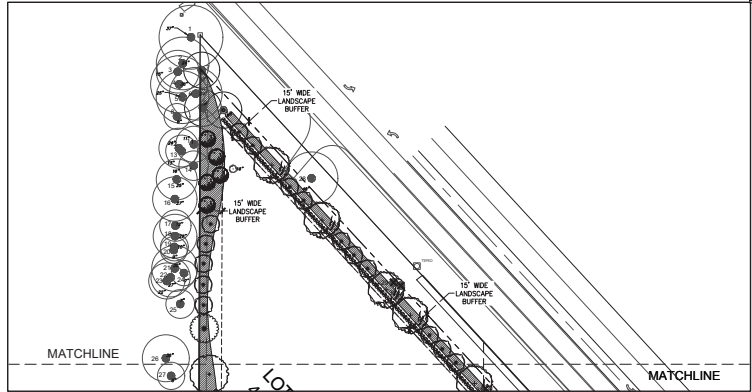
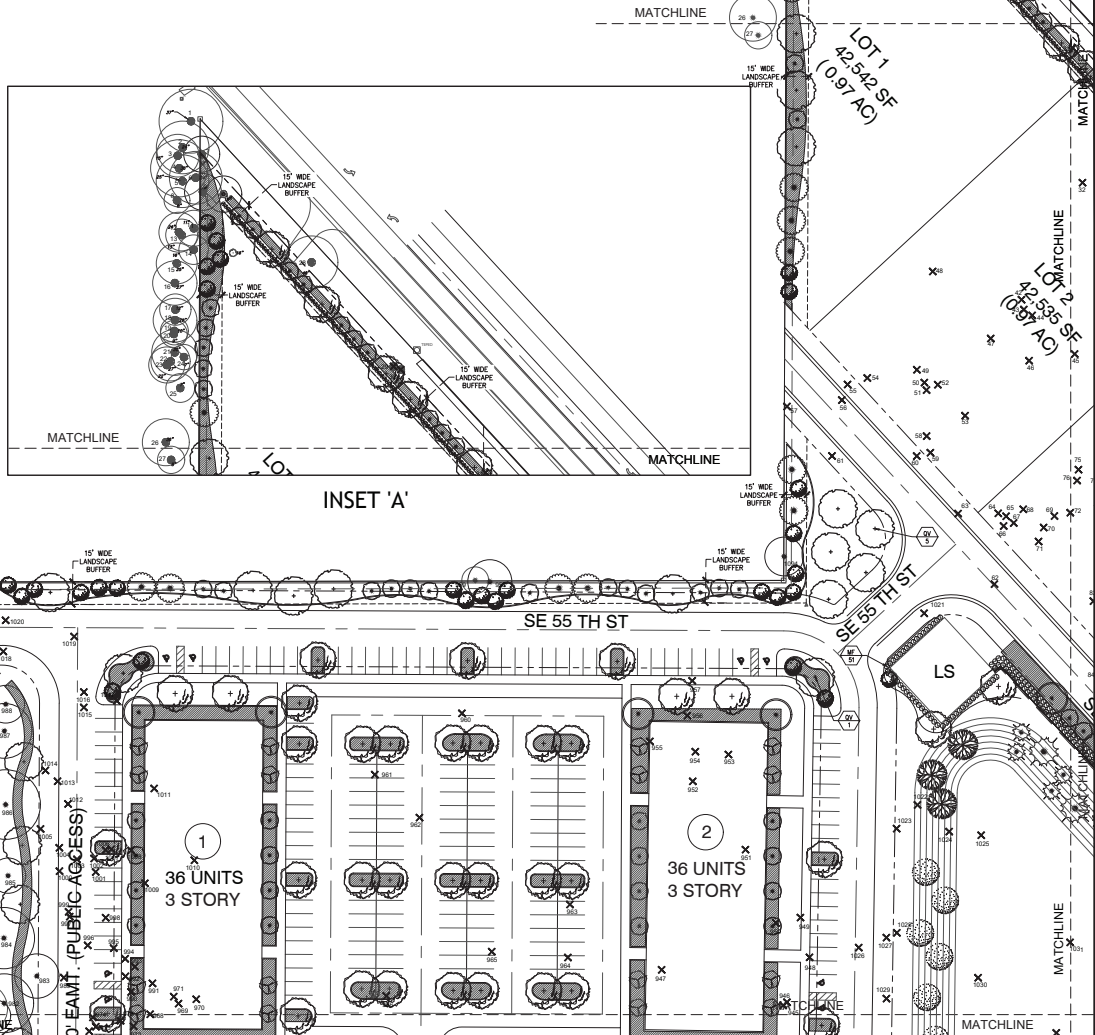
PALM TREE

-  SABAL PALM - SABAL PALMETTO
3" CAL. @ 5' @ 8 FT. STRONG-TERMINED SPECIMEN FORM
(QUANTITY = 12)
-  PIGMY DATE PALM - PHOENIX ROSEBELLINI
3" CAL. @ 5' @ 10 FT. SPECIMEN FORM
(QUANTITY = 19)

SHRUBS / GROUNDCOVER

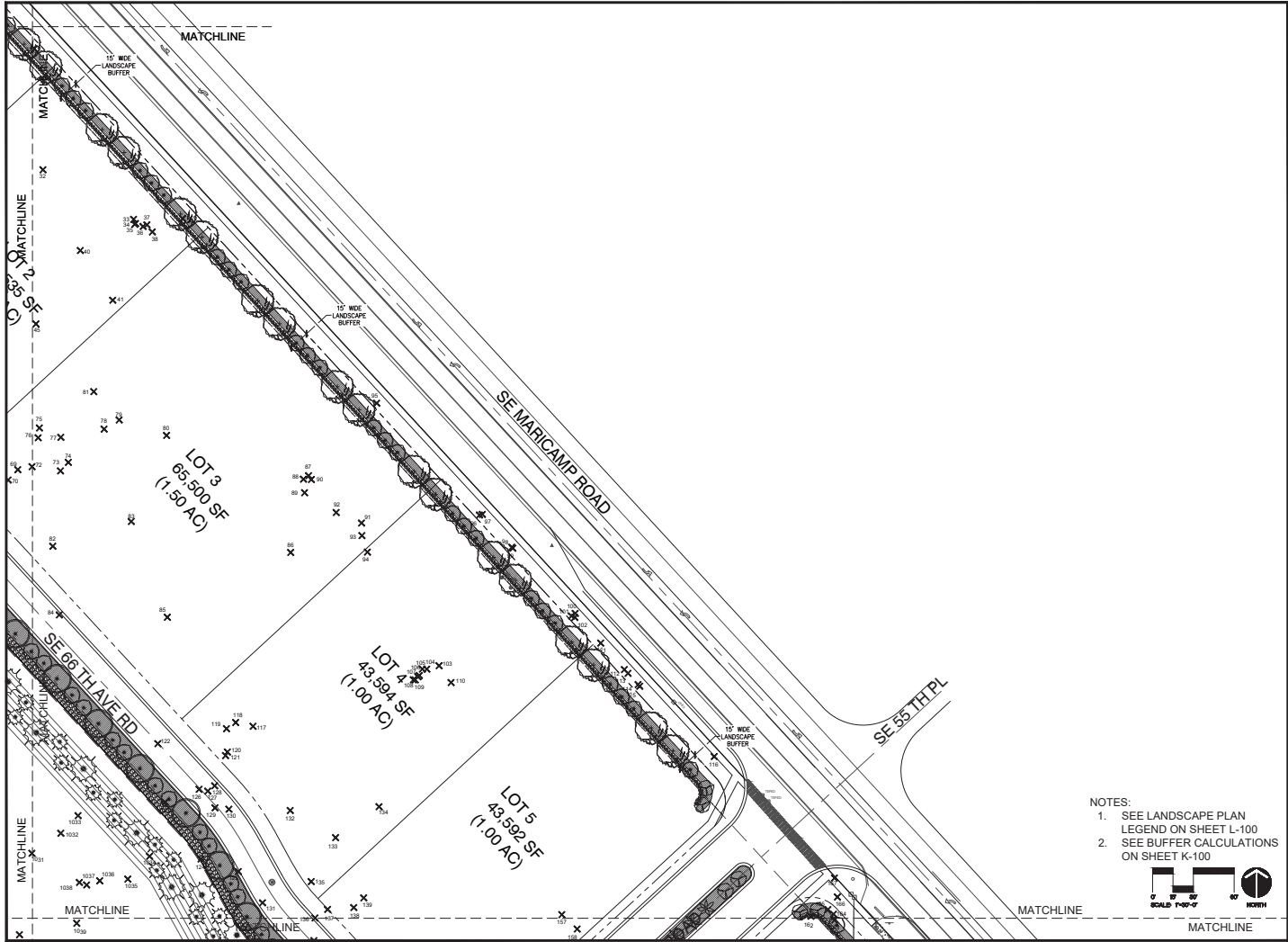
-  WALTERS VIBURNUM, SWEET VIBURNUM, PLUMBAGO
FOUNTAIN GRASS, AZALEA, BURROED HOLLY
FOODCROP, PEAPACK GUAVA, FLORIDA ANISE
RED TIP, SILVER THORN, MIRROR-LEAF VIBURNUM.
-  LOROP, ASIAN JASMINE, INDIAN HAWTHORN,
CORONET, BILIMBI, POKERNA PLANT, SUMNER,
BOUQUET FLAX LILY, AFRICAN RED, LILY OF THE NILE,
BELLING HOLLY ANNALES - GLOSS VARI,
DWARF VIBURNUM.

NOTE: MARION FRIENDLY LANDSCAPE AREAS' PROMOTING SUSTAINABLE LANDSCAPE PRACTICES SHALL COMPRISE A MINIMUM 20% OF LANDSCAPE AREAS AND WILL BE CLEARLY DELINEATED IN FUTURE SUBMITTALS.

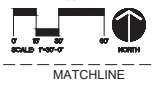


CONSULTANT		DATE	08/28/24
PROJECT NO.	124	PROJECT NAME AND ADDRESS	MIRACAMP INVESTMENT FINANCIAL, 1000 W. ARDEN OF OCALA, Ocala, FL 34476
SCALE	1" = 20' / 1" = 20'	DESIGNED BY	LS
DATE	11/02/23	CHECKED BY	LS
DATE	08/28/24	DATE	08/28/24

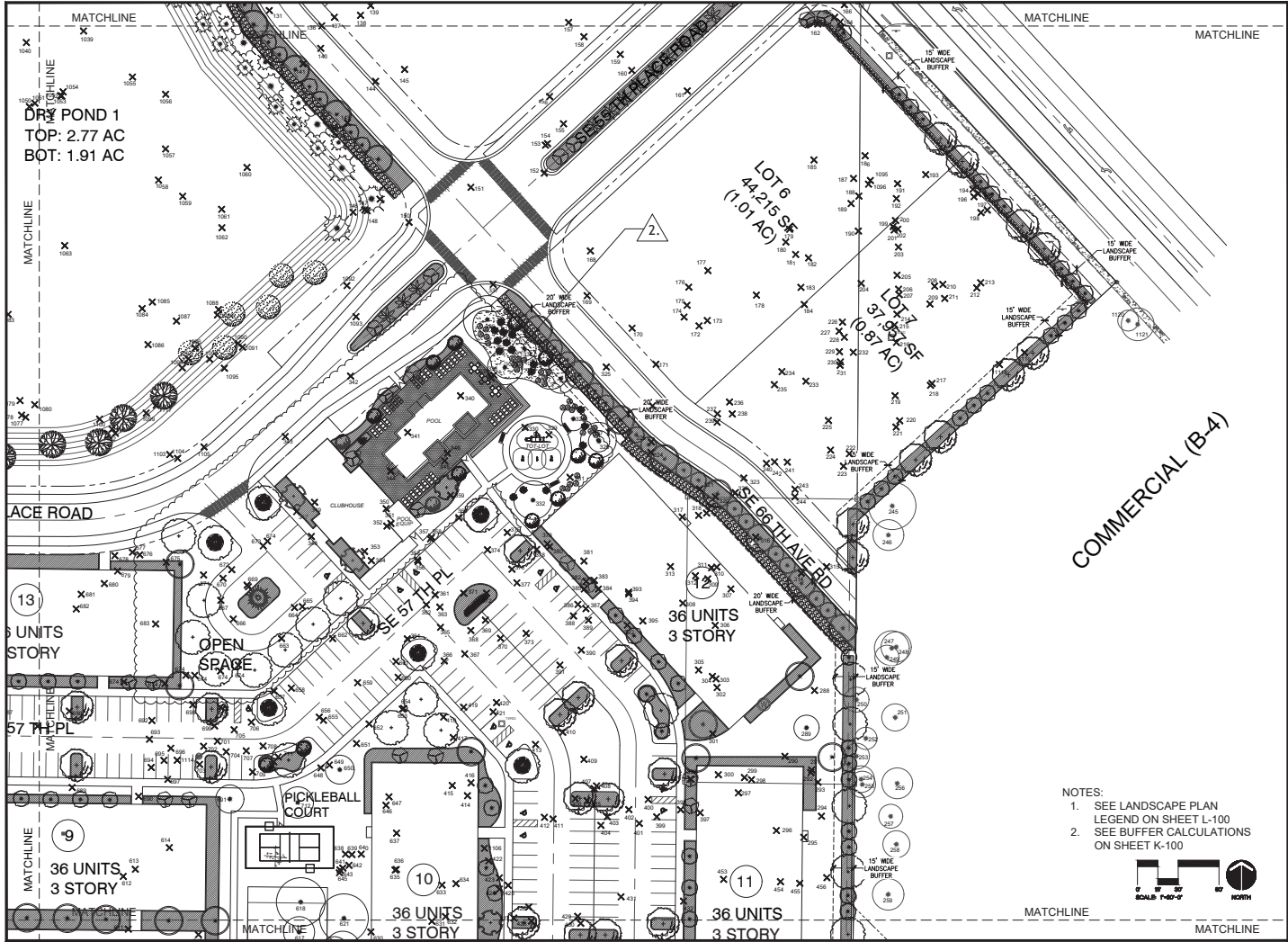
L-100



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



	
ARDEN OF OCALA CONSULTANTS	
PROJECT TITLE: LANDSCAPE PLAN	
PROJECT NO.:	SHEET NO.:
DATE:	SCALE:
DRAWN BY:	CHECKED BY:
DESIGNED BY:	DATE:
CLIENT NAME AND ADDRESS: MARICAMP INVESTMENT, LLC, 10000 W. MARICAMP RD., OCALA, FL 34476	
L-101	



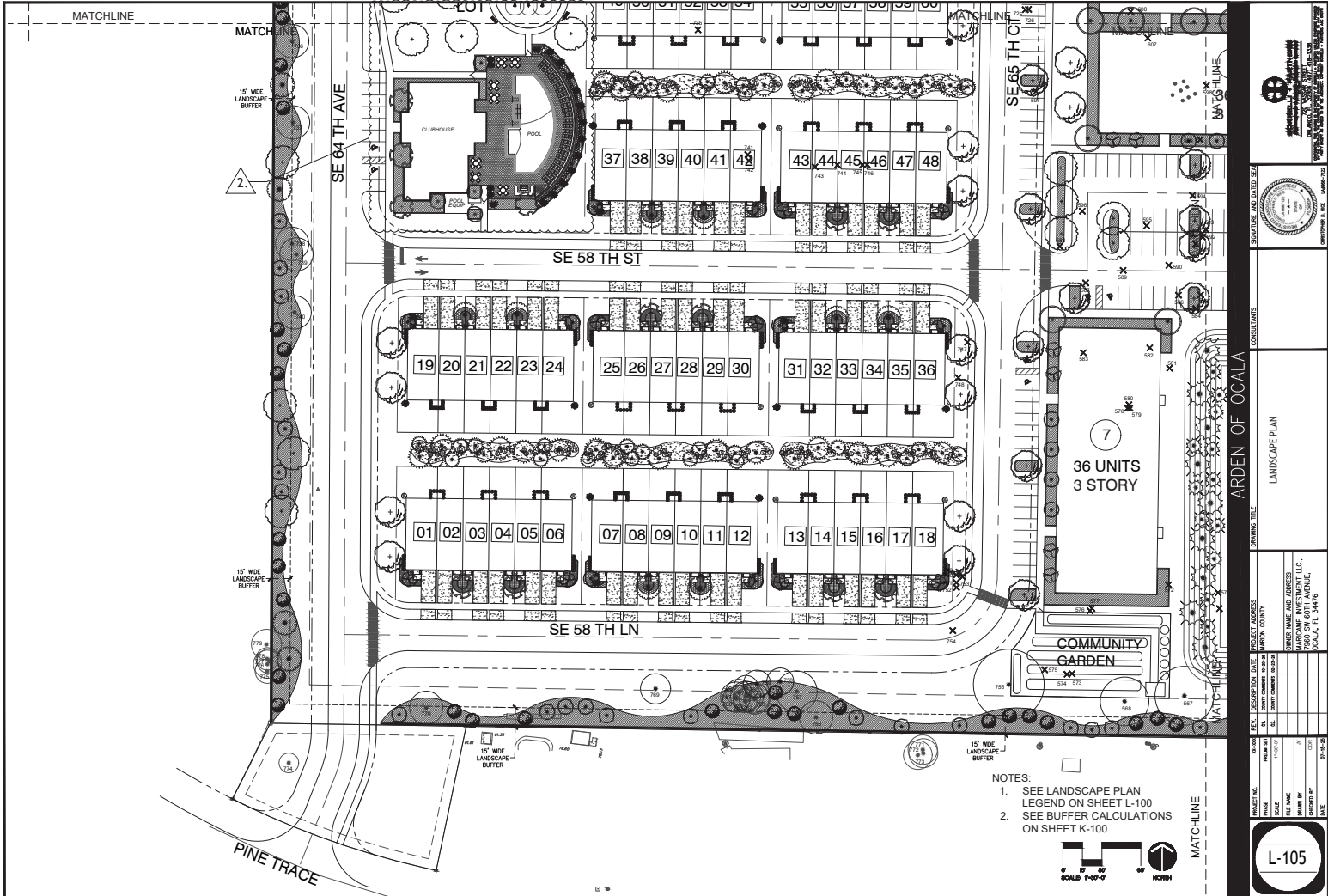
COMMERCIAL (B-4)

- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



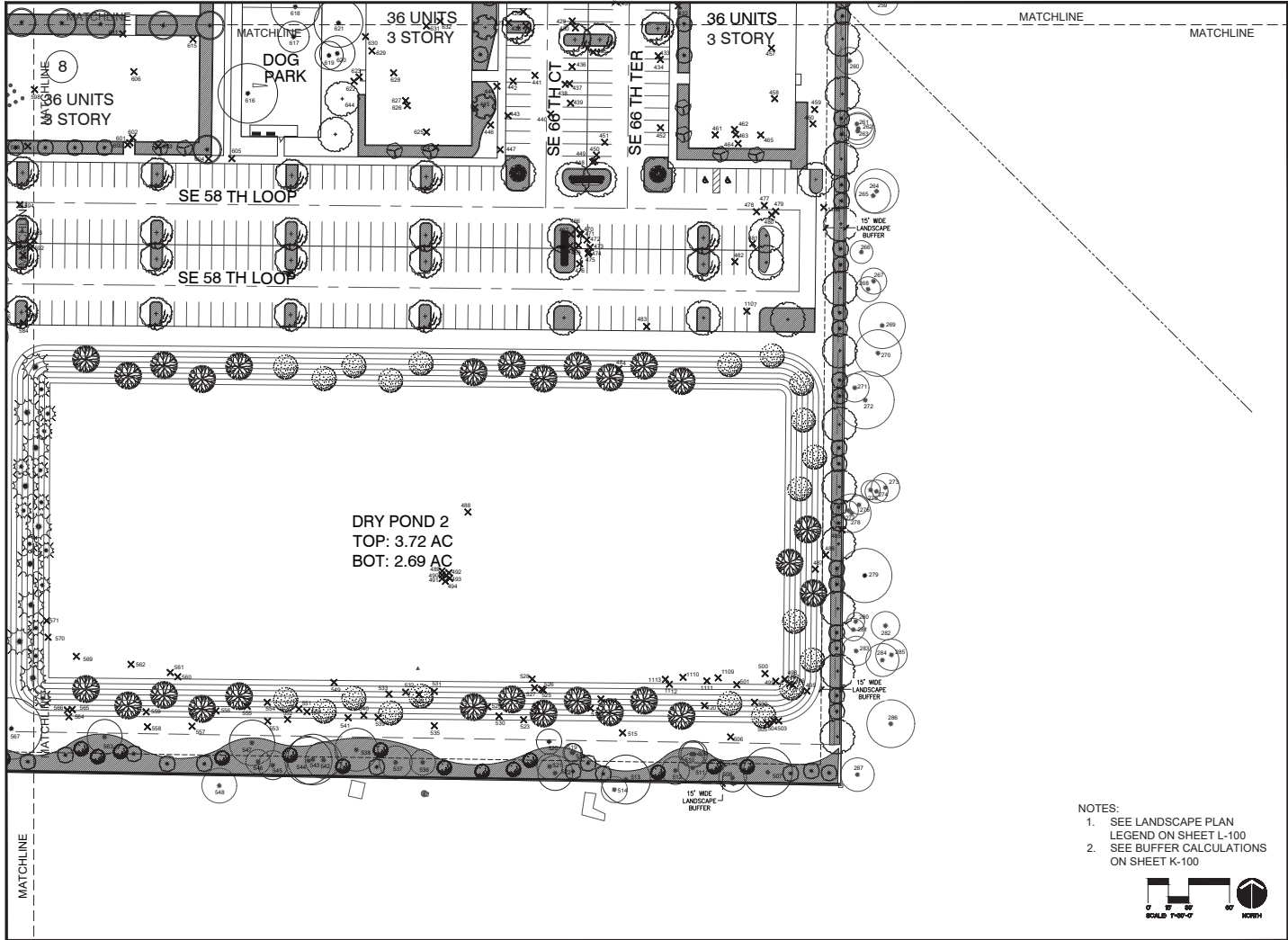
ARDEN OF OCALA CONSULTANTS	
LANDSCAPE PLAN	
PROJECT NO. _____ SHEET NO. L-104 OF 104 SCALE 1"=40'-0" DATE 11/20/17	CLIENT NAME AND ADDRESS MIDCAMP INVESTMENT LLC, 10000 W. UNIVERSITY BLVD., SUITE 100, OCALA, FL 34476
DESIGNED BY _____ CHECKED BY _____ DATE 09-28-17	PROJECT TITLE COMMERCIAL (B-4)

L-104



NOTES:
 1. SEE LANDSCAPE PLAN
 LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS
 ON SHEET K-100

<p>CONSULTANTS:</p>	
<p>LANDSCAPE PLAN</p>	
<p>PROJECT NO. 11-000000000</p>	<p>DATE 11/11/07</p>
<p>SCALE 1/8" = 1'-0"</p>	<p>DATE 11/11/07</p>
<p>OWNER NAME AND ADDRESS: MARGRIP INVESTMENT, LLC, 10000 W. UNIVERSITY BLVD., SUITE 100, Ocala, FL 34476</p>	<p>PROJECT NAME AND ADDRESS: ARDEN OF OCALA 11000 W. UNIVERSITY BLVD., SUITE 100, Ocala, FL 34476</p>
<p>DRAWN BY [unintelligible]</p>	<p>CHECKED BY [unintelligible]</p>
<p>DATE 08-29-08</p>	<p>DATE 08-29-08</p>



DRY POND 2
 TOP: 3.72 AC
 BOT: 2.69 AC

- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



ARDEN OF OCALA

CONSULTANTS

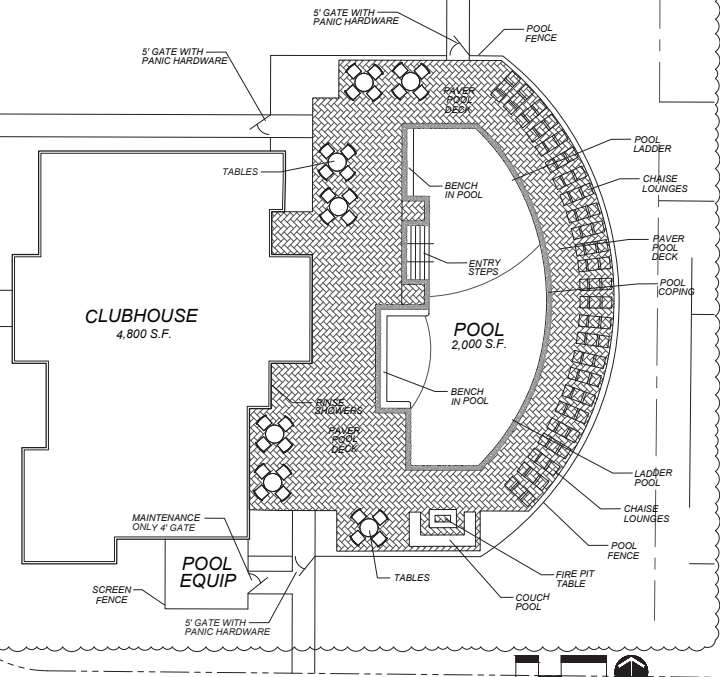
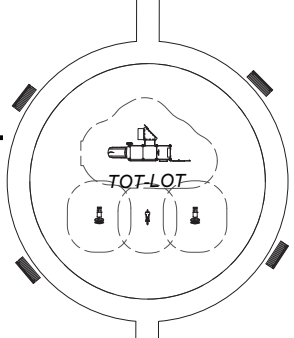
LANDSCAPE PLAN

PROJECT NO.	100-00000000	SHEET NO.	L-106	DATE	08/20/20
CLIENT NAME AND ADDRESS	MARGAMP INVESTMENT LLC, 10000 W. UNIVERSITY BLVD, SUITE 100, OCALA, FL 34476				
DESIGNED BY	J. W. WILSON				
DRAWN BY	J. W. WILSON				
CHECKED BY	J. W. WILSON				
DATE	08/20/20				

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. 100000000
 EXPIRES 08/20/2025

SE 64 TH AVE

OPEN SPACE
TOT LOT



2.



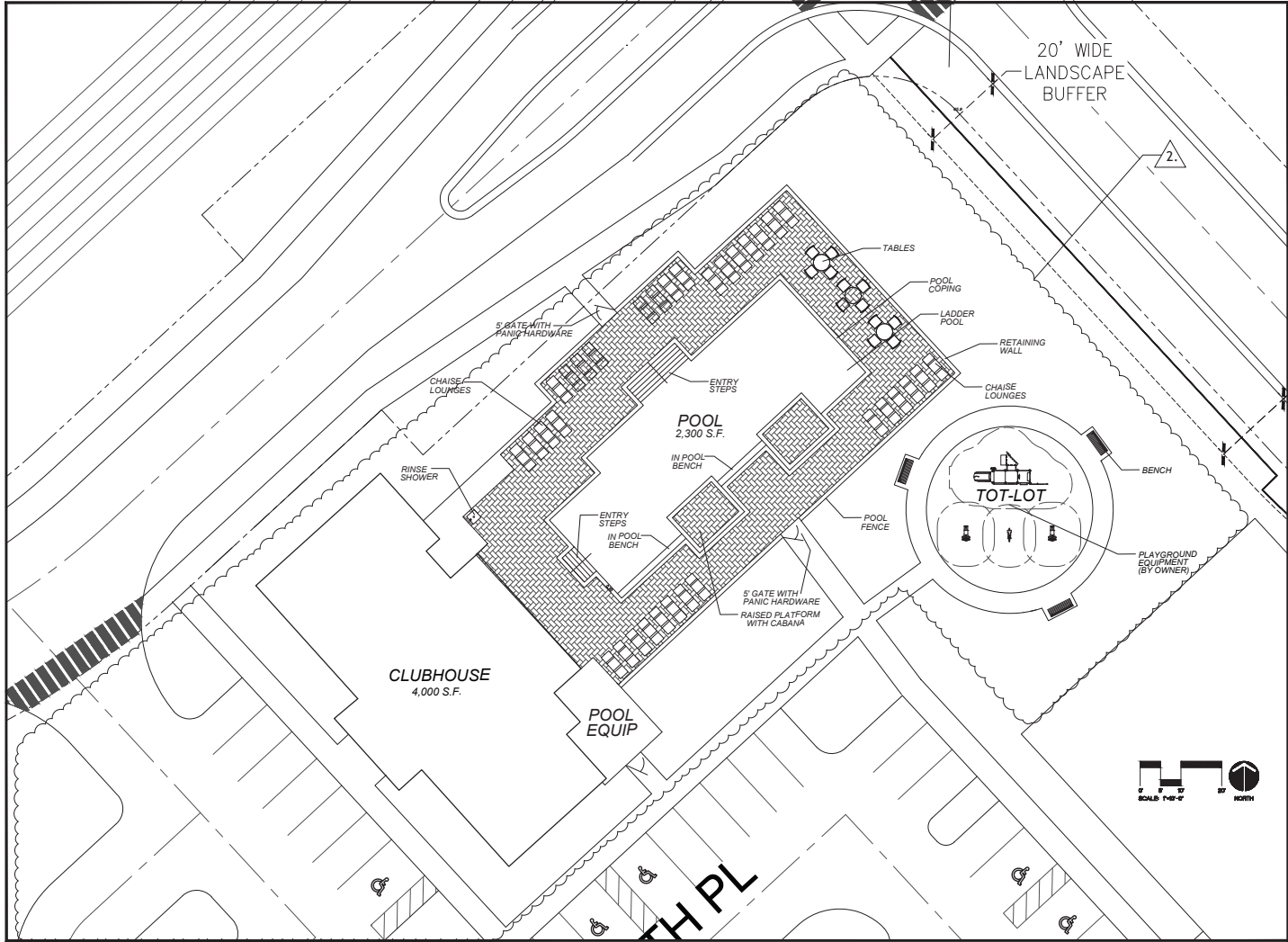
AR DEN OF OCALA

CONSULTANTS

POOL HARDSCAPE ENLARGEMENT PLAN

PROJECT NO.	11-0000000000	DATE	11/17/17
SCALE	1" = 10'-0"	DESIGNED BY	AR DEN OF OCALA
DATE	11/17/17	CHECKED BY	AR DEN OF OCALA
PROJECT NAME AND ADDRESS	MIRACAMP INVESTMENT LLC, 11111 W. UNIVERSITY BLVD, SUITE 100, OCALA, FL 34476		

AR DEN OF OCALA



ARDEN OF OCALA CONSULTANTS
 POOL HARDSCAPE ENLARGEMENT PLAN
 11/17/17
 1/8" = 1'-0"
 NORTH

PROJECT NO.	11/17/17
DATE	11/17/17
SCALE	1/8" = 1'-0"
DRAWN BY	AR
CHECKED BY	AR
DATE	11/17/17

CLIENT NAME AND ADDRESS:
 MARGAMP INVESTMENT LLC,
 11111 W. UNIVERSITY BLVD., SUITE 100,
 OCALA, FL 34476

COUNTY: MARION COUNTY
 CITY: OCALA, FL 34476

PROJECT NO. 11/17/17
 DATE 11/17/17
 SCALE 1/8" = 1'-0"
 DRAWN BY AR
 CHECKED BY AR
 DATE 11/17/17

PROJECT NO. 11/17/17
 DATE 11/17/17
 SCALE 1/8" = 1'-0"
 DRAWN BY AR
 CHECKED BY AR
 DATE 11/17/17



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22766

Agenda Date: 4/20/2026

Agenda No.: 5.3.

SUBJECT:

SW Hwy 484 Super Center - Major Site Plan

Parcel #: 41200-056-03 #33171

Kimley-Horn and Associates



SUBMITTAL SUMMARY REPORT 33171

PLAN NAME: SW HWY 484 SUPER CENTER

LOCATION:

APPLICATION DATE: 08/06/2025

PARCEL: 41200-056-03

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	03/27/2026	04/06/2026	04/16/2026	Approved
OCE: Plan Review (DR) v.2	03/03/2026	03/10/2026	03/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/04/2025	11/12/2025	01/15/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	04/06/2026	03/31/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/06/2026	04/01/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/06/2026	03/27/2026	Approved
<i>Comments</i>	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	04/06/2026	04/15/2026	Informational
<i>Comments</i>	For Final Plat submittal, please note that all proposed parcel boundaries will need to be delineated in such a way that all vertical improvements (superstore, retail center) within this site plan meet setback requirements from respective parcels. Please see comments for informational comments. If you have any questions/issues related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [3/9/26; INFO] Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. 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. Waiver to allow shared Type A buffer was approved by DRC on 12/2026. Easement agreement submitted by applicant. [INITIAL] This shall remain a NO until shared Type A buffer is approved through waiver, consistent with Table 7A in 191107Z approval letter. Staff will not support waiver until the following is provided: (1) landscaping plan that provides at least a 6-foot tall visual obstruction (e.g., a berm, opaque shrubs, vinyl fencing, etc.); and (2) legal documentation/agreement that indicates maintenance responsibility of the shared buffer, as settled between the commercial developer for the SW Hwy 484 major site plan, MGL Development LLC, the HOA for McGinley Landing, and DR Horton (since their lots will be affected by any deviation in buffer requirements). Otherwise, please update the site plan accordingly.			
<i>Corrections</i>	2.12/4.2 - Lot setback (Resolved) - [4/13/26] Required setbacks indicated on cover sheet. For future submittals, please note that all proposed parcel boundaries will need to be delineated in such a way that all improvements within this site plan meet setback requirements. See markings on site plans. No action required for this major site plan; however, additional documentation will need to be provided at Final Plat stage to demonstrate setbacks are met. [INITIAL] Cover sheet indicates setbacks are N/A? Please include required/proposed B-4 setbacks			
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - [4/13/26] Final Plat approval not required prior to Major Site Plan Approval. Pursuant to LDC Sec. 2.1.3.E., a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.[INITIAL] Staff notes that Out of Order waiver (see attachments) was approved to allow final plat approval prior to pre-plat/improvement plan approval, conditioned on providing as needed information for review. Staff notes that this waiver may need to be re-considered to allow major site plans and permits in review to be approved without final plat approval. Staff would not object to this waiver subject to submittal of final plat prior to permit issuance and approval/recording of final plat prior to issuance of COs.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - [4/10/26] See indicated changes to site plan. Such changes should be reflected in submitted Final Plat. Please include number of tracts to be proposed at time of Final Plat. [INITIAL] As substitute for improvement plan, please show all tracts (including those for shared signs). Please include total number of lots proposed (6 outparcels + 1 supermarket/gas station/retail center parcel) on cover sheet.			

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	04/06/2026	04/15/2026	Informational

Corrections

4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [4/7/26] Following Staff discussion and subsequent applicant update/clarification to submittals, proposed plan is consistent with sign code.
 [3/11/26] Per condition 5 of PUD 191107Z, all project signs shall comply with LDC Division 5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal. All signs shall be permitted separately. Please see the following rejection comments: (1) Is the intention for the multi-tenant signs to include the businesses in the outparcels, or just the businesses within the supermarket/separate retail center in the supermarket + gas station parcel? Please note that the former would not be permitted without "transferring" sign entitlements on each outparcel to multi-tenant sign, not to exceed LDC dimensional standards for signs (height, sign area, etc.). (2) Please indicate total sign area (including all tenants, not just main tenant) for each sign shown in Site Signage Exhibit document. (3) Including single-tenant sign for gas station, Sign Matrix document indicates total of 3 signs (2 monuments 350 SF in size and single-tenant sign 130 SF in size) for supermarket + gas station parcel. At most, LDC permits 2 monument signs (350 SF both) for this corner lot, one along SW Hwy 484 and one along SW 57th Avenue Road. If deviation is required for more than 2 signs, "entitlements" from 2 monument signs must be partially transferred to additional sign (ex: 350 SF reduced to 180 SF to allow one 70 SF single-tenant sign). Update Site Signage Exhibit, Sign Site Plan, and Sign Matrix documents accordingly and provide updated calculations showing "transferring" of sign entitlements. (4) Please indicate separate tracts to be created for multi-tenant sign(s) not located within supermarket parcel. Sign tracts/respective easements will also be required at time of final plat.
 [INITIAL] Staff notes single-tenant sign located along SW 57th Avenue Road. This sign does not seem to be located on Master Plan (AR 27373). Please clarify.

Corrections

2.12.4/6.11.8 - Parking (Resolved) - [INFO] 762 total parking spaces, as provided for both retail areas combined, meets LDC standards

Corrections

2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] EALS submitted and transmitted to FWC. 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. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits

Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/06/2026	04/02/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/06/2026	04/06/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/06/2026	04/09/2026	Informational

Comments

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)	Kevin Vickers	04/06/2026	03/31/2026	Approved
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Corrections

Final signed and sealed hard copy signature page (Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	04/06/2026	03/31/2026	Approved
<i>Corrections</i>	2.12.8 - Topographical Contours (Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right of Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
<i>Recommendations</i>	7.1.3 <input type="checkbox"/> Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.			
<i>Recommendations</i>	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/06/2026	03/31/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/06/2026	03/27/2026	Approved
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/06/2026	04/10/2026	Approved
<i>Recommendations</i>	Optional - Adding Bollards around services above ground.			

REVIEW SESSION FILES:

- 20260205 - Ocala Walmart_LA_IR.pdf
- 2026-02-27 SIGN SITE PLAN.pdf
- 2026-03-02 SW HWY 484 - Marion County.pdf
- 7219 Ocala (Marion Oaks), FL - Site Signage Exhibit.pdf
- Drainage Report - SW Hwy 484 Development_SS.pdf
- Easement Agreement - Marion Oaks (Recorded) - Bk 8730 Pg 25.pdf
- Email Correspondance.pdf
- File Category Placeholder.pdf
- Photometric Plan 1.pdf
- Photometric Plan 2 of 2.pdf
- Photometric Plan 2.pdf
- SW Hwy 484 - Sign Matrix.pdf
- SW Hwy 484 Development - SWFWMD Permit.pdf
- SW Hwy 484 Super Center - Waiver 000269 - DRC Status Letter.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
jriversa	Total: 9 lots	04/08/2026 3:48	PMFile Category Placeholder.pdf	1
jriversa	At the time of final plat, the applicant shall confirm that the proposed lot boundaries are configured such that the retail building meets minimum setback requirements.	04/08/2026 3:51	PMFile Category Placeholder.pdf	12

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/10/2026	03/06/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/10/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/10/2026	03/03/2026	Approved
<i>Comments</i>	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/10/2026	03/12/2026	Requires Re-submit
<i>Comments</i>	For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - [INFO] 762 total parking spaces, as provided for both retail areas combined, meets LDC standards			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] EALS submitted and transmitted to FWC. 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. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits			
<i>Corrections</i>	2.12/4.2 - Lot setback (Resolved) - [3/11/26] Required setbacks indicated on cover sheet, in future submittals, please indicate provided setbacks for improvements shown on site plan. Please note that, as substitute for improvement plan, improvements within this site plan need to meet setback requirements based on proposed subdivision lot layout. Staff recognizes that improvements likely meet setback requirements. [INITIAL] Cover sheet indicates setbacks are N/A? Please include required/proposed B-4 setbacks			
<i>Corrections</i>	2.12.4/6.11.7 - Loading area (Resolved) - [INFO] Loading areas shall be screened to at least 3' in height			

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/10/2026	03/12/2026	Requires Re-submit
<i>Corrections</i>	<p>4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - [3/11/26; NO] Per condition 5 of PUD 191107Z, all project signs shall comply with LDC Division 5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal. All signs shall be permitted separately. Please see the following rejection comments: (1) Is the intention for the multi-tenant signs to include the businesses in the outparcels, or just the businesses within the supermarket/separate retail center in the supermarket + gas station parcel? Please note that the former would not be permitted without "transferring" sign entitlements on each outparcel to multi-tenant sign, not to exceed LDC dimensional standards for signs (height, sign area, etc.). (2) Please indicate total sign area (including all tenants, not just main tenant) for each sign shown in Site Signage Exhibit document. (3) Including single-tenant sign for gas station, Sign Matrix document indicates total of 3 signs (2 monuments 350 SF in size and single-tenant sign 130 SF in size) for supermarket + gas station parcel. At most, LDC permits 2 monument signs (350 SF both) for this corner lot, one along SW Hwy 484 and one along SW 57th Avenue Road. If deviation is required for more than 2 signs, "entitlements" from 2 monument signs must be partially transferred to additional sign (ex: 350 SF reduced to 180 SF to allow one 70 SF single-tenant sign). Update Site Signage Exhibit, Sign Site Plan, and Sign Matrix documents accordingly and provide updated calculations showing "transferring" of sign entitlements. (4) As substitute for improvement plans at this point, please indicate separate tracts to be created for multi-tenant sign(s) not located within supermarket parcel. Sign tracts/respective easements will also be required at time of final plat.</p> <p>[INITIAL] Staff notes single-tenant sign located along SW 57th Avenue Road. This sign does not seem to be located on Master Plan (AR 27373). Please clarify.</p>			
<i>Corrections</i>	<p>2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [3/9/26; INFO] Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. 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. Waiver to allow shared Type A buffer was approved by DRC on 12/2026. Easement agreement submitted by applicant. [INITIAL] This shall remain a NO until shared Type A buffer is approved through waiver, consistent with Table 7A in 191107Z approval letter. Staff will not support waiver until the following is provided: (1) landscaping plan that provides at least a 6-foot tall visual obstruction (e.g., a berm, opaque shrubs, vinyl fencing, etc.); and (2) legal documentation/agreement that indicates maintenance responsibility of the shared buffer, as settled between the commercial developer for the SW Hwy 484 major site plan, MGL Development LLC, the HOA for McGinley Landing, and DR Horton (since their lots will be affected by any deviation in buffer requirements). Otherwise, please update the site plan accordingly.</p>			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [INFO] PUD Case No. 191107Z			
<i>Corrections</i>	2.12.22 - Tracts (Not Resolved) - As substitute for improvement plan, please show all tracts (including those for shared signs). Please include total number of lots proposed (6 outparcels + 1 supermarket/gas station/retail center parcel) on cover sheet.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Staff notes that Out of Order waiver (see attachments) was approved to allow final plat approval prior to pre-plat/improvement plan approval, conditioned on providing as needed information for review. Staff notes that this waiver may need to be re-considered to allow major site plans and permits in review to be approved without final plat approval. Staff would not object to this waiver subject to submittal of final plat prior to permit issuance and approval/recording of final plat prior to issuance of COs.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding improvements as shown on traffic impact analysis.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Not Resolved) - As substitute for subdivision plans, please provide lot typicals, including minimum setbacks, lot dimensions, etc., for commercial outparcels.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/10/2026	03/10/2026	Requires Re-submit
<i>Comments</i>	1. West buffer wall comment on plans 2. Photometric comment on plans			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/10/2026	03/04/2026	Approved

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/10/2026	03/09/2026	Informational
<i>Comments</i>	All Comment Addressed -EMW 03.09.2026			
<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents 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) 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 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 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) "[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 "[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) – 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)	Kevin Vickers	03/10/2026	03/10/2026	Approved
<i>Corrections</i>	2.12.8 - Topographical Contours (Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right of Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
<i>Recommendations</i>	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	7.1.3 <input type="checkbox"/> Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/10/2026	03/05/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/10/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/10/2026	03/06/2026	Requires Re-submit
<i>Comments</i>	Please see the corrective comments.			
<i>Recommendations</i>	Optional - Adding Bollards around services above ground.			

SUBMITTAL SUMMARY REPORT (33171)

eREVIEW SESSION FILES:

20260205 - Ocala Walmart_LA_IR.pdf
 2026-02-27 SIGN SITE PLAN.pdf
 2026-03-02 SW HWY 484 - Marion County.pdf
 7219 Ocala (Marion Oaks), FL - Site Signage Exhibit.pdf
 Drainage Report - SW Hwy 484 Development_SS.pdf
 Easement Agreement - Marion Oaks (Recorded) - Bk 8730 Pg 25.pdf
 File Category Placeholder.pdf
 Photometric Plan 1.pdf
 Photometric Plan 2.pdf
 SW Hwy 484 - Sign Matrix.pdf
 SW Hwy 484 Development - SWFWMD Permit.pdf
 SW Hwy 484 Super Center - Waiver 000269 - DRC Status Letter.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Gary.Levengood	45	02/17/2026 5:50	PMPhotometric Plan 1.pdf	1
Gary.Levengood	90	02/17/2026 5:52	PMPhotometric Plan 1.pdf	1
Gary.Levengood	180	02/17/2026 5:52	PMPhotometric Plan 1.pdf	1
Susan Heyen	Max ht. per code 6.19.6.E is 30'. Please revise or request waiver	03/04/2026 8:00	PMPhotometric Plan 1.pdf	1
Heather Proctor	UT202 - Change to a meter bank with a size appropriate tap. All meters to be labeled individually by the contractor.	03/06/2026 8:24	PMFile Category Placeholder.pdf	22
Susan Heyen	Buffer plantings to be on the public view side of wall - please show on plans	03/09/2026 1:56	PM20260205 - Ocala Walmart_LA_IR.pdf	5
Susan Heyen	Buffer plantings to be on the public view side of wall - please show on plans	03/09/2026 1:59	PM20260205 - Ocala Walmart_LA_IR.pdf	2
jrivers	Please provide total sign area SF including all tenants	03/11/2026 10:43	PM7219 Ocala (Marion Oaks), FL - Site Signage Exhibit.pdf	2
jrivers	See correction comment. Update all sign documentation accordingly	03/11/2026 10:44	PMSW Hwy 484 - Sign Matrix.pdf	1

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER 4106-06-01, 4106-06-15, 4106-06-16
 PRESENT ZONING PUD

ABUTTING ZONING NORTH - PUD
 EAST - PUD
 SOUTH - PUD
 WEST - R-1

LAND USE EMPLOYMENT CENTER

PARCEL AREA 34.38 ACRES
 PROJECT AREA 1,568.04 SQUARE FEET
 PREVIOUS AREA 271.4 ACRES (20.1%)
 1,216.04 SQUARE FEET
 PERVIOUS AREA 6.89 ACRES (20.1%)
 266.88 SQUARE FEET

PROPOSED OUTPARCELS:
 OUTPARCEL 1 201' X 221' = 1.33 ACRES
 OUTPARCEL 2 201' X 224' = 1.34 ACRES
 OUTPARCEL 3 201' X 224' = 1.34 ACRES
 OUTPARCEL 4 201' X 224' = 1.34 ACRES
 OUTPARCEL 5 201' X 224' = 1.34 ACRES
 OUTPARCEL 6 201' X 224' = 1.34 ACRES
 TOTAL AREA 8.00 ACRES (20.1%)

REQUIRED MINIMUM LOT WIDTH NONE
 PROPOSED MINIMUM LOT WIDTH 100'P

REQUIRED MINIMUM BUILDING HEIGHT BY PROPOSED BUILDING HEIGHT 28.8'

REQUIRED MINIMUM FLOOR AREA (AREA 1) 1.0
 PROPOSED FLOOR AREA (AREA 1) 1.0

8-LOT SETBACKS
 FRONT 10'
 SIDE 10' WITH GAS PUMP
 REAR 10'

SEWER WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

IRRIGATION WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

SEWER TREATMENT PLANT WILL BE PROVIDED BY A CENTRAL WASTE WALKER.

FIRE PROTECTION
 FIRE PROTECTION IN ACCORDANCE WITH ARTICLE 15 DIVISION 9 OF THE MARION COUNTY L.D.C.

MARION COUNTY SPRINGS PROTECTION ZONE
 PROTECTION ZONE
 MARION COUNTY ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOD) N/A

FLOOD PROTECTION
 KEEP SITE WITHIN FLOOD ZONE "V" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP. COMMUNITY NUMBER 1508020T. EFFECTIVE DATE AUGUST 14, 2006

STORM DRAINAGE AND CONDUITS
 THE OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND CONDUITS ARE DESIGNATED ON THE PLANS

UTILITIES LOCATION
 THE UTILITIES ARE NOTED ON THE PLANS

AS-BUILT
 SURVEYING AND OTHER DATA IS BASED ON A SURVEY BY ROGERS ENGINEERING, LLC DATED JUNE 12, 2012. CORRECTIONS SHALL BE MADE PRIOR TO CONSTRUCTION

BOUNDARIES
 BOUNDARIES ARE BASED ON THE FLORIDA STATE PLANNING COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 WITH 2011 ADJUSTMENT AND DERIVED FROM THE NET NETWORK.

CONCURRENCE (SEE ITEM 10)
 THE PHILLIPS EDISON GROUP HAS GRANTED CONCURRENCE APPROVAL, NOT BEEN GRANTED AND/OR RECEIVED ANY PUBLIC FACILITY CHARGES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCE DETERMINATION, AND FINAL APPROVAL. TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCE REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

PERMITS
 THE PROJECT WILL REQUIRE ADDITIONAL PERMITS FROM:
 1. MARION COUNTY UTILITIES DEPARTMENT, 100 N. W. 46TH AVENUE, SUITE 100
 2. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

ADDITIONAL NOTES
 ALL SUBJECTS TO BE APPROVED CONCURRENTLY WITHIN 90 DAYS FOR BIDDING USE. MARION COUNTY APPLICATION 2012. APPROVED ON 05/25/2012 BY 09/15/2008.

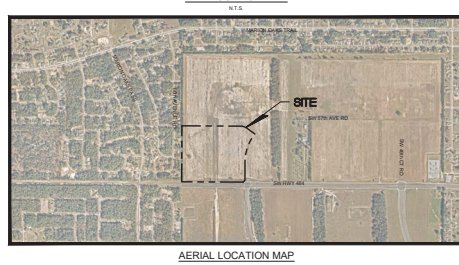
NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO THE OFFICE OF THE COUNTY ENGINEER.

IF DURING CONSTRUCTION ACTIVITIES ARE INTERRUPTED BY THE PROHIBITION OF ANY FEDERAL PROTECTED PLANT AND/OR SPECIES OR DISCOVERED MARION COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR SPECIES FOUND ON THE SITE. ALL WORK SHALL BE STOPPED IMMEDIATELY UNTIL THE AFFECTED SPECIES IS IDENTIFIED AND THE NECESSARY PERMITS HAVE BEEN OBTAINED. AGENCY WRITEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN OBTAINED. UNLESS OTHERWISE NOTED WITHIN THESE APPROVED PLANS, NO DEMONSTRATION.

TRAFFIC NOTES
 THE SITE HAS MET TRANSPORTATION CONCURRENCE THROUGH THE DEVELOPMENT AGREEMENT CONCURRENCE AND MET THE CRITERIA FOR CONSTRUCTION CONCURRENCE. CONSTRUCTION SHALL BE PERMITTED TO PROCEED UNDER THE PROVISIONS OF THE DEVELOPMENT AGREEMENT. THE TRAFFIC STUDY AND TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE COUNTY ENGINEER. THE TRAFFIC STUDY AND TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE COUNTY ENGINEER. THE TRAFFIC STUDY AND TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE COUNTY ENGINEER. THE TRAFFIC STUDY AND TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE COUNTY ENGINEER.

WAIVERS APPROVED:
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SW HWY 484 CENTER FOR THE PHILLIPS EDISON GROUP, LLC DESIGN CIVIL SUBMITTAL MARION COUNTY, FL SW HWY 484



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

ROBERT MYERS
 PRESIDENT
 THE PHILLIPS EDISON GROUP, LLC

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

SHEET INDEX:

- 6000 - COVER SHEET
- 6010 - SWPPP NOTES
- 6020 - SWPPP SEQUENCE AND LIMITS OF WORK
- 6030 - SWPPP PHASE I SITE MAP
- 6040 - SWPPP PHASE II SITE MAP
- 6050 - 6081 - SWPPP DETAILS
- 6090 - SWPPP PERFORMANCE STANDARDS
- 6210 - OVERALL SITE PLAN
- 6215 - AERIAL SITE PLAN
- 6220 - 6225 - SITE PLAN
- 6260 - TRUCK ROUTING PLAN
- 6270 - WAY FINDING SIGNAGE PLAN
- 6300 - 6305 - GRADING PLAN
- 6310 - GRADING SECTIONS
- 6330 - DRAINAGE PLAN
- 6340 - DRAINAGE SCHEDULE
- 6350 - 6355 - UTILITY PLAN
- 6400 - 6401 - MISCELLANEOUS DETAILS
- 6420 - PAVEMENT MARKING AND SIGNAGE DETAILS
- 6430 - 6434 - MUNICIPAL UTILITY DETAILS
- 6490 - 6495 - PHOTO METERED PLAN
- 6600 - OVERALL CODE REQUIRED LANDSCAPE PLAN
- 6610 - 6660 - CODE REQUIRED LANDSCAPE PLAN
- 6670 - 6680 - LANDSCAPE DETAILS
- 6700 - OVERALL SCHEMATIC IRRIGATION PLAN
- 6710 - 6780 - SCHEMATIC IRRIGATION PLAN
- 6770 - 6780 - IRRIGATION DETAILS

UTILITY CONTACT LISTING

COMMUNICATION	COMMUNICATION	ELECTRIC
OWNER OWEN HURLEY 352-419-6500	CONCRETE SCOTT OSBOLD 352-261-7620	STATE ELECTRIC COOPERATIVE DAVID JOHNSON 352-358-1707
COMMUNICATION ERIC WELLS 407-842-8514	COMMUNICATION ERIN WYLLIAMS 352-998-9107	UTILITIES MARION COUNTY UTILITIES CUSTOMER SERVICE 352-307-6000

PROJECT OWNER AND CONSULTANTS

DESIGNER: THE PHILLIPS EDISON GROUP, LLC 11501 NORTH LAKE DRIVE CINCINNATI, OH 45429 513-328-2800	DESIGNED BY: 484 ROAD REFINEMENT RESOURCES, LLC 5705 SW HIGHWAY 484 OCALA, FL 34473 352-478-6519	ARCHITECT: HFA&E LTD MATTHEW TURNER 1705 S WALTON BLVD, STE 3 BENTONVILLE, AR 72712 479-273-7780	GEOTECHNICAL: EBS FLORIDA, LLC 5342 NW 15TH STREET, UNIT 10 GAINESVILLE, FL 32653 352-321-9221
CIVIL ENGINEERING CONSULTANT: DIXIE ENGINEERING AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 352-438-3000	ENVIRONMENTAL: DIXIE ENGINEERING AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 352-438-3000	LANDSCAPE: DIXIE ENGINEERING AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 352-438-3000	SURVEYOR: ROGERS ENGINEERING, LLC 1100 SE 3RD AVE OCALA, FLORIDA 34771 352-422-9214

Kimley-Horn
 9700 INTERNATIONAL BOULEVARD, SUITE 100
 FORT WORTH, TEXAS 76155
 PHONE: 817-335-4747 FAX: 817-335-4748
 WWW.KIMLEY-HORN.COM

COVER SHEET

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MARION COUNTY, FL

SHEET NUMBER
6000

DATE

REVISION

This document, together with the concepts and designs presented herein, is an instrument of service, is prepared only for the specific purpose and project for which it was prepared. None of the design or engineering services shown in this document shall be used without the written authorization and supervision by Kimley-Horn and Associates, Inc. and its direct facility to Kimley-Horn and Associates, Inc.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
A																
B																
C																
D	GENERAL NOTES															
E	<p>A. PRODUCT DRINKING WATER SUPPLY: THE CONTRACTOR SHALL PROVIDE A SINGLE ORGANIZED LOCATION ON A WALL INSIDE THE BUILDING TO BE USED FOR THE STORAGE OF ALL SUPPLY DRINKING WATER SUPPLY SHEETS. A SIGN READING "DRINKING WATER SUPPLY SHEETS" SHALL BE PLACED AT THE LOCATION. CONTRACTOR SHALL MAINTAIN ACCESS TO THESE SHEETS AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO THESE SHEETS AT ALL TIMES.</p>															
F	<p>B. PERMITTED PROJECT AREA: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE PERMITTED PROJECT AREA AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE PERMITTED PROJECT AREA AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE PERMITTED PROJECT AREA AT ALL TIMES.</p>															
G	<p>C. SPECIAL PROTECTIVE AREA: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SPECIAL PROTECTIVE AREA AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SPECIAL PROTECTIVE AREA AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SPECIAL PROTECTIVE AREA AT ALL TIMES.</p>															
H	<p>D. NON-FOSSIL FUELS: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE NON-FOSSIL FUELS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE NON-FOSSIL FUELS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE NON-FOSSIL FUELS AT ALL TIMES.</p>															
I	<p>E. POWER WARNING: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE POWER WARNING AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE POWER WARNING AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE POWER WARNING AT ALL TIMES.</p>															
J	<p>F. DISCHARGE POINTS: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE DISCHARGE POINTS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE DISCHARGE POINTS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE DISCHARGE POINTS AT ALL TIMES.</p>															
K	<p>G. EROSION AND SEDIMENT CONTROL NOTES: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE EROSION AND SEDIMENT CONTROL NOTES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE EROSION AND SEDIMENT CONTROL NOTES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE EROSION AND SEDIMENT CONTROL NOTES AT ALL TIMES.</p>															
L	<p>H. HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING AT ALL TIMES.</p>															
M	<p>I. USGS QUADRANGLE MAP: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE USGS QUADRANGLE MAP AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE USGS QUADRANGLE MAP AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE USGS QUADRANGLE MAP AT ALL TIMES.</p>															
	<p>J. SITE LOCATION MAP: THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE LOCATION MAP AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE LOCATION MAP AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE LOCATION MAP AT ALL TIMES.</p>															

DATE	
REVISION	
NO.	

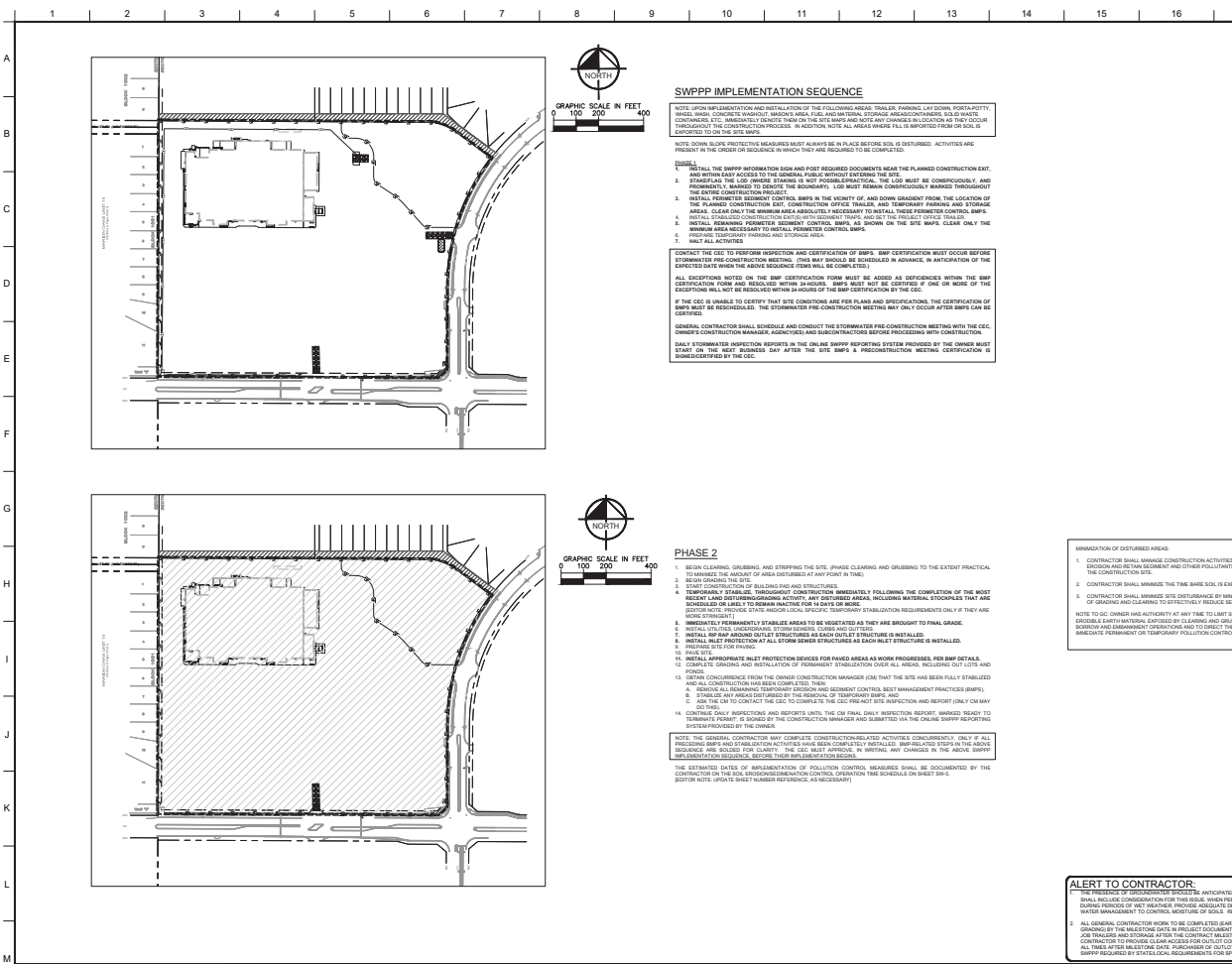
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 Lincoln, NE 68502
 PHONE: 402.478.1100 FAX: 402.478.1101
 WWW.KIMLEY-HORN.COM

USGS QUADRANGLE MAP
 N.T.S.
 SITE

SITE LOCATION MAP
 N.T.S.
 SITE

SWPPP NOTES
 SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MADISON COUNTY, MISSOURI
 SHEET NUMBER
6010

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and project to which it was prepared, bears no responsibility for any other project, and is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. and an equal liability to Kimley-Horn and Associates, Inc.



SWPPP IMPLEMENTATION SEQUENCE

- NOTE UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER PARKING, PAVING, LAY DOWN, PORTABILITY, WHEEL WASH, CONCRETE TIGHTEN, BRUSH, AREA, FILL, AND ANIMAL STORAGE, RELOCATION, FENCE, ETC. IMMEDIATELY DECIDE THEM ON THE SITE MAPS AND MAKE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, MAKE ANY CHANGES AS THEY ARE REPORTED FROM SOIL IS EXPORTED TO ON THE SITE MAPS.
- NOTE DOWN SEWER PROTECTION MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.
1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT AND MAINTAIN ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
 2. STAKE/FLAG THE LID. OWNER STAKING IS NOT POSSIBLE/PRACTICAL, THE LID MUST BE CONSECUTIVELY AND REQUIREMENTS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION. LID MUST REMAIN CONSECUTIVELY MARKED THROUGHOUT THE ENTIRE LIVES FUNCTION PROJECT.
 3. INSTALL PERIMETER SEDIMENT CONTROL, SWPPS IN THE VICINITY OF AND DOWN GRADIENT FROM THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY WAREHOUSE STORAGE AREA. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL SWPPS.
 4. INSTALL SEDIMENT CONTROL WASHING FACILITY WITH A 200 GPM FLOW RATE AND THE 100 GPM TRAILER.
 5. INSTALL PERIMETER FERTILIZER CONTROL SWPPS AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL SWPPS.
 6. INSTALL FERTILIZER STORAGE AND STORAGE AREA.
- WAIT ALL ACTIVITIES
- CONTACT THE DEC TO REQUEST INSPECTION AND CERTIFICATION OF SWPPP. SWPPP CERTIFICATION MUST OCCUR BEFORE CONSTRUCTION PRE-CONSTRUCTION MEETING. THIS MAY BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE DEFERRED DATE WHEN THE ABOVE SEQUENCE SHALL BE COMPLETED.
- ALL EXCEPTIONS NOTED ON THE SWPPP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE SWPPP CERTIFICATION FORM AND RESOLVED WITHIN 48 HOURS. SWPPP MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 48 HOURS OF THE SWPPP CERTIFICATION BY THE DEC.
- IF THE DEC IS UNABLE TO VERIFY THAT SITE CONDITIONS ARE PER PLAN AND SPECIFICATIONS, THE CERTIFICATION OF SWPPP MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER SWPPP CAN BE CERTIFIED.
- GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE DEC, OWNER'S CONSTRUCTION MANAGER, AGENTS AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE SWPPP & PRE-CONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE DEC.

PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE (GRADE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO REMOVE THE REMAINT OF AREA COMPLETED AT ANY POINT IN TIME).
 2. BEGIN GRADING THE SITE.
 3. START CONSTRUCTION OF BUILDINGS AND STRUCTURES.
 4. TEMPORARILY STABILIZE THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST EXPOSED LAND DISTURBING ACTIVITY AND DISTURBED AREAS, INCLUDING MATERIAL STORAGE THAT ARE IDENTIFIED BY SWPPP TO REMAIN THE FOR 90 DAYS OR MORE.
 5. IDENTIFY TEMPORARILY STABILIZED AREAS AS THEY ARE SUBJECT TO FINAL GRADE.
 6. INSTALL SWPPP AND OTHER TEMPORARILY STABILIZED AREAS AS EACH ACTIVITY IS COMPLETED.
 7. INSTALL INLET PROTECTORS AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
 8. PREVENT EROSION OF PAVEMENT.
 9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER SWPPP DETAILS.
 10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUTLETS AND BORDERS.
 11. MAINTAIN CONFORMANCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 12. ADVISE THE DEC TO CONTACT THE DEC TO COMPLETE THE DEC FINAL SITE INSPECTION AND REPORT ONLY ON MAP D. DO THIS.
 13. ADVISE THE DEC TO CONTACT THE DEC TO COMPLETE THE DEC FINAL SITE INSPECTION AND REPORT ONLY ON MAP D. DO THIS.
 14. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE ON-DAILY INSPECTION REPORTS, MARKED READY TO TERMINATE PERMIT, IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM/PROCESSED BY THE OWNER.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PREVIOUS SWPPP AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. SWPPP RELATED STEPS IN THE ABOVE SEQUENCE ARE VALID FOR QUANTITY THE DEC MUST APPROVE. IN WRITING, ANY CHANGES IN THE ABOVE SWPPP ARE SUBJECT TO DEC APPROVAL AND MUST BE SUBMITTED TO THE DEC FOR APPROVAL.
- THE DETAILED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENT CONTROL OPERATION TIME SCHEDULE SHEET SWPPP (FOR YOUR NOTE: UPDATE SHEET NUMBER REFERENCE, AS NECESSARY).

MINIMIZATION OF DISTURBED AREAS

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE REGIONAL SOIL EROSION AND OTHER POLLUTANTS BY THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TAKE BASE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE EXPOSED YIELD.

NOTE TO DEC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF EXPOSED SOIL TO BE GRADDED, CLEARED, OR GRUBBED. EXHAUSTIVE BORDERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO PROTECT THE DEC TO PREVENT IMMEDIATE PERMITS OR TEMPORARY CONSTRUCTION MEASURES.

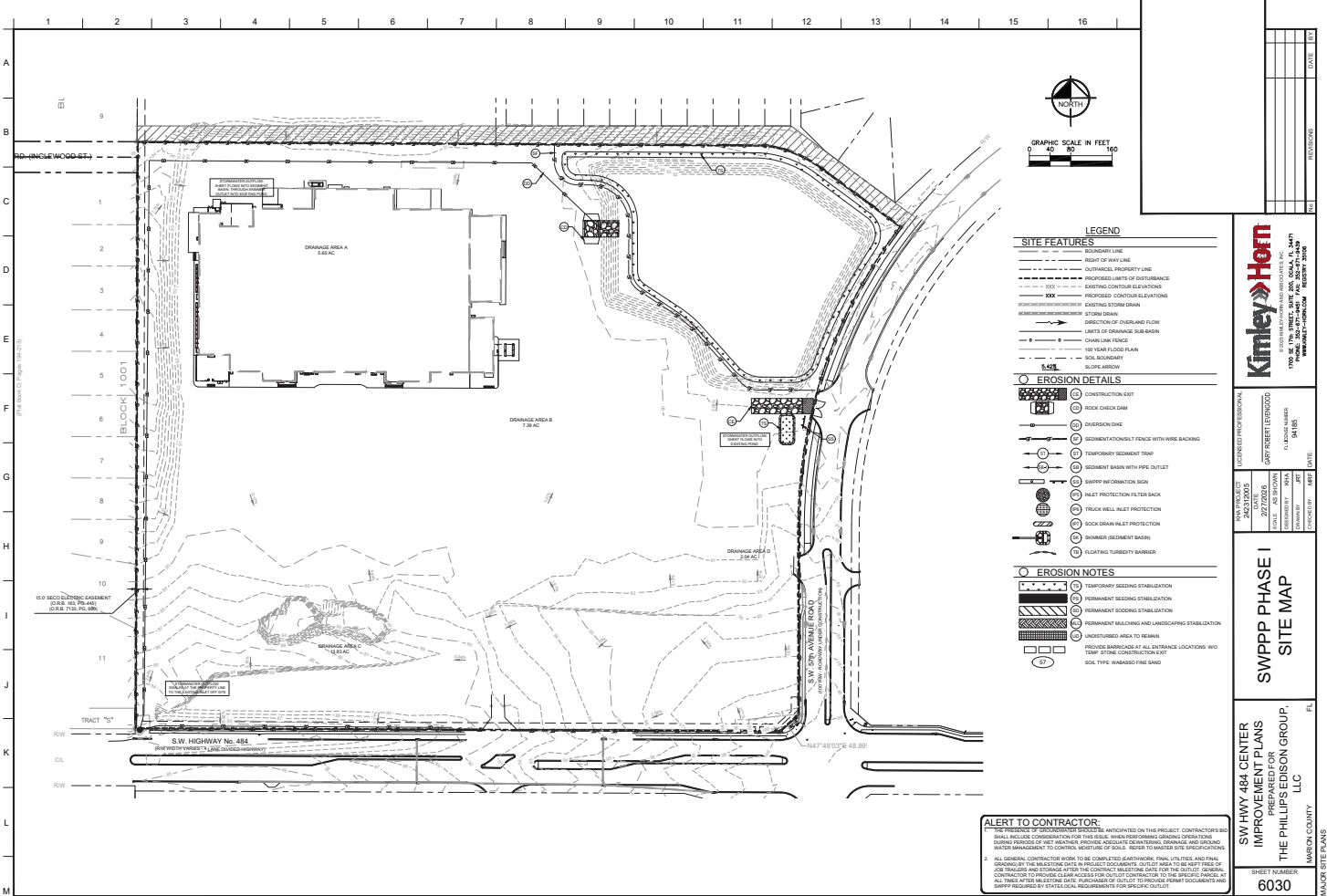
ALERT TO CONTRACTOR:

THE PRESENCE OF CONSTRUCTION PROJECTS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL CONSIDERATION FOR THE SOIL, GRADE, EROSION, SEDIMENTATION, AND WATER MANAGEMENT TO CONTROL, MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS AND THE PROJECT MANUAL FOR MORE INFORMATION. REFER TO MASTER SITE SPECIFICATIONS AND THE PROJECT MANUAL FOR MORE INFORMATION. REFER TO MASTER SITE SPECIFICATIONS AND THE PROJECT MANUAL FOR MORE INFORMATION.

ALL GENERAL CONTRACTOR MUST TO BE COMPLETELY EROSION, SWPPP, AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE LEFT FREE OF GRASS, TREES, AND OTHER AFTER THE CONTRACT MEETING DATE FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE A CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC AREAS AT ALL TIMES AT THE MILESTONE DATE. RESPONSIBILITY OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.

<p>Kinley-Horn 6700 STATE STREET, SUITE 100 PHILADELPHIA, PA 19104 PH: 215-381-1000 WWW.KINLEY-HORN.COM</p>	<p>DATE: _____</p> <p>REVISION: _____</p>
	<p>LICENSED PROFESSIONAL</p> <p>UNIVERSITY OF PENNSYLVANIA</p> <p>STATE OF PENNSYLVANIA</p> <p>EXPIRES: _____</p>
	<p>SWPPP SEQUENCE AND LIMITS OF WORK</p>
	<p>SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC</p> <p>MARKED COUNTY</p> <p>SHEET NUMBER: 6020</p>

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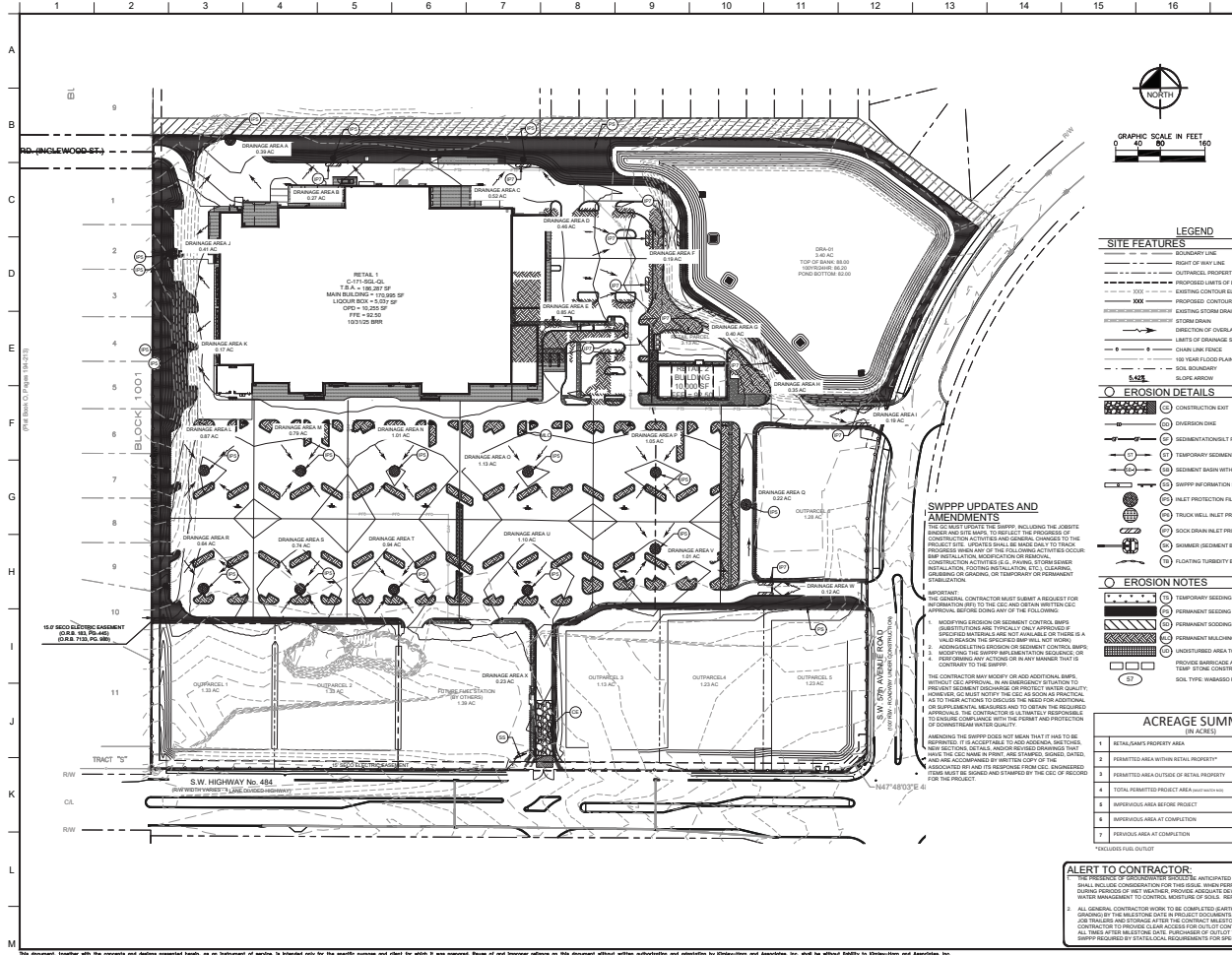
ALERT TO CONTRACTOR:
 THE PRESENCE OF OBSTRUCTIONS (STREETS, UTILITIES, ETC.) NOT SHOWN ON THIS PROJECT. CONTRACTORS SHOULD CONDUCT A PRELIMINARY SURVEY OF THE SITE. SOILS, SEEDING, EROSION CONTROL, AND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
 ALL GENERAL CONTRACTOR WORK TO BE COMPLETED EARLIEST, FINAL, AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE KEPT FREE OF OBSTRUCTIONS AND STORED AFTER THE CONTRACTOR'S SETTING DATE FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PANELS AT ALL TIMES AT THE MILESTONE DATE. RESPONSIBILITY OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY REGULATORY AGENCIES FOR SPECIFIC OUTLET.

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 Edina, MN 55425
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 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 CIVIL ENGINEER
 LICENSE NUMBER: 54150
 STATE: MN
 PROJECT NO: 22-00000000
 SHEET NO: 6030
 DATE: 08/20/2022

**SWPPP PHASE I
 SITE MAP**

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 LINCOLN COUNTY, MN
 SHEET NUMBER
6030



NO.	REVISION	DATE
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5		
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LEGEND

SITE FEATURES

- BOUNDARY LINE
- POINT OF BEGINNING
- OUTLINE PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING CONTROL ELEVATIONS
- PROPOSED CONTROL ELEVATIONS
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF OVERLAND FLOW
- EXISTING CURBS
- CHAIN LINK FENCE
- 10 YEAR FLOOD PLAIN
- SOIL BOUNDARY
- SLOPE ARROW

EROSION DETAILS

- CONSTRUCTION DIRT
- EROSION DUNE
- SEDIMENTATION FENCE WITH WIRE BACKING
- TEMPORARY SEDIMENT TRAP
- SEDIMENT BASIN WITH PIPE OUTLET
- SHRIMP PEN CONTAINMENT SIGN
- INLET PROTECTION FILTER BACK
- TRUCK DRINK INLET PROTECTION
- SHRIMP (SEDIMENT BAGS)
- SLANTING SURVEY BARRIER

EROSION NOTES

- TEMPORARY SEEDING STABILIZATION
- PERMANENT SEEDING STABILIZATION
- PERMANENT SEEDING SOD STABILIZATION
- PERMANENT SLOTTING AND LANDSCAPING STABILIZATION
- UNDISTURBED AREA TO REMAIN
- PROVIDE BARBERCAGE AT ALL ENTRANCE LOCATIONS W/O STOP WORK CONSTRUCTION SIGN
- SOIL TYPE: MARISSA FINE SAND

SWPPP UPDATES AND AMENDMENTS

THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION TO THE CLIENT AND OBTAIN WRITTEN AND APPROVED BEFORE DOING ANY OF THE FOLLOWING:

- MODIFYING DESIGN OR SEDIMENT CONTROL BMP SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF PROPOSED MODIFICATIONS ARE NOT UNREASONABLE TO THE PROJECT. THE REQUESTOR SHALL PROVIDE THE FOLLOWING INFORMATION:
 - ADDITIONAL EROSION OR SEDIMENT CONTROL BMP'S
 - EXPLAINING THE SWPPP AND SEDIMENTATION RECORDS OR PERFORMING ANY ACTIONS ON ANY WAREHOUSE THAT IS CONTIGUOUS TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMP'S, WITHOUT CLIENT APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT EROSION OR SEDIMENT CONTROL FROM BEING IMPRACTICABLE AS SOON AS PRACTICAL. THE CONTRACTOR SHALL NOTIFY THE CLIENT AND OBTAIN APPROVAL OF THE CLIENT AS SOON AS PRACTICAL. ANY SUCH MODIFICATIONS TO THE SWPPP MUST BE RECORDED AND STAMPED BY THE CLIENT OF RECORD FOR THE PROJECT.

ACREAGE SUMMARY

NO.	DESCRIPTION	ACRES
1	RETAIL/WAREHOUSE PROPERTY AREA	18.4C
2	PERMITTED AREA WITHIN RETAIL/WAREHOUSE	18.4C
3	PERMITTED AREA OUTSIDE OF RETAIL/WAREHOUSE	1.1C
4	TOTAL PERMITTED PROJECT AREA	21.1C
5	IMPERVIOUS AREA BEFORE PROJECT	0.4C
6	IMPERVIOUS AREA AT COMPLETION	
7	PERVIOUS AREA AT COMPLETION	

*EXCLUDES FUEL OUTLET

ALERT TO CONTRACTOR:

THE PRESENCE OF PROPOSED IMPROVEMENTS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL CONSIDER THE PRESENCE OF THESE IMPROVEMENTS WHEN CONSIDERING THE LOCATION OF ANY NEW UTILITY LINES, EXISTING OR PROPOSED. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

Kimley-Horn

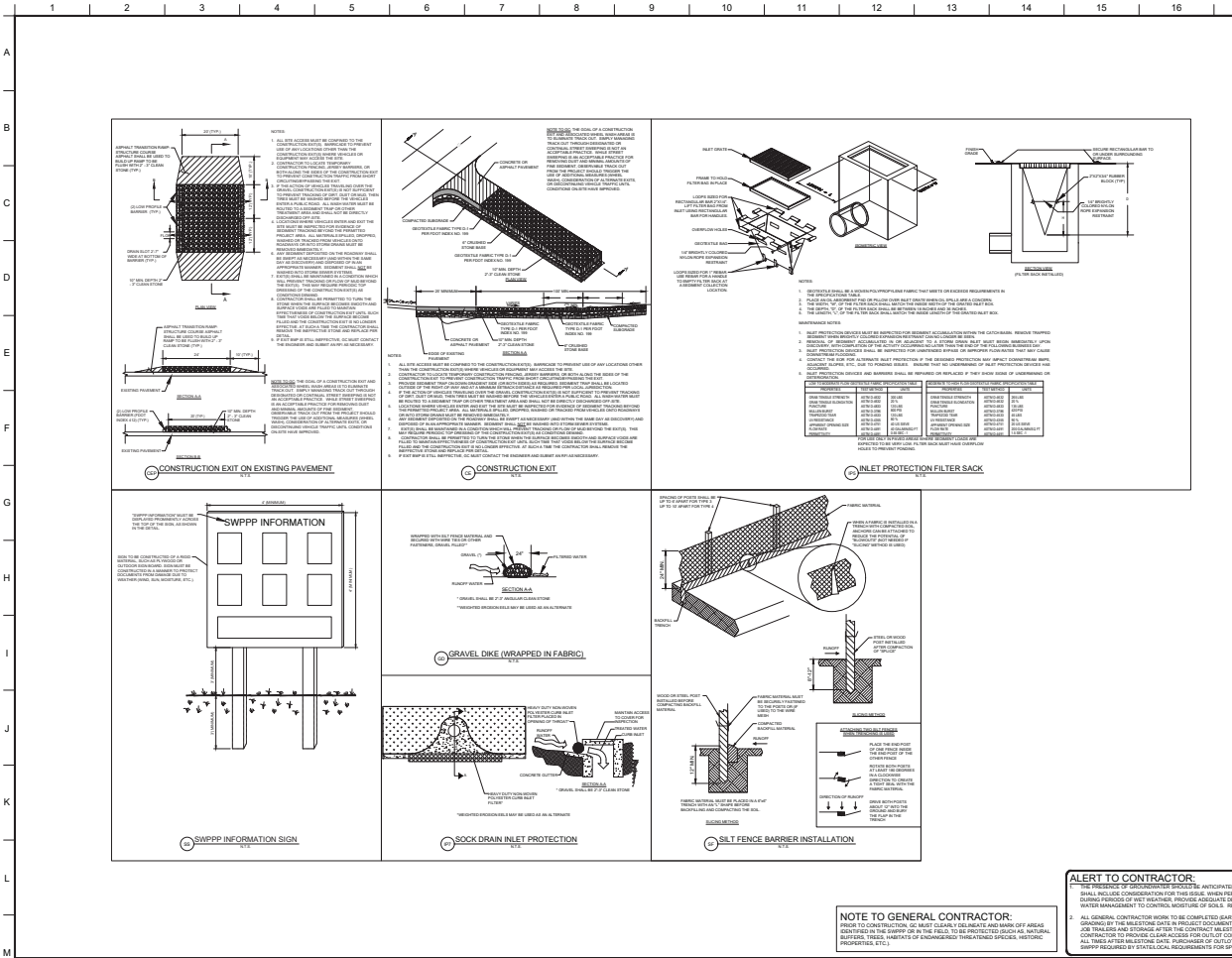
1900 RICHMOND AVENUE, SUITE 100
 RICHMOND, VA 23220
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 FAX: 804-343-2101
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 40112
 PROFESSIONAL SEAL

SWPPP PHASE II
SITE MAP

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MARION COUNTY, FL
 SHEET NUMBER
6040

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
A	B	C	D	E	F	G	H	I	J	K	L	M				

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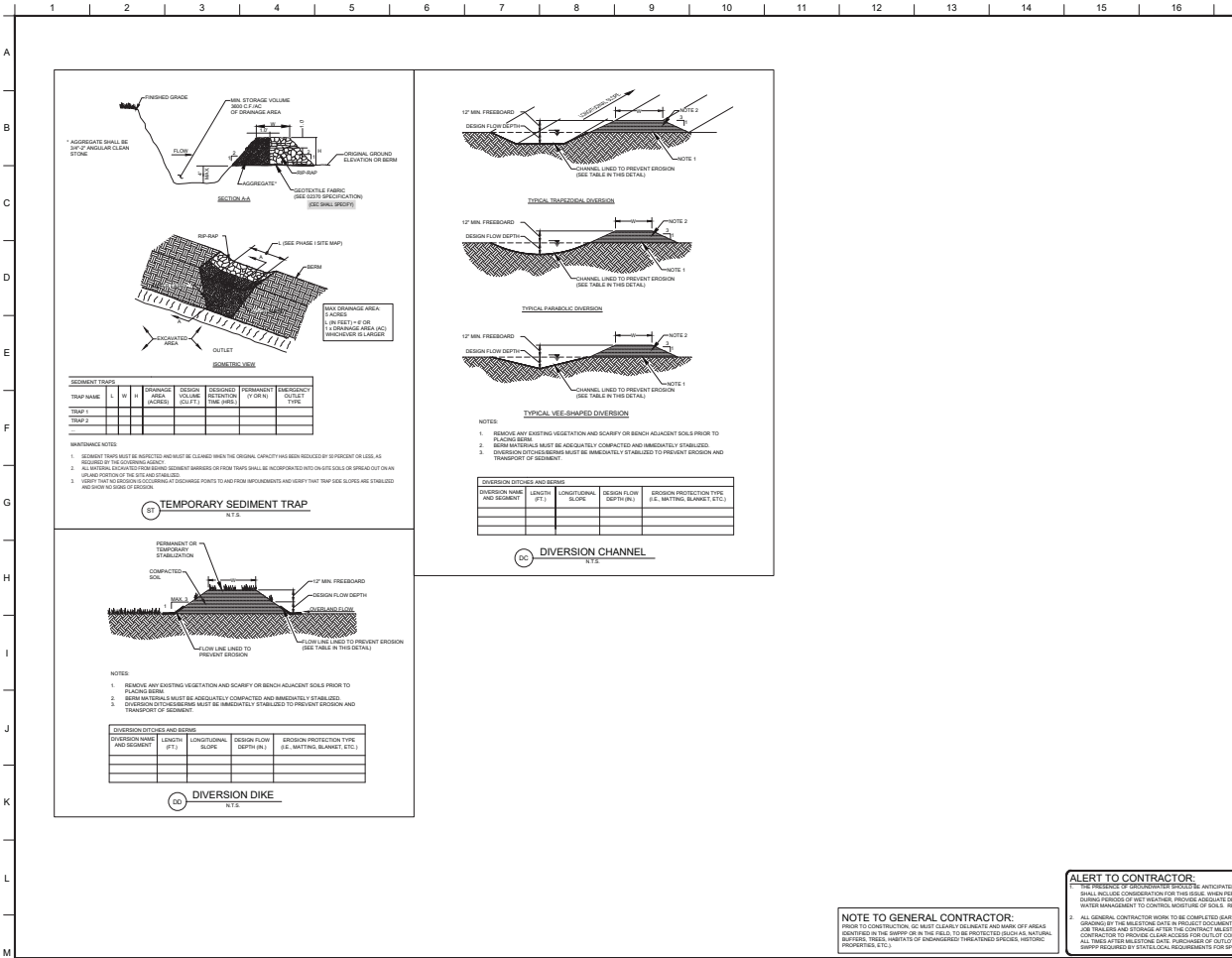
LICENSED PROFESSIONAL
 URBAN/ENVIRONMENTAL ENGINEER
 LICENSE NUMBER: 94185
 STATE: MARYLAND

DATE: 08/15/2018
 PROJECT: SWPPP DETAILS

SWPPP DETAILS

SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC
 MARYLAND COUNTY, MD

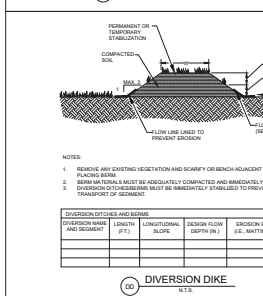
SHEET NUMBER: 6080



TRAP NAME	L	W	DRAINAGE AREA (SQ FT)	DESIGN FLOW (CFD)	DESIGN STORAGE VOLUME (CU YD)	DESIGN DETENTION TIME (MIN)	FOUNDATION TYPE	EMERGENCY OUTLET TYPE
TRAP 1								
TRAP 2								

- MAINTENANCE NOTES:**
- SEDIMENT TRAPS MUST BE MAINTAINED AND NOT BE CALLED WHEN THE ORIGINAL CONCEPT HAS BEEN REVISED OR IS USED AS REQUIRED BY THE GOVERNING AGENCY.
 - ALL MATERIALS FROM SEDIMENT TRAPS SHOULD BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT OVER UPWARD PORTION OF THE SITE AND STABILIZED.
 - VERIFY THAT ALL SEDIMENTATION OCCURRENCE POINTS TO AND FROM IMPROVEMENTS AND VERIFY THAT TRAP SLOPES ARE STABILIZED AND AVOID NOISE OF EROSION.

(ET) TEMPORARY SEDIMENT TRAP



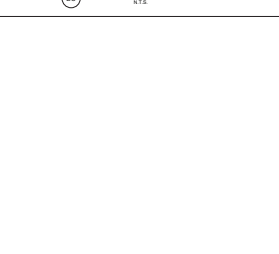
(DD) DIVERSION DIKE

DIVERSION NAME AND SEGMENT	LENGTH (FT)	LONGITUDINAL SLOPE	DESIGN FLOW DEPTH (IN)	EROSION PROTECTION TYPE (E.G. MATTING, BLANKET, ETC.)

- NOTES:**
- REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERMS.
 - BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND IMMEDIATELY STABILIZED.
 - EROSION PROTECTION TYPES MUST BE IMMEDIATELY STABILIZED TO PREVENT EROSION AND TRANSPORT OF SEDIMENT.

DIVERSION NAME AND SEGMENT	LENGTH (FT)	LONGITUDINAL SLOPE	DESIGN FLOW DEPTH (IN)	EROSION PROTECTION TYPE (E.G. MATTING, BLANKET, ETC.)

(DC) DIVERSION CHANNEL

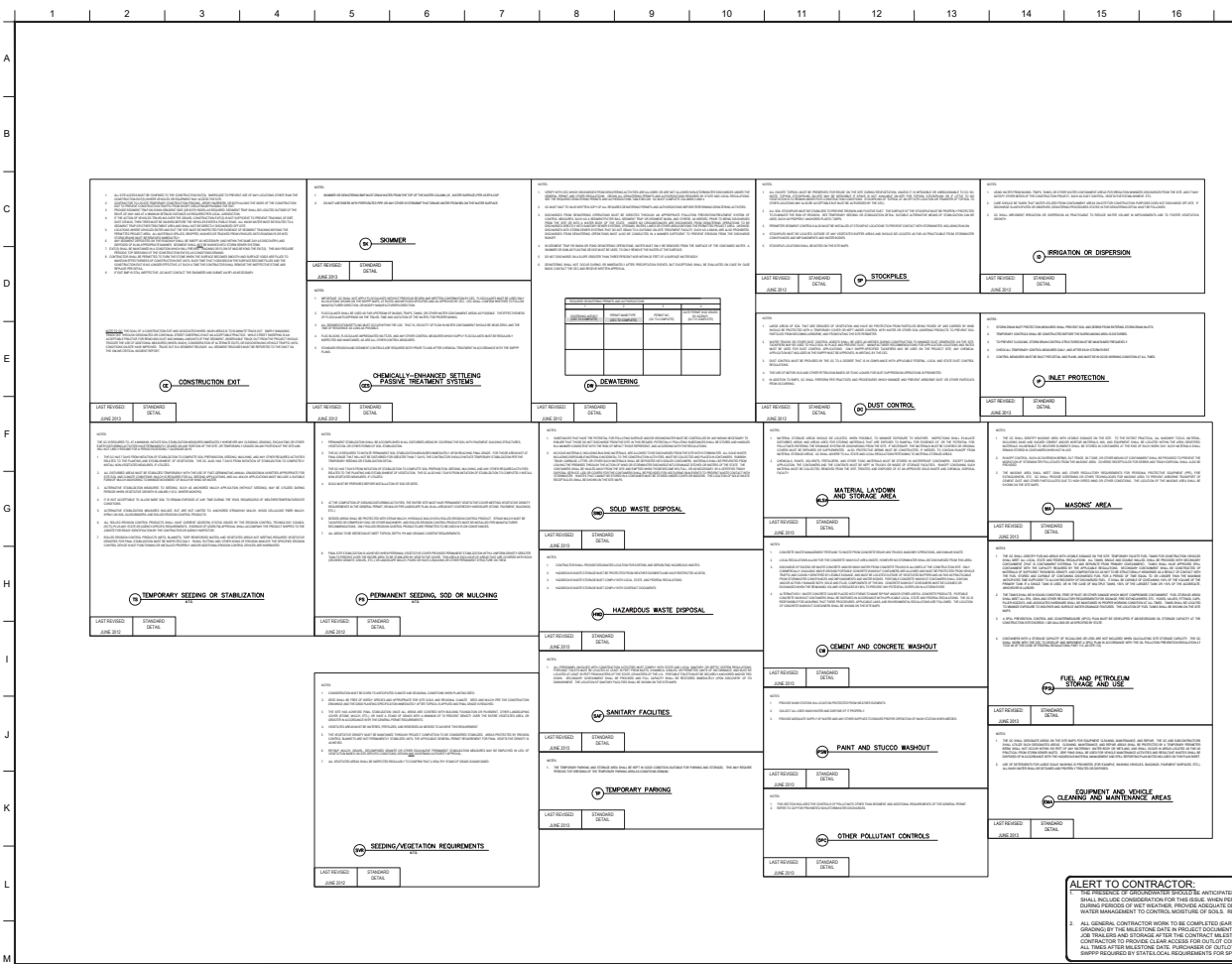


ALERT TO CONTRACTOR:
 THE PRESENCE OF ARCHITECTURAL STRUCTURES ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD BE AWARE OF THESE STRUCTURES AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM. CONTRACTORS SHOULD BE AWARE OF THESE STRUCTURES AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM. CONTRACTORS SHOULD BE AWARE OF THESE STRUCTURES AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM.

NOTE TO GENERAL CONTRACTOR:
 SHOW TO CONSTRUCTION TO BE CLEARLY IDENTIFIED AREAS OF AREAS TO BE PROTECTED BY SIGNAGE, FENCING, OR OTHER MEANS. THESE AREAS SHOULD BE IDENTIFIED AND MARKED AT THE TIME OF CONSTRUCTION. CONTRACTORS SHOULD BE AWARE OF THESE AREAS AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM. CONTRACTORS SHOULD BE AWARE OF THESE AREAS AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM.

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Kimley-Horn	LICENSED PROFESSIONAL CIVIL ENGINEER LICENSE NUMBER: 04180 EXPIRES: 12/31/2024
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC	PROJECT NUMBER: 6081 MAPS COUNTY MISSOURI



NO.	DATE	REVISION

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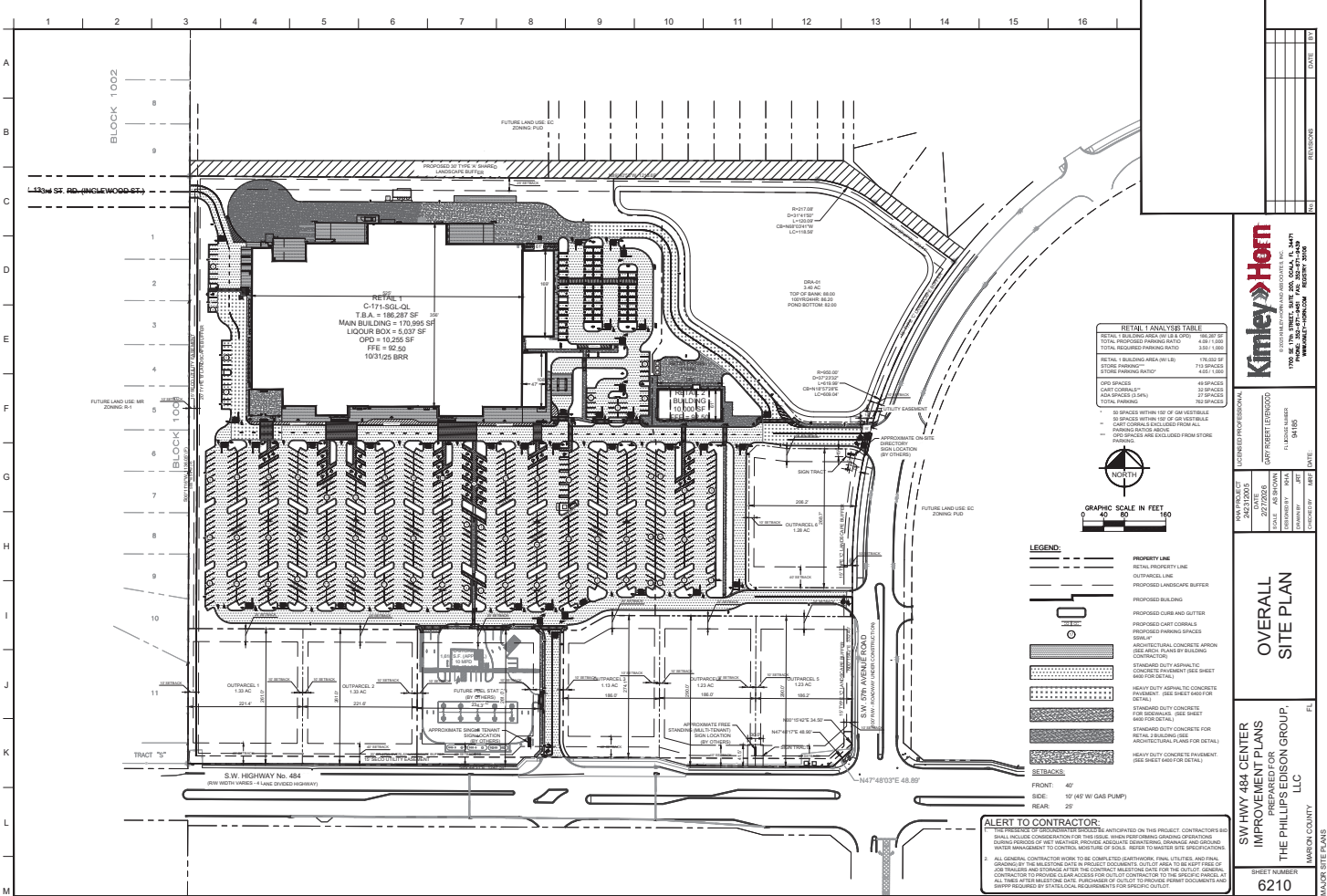
LICENSED PROFESSIONAL
 URBAN ROBERT LEONARD
 LICENSE NUMBER: 54185
 CONTRACT NO. 16-0000000000000000
 SHEET NO. 6090

SWPPP
 PERFORMANCE
 STANDARDS

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MADISON COUNTY, TN
 SHEET NUMBER
6090

ALERT TO CONTRACTOR:
 THE PRESENCE OF PROHIBITIVE SUBSTANCES IDENTIFIED ON THIS PROJECT CONTRACTORS HAS
 SMALL POLYESTER CONSTRUCTION FOR THIS ISSUE. DESIGN ENGINEERING (SHEETS 6090-6100),
 WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS
 1. ALL GENERAL CONTRACTOR MUST TO BE COMPLETELY RESPONSIBLE FOR THE FINAL AND FINAL
 GRADING BY THE SETTING DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE LEFT FREE OF
 JOB TRUCKS AND EQUIPMENT AT THE CONTRACT SETTING DATE FOR THE OUTLET. GENERAL
 CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PANELS AT
 ALL TIMES AT THE SETTING DATE. BURDEN OF DUTY TO PROVIDE ERYM DOCUMENTS AND
 SWPPP REQUIRED BY REGULATORY REQUIREMENTS FOR SPECIFIC SUPPORT.

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RETAIL ANALYSIS TABLE	
RETAIL BUILDING AREA (17.8 AC)	662,207 SF
TOTAL PROPOSED PARKING (4,470)	4,471 SPACES
TOTAL REQUIRED PARKING (4,470)	4,471 SPACES
RETAIL BUILDING AREA (17.8 AC)	17,800 SF
STREET PARKING (773 SPACES)	773 SPACES
STREET PARKING (48 SPACES)	48 SPACES
CARPORT (48 SPACES)	48 SPACES
TOTAL PARKING (8,331)	8,331 SPACES

LEGEND	
	PROPERTY LINE
	RETAIL PROPERTY LINE
	OUTSIDE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED CHART CORNERS
	PROPOSED PARKING SPACES
	ARCHITECTURAL CONCRETE ASPHALT
	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	STANDARD DUTY CONCRETE FOR SIDEWALKS (SEE SHEET 600 FOR DETAILS)
	HEAVY DUTY CONCRETE FOR SIDEWALKS (SEE SHEET 600 FOR DETAILS)

SETBACKS	
FRONT:	40'
SIDE:	10' (45' W/ GAS PUMP)
REAR:	25'

ALERT TO CONTRACTOR:
 THE PRESENCE OF CONTAMINATED GROUNDWATER IS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD CONSULT WITH THE CONSULTING ENGINEER FOR THE ISSUES OF GROUNDWATER MONITORING AND REMEDIATION. CONTRACTORS SHOULD BE AWARE OF THE PRESENCE OF CONTAMINATED GROUNDWATER AND TAKE APPROPRIATE PRECAUTIONS TO AVOID CONTAMINATION OF THE GROUNDWATER. CONTRACTORS SHOULD BE AWARE OF THE PRESENCE OF CONTAMINATED GROUNDWATER AND TAKE APPROPRIATE PRECAUTIONS TO AVOID CONTAMINATION OF THE GROUNDWATER. CONTRACTORS SHOULD BE AWARE OF THE PRESENCE OF CONTAMINATED GROUNDWATER AND TAKE APPROPRIATE PRECAUTIONS TO AVOID CONTAMINATION OF THE GROUNDWATER. CONTRACTORS SHOULD BE AWARE OF THE PRESENCE OF CONTAMINATED GROUNDWATER AND TAKE APPROPRIATE PRECAUTIONS TO AVOID CONTAMINATION OF THE GROUNDWATER.

DATE: 11/15/2023
 REVISION: 01

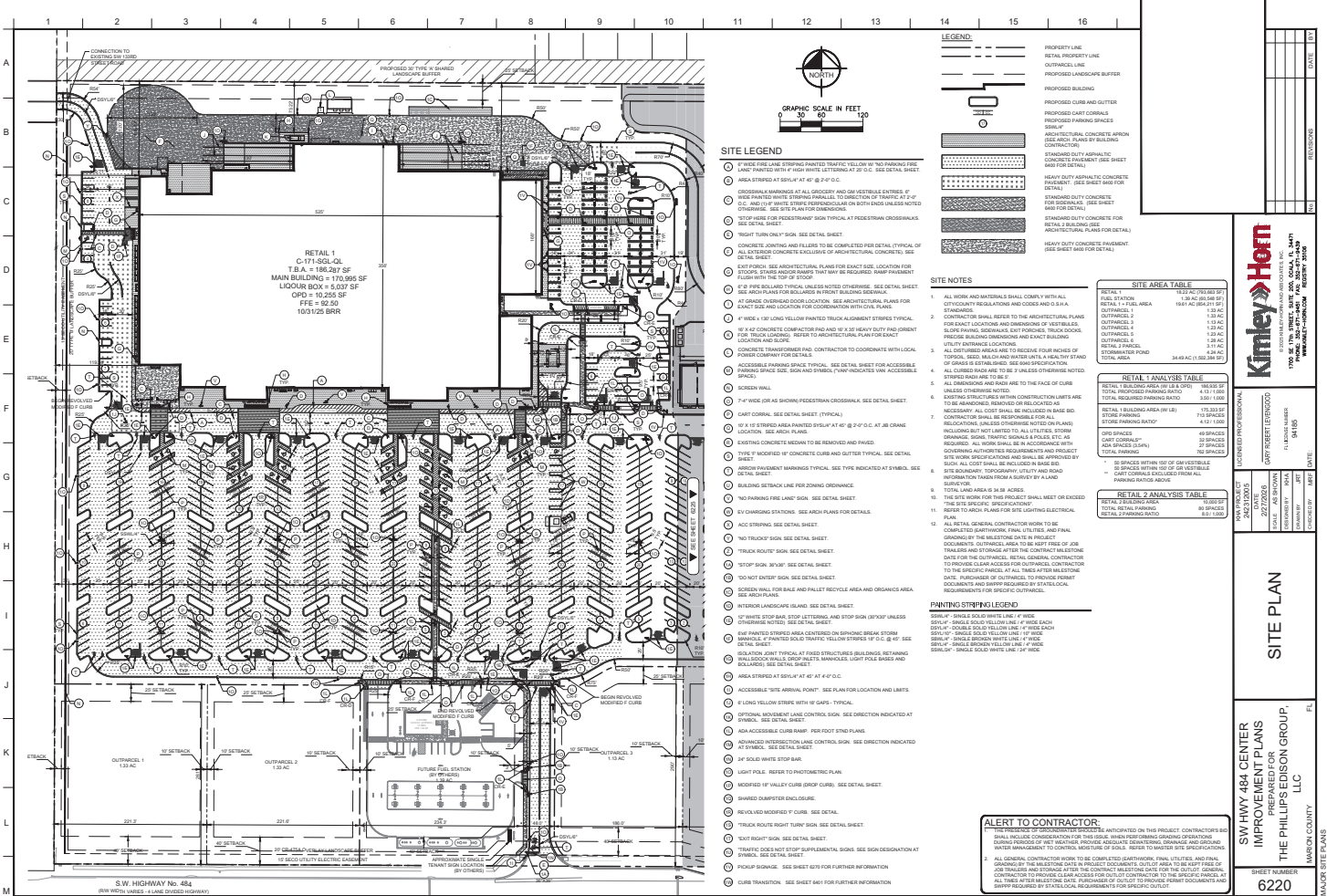
Kimley-Horn
 CONSULTING ENGINEERS, ARCHITECTS, AND PLANNERS
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 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.KIMLEY-HORN.COM

OVERALL SITE PLAN

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MARICOUNTY, AZ

SHEET NUMBER
6210

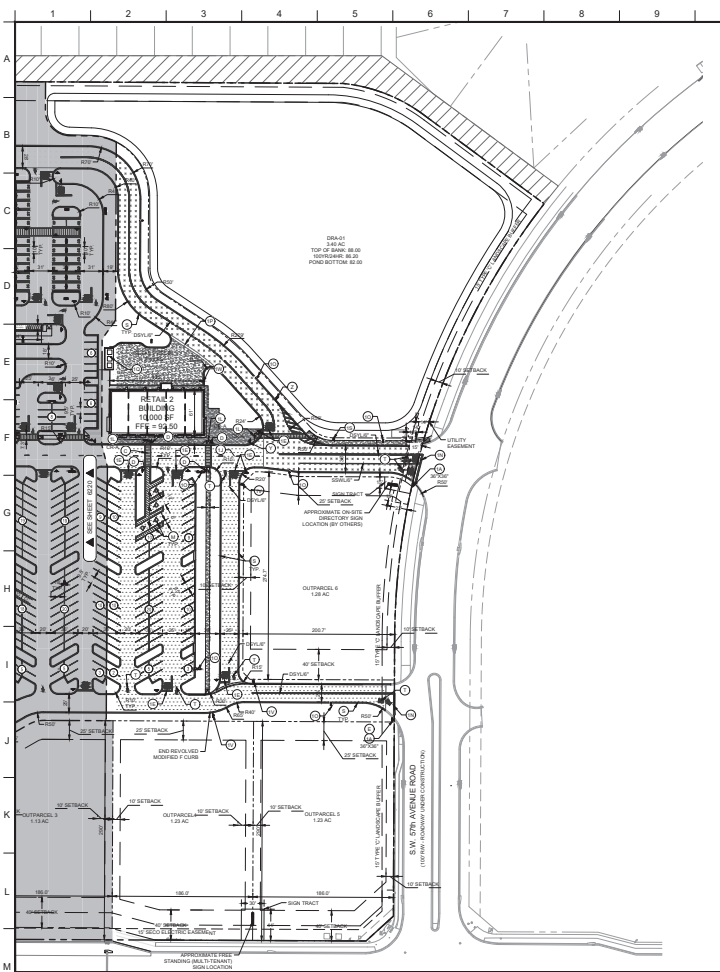
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SITE PLAN

OWNER	THE PHILLIPS EDISON GROUP, LLC
ARCHITECT	KIMLEY-HORN AND ASSOCIATES, INC.
DATE	11/14/2023
PROJECT NAME	SW HWY 484 CENTER IMPROVEMENT PLANS
SHEET NUMBER	6220



SITE LEGEND

- 1. 8" WIDE CURB, STRIPES PAINTED TRAFFIC YELLOW W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 20' O.C. SEE DETAIL SHEET.
- 2. AREA DESIGNATED BY SIGN AT 40' @ 20' O.C.
- 3. CROSSWALK MARKINGS AT ALL GROUND AND OVERHEAD ENTRIES IF NOT PROVIDED BY OTHER PARTY SHALL BE TO INDICATE TRAFFIC AT 2' OF O.C. AND 10" WIDE STRIPS PERPENDICULAR TO BOTH DIRECTION UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- 4. STOP AREA FOR FEEDERWAY SIGN TYPICAL AT FEEDWAY CROSSINGS. SEE DETAIL SHEET.
- 5. TRUCK TURN ONLY SIGN. SEE DETAIL SHEET.
- 6. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- 7. EXISTENCE: SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STAIRS, STAIRS AND/OR RAMP THAT MAY BE REQUIRED. RAMP PAVEMENT TO BE WITH THE TOP OF STAIR.
- 8. IF 8" PPK SOLID TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET. SEE ARCH PLANS FOR SOLID PAVEMENT BUILDING DECORALS.
- 9. AT CRACK OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL ENGINE.
- 10. 4" WIDE X 120" LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES.
- 11. 8" X 4" CONCRETE COMPACTOR PAD AND 12" X 36" HEAVY DUTY PAD ORIENT TO BE TYPICAL. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND DIMENSIONS.
- 12. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- 13. ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE SIZE, SIGN AND SYMBOL (FURNISHABLE WITH ACCESSIBLE SIGN).
- 14. SCREEN WALL.
- 15. 2" X 4" WIDE (OR AS SHOWN) FEEDWAY CROSSWALK. SEE DETAIL SHEET.
- 16. CART CORRAL. SEE DETAIL SHEET (TYPICAL).
- 17. 10' X 10' STRIPED AREA PAINTED AT 40' @ 20' O.C. AT JOB CORNER LOCATION. SEE ARCH PLANS.
- 18. EXISTING CONCRETE SIGN TO BE REMOVED AND REPAIRED.
- 19. TYPE "P" MODIFIED 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- 20. APPROXIMATE MARKING TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET.
- 21. BUILDING SETBACK LINE FOR ZONING ORDINANCE.
- 22. "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- 23. EV CHARGING STATIONS. SEE ARCH PLANS FOR DETAILS.
- 24. ACC STRIPES. SEE DETAIL SHEET.
- 25. "NO TRUCK" SIGN. SEE DETAIL SHEET.
- 26. "TRUCK TURN ONLY" SIGN. SEE DETAIL SHEET.
- 27. "STOP SIGN" SIGN. SEE DETAIL SHEET.
- 28. "NO ENTRY" SIGN. SEE DETAIL SHEET.
- 29. SCREEN WALL CURB AND PALETTE TRUCK AREA AND ORGANIC AREA. SEE ARCH PLANS.
- 30. INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- 31. "NO PARKING" SIGN, "STOP-LETTERING" AND "STOP SIGN" (X70) UNLESS OTHERWISE NOTED. SEE DETAIL SHEET.
- 32. 60' PAINTED STRIPED AREA CONTAINING ONE OR MORE SIGN STOPS (STOP MARKERS) IF PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 40' SEE DETAIL SHEET.
- 33. ISOLATION JOINT TYPICAL AT FIXED STRUCTURED BUILDINGS, RETAINING WALLS, DOCK WALLS, DROP CEILING MANHOLES, LIGHT POLE BASES AND SOLARIS. SEE DETAIL SHEET.
- 34. AREA DESIGNATED BY SIGN AT 40' @ 20' O.C.
- 35. ACCESSIBLE "NO ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- 36. 8" LONG YELLOW STRIPES WITH 8" GAPS - TYPICAL.
- 37. OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- 38. ADA ACCESSIBLE CURB RAMP - PER FOOT STROKE PLANS.
- 39. ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- 40. 2" OF SOLID WHITE STOP BAR.
- 41. LIGHT POLE. REFER TO PHOTO METRIC PLAN.
- 42. MODIFIED 18" WALLEY CURB (DRIP CURB). SEE DETAIL SHEET.
- 43. SHARED DUMPSTER ENCLOSURE.
- 44. REVOLVED MODIFIED "C" CURB. SEE DETAIL SHEET.
- 45. "TRUCK ROUTE RIGHT TURN" SIGN. SEE DETAIL SHEET.
- 46. "STOP" SIGN. SEE DETAIL SHEET.
- 47. "TRIP" SIGN. SEE DETAIL SHEET.
- 48. "TRIP" SIGN. SEE DETAIL SHEET.
- 49. "TRIP" SIGN. SEE DETAIL SHEET.
- 50. "TRIP" SIGN. SEE DETAIL SHEET.
- 51. "TRIP" SIGN. SEE DETAIL SHEET.
- 52. "TRIP" SIGN. SEE DETAIL SHEET.
- 53. "TRIP" SIGN. SEE DETAIL SHEET.
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- 56. "TRIP" SIGN. SEE DETAIL SHEET.
- 57. "TRIP" SIGN. SEE DETAIL SHEET.
- 58. "TRIP" SIGN. SEE DETAIL SHEET.
- 59. "TRIP" SIGN. SEE DETAIL SHEET.
- 60. "TRIP" SIGN. SEE DETAIL SHEET.



LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED CHART CORRAL
- PROPOSED PARKING SPACES
- ARCHITECTURAL CONCRETE APRON (SEE ARCH PLANS BY BUILDING CONTRACTOR)
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT (SEE SHEET AND FOR DETAILS)
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT (SEE SHEET AND FOR DETAILS)
- STANDARD DUTY CONCRETE FOR SIDEWALKS (SEE SHEET AND FOR DETAILS)
- STANDARD DUTY CONCRETE FOR RETAIL BUILDING (SEE DETAIL ARCHITECTURAL PLANS FOR DETAILS)
- HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET AND FOR DETAILS)

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND SHALL BE STANDARD.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SCREEN WALLS, SIGNAGE, LIGHT FIXTURES, TRUCK COCKETS, PRECAST BUILDING DECORALS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL UTILITIES SHALL BE TO BE EXPOSED FOUR INCHES OF EXPOSURE. SEE, MICH AND WATER UNTIL A HEALTHY STAND OF GRADE IS ESTABLISHED. SEE CIVIL DRAWINGS.
4. ALL CURBED RADII ARE TO BE 2' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 8'.
5. ALL DIMENSIONS AND ENGINE TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MAINTAINED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BIDS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING PERMITS, AND SHALL BE RESPONSIBLE FOR NOT LIMITED TO ALL UTILITIES, FROM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. IF REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BIDS.
8. SITE BOUNDARY: TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM SURVEY BY A LICENSED SURVEYOR.
9. TOTAL LAND AREA IS 34.8 ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.
11. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
12. ALL RETAIL GENERAL CONTRACTOR WORK TO BE COMPLETED (SEASONING, FINAL UTILITIES, FINAL GRADING BY THE INSTALLED DATE IN PROJECT DOCUMENTS) OUTRIGGER AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACTOR HAS COMPLETED THE OUTRIGGER AREA. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTRIGGER CONTRACTOR TO THE SPECIFIC PANELS AT ALL TIMES AFTER THE DATE. PURCHASER OF OUTRIGGER TO PROVIDE PERMIT DOCUMENTS AND SURVEY REQUIRED BY THE LOCAL JURISDICTION FOR THE SPECIFIC OUTRIGGER.

PAINTING STRIPES LEGEND

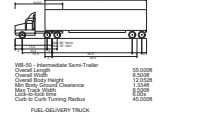
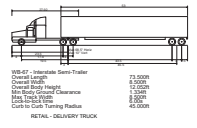
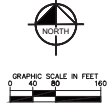
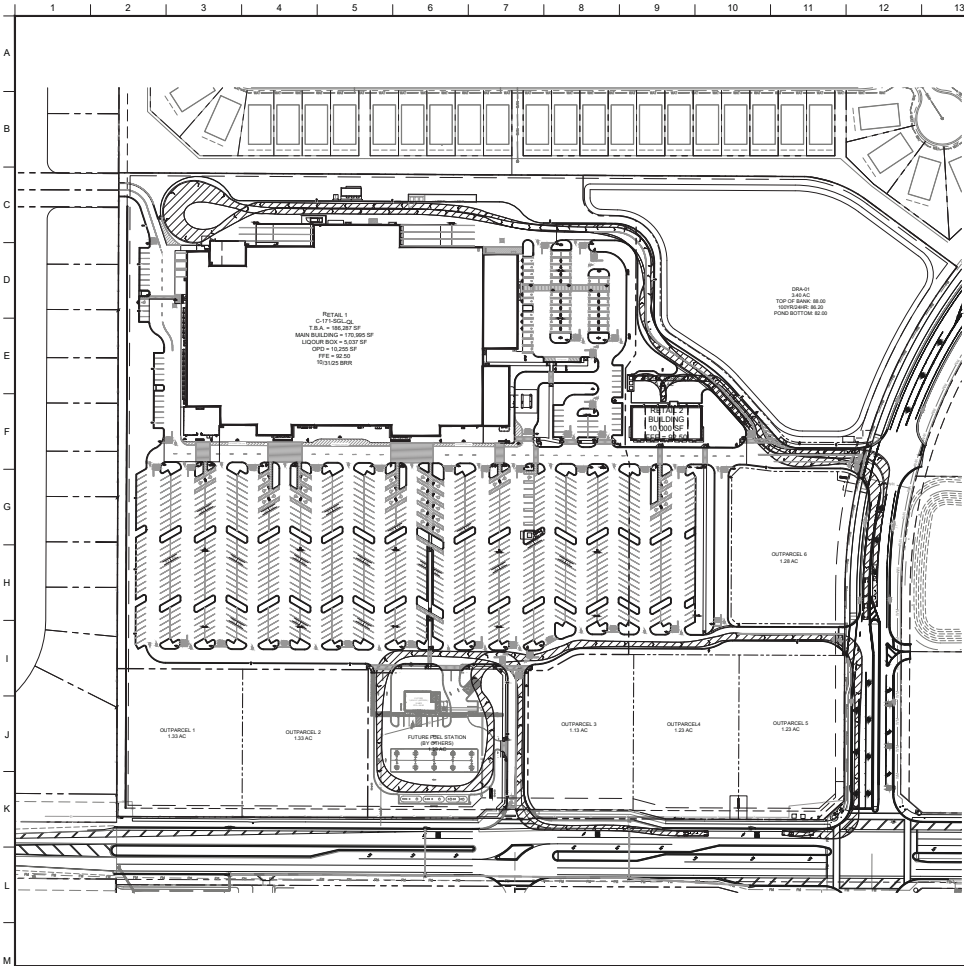
- 800-LP - SINGLE SOLID WHITE LINE 1" WIDE
- 800-LP - DOUBLE SOLID WHITE LINE 1" WIDE EACH
- 800-LP - SOLID YELLOW LINE 1" WIDE EACH
- 800-LP - SINGLE SOLID YELLOW LINE 1" WIDE
- 800-LP - SINGLE BROWN YELLOW LINE 1" WIDE
- 800-LP - SINGLE SOLID WHITE LINE 1" WIDE
- 800-LP - SINGLE SOLID WHITE LINE 1" WIDE

ALERT TO CONTRACTOR:
 THE EXISTENCE OF UTILITIES (UNDERGROUND OR OTHERWISE) ON THIS PROJECT. CONTRACTORS ARE TO BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES. CONTRACTORS TO BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES. CONTRACTORS TO BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES. CONTRACTORS TO BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES.

SITE AREA TABLE	
RETAIL 1 BUILDING (1800 SF)	1800 SF
RETAIL 2 BUILDING (1800 SF)	1800 SF
OUTRIGGER 1	1.33 AC
OUTRIGGER 2	1.33 AC
OUTRIGGER 3	1.33 AC
OUTRIGGER 4	1.33 AC
OUTRIGGER 5	1.33 AC
OUTRIGGER 6	1.33 AC
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OUTRIGGER 10	1.33 AC
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OUTRIGGER 99	1.33 AC
OUTRIGGER 100	1.33 AC

RETAIL 2 ANALYSIS TABLE	
TOTAL AREA	34.8 ACRES
RETAIL 2 BUILDING AREA	1800 SF
OUTRIGGER 1	1.33 AC
OUTRIGGER 2	1.33 AC
OUTRIGGER 3	1.33 AC
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OUTRIGGER 5	1.33 AC
OUTRIGGER 6	1.33 AC
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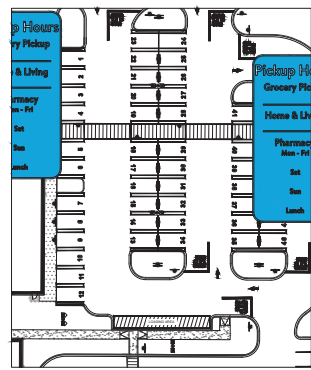
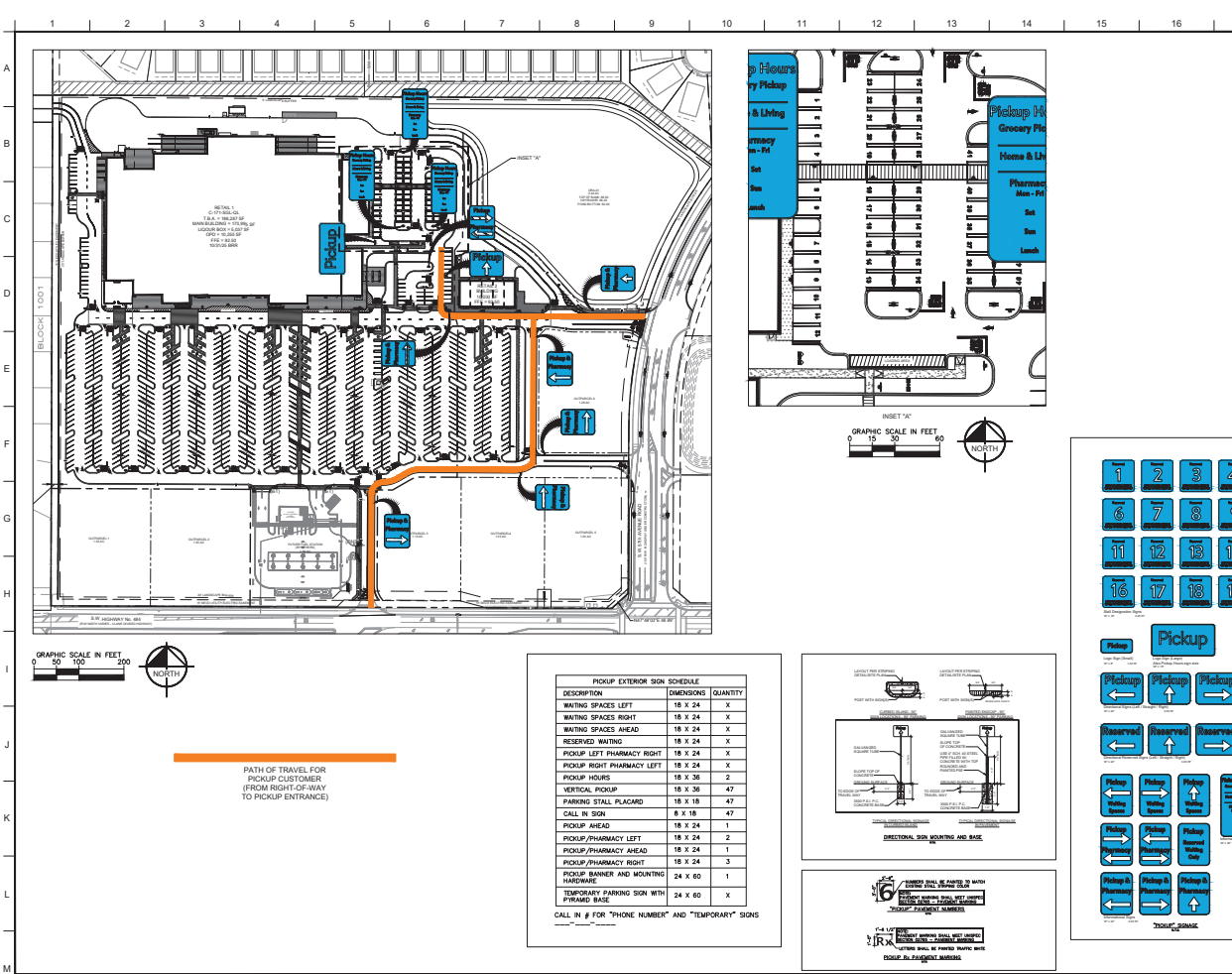
RETAIL 2 ANALYSIS TABLE	
TOTAL AREA	34.8 ACRES
RETAIL 2 BUILDING AREA	1800 SF
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OUTRIGGER 78	1.33 AC
OUTRIGGER 79	1.33 AC
OUTRIGGER 80	1.33 AC
OUTRIGGER 81	1.33 AC
OUTRIGGER 82	1.33 AC
OUTRIGGER 83	1.33 AC
OUTRIGGER 84	1.33 AC



ALERT TO CONTRACTOR:
 THE PRESENCE OF OBSTRUCTIONS (PILING) ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD CONDUCT INVESTIGATION FOR THIS ISSUE. SOILS ENGINEERING CONSULTING GROUP, INC. WILL PROVIDE THE NECESSARY INFORMATION TO THE CONTRACTOR. CONTRACTORS SHOULD PROVIDE WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
 1. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED EARLIEST, SHALL BE PERFORMED AND FINAL GRADING BY THE REVISION DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE LEFT FREE OF JOB TRUCKS AND EQUIPMENT AT THE CONTRACTOR'S RISK AND COST FOR THE OUTLET. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PANELS AT ALL TIMES AT THE REVISION DATE. RESPONSIBILITY OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SURVEY REQUIRED BY STATE/LOCAL REGULATIONS FOR SPECIFIC OUTLET.

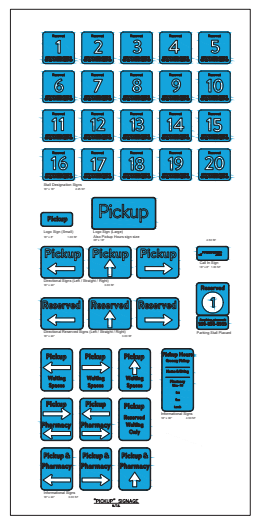
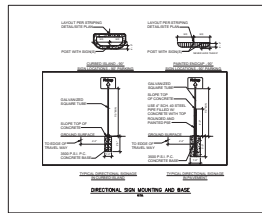
LICENSED PROFESSIONAL CIVIL ENGINEER LICENSE NUMBER: 54185	
SW PROJECT DATE: 11/11/2019 DRAWING NO.: 19-000001	PROJECT NO.: 19-000001 SHEET NO.: 01
TRUCK ROUTING PLAN	
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC	
SHEET NUMBER: 6260 MAPOR COUNTY	

This document, together with the concepts and designs presented herein, is an instrument of service, to be viewed only for the specific purpose and subject for which it was prepared. None of our liability extends to any other use without our written authorization and approval by Kimley-Horn and Associates, Inc. and an express liability to Kimley-Horn and Associates, Inc.



DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	X
WAITING SPACES RIGHT	18 X 24	X
WAITING SPACES AHEAD	18 X 24	X
RESERVED WAITING	18 X 24	X
PICKUP LEFT PHARMACY RIGHT	18 X 24	X
PICKUP RIGHT PHARMACY LEFT	18 X 24	X
PICKUP HOURS	18 X 36	2
VERTICAL PICKUP	18 X 36	47
PARKING STALL PLACARD	18 X 18	47
CALL IN SIGN	8 X 18	47
PICKUP AHEAD	18 X 24	1
PICKUP/PHARMACY LEFT	18 X 24	2
PICKUP/PHARMACY AHEAD	18 X 24	1
PICKUP/PHARMACY RIGHT	18 X 24	3
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PINKED BASE	24 X 60	X

CALL IN # FOR "PHONE NUMBER" AND "TEMPORARY" SIGNS



NO.	DATE	REVISION

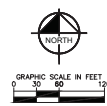
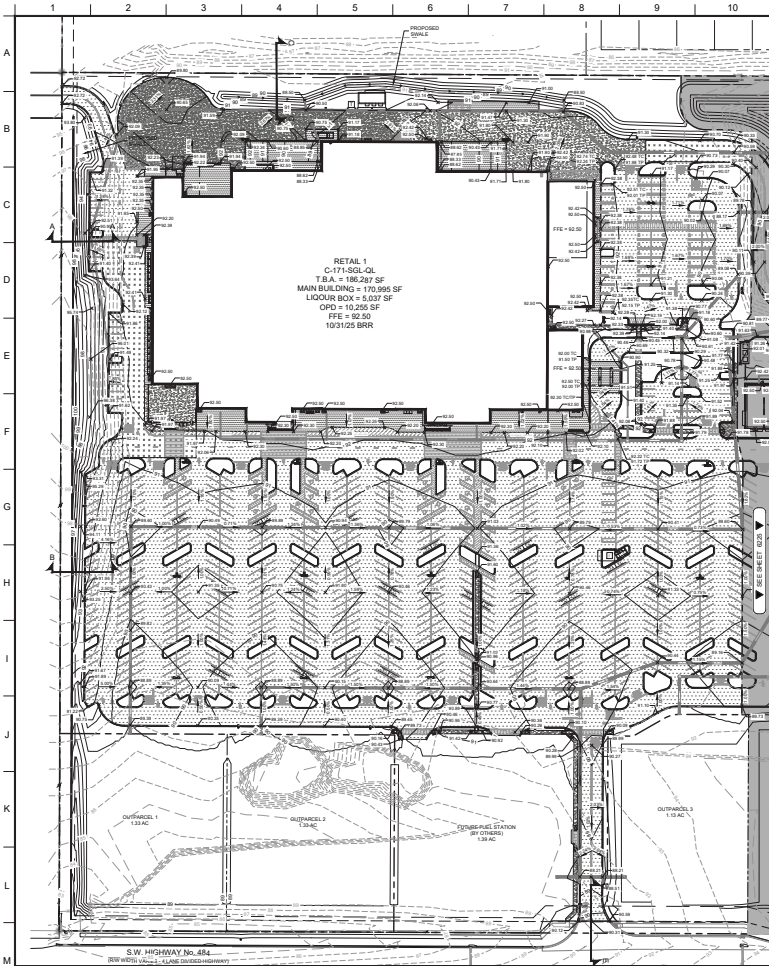
Kimley-Horn
 CONSULTING ENGINEERS, INC.
 1000 N. UNIVERSITY AVENUE, SUITE 100
 COLUMBIA, MISSISSIPPI 39208
 PHONE: 601-732-4600 FAX: 601-732-4601
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 CIVIL ENGINEER
 LICENSE NUMBER: 54180
 PROJECT NUMBER: 1601000001
 SHEET: 01

WAYFINDING SIGNAGE PLAN

SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC
 MAPLE COUNTY, MISSISSIPPI
 SHEET NUMBER: 6270

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LEGEND:

---	PROPERTY LINE
---	RIGHT OF WAY
---	PROPOSED BUILDING
---	ARCHITECTURAL CONCRETE PERIMETER (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
---	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	STANDARD DUTY CONCRETE FOR SIDEWALKS (SEE SHEET 640 FOR DETAIL)
---	STANDARD DUTY CONCRETE FOR RETAIL BUILDING (SEE ARCHITECTURAL PLANS FOR DETAIL)
---	HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED STORM STRUCTURES
---	PROPOSED STORM PIPES
---	PROPOSED DRAINAGE LINE

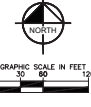
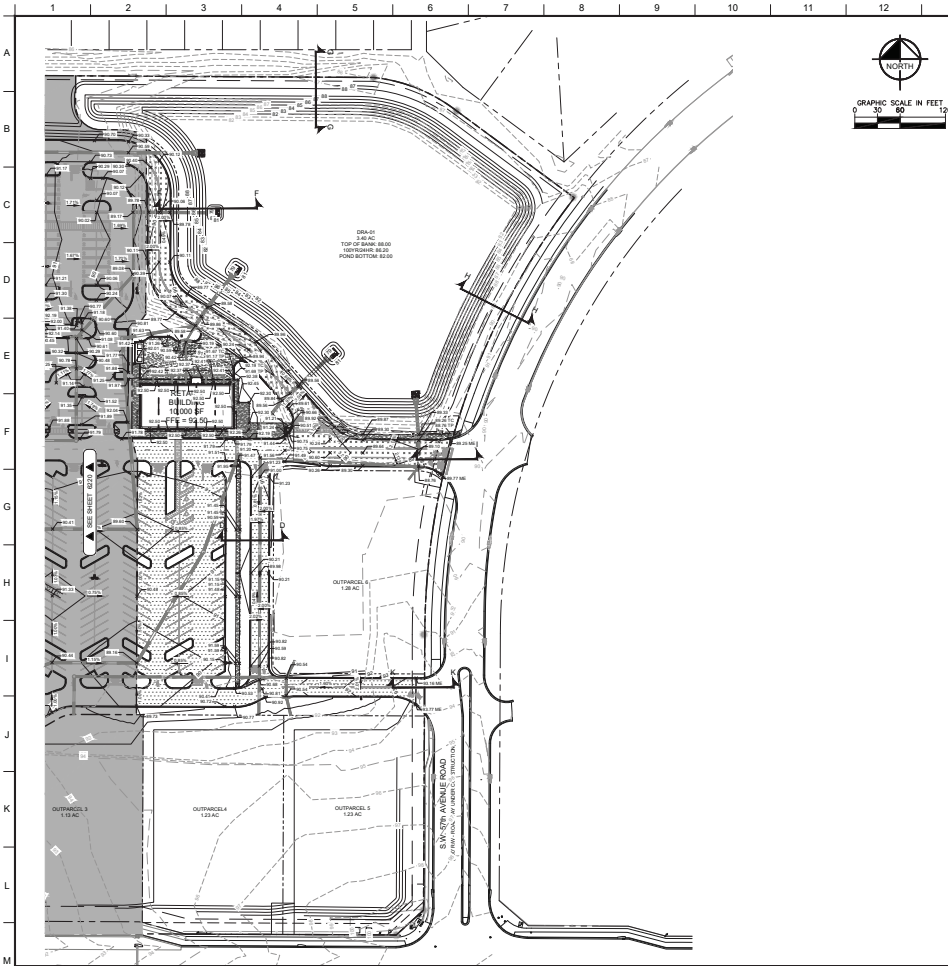
- GRADING & DRAINAGE NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES ACCORDING TO THE INFORMATION PROVIDED TO THE CONTRACTOR AT THE TIME THE CONTRACT WAS PREPARED AND SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF ANY UNRECORDED UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 2. IF AS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES NECESSARY TO OBTAIN PERMISSIONS TO EXCAVATE OR TO BE IN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 3. ALL CUT OR FILL BEHIND SHALL BE 4" OR FLATTER UNLESS OTHERWISE NOTED.
 4. PROPOSED STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE SAME TO ORIGINAL CONDITIONS OR BETTER.
 6. ALL STORM SEWER EXHAUSTION TO EXISTING STRUCTURES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 7. ALL STORM SEWER EXHAUSTION TO EXISTING STRUCTURES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL ADVISE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE BIDDING DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL ADVISE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE BIDDING DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 10. THE CONTRACTOR SHALL ADVISE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE BIDDING DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE ACCURACY OF THE SURVEY, THE CONTRACTOR SHALL CONTACT THE SURVEYOR AT THE ADDRESS LISTED IN THE BIDDING DOCUMENTS AND SPECIFICATIONS.
 12. ALL UNDEVELOPED AREAS DISTURBED BY GRADING OPERATIONS SHALL BE REVEGETATED WITH THE SAME OR BETTER PLANTING MATERIALS AS THE EXISTING VEGETATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 13. DEVELOPMENT SHALL COMPLY WITH THE MARICOPA COUNTY LAND DEVELOPMENT CODE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 17. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).
 18. SIDE DRAIN INTERIOR END SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH FOOTING AREA AND SETBACKS.
 19. INTERIOR END SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH FOOTING AREA AND SETBACKS.

NOTE:
CONTRACTOR TO INSTALL A 4" SAND LAYER IN THE BOTTOM OF THE POWER SWALE SLAY

ALERT TO CONTRACTOR:
THE PRESENCE OF OBSTRUCTIONS OR UTILITIES NOT ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC	PROJECT NO. 2300000000 SHEET NO. 6300 DATE: 10/31/25
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC	PROJECT NO. 2300000000 SHEET NO. 6300 DATE: 10/31/25

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LEGEND:

---	PROPERTY LINE
---	RIGHT OF WAY
---	PROPOSED BUILDING
---	ARCHITECTURAL CONCRETE ASPHALT (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
---	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	STANDARD DUTY CONCRETE FOR SIDEWALKS (SEE SHEET 640 FOR DETAIL)
---	STANDARD DUTY CONCRETE FOR RETAIL BUILDING (SEE ARCHITECTURAL PLANS FOR DETAIL)
---	HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 640 FOR DETAIL)
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED STORM STRUCTURES
---	PROPOSED STORM PIPE
---	PROPOSED SWALE FLOW LINE

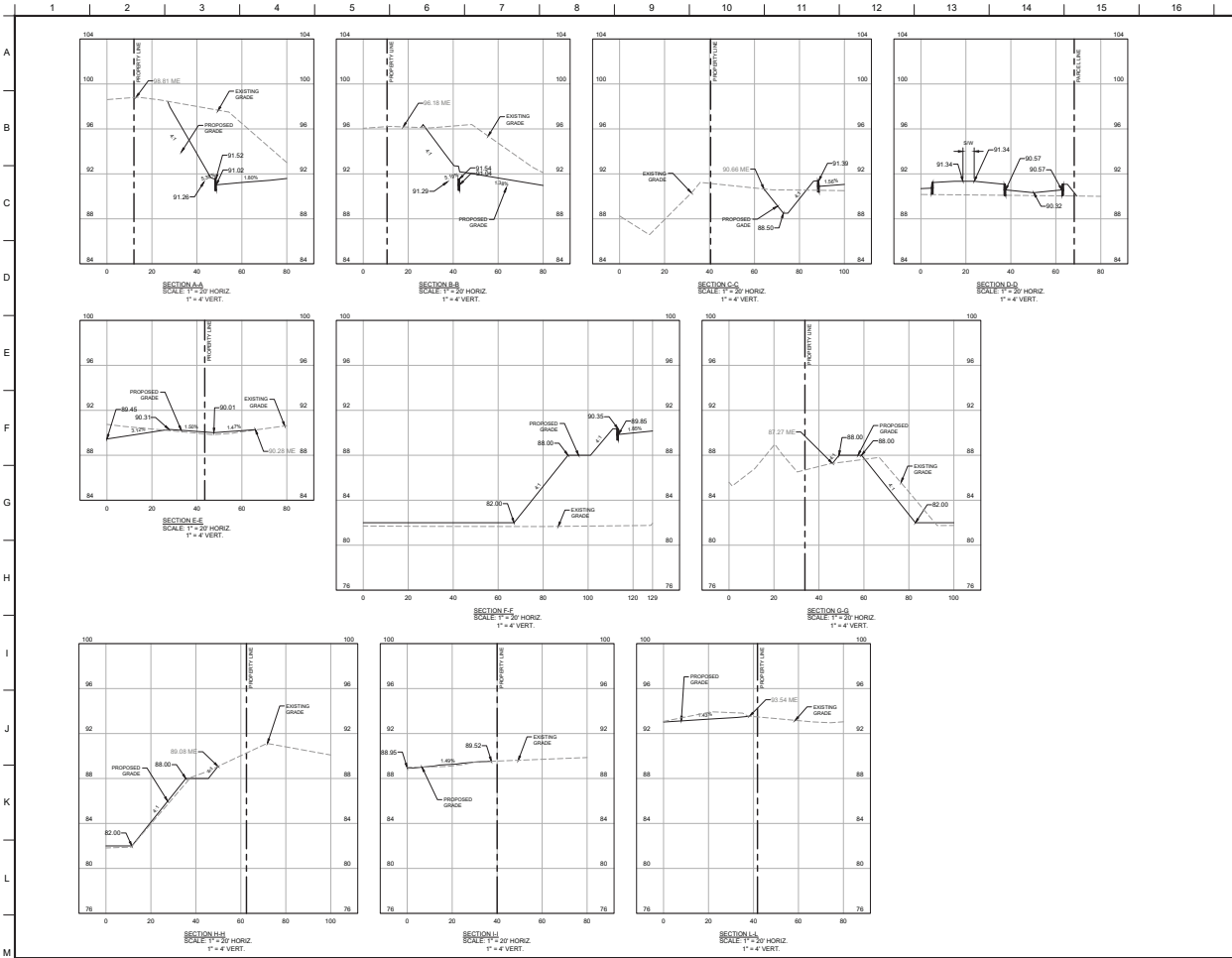
- GRADING & DRAINAGE NOTES:**
1. ALL PROPOSED GRADING AND DRAINAGE SHALL BE ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWING WAS PREPARED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO HIM BY THE CLIENT AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. IF AT THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL UTILITY COMPANIES, BEFORE ANY CONSTRUCTION SHALL BE INITIATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. ALL CUT OR FILL AREAS SHALL BE 4' OR FLATTER UNLESS OTHERWISE NOTED.
 4. PRECAST STRUCTURES SHALL BE USED AS CONTRACTOR OPTION.
 5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RESTORE IT TO EXISTING CONDITIONS OR BETTER.
 6. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND MAINTAINED AS NECESSARY TO REMAIN IN PLACE TO ASSURE PROTECTION OF STRUCTURES TO REMAIN.
 7. ALL EXISTING TREES TO BE REMOVED SHALL BE REMOVED AS NECESSARY TO REMAIN IN PLACE TO ASSURE PROTECTION OF STRUCTURES TO REMAIN.
 8. THE CONTRACTOR SHALL ADVISE ALL TRADES & CONTRACTORS INVOLVED IN THE SPA OF ANY POTENTIAL CONFLICTS OR ISSUES THAT MAY ARISE DURING CONSTRUCTION.
 9. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.
 10. TOPOGRAPHICAL INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYOR. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE ACCURACY OF THE DATA, HE SHALL CONTACT THE SURVEYOR WITHOUT DELAY. THE CONTRACTOR SHALL QUOTE AT HIS OWN RISK AND WITHOUT LIABILITY TO THE ENGINEER FOR ANY ERRORS OR OMISSIONS IN THE DATA.
 11. ALL UNPAVED AREAS DESTROYED BY EXISTING OPERATIONS SHALL BE REPAIRED TO ORIGINAL CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 12. DEVELOPMENT SHALL COMPLY WITH THE MARICOPA COUNTY LAND DEVELOPMENT CODE.
 13. IF DEVELOPMENT IS TO BE OCCURRING DURING CONSTRUCTION, AS DETERMINED BY THE ENGINEER, CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.
 14. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.
 15. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.
 16. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.
 17. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
 18. SLOPE DIMENSIONED END SECTIONS WILL BE OBSERVED IN ACCORDANCE WITH FOOT PAIR END SECTIONS.
 19. MITERED END SECTIONS WILL BE OBSERVED IN ACCORDANCE WITH FOOT PAIR END SECTIONS.

NOTE:
CONTRACTOR TO MAINTAIN A 1' SPACER IN THE BOTTOM OF THE POWER BRIDGE CUP AT RECONSTRUCTION.

ALERT TO CONTRACTOR:
THE PRESENCE OF UNDERGROUND UTILITIES ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND PROPOSED AREAS.

LICENSED PROFESSIONAL CIVIL ENGINEER LICENSE NUMBER: 51850	DATE: 11/15/2023 PROJECT: SW HWY 484 CENTER IMPROVEMENT PLANS
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC	SHEET NUMBER: 6305
MARICOPA COUNTY, AZ	PROJECT NUMBER: 2023-0001

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NO.	DATE	REVISION

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 DENVER, CO 80202
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 WWW.KIMLEY-HORN.COM

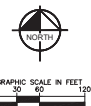
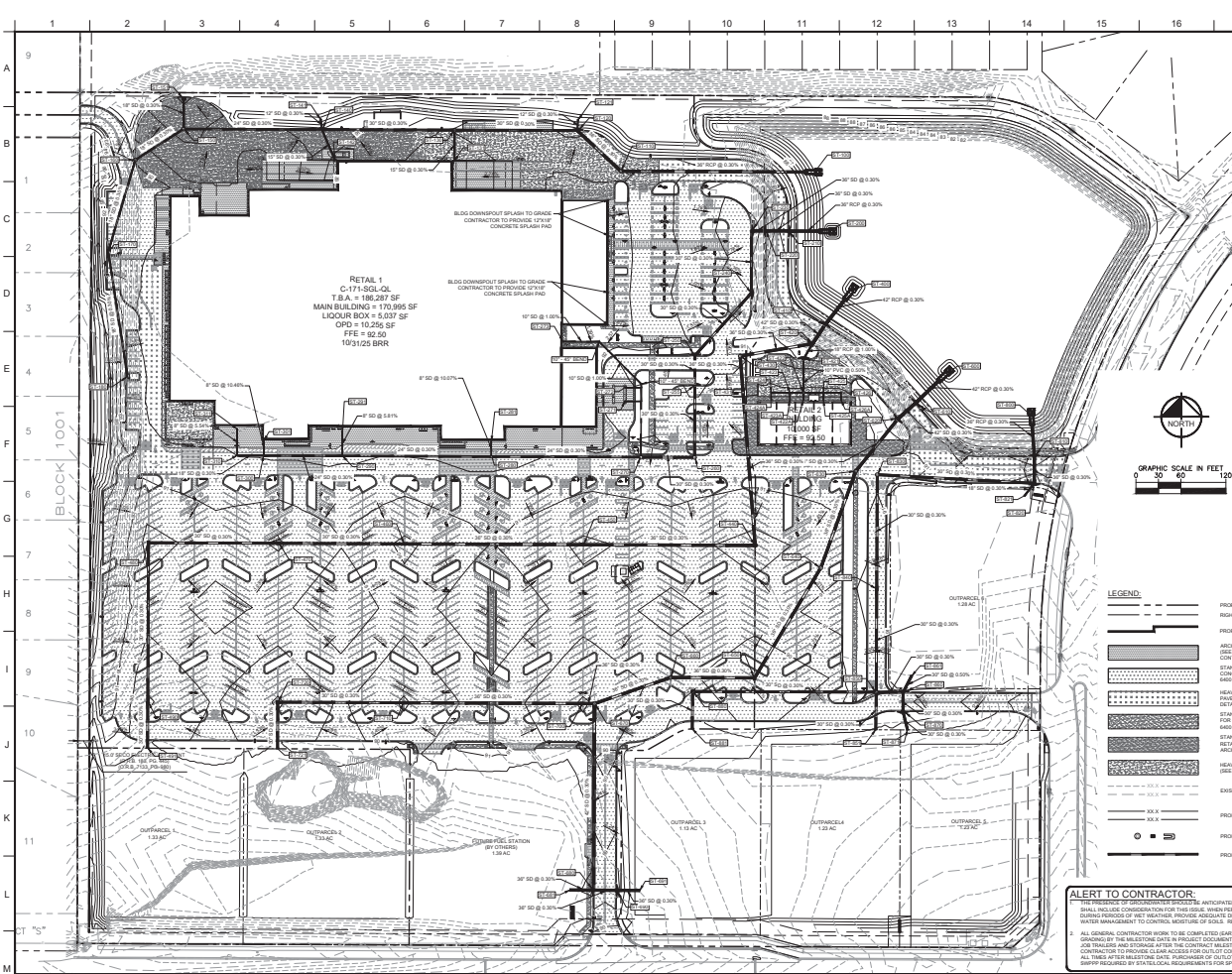
LICENSED PROFESSIONAL ENGINEER
 URBAN/ENVIRONMENTAL
 LICENSE NUMBER: 04185
 EXPIRES: 12/31/2024

OWNER: SW HWY 484 CENTER IMPROVEMENT PLANS
 PREPARED FOR: THE PHILLIPS EDISON GROUP, LLC
 PROJECT LOCATION: MADISON COUNTY, MISSOURI

GRADING SECTIONS

SHEET NUMBER: **6310**

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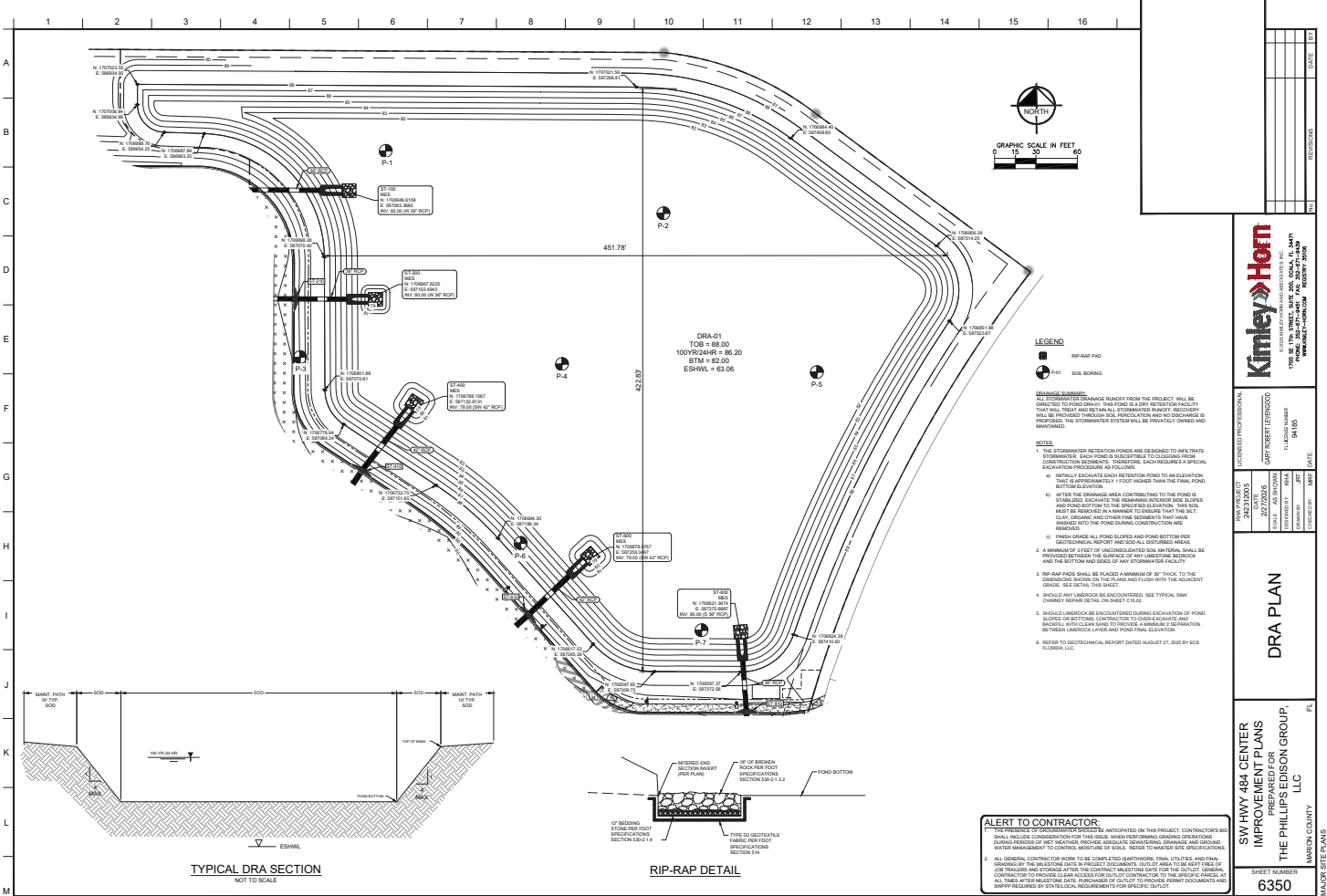
LEGEND

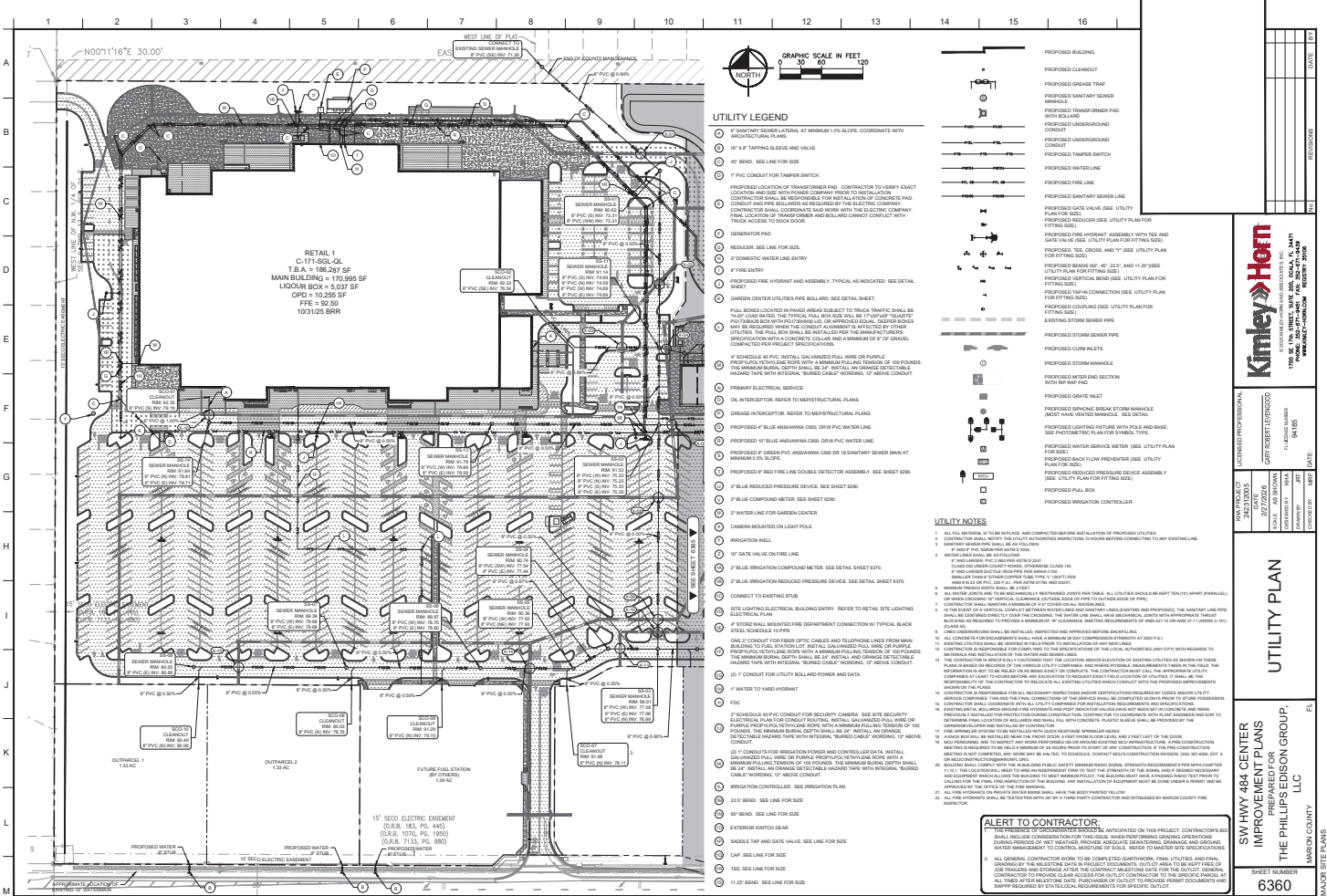
	PROPERTY LINE
	RIGHT OF WAY
	PROPOSED BUILDING
	ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS BY BUILDING CONTRACTOR)
	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	STANDARD DUTY CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	STANDARD DUTY CONCRETE FOR RETAIL BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS)
	HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 600 FOR DETAILS)
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORM STRUCTURES
	PROPOSED STORM PIPE

ALERT TO CONTRACTOR:
 THE PRESENCE OF PROPOSED STRUCTURES AUTHORIZED ON THIS PROJECT. CONTRACTORS SHOULD CONSIDERATION FOR THE ISSUES ASSOCIATED WITH GRADING OPERATIONS. ALL EXISTING UTILITIES SHOULD BE IDENTIFIED AND MARKED PRIOR TO ANY GRADING OPERATIONS. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GRADING OPERATIONS. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GRADING OPERATIONS. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GRADING OPERATIONS.

LICENSED PROFESSIONAL CIVIL ENGINEER STATE OF MISSISSIPPI LICENSE NUMBER: 54185 EXPIRES: 12/31/2025 PROJECT NUMBER: 2024-001	
DRAINAGE PLAN	
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC MISSISSIPPI COUNTY	
SHEET NUMBER 6330	

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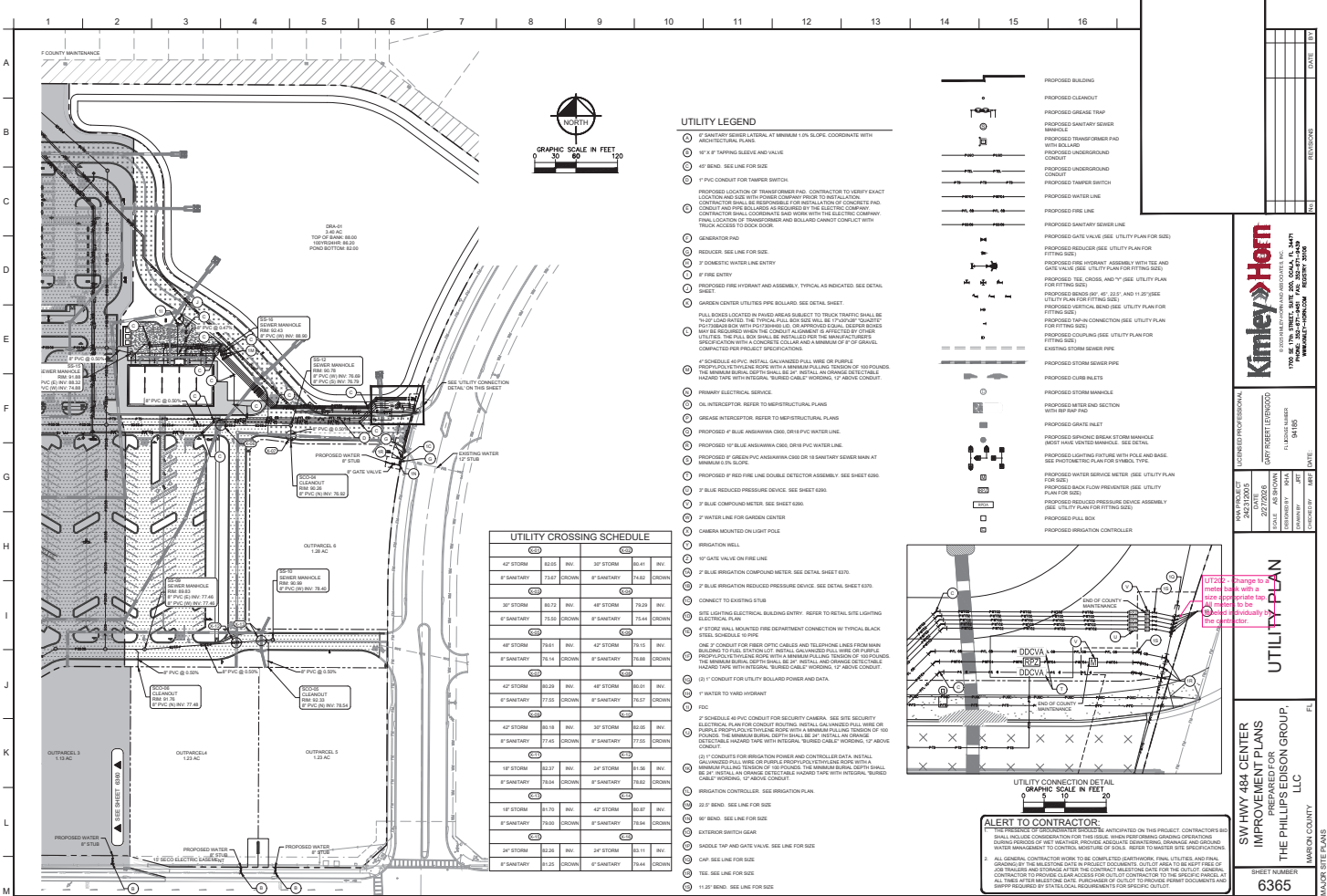
ALERT TO CONTRACTOR:
 THE PRESENCE OF UNDISCOVERED UTILITIES IS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL MAINTAIN A HIGH LEVEL OF ALERTNESS AND BE RESPONSIBLE FOR IDENTIFYING UNDISCOVERED UTILITIES THROUGH THE WATER MANAGEMENT TO CONTROL, MAPPING OF SOILS. REFER TO MASTER SITE PREPARATIONS AND EQUIPMENT REQUIREMENTS FOR THIS PROJECT. CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING AND MAINTAINING ACCESS TO ALL UTILITIES AND FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING AND MAINTAINING ACCESS TO ALL UTILITIES AND FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING AND MAINTAINING ACCESS TO ALL UTILITIES AND FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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UTILITY PLAN

SW HWY 484 CENTER IMPROVEMENT PLANS
 PREPARED FOR THE PHILLIPS EDISON GROUP, LLC
 MARICOPA COUNTY, ARIZONA

SHEET NUMBER: **6360**



UTILITY CROSSING SCHEDULE

UTILITY 1	UTILITY 2	UTILITY 3	UTILITY 4
42" STORM	30.15 INV.	32" STORM	30.41 INV.
8" SANITARY	33.67 OD/24.00	8" SANITARY	34.82 OD/24.00
36" STORM	30.72 INV.	48" STORM	29.28 INV.
8" SANITARY	35.05 OD/24.00	8" SANITARY	35.44 OD/24.00
48" STORM	28.61 INV.	42" STORM	29.15 INV.
8" SANITARY	37.45 OD/24.00	8" SANITARY	37.88 OD/24.00
42" STORM	30.29 INV.	48" STORM	30.01 INV.
8" SANITARY	37.75 OD/24.00	8" SANITARY	37.67 OD/24.00
42" STORM	30.19 INV.	36" STORM	30.09 INV.
8" SANITARY	37.45 OD/24.00	8" SANITARY	37.75 OD/24.00
18" STORM	32.37 INV.	32" STORM	31.26 INV.
8" SANITARY	37.84 OD/24.00	8" SANITARY	37.82 OD/24.00
18" STORM	31.70 INV.	42" STORM	30.97 INV.
8" SANITARY	37.90 OD/24.00	8" SANITARY	37.84 OD/24.00
34" STORM	31.23 OD/24.00	34" STORM	31.11 INV.
8" SANITARY	37.93 OD/24.00	8" SANITARY	37.84 OD/24.00

ALERT TO CONTRACTOR:

THE PRESENCE OF UNIDENTIFIED UTILITIES IS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD CONDUCT A PRELIMINARY INVESTIGATION FOR THE LOCATION OF ANY UNIDENTIFIED UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTORS SHOULD BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC

DATE: 08/11/2015

SHEET NUMBER: 6365

MARK COUNTY, MISSOURI

Kimley-Horn

INCORPORATED PROFESSIONAL ENGINEERS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202

TEL: 303.733.1100
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER

STATE OF MISSOURI

NO. 000000000

EXPIRES: 08/31/2016

UTILITY PLAN

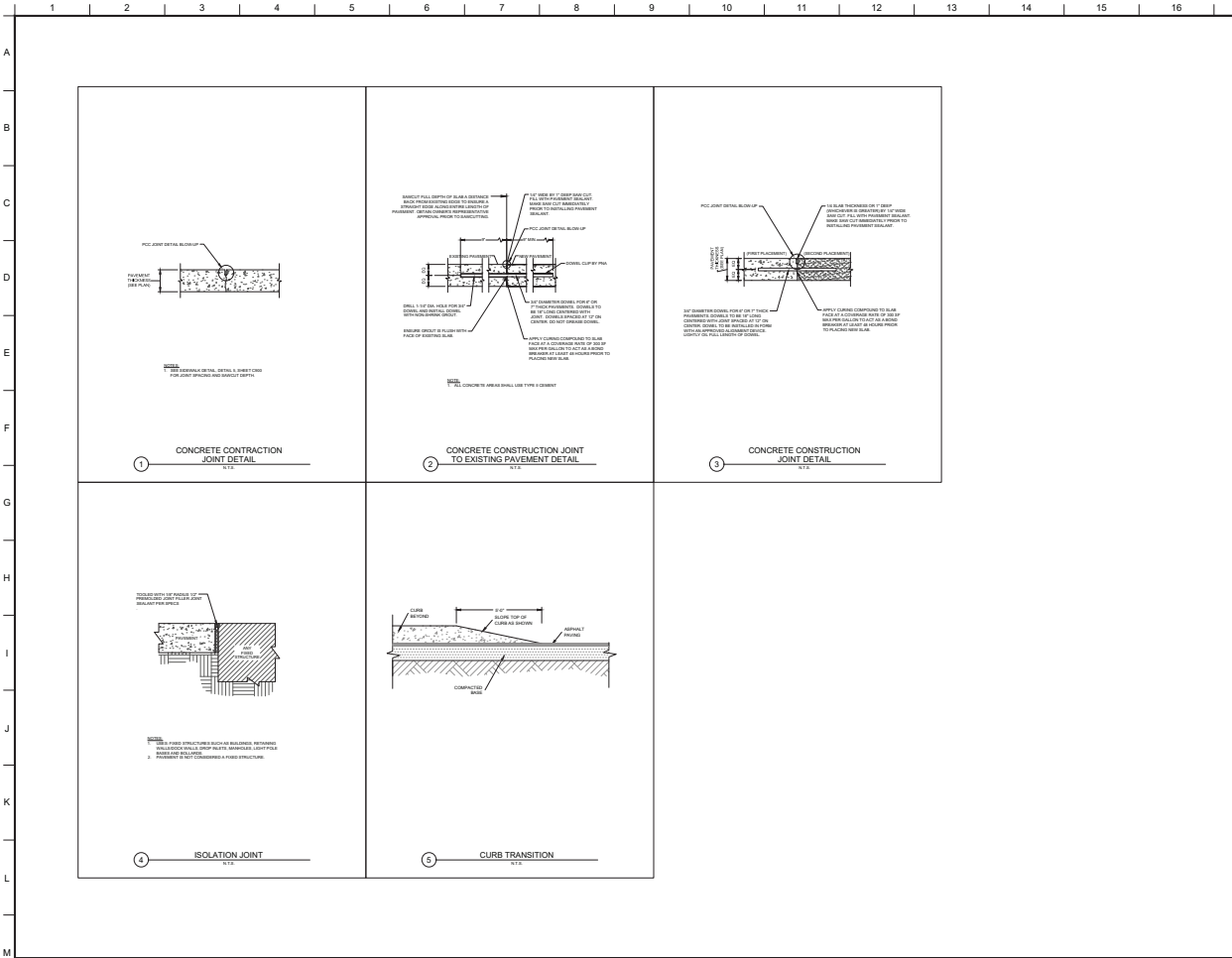
SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC

DATE: 08/11/2015

SHEET NUMBER: 6365

MARK COUNTY, MISSOURI

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LICENSED PROFESSIONAL
 CIVIL ENGINEER
 LICENSE NUMBER 94185
 STATE OF MISSOURI
 EXPIRES 12/31/2024

MISCELLANEOUS DETAILS

SW HWY 484 CENTER
 IMPROVEMENT PLANS
 PREPARED FOR
 THE PHILLIPS EDISON GROUP, LLC
 MARION COUNTY, MO
 SHEET NUMBER
6401

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
A	<p>DELIVERY TRAFFIC ONLY SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT BUS STOPS, DELIVERY STOPS, AND OTHER AREAS WHERE DELIVERY TRAFFIC IS PERMITTED TO STOP.</p>																
B																	
C	<p>STOP SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT ALL STOPPING LOCATIONS.</p>																
D																	
E	<p>TRUCK ENTRANCE/EXIT SIGN (W/ARROW)</p> <p>NOTE: THIS SIGN SHALL BE USED AT TRUCK STOPS AND LOADING AREAS.</p>																
F																	
G	<p>NO PARKING - FIRE LANE SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT FIRE LANE AREAS.</p>																
H																	
I	<p>"RIGHT TURN ONLY" SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT RIGHT TURN ONLY LOCATIONS.</p>																
J																	
K	<p>NO PARKING - FIRE LANE SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT FIRE LANE AREAS.</p>																
L																	
M	<p>NO PARKING - FIRE LANE SIGN</p> <p>NOTE: THIS SIGN SHALL BE USED AT FIRE LANE AREAS.</p>																

DATE	REVISION

Kimley-Horn

INCORPORATED

1000 N. UNIVERSITY AVENUE, SUITE 100
 RICHMOND, VA 23261
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 FAX: 804.771.1001
 WWW.KIMLEY-HORN.COM

LICENSURE INFORMATION

PROFESSIONAL ENGINEER
 LICENSE NUMBER: 14115
 EXPIRES: 12/31/2024

PAVEMENT MARKING AND SIGNAGE DETAILS

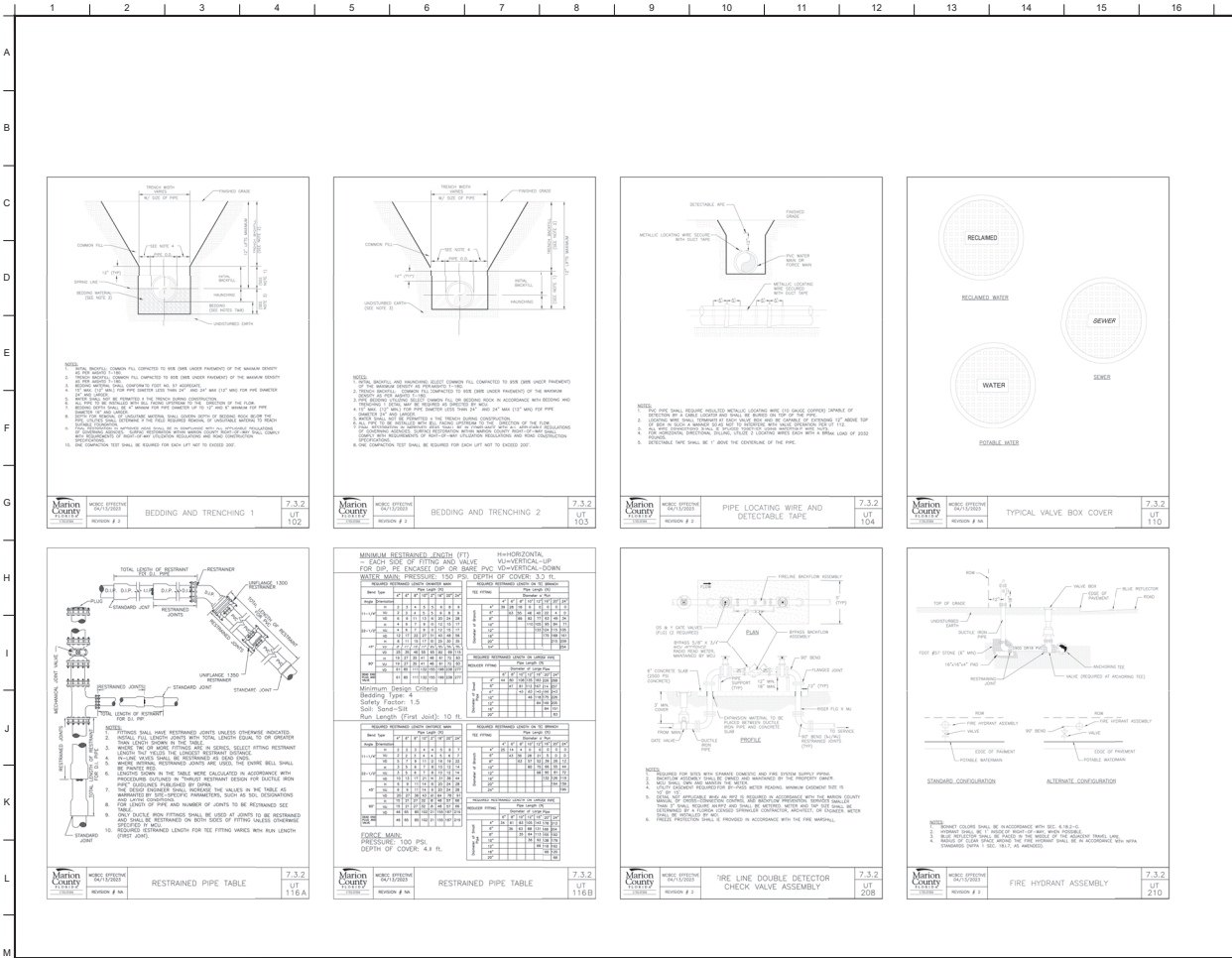
SW HWY 484 CENTER IMPROVEMENT PLANS
 PREPARED FOR THE PHILLIPS EDISON GROUP, LLC

PROJECT NUMBER: 6402

SHEET NUMBER: 6402

DATE: 11/20/2023

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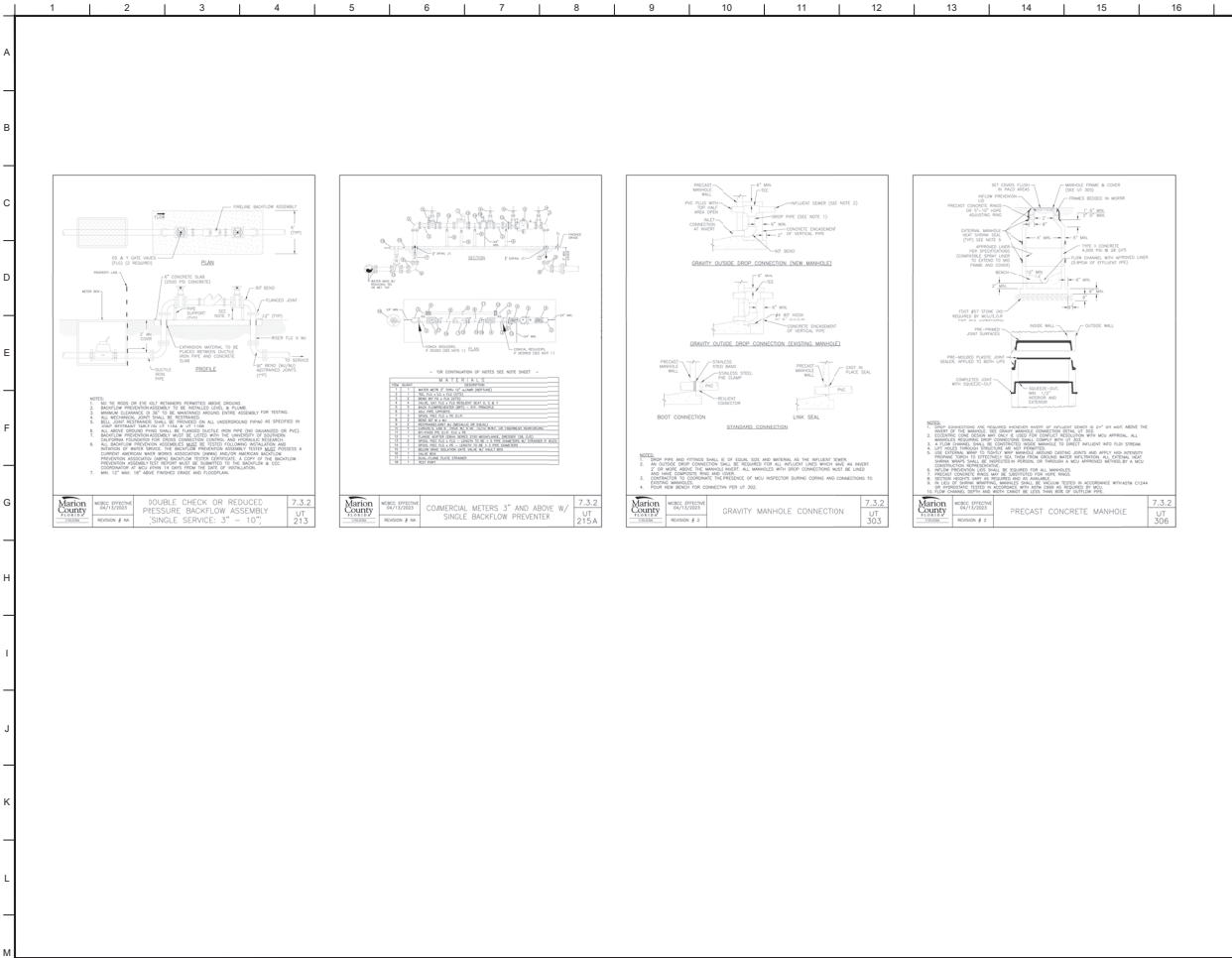
MUNICIPAL UTILITY DETAILS

SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC

6403

DATE: _____
 REVISION: _____

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LICENSED PROFESSIONAL
 CIVIL ENGINEER
 URBAN DESIGNER
 LICENSE NUMBER: 04185
 DATE: 08/15/11

SW PROJECT: SW HWY 484 CENTER IMPROVEMENT PLANS PREPARED FOR THE PHILLIPS EDISON GROUP, LLC
 SHEET NUMBER: 6404
 MAPOR COUNTY MAJOR SITE PLANS

This document, together with the concepts and designs presented herein, is an instrument of service, prepared only for the specific purpose and client for which it was prepared. None of our designs or services in this document shall be construed as a contract or any other agreement between our firm and the client, and shall be subject to the terms and conditions set forth in our standard contract documents.



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22767

Agenda Date: 4/20/2026

Agenda No.: 6.1.

SUBJECT:

**Bay Laurel Operations Facility - Major Site Plan 000431 - Waiver to Major Site Plan in Review
Parcel #35300-400001 #WaiverPIR-000625-2026
Kimley-Horn and Associates, Inc.**

LDC 6.7.4.A - Shade Trees

CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests waiving the code as there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

LDC 6.8.7.A. - Parking Areas and Vehicular Use Areas

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT request - as there is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area (northwestern parking area) is located directly behind (east) the existing tank; we are proposing a waiver to this code.

LDC 6.2.1.C Requirements

CODE states Standardized sheet size shall be 24" x 36". Any exceptions must be pre-authorized by the County Engineer.

APPLICANT request - A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.



SUBMITTAL SUMMARY REPORT MajorSite-000431-2026

PLAN NAME:	BLCCDD Warehouse	LOCATION:	8851 SW 90TH ST OCALA,
APPLICATION DATE:	02/27/2026	PARCEL:	35300-400001
DESCRIPTION:	This project will consist of the construction of a warehouse and maintenance facility to serve the Bay Laurel Center Community Development District.		

CONTACTS	NAME	COMPANY
Applicant	Kenneth Colen	Bay Laurel Center Community Development District
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	GARY LEVENGOOD, P.E.	KIMLEY-HORN AND ASSOCIATES, INC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	02/27/2026	03/13/2026	03/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Jamie Waldron	03/13/2026	03/04/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Legal description matches (Not Resolved) - 2.12.8 - Legal description matches: 2.12.8 - Legal description matches boundary on plan				
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/13/2026	03/09/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/13/2026	02/27/2026	Requires Re-submit
<i>Comments</i>	1) The Fire Department Connection (FDC) shall be revised to a 2.5-inch Siamese connection, as Marion County Fire Rescue apparatus are not equipped with a 4-inch Storz connection. Please revise the plans accordingly and provide a detailed FDC specification and installation detail within the utility detail sheets.				
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/13/2026	03/19/2026	Requires Re-submit
<i>Comments</i>	This area is known gopher tortoise habitat. Provide EALS or letter of inspection by a certified Biologist or Environmental Scientist.				
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.				
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.				
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.				
<i>Corrections</i>	2.12.10 - Easement or land reservation (Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation				
<i>Corrections</i>	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.				
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.				
<i>Corrections</i>	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.				
<i>Corrections</i>	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>	2.12.23 - Building lot typicals (Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.				
<i>Corrections</i>	2.12 - Variances (Resolved) - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.				

SUBMITTAL SUMMARY REPORT (MajorSite-000431-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/13/2026	03/19/2026	Requires Re-submit
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
<i>Corrections</i>	2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12 - Parcel number (Resolved) - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/13/2026	03/05/2026	Requires Re-submit
<i>Comments</i>	1. Provide signed and sealed photometric plan 2. See markups on plans			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/13/2026	03/05/2026	Requires Re-submit
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Not 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>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not 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>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not 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			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/13/2026	03/09/2026	Informational
<i>Comments</i>	<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>			

SUBMITTAL SUMMARY REPORT (MajorSite-000431-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/13/2026	03/04/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: 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.			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - 6.13.3 - Type of Stormwater Facility Criteria: Please see LDC 6.13.3 to find the requirements for the stormwater management facility that is proposed for the project.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not 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>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/13/2026	03/10/2026	Requires Re-submit
<i>Comments</i>	Current boundary and topographic survey less than one year old required for Major Site plan.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
<i>Corrections</i>	6.2.1.F - North Arrow (Not Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
<i>Corrections</i>	2.12.10 - Easement or land reservation (Not Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.2.1.E - Drawing legend (Not Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not 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.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/13/2026	03/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/13/2026	03/03/2026	Requires Re-submit
<i>Comments</i>	See Corrections			
<i>Corrections</i>	6.14.2.A(1) - Letter from utility provider (Not Resolved) - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.			

SUBMITTAL SUMMARY REPORT (MajorSite-000431-2026)

eREVIEW SESSION FILES:

- 01- Aerial Map.pdf
- 03-Quad Map.pdf
- 05-Soils Map.pdf
- 06-National Wetland Map.pdf
- 2026-02-26 - BLCCDD Warehouse Plans.pdf
- 2026-02-26_Drainage Report.pdf
- BLCCDD Warehouse_LND_IRR_260226.pdf
- Deed.pdf
- ENVIRONMENTAL ASSESSMENT NOT PROVIDED.pdf
- Geo-Tech Report No. 25-1729.137.1 - BLCCD Warehouse.pdf
- MCPA Property Record Card.pdf
- OM Manual_BLCCDD Warehouse.pdf
- SURVEY NOT PROVIDED.pdf

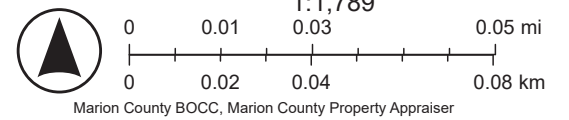
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Sections should be 13 & 24	03/02/2026 2:53	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Jamie Waldron	Range should be 20	03/02/2026 2:55	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Susan Heyen	Project site	03/05/2026 1:16	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Susan Heyen	show parking layout with islands and landscape	03/05/2026 1:22	PMBLCCDD Warehouse_LND_IRR_260226.pdf	4
Susan Heyen	Show parking layout with landscaping	03/05/2026 1:23	PMBLCCDD Warehouse_LND_IRR_260226.pdf	3
Susan Heyen	Please provide approved waiver	03/05/2026 1:24	PMBLCCDD Warehouse_LND_IRR_260226.pdf	5
Susan Heyen	All shrubs to be 18" min at install	03/05/2026 1:25	PMBLCCDD Warehouse_LND_IRR_260226.pdf	5
Susan Heyen	Show irrigation for island/ parking trees	03/05/2026 1:26	PMBLCCDD Warehouse_LND_IRR_260226.pdf	10

ArcGIS Web Map3



4/16/2026, 3:27:13 PM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1





**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2026-04-14 Parcel Number(s): 35300-400001 Permit Number: MjrSite-000431-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: BLCCDD Warehouse Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Bay Laurel Center Community Development District
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Gary Levensgood, P.E.
Mailing Address: 1700 SE 17th Street City: Ocala
State: Florida Zip Code: 34471 Phone # 352-438-3000
Email address: ocala.permits@kimley-horn.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 6.7.4. - Shade Trees
Reason/Justification for Request (be specific): Code states: Shade trees to be provided at one per 3,000 -SF.
Proposed: We are proposing a reduction of the shade trees required by 25%.
Our justification is that there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

DEVELOPMENT REVIEW USE:

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

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



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 6.8.7.A - Parking Areas and Vehicular Use Areas

Reason/Justification for Request (be specific): Code Requires: Parking areas to be screened with a minimum of five-foot wide and three foot tall plantings.

We are proposing a waiver to this code for the northwestern parking area (directly east of the existing tank). As there is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area is located directly behind the existing tank.

Section & Title of Code (be specific) Section 6.2.1.C Section 6.2.1.C

Reason/Justification for Request (be specific): Code states that the Marion County standard sheet size is 24"x36".

A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

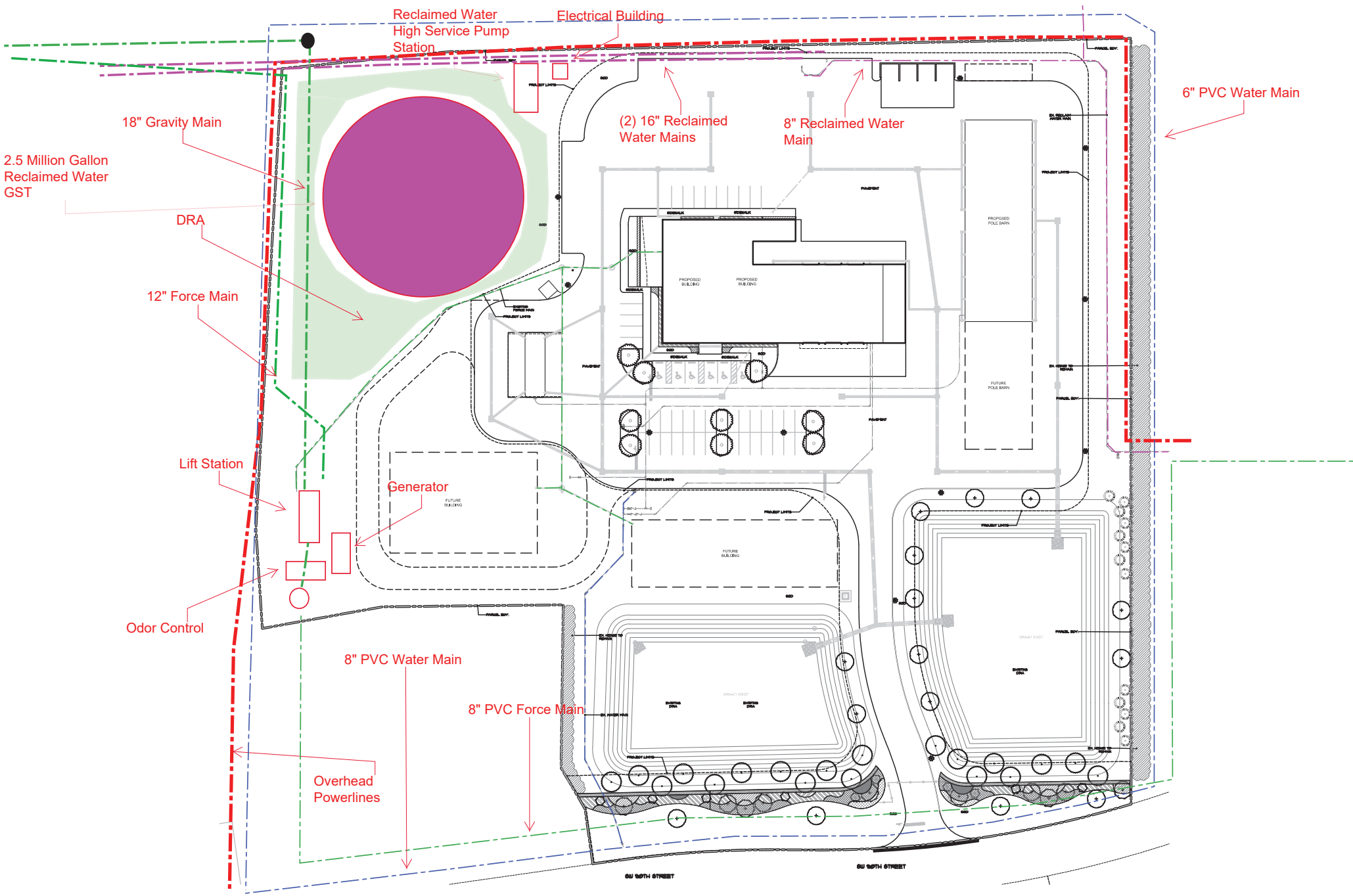
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____



GENERAL NOTES

LAND USE DEVELOPMENT DATA
 PARCEL IDENTIFICATION NUMBER: 35300-400001
 PRESENT ZONING: PUD

ABUTTING ZONING: NORTH- PUD, EAST- PUD, SOUTH- PUD, WEST- PUD

LAND USE: ON TOP OF THE WORLD DRI
 BAY LAUREL OPERATIONS FACILITY AREA: 11.52 ACRES
 EXISTING IMPERVIOUS AREA: 0.53 AC
 PROPOSED IMPERVIOUS AREA: 4.07AC (35%)

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.

ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRAINS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

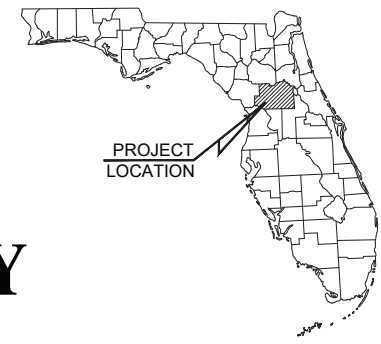
MARION COUNTY SPRINGS PROTECTION ZONE:
 SECONDARY ZONE

FEMA DESIGNATION
 THE PROJECT LIES OR DOES NOT LIE WITHIN FEMA FLOOD ZONE "X" AND FLOOD ZONE "A", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C082E AND 12083C084E, EFFECTIVE APRIL 15, 2017.

LOCAL BENCHMARK
 VERTICAL DATUM BASED ON
 ELEVATION = 69.272 (DATUM NGVD 1929)

CONCURRENCY
 DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE XXX.

MAJOR SITE PLAN FOR BAY LAUREL OPERATIONS FACILITY



MARION COUNTY, FLORIDA

Sections should be 13 & 24 — **SECTION 5 & 6,**
TOWNSHIP 16,
RANGE 21 — Range should be 20

FEBRUARY 2026

EASEMENTS
 ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
 TREE LOCATION ARE NOTED ON THE PLANS.

SURVEY
 TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY BESH, DATED: JULY 14, 2021, & BY JCH CONSULTING GROUP, INC. ON NOVEMBER 16, 2023. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DATA ESTABLISHED BY STATIC GPS OBSERVATIONS UTILIZING A 24-HOUR OCCUPATION SESSION AND RESULTING NETWORK GPS REPORT SUBMITTED TO MARION COUNTY AS A PART OF THIS SURVEY. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

BASIS OF BEARINGS
 BASIS OF BEARINGS, COORDINATES, AND HORIZONTAL DATUM SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE WEST ZONE (FSD) BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS83/2011). THE SPECIFIC LINE USED FOR THIS SURVEY IS THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21-16-20, ALSO BEING THE NORTH BOUNDARY OF CIRCLE SQUARE WOOD RECORD PLAT HAVING A MEASURED BEARING OF S89°35'59"E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.

PROJECT DATUM INFORMATION
 HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET

PERMITS
 THIS PROJECT WILL REQUIRE ADDITIONAL PERMITS FROM:
 - SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

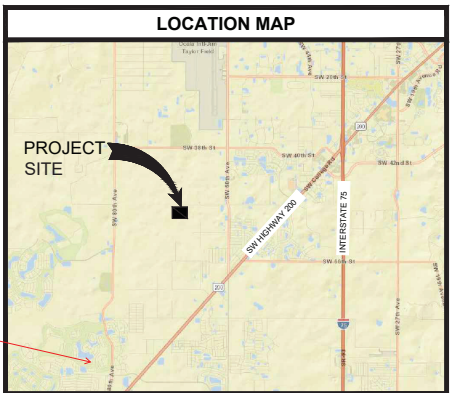
WAIVERS APPROVED

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

80% CD
 02/27/26
 SUBMITTAL
 FOR CONSTRUCTION

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

BRYAN SCHMALZ
 UTILITY DIRECTOR
 BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT



DRAWING INDEX

SHEET NO.	DESCRIPTION
C01.00	COVER SHEET
C01.01	GENERAL NOTES
C02.01	EXISTING CONDITIONS AND DEMO PLAN
C03.00	OVERALL SITE PLAN
C03.01	SITE PLAN
C04.01	PAVING, GRADING & DRAINAGE
C04.02	STORM STRUCTURE DATA TABLE
C05.01	UTILITY PLAN
C06.01	EROSION CONTROL PLAN
C06.02	EROSION DETAILS
C06.03	EROSION NOTES
C07.01	CIVIL DETAILS
C07.02	CIVIL DETAILS
C08.01	UTILITY DETAILS
C08.02	UTILITY DETAILS

UTILITY CONTACT LISTING

WATER & SEWER BAY LAUREL CENTER CDD 8470 SW 70TH STREET ROAD, SUITE 3 OCALA, FL 32681 (352) 414-5454, EXT. 4105	CATV & FIBER BROGENT COMMUNICATIONS 8413 SW 80TH ST, SUITE 1 OCALA, FL 32681 (352) 527-2189	GAS TECO PEOPLES GAS - Ocala 316 SW 23RD AVE OCALA, FL 32674 (813) 275-3700 X8326
FIBER & TELEPHONE CENTURIONK 3300 SW 34TH AVE, # 103 OCALA, FL 32681 (850) 815-3144	ELECTRIC DUKE ENERGY - Ocala 4309 SE MARICAMP RD OCALA, FL 32680 (407) 628-1010	
FIBER & CABLE CHARTER COMMUNICATIONS OCALA, FL (352) 527-2189	ON TOP OF THE WORLD OCALA, FL ANDY JORGENSEN (813) 275-3700 X8326	

PROJECT OWNER AND CONSULTANTS

OWNER / APPLICANT BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT 8470 SW 70TH STREET ROAD, SUITE 3 OCALA, FL 32681 (352) 414-5454	SURVEYOR JCH CONSULTING GROUP, INC. 3128 NW BLITCHTON ROAD OCALA, FLORIDA 34475 (352) 495-1482	ARCHITECT J2Z ARCHITECTURE, LLC 1678 KINGSTON ROAD LONGWOOD, FLORIDA 32759 (352) 495-1482
CIVIL ENGINEERING CONSULTANT KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 (352) 438-3000	GEOTECHNICAL ENGINEER GEO TECH, INC. 1016 SE 900 AVENUE OCALA, FLORIDA 34471 (352) 694-7111	LANDSCAPE ARCHITECTURE LAND RESOURCE DESIGN GROUP, INC. 821 SE 16TH PLACE OCALA, FLORIDA 34471 (352) 694-7111

CALL 2 WORKING DAYS BEFORE YOU DIG
 ITS THE LAW! DIAL 811
 Know what's below. Call before you dig.
 811
 BOUNDARY STATE ONE CALL OF FLORIDA, INC.

IF THIS SHEET MEASURES LESS THAN 42" X 30", IT HAS BEEN REDUCED

DATE: _____
 DESCRIPTION: _____
 NO: _____

Bay Laurel Center CDD
 Kimley-Horn
 3008 HALEY-HORN AND ASSOCIATES, INC.
 1926 SW 17TH STREET, SUITE 200, Ocala, FL 32681
 WWW.KIMLEY-HORN.COM

80% CD
 02/27/26
 SUBMITTAL
 FOR CONSTRUCTION

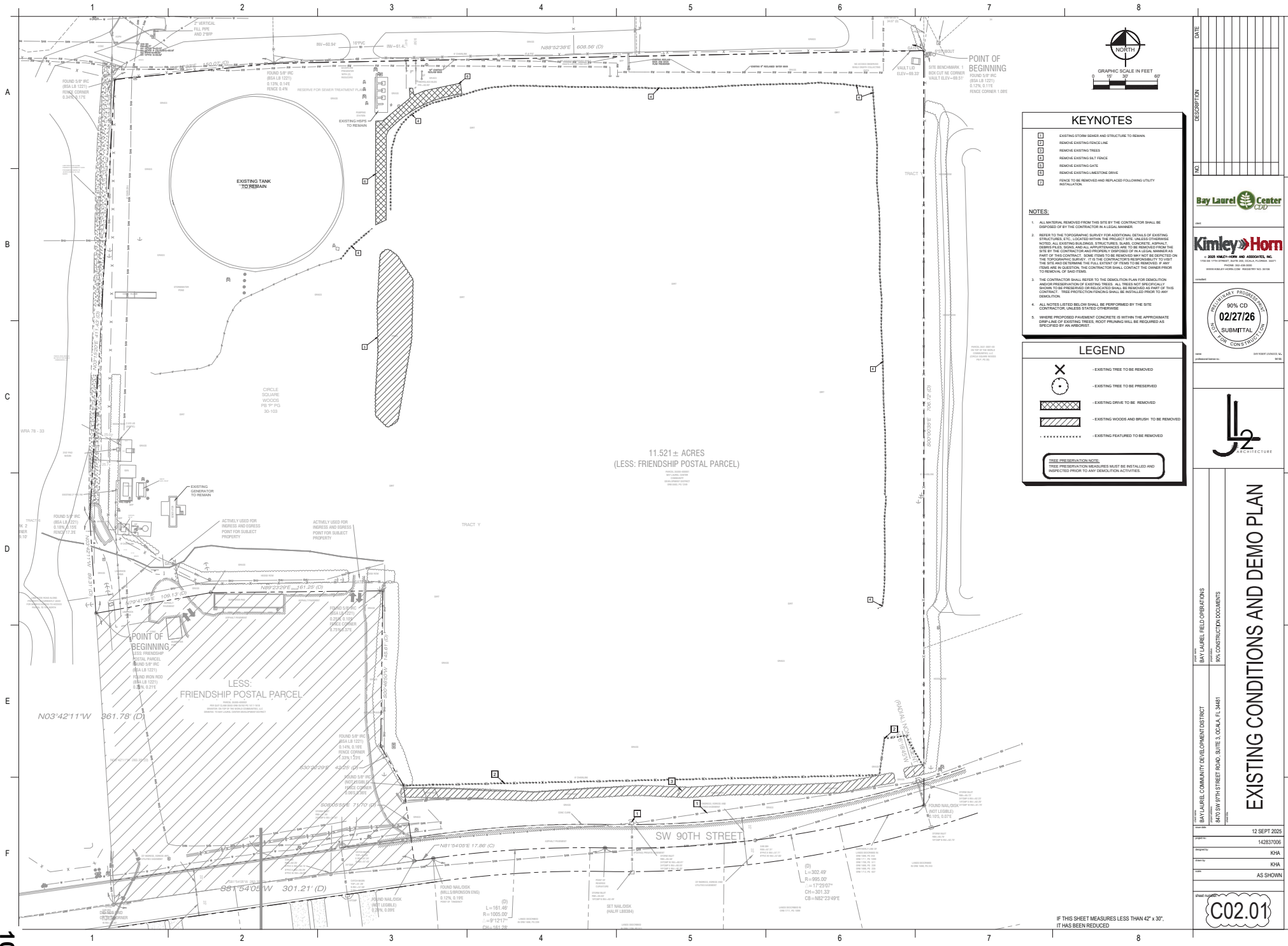
J2Z ARCHITECTURE

BAY LAUREL FIELD OPERATIONS
 8470 SW 70TH STREET ROAD, SUITE 3, Ocala, FL 32681

BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 8470 SW 70TH STREET ROAD, SUITE 3, Ocala, FL 32681

12 SEPT 2025
 142837006
 KHA
 KHA
 AS SHOWN

C01.00

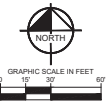


11.521± ACRES
(LESS: FRIENDSHIP POSTAL PARCEL)

EXISTING TANK
TO REMAIN

POINT OF BEGINNING
LESS:
FRIENDSHIP POSTAL PARCEL

SW 90TH STREET



POINT OF BEGINNING
FOUND S 1/4 SEC (SEA L&R 1221)
S 17N, E 11E
FENCE CORNER 1.08E

KEYNOTES

- EXISTING STORM DRAIN AND STRUCTURE TO REMAIN
- REMOVE EXISTING FENCE LINE
- REMOVE EXISTING TREES
- REMOVE EXISTING PAVED DRIVE
- REMOVE EXISTING DRIVE
- REMOVE EXISTING LAMESONE DRIVE
- FENCE TO BE REMOVED AND REPLACED FOLLOWING UTILITY INSTALLATION

NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES ETC. LOCATIONS WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DRIVEWAYS, FENCES AND ALL MATERIALS BELONGING TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. THESE ITEMS TO BE REMOVED MAY NOT BE IDENTIFIED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. ALL NOTES LISTED BELOW SHALL BE PERFORMED BY THE SITE CONTRACTOR UNLESS STATED OTHERWISE.
5. WHERE PROPOSED PAVEMENT CONCRETE IS WITHIN THE APPROXIMATE ORIGINAL OF EXISTING TREES, ROOT PRUNING WILL BE REQUIRED AS SPECIFIED BY AN ARBORIST.

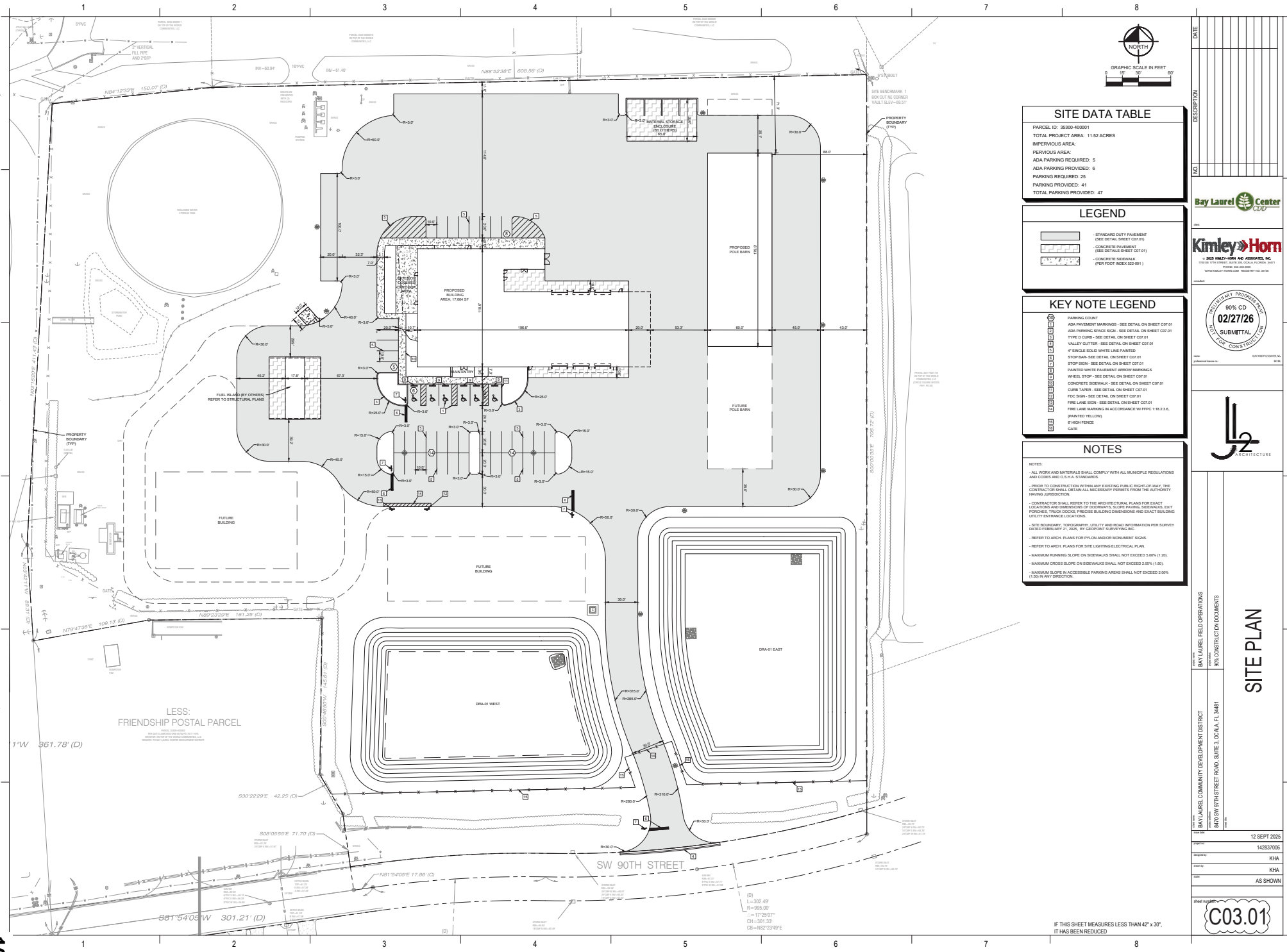
LEGEND

- X - EXISTING TREE TO BE REMOVED
- - EXISTING TREE TO BE PRESERVED
- ▨ - EXISTING DRIVE TO BE REMOVED
- ▨ - EXISTING WOODS AND BRUSH TO BE REMOVED
- ⋯ - EXISTING FEATURED TO BE REMOVED

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

DATE	
DESCRIPTION	
NO.	
<p>EXISTING CONDITIONS AND DEMO PLAN</p>	
DATE	12 SEPT 2025
PROJECT	BAY LAUREL FIELD OPERATIONS
LOCATION	840 SW 97TH STREET ROAD, SUITE 3, OCHA, FL 34481
DESIGNER	KHA
DATE	142837006
SCALE	AS SHOWN
<p>C02.01</p>	

IF THIS SHEET MEASURES LESS THAN 42" x 30", IT HAS BEEN REDUCED



SITE DATA TABLE

PARCEL ID: 35300-00001
 TOTAL PROJECT AREA: 11.52 ACRES
 IMPERVIOUS AREA:
 PERVIOUS AREA:
 ADA PARKING REQUIRED: 5
 ADA PARKING PROVIDED: 6
 PARKING REQUIRED: 25
 PARKING PROVIDED: 41
 TOTAL PARKING PROVIDED: 47

LEGEND

	STANDARD DUTY PAVEMENT (SEE DETAIL SHEET COP-01)
	CONCRETE PAVEMENT (SEE DETAIL SHEET COP-01)
	CONCRETE SIDEWALK (PER FOOT INDEX 523-01)

KEY NOTE LEGEND

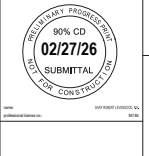
PARKING COUNT
 ADA PARKING MARKINGS - SEE DETAIL ON SHEET COP-01
 ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET COP-01
 TYPE D CURB - SEE DETAIL ON SHEET COP-01
 VALLEY GUTTER - SEE DETAIL ON SHEET COP-01
 4" SINGLE SOLID WHITE LINE PAINTED
 STOP BAR - SEE DETAIL ON SHEET COP-01
 STOP SIGN - SEE DETAIL ON SHEET COP-01
 PAINTED WHITE PAVEMENT ARROW MARKINGS
 WHEEL STOP - SEE DETAIL ON SHEET COP-01
 CONCRETE SIDEWALK - SEE DETAIL ON SHEET COP-01
 CURB TAPER - SEE DETAIL ON SHEET COP-01
 FOG SIGN - SEE DETAIL ON SHEET COP-01
 FIRE LANE SIGN - SEE DETAIL ON SHEET COP-01
 FIRE LANE MARKINGS IN ACCORDANCE W/ FPPIC 118.2.3.A
 (PAINTED YELLOW)
 # HIGH TRNGE
 GATE

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES AND D.S.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITH ANY EXISTING PUBLIC UTILITY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DRIVEWAYS, SLOPE PAVING, SIDEWALK, EXIT PORCHES, TRUCK DOCKS, PREGRESS BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED FEBRUARY 21, 2024. 8" U.S. COMMON SURVEYING SCALE.
- REFER TO ARCH PLANS FOR Pylon AND/OR MONUMENT SIGNS.
- REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.0% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.0% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION.

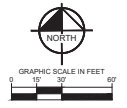
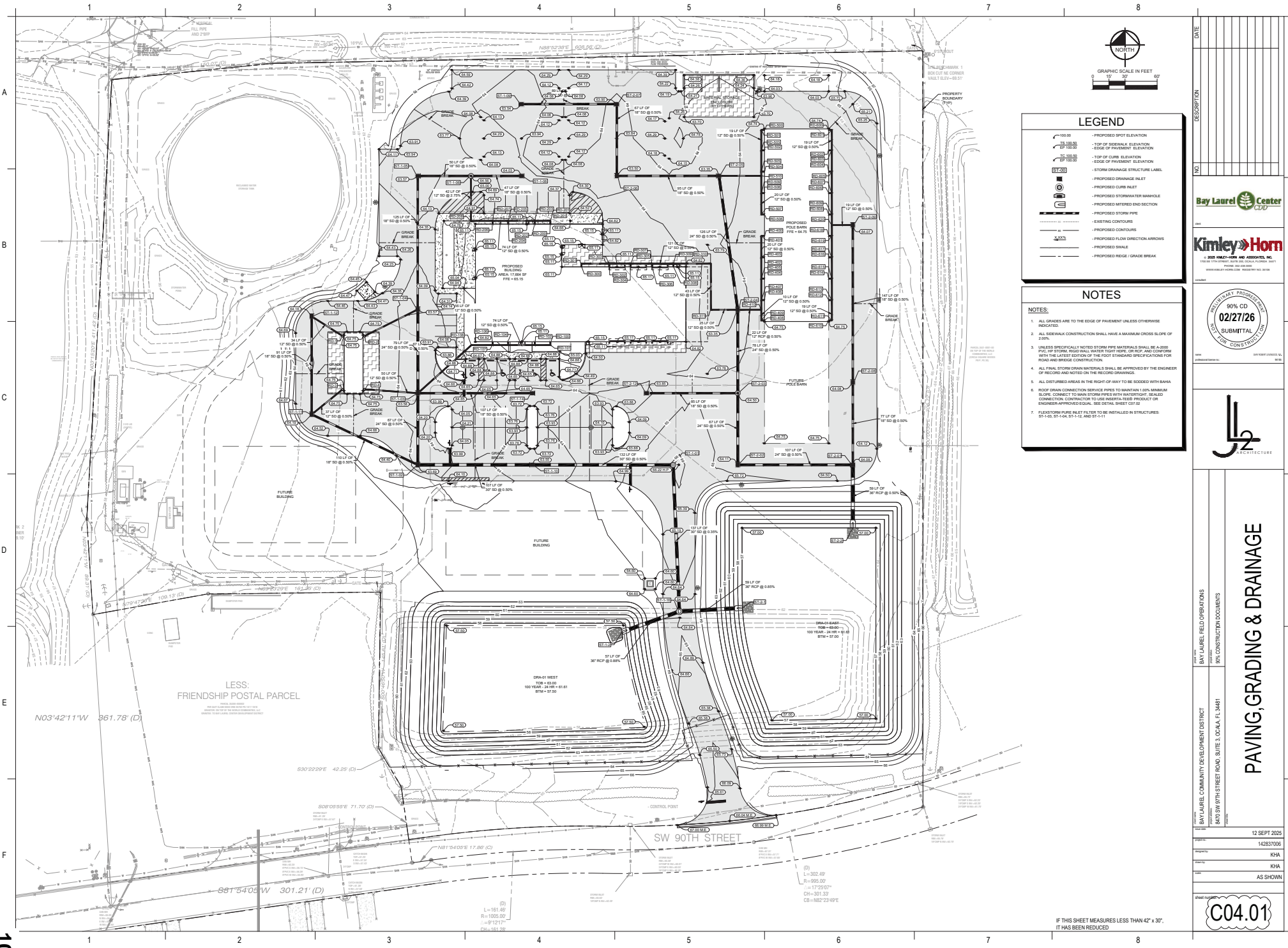
DATE	DESCRIPTION

Bay Laurel Center
 Kimley-Horn
 9005 HALEY-HORN AND ASSOCIATES, INC.
 11800 SW 17TH STREET, SUITE 400, BOCA RATON, FL 33433
 WWW.KIMLEY-HORN.COM



NOTES:
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES AND D.S.A. STANDARDS.
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 - MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION.

BAY LAUREL FIELD OPERATIONS
 BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 840 SW 97TH STREET ROAD, SUITE 3, BOCA, FL 33481
 12 SEPT 2025
 142837006
 KHA
 KHA
 AS SHOWN
 C03.01



LEGEND

- PROPOSED SPOT ELEVATION
- TOP OF SIDEWALK ELEVATION
- EDGE OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- EDGE OF PAVEMENT ELEVATION
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED SWALE
- PROPOSED RIDGE / GRADE BREAK

NOTES

NOTES:

- ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
- ALL SIDEWALK CONSTRUCTION SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.50%.
- UNLESS SPECIFICALLY NOTED STORM PIPE MATERIALS SHALL BE A 2000 P.C.I. 15' STORM PIPE WITH 15' RISE, 10' OR 12' R.C.P. AND COMPLY WITH THE LATEST EDITION OF THE FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RESUME DRAINAGE.
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY TO BE SODED WITH BAMA.
- ROOF DRAIN CONNECTION SERVICE PIPES TO MAINTAIN 1% MINIMUM SLOPE. CONNECT TO MAIN STORM PIPES WITH WATERTIGHT, SEALED CONNECTION. CONTRACTOR TO USE MANUFACTURE PRODUCT OF ENGINEER-APPROVED QUALITY. SEE DETAIL SHEET C04-01.
- FLEETWORK FINE MESH FILTERS TO BE INSTALLED IN STRUCTURES: ST-1-GS, ST-1-HA, ST-1-12, AND ST-1-11.

DATE	
DESCRIPTION	
NO.	
DATE	12 SEPT 2025
PROJECT	BAY LAUREL FIELD OPERATIONS
LOCATION	840 SW 97TH STREET ROAD, SUITE 3, COVADA, FL 34481
SCALE	90% CONSTRUCTION DOCUMENTS
<h1>PAVING, GRADING & DRAINAGE</h1>	
DESIGNED BY	KHA
CHECKED BY	KHA
DATE	AS SHOWN

IF THIS SHEET MEASURES LESS THAN 42" X 30", IT HAS BEEN REDUCED

A

B

C

D

E

F

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
RD-1	ROOF DRAIN INV OUT: 58.38 (17' 50")
RD-2	ROOF DRAIN INV OUT: 58.18 (17' 50")
RD-3	ROOF DRAIN INV OUT: 58.91 (17' 50")
RD-4	ROOF DRAIN INV OUT: 58.76 (17' 50")
RD-103	ROOF DRAIN INV OUT: 58.33 (17' 50")
RD-102	ROOF DRAIN INV OUT: 58.15 (17' 50")
RD-103	TEE INV IN: 58.14 (17' 50") INV IN: 58.17 (17' 50") INV OUT: 58.14 (17' 50")
RD-104	ROOF DRAIN INV OUT: 58.02 (17' 50")
RD-105	TEE INV IN: 58.01 (17' 50") INV IN: 58.01 (17' 50") INV OUT: 58.02 (17' 50")
RD-106	ROOF DRAIN INV OUT: 58.98 (17' 50")
RD-107	TEE INV IN: 58.84 (17' 50") INV IN: 58.84 (17' 50") INV OUT: 58.94 (17' 50")
RD-108	ROOF DRAIN INV OUT: 58.84 (17' 50") INV OUT: 58.94 (17' 50")
RD-203	ROOF DRAIN INV OUT: 58.93 (17' 50")
RD-204	ROOF DRAIN INV OUT: 58.81 (17' 50")
RD-205	TEE INV IN: 58.79 (17' 50") INV IN: 58.79 (17' 50") INV OUT: 58.79 (17' 50")
RD-206	ROOF DRAIN INV OUT: 58.79 (17' 50")
RD-207	TEE INV IN: 58.72 (17' 50") INV IN: 58.72 (17' 50") INV OUT: 58.72 (17' 50")
RD-208	ROOF DRAIN INV OUT: 58.81 (17' 50") INV IN: 58.81 (17' 50")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
RD-300	ROOF DRAIN INV OUT: 58.58 (17' 50")
RD-303	TEE INV IN: 58.31 (17' 50") INV IN: 58.31 (17' 50") INV OUT: 58.31 (17' 50")
RD-304	ROOF DRAIN INV OUT: 58.23 (17' 50")
RD-305	TEE INV IN: 58.21 (17' 50") INV IN: 58.21 (17' 50") INV OUT: 58.21 (17' 50")
RD-306	ROOF DRAIN INV OUT: 58.18 (17' 50")
RD-307	TEE INV IN: 58.17 (17' 50") INV IN: 58.17 (17' 50") INV OUT: 58.17 (17' 50")
RD-308	ROOF DRAIN INV OUT: 58.17 (17' 50")
RD-309	TEE INV IN: 58.07 (17' 50") INV IN: 58.07 (17' 50") INV OUT: 58.07 (17' 50")
RD-310	ROUND INV IN: 58.01 (17' 50") INV OUT: 58.06 (17' 50")
RD-311	ROUND INV IN: 58.04 (17' 50") INV OUT: 58.09 (17' 50")
RD-400	ROOF DRAIN INV OUT: 58.03 (17' 50")
RD-402	ROOF DRAIN INV OUT: 58.93 (17' 50")
RD-403	TEE INV IN: 58.91 (17' 50") INV IN: 58.91 (17' 50") INV OUT: 58.91 (17' 50")
RD-404	ROOF DRAIN INV OUT: 58.81 (17' 50")
RD-405	TEE INV IN: 58.76 (17' 50") INV IN: 58.76 (17' 50") INV OUT: 58.76 (17' 50")
RD-406	ROOF DRAIN INV OUT: 58.85 (17' 50")
RD-407	TEE INV IN: 58.71 (17' 50") INV IN: 58.71 (17' 50") INV OUT: 58.71 (17' 50")
RD-408	ROOF DRAIN INV OUT: 58.74 (17' 50")
RD-410	TEE INV IN: 58.61 (17' 50") INV IN: 58.61 (17' 50") INV OUT: 58.61 (17' 50")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
RD-600	ROOF DRAIN INV OUT: 58.61 (17' 50")
RD-602	ROOF DRAIN INV OUT: 58.52 (17' 50")
RD-603	TEE INV IN: 58.51 (17' 50") INV IN: 58.51 (17' 50") INV OUT: 58.51 (17' 50")
RD-604	ROOF DRAIN INV OUT: 58.43 (17' 50")
RD-605	TEE INV IN: 58.41 (17' 50") INV IN: 58.41 (17' 50") INV OUT: 58.41 (17' 50")
RD-606	ROOF DRAIN INV OUT: 58.58 (17' 50")
RD-608	ROOF DRAIN INV OUT: 58.48 (17' 50")
RD-609	ROOF DRAIN INV OUT: 58.47 (17' 50")
RD-610	TEE INV IN: 58.39 (17' 50") INV IN: 58.39 (17' 50") INV OUT: 58.39 (17' 50")
RD-600	ROOF DRAIN INV OUT: 58.87 (17' 50")
RD-602	TEE INV IN: 58.86 (17' 50") INV IN: 58.86 (17' 50") INV OUT: 58.86 (17' 50")
RD-603	ROOF DRAIN INV OUT: 58.86 (17' 50")
RD-604	ROOF DRAIN INV OUT: 58.78 (17' 50")
RD-605	TEE INV IN: 58.76 (17' 50") INV IN: 58.76 (17' 50") INV OUT: 58.76 (17' 50")
RD-607	TEE INV IN: 58.69 (17' 50") INV IN: 58.69 (17' 50") INV OUT: 58.69 (17' 50")
RD-608	ROOF DRAIN INV OUT: 58.58 (17' 50")
RD-609	TEE INV IN: 58.56 (17' 50") INV IN: 58.56 (17' 50") INV OUT: 58.56 (17' 50")
RD-610	ROOF DRAIN INV OUT: 58.87 (17' 50")
RD-612	ROOF DRAIN INV OUT: 58.88 (17' 50")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
RD-613	TEE INV IN: 58.56 (17' 50") INV IN: 58.56 (17' 50") INV OUT: 58.56 (17' 50")
RD-614	ROOF DRAIN INV OUT: 58.78 (17' 50")
RD-615	TEE INV IN: 58.76 (17' 50") INV IN: 58.76 (17' 50") INV OUT: 58.76 (17' 50")
RD-616	ROOF DRAIN INV OUT: 58.68 (17' 50")
RD-617	TEE INV IN: 58.61 (17' 50") INV IN: 58.61 (17' 50") INV OUT: 58.61 (17' 50")
RD-618	ROOF DRAIN INV OUT: 58.88 (17' 50")
RD-619	TEE INV IN: 58.56 (17' 50") INV IN: 58.56 (17' 50") INV OUT: 58.56 (17' 50")
RD-620	TEE INV IN: 58.51 (17' 50") INV IN: 58.51 (17' 50") INV OUT: 58.51 (17' 50")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
RD-101	CLEANOUT RIM 60.58 INV IN: 60.52 (17' 50") INV OUT: 60.52 (17' 50")
RD-201	CLEANOUT RIM 64.85 INV IN: 64.76 (17' 50") INV OUT: 64.85 (17' 50")
RD-301	CLEANOUT RIM 65.11 INV IN: 65.01 (17' 50") INV OUT: 65.11 (17' 50")
RD-401	CLEANOUT RIM 64.79 INV IN: 64.69 (17' 50") INV OUT: 64.79 (17' 50")
RD-400	CLEANOUT RIM 64.56 INV IN: 64.46 (17' 50") INV OUT: 64.56 (17' 50")
RD-501	CLEANOUT RIM 64.86 INV IN: 64.76 (17' 50") INV OUT: 64.86 (17' 50")
RD-607	CLEANOUT RIM 64.86 INV IN: 64.76 (17' 50") INV OUT: 64.86 (17' 50")
RD-601	CLEANOUT RIM 65.65 INV IN: 65.56 (17' 50") INV OUT: 65.65 (17' 50")
RD-611	CLEANOUT RIM 65.71 INV IN: 65.61 (17' 50") INV OUT: 65.71 (17' 50")
ST-1-01	MHI RIM 61.88 INV IN: 61.88 (18' 00") INV OUT: 61.88 (18' 00")
ST-1-02	TYPE V INLET RIM 61.88 INV IN: 61.88 (18' 00") INV OUT: 61.88 (18' 00")
ST-1-03	TYPE V INLET RIM 62.24 INV IN: 62.24 (18' 00") INV OUT: 62.24 (18' 00")
ST-1-04	TYPE V INLET RIM 62.37 INV IN: 62.37 (18' 00") INV OUT: 62.37 (18' 00")
ST-1-05	TYPE V INLET RIM 62.36 INV IN: 62.36 (18' 00") INV OUT: 62.36 (18' 00")
ST-1-06	MHI RIM 64.06 INV IN: 64.06 (18' 00") INV OUT: 64.06 (18' 00")
ST-1-08	TYPE V INLET RIM 64.24 INV IN: 64.24 (18' 00") INV OUT: 64.24 (18' 00")
ST-1-09	TYPE V INLET RIM 64.34 INV IN: 64.34 (18' 00") INV OUT: 64.34 (18' 00")
ST-1-10	TYPE V INLET RIM 65.35 INV IN: 65.35 (18' 00") INV OUT: 65.35 (18' 00")
ST-1-11	TYPE V INLET RIM 64.39 INV IN: 64.39 (18' 00") INV OUT: 64.39 (18' 00")
ST-1-12	TYPE V INLET RIM 65.05 INV IN: 65.05 (18' 00") INV OUT: 65.05 (18' 00")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-1-14	TYPE V INLET RIM 62.58 INV IN: 62.58 (18' 00") INV OUT: 62.58 (18' 00")
ST-1-16	MHI RIM 64.79 INV IN: 64.79 (18' 00") INV OUT: 64.79 (18' 00")
ST-2-01	TYPE V INLET RIM 64.28 INV IN: 64.28 (18' 00") INV OUT: 64.28 (18' 00")
ST-2-03	TYPE V INLET RIM 64.11 INV IN: 64.11 (18' 00") INV OUT: 64.11 (18' 00")
ST-2-03	MHI RIM 64.61 INV IN: 64.61 (18' 00") INV OUT: 64.61 (18' 00")
ST-2-04	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-05	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-06	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-07	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-08	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-09	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")
ST-2-12	TYPE V INLET RIM 65.25 INV IN: 65.25 (18' 00") INV OUT: 65.25 (18' 00")

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-1-1	MHI RIM 61.88 INV IN: 61.88 (18' 00") INV OUT: 61.88 (18' 00")
ST-1-2	MHI RIM 61.88 INV IN: 61.88 (18' 00") INV OUT: 61.88 (18' 00")

DATE	
DESCRIPTION	
NO.	

PROJECT: BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 LOCATION: 8410 SW 87TH STREET ROAD, SUITE 3, OPAKA, FL 34481
 SHEET NO.: 90% CONSTRUCTION DOCUMENTS
 DATE: 12 SEPT 2025
 DRAWING NO.: 142837006
 DESIGNED BY: KHA
 CHECKED BY: KHA
 TITLE: AS SHOWN

IF THIS SHEET MEASURES LESS THAN 42" X 30", IT HAS BEEN REDUCED

A

B

C

D

E

F

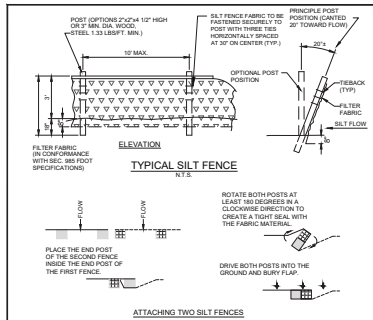


FIGURE 1

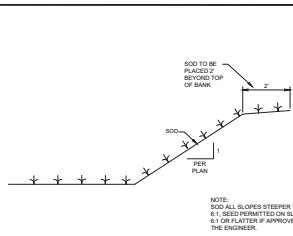


FIGURE 2

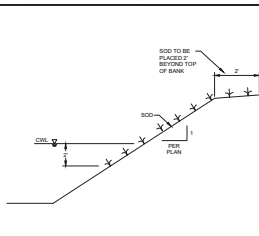


FIGURE 3

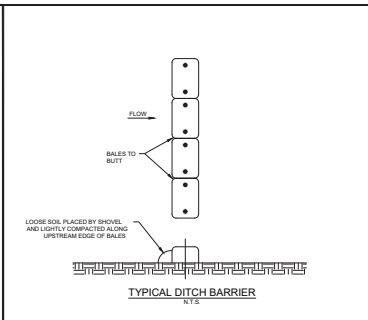


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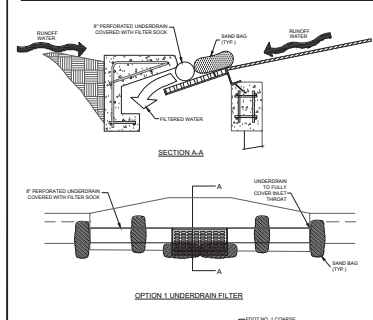


FIGURE 5

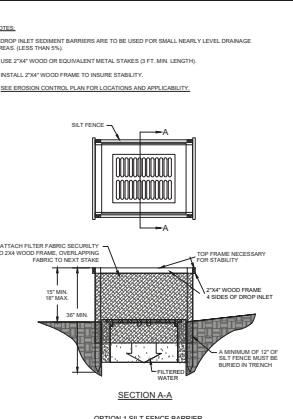


FIGURE 6

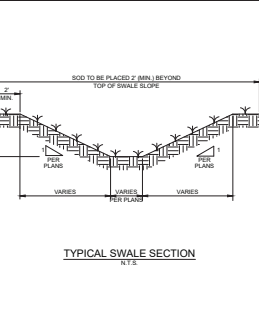


FIGURE 7

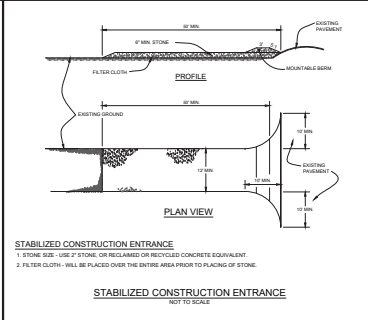


FIGURE 8

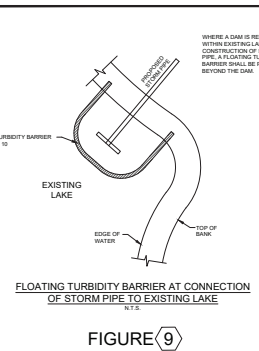


FIGURE 9

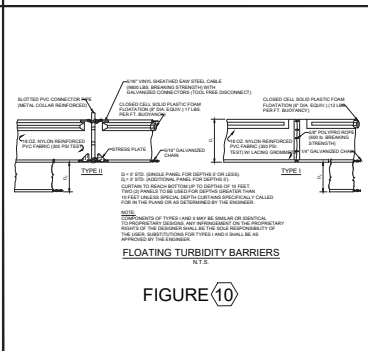


FIGURE 10

NO.	DESCRIPTION	DATE

Bay Laurel Center
 Kimley-Horn
 3005 HALEY-HORN AND ASSOCIATES, INC.
 1700 SW 17TH STREET, SUITE 300, BOCA RATON, FL 33432
 WWW.KIMLEY-HORN.COM TEL: 561-993-2000

PROFESSIONAL ENGINEER
 80% CD
 02/27/26
 SUBMITTAL
 CIVIL ENGINEERING

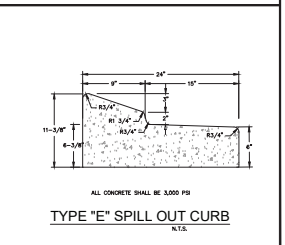
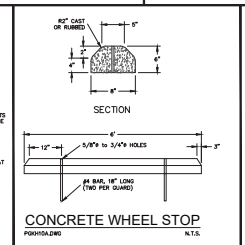
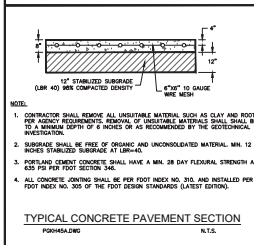
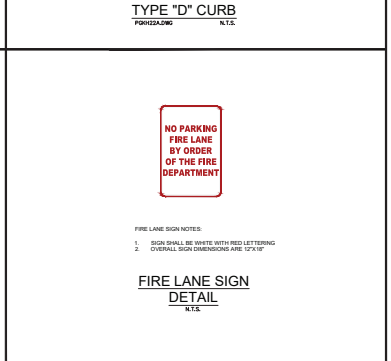
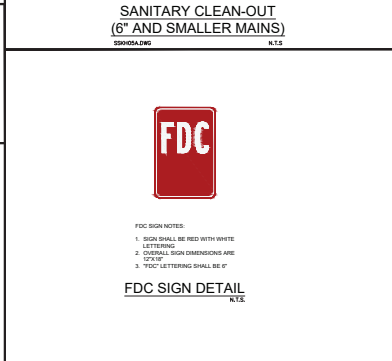
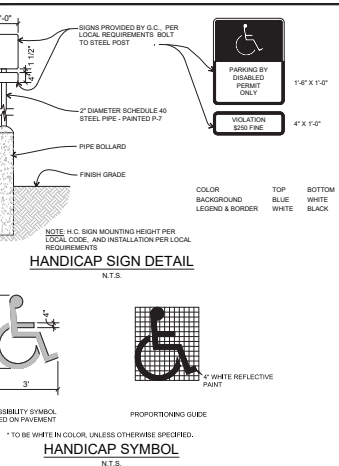
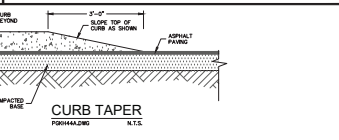
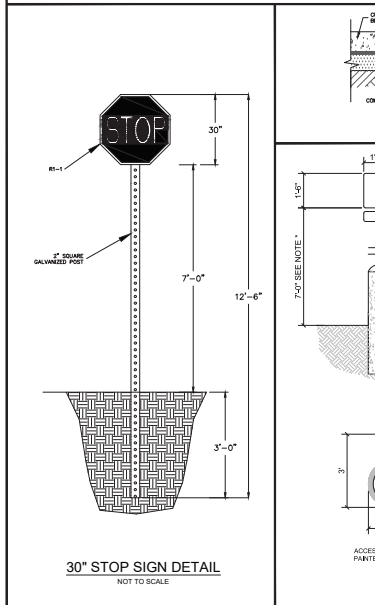
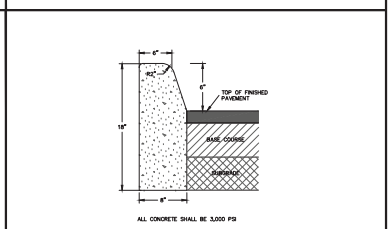
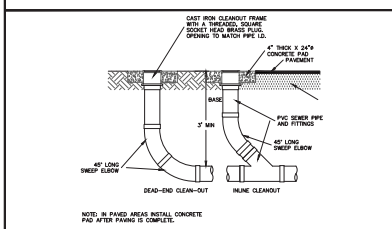
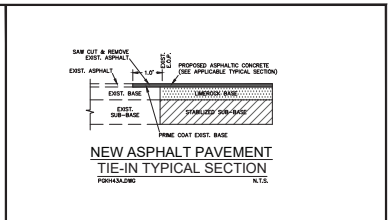
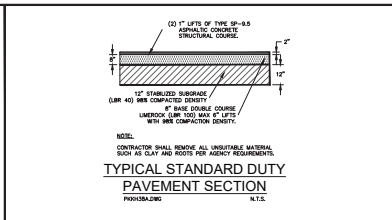
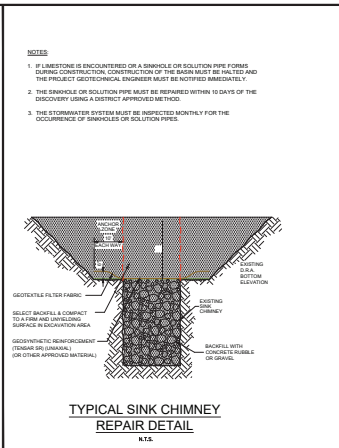
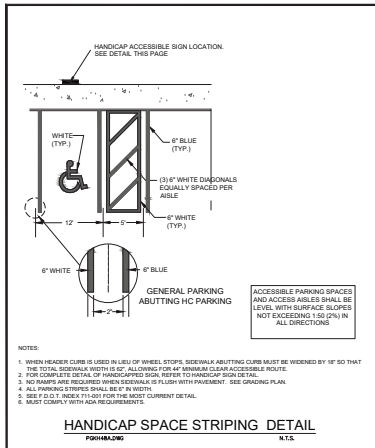
LL
 STRUCTURE

BAY LAUREL FIELD OPERATIONS
 80% CONSTRUCTION DOCUMENTS
 BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 840 SW 97TH STREET ROAD, SUITE 3, BOCA, FL 33481

DATE	12 SEPT 2025
PROJECT	142837006
DESIGNER	KHA
CHECKER	KHA
TITLE	AS SHOWN

Sheet number: C06.02

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DATE	
DESCRIPTION	
NO.	
DATE	
BY	BAY LAUREL FIELD OPERATIONS
CHECKED BY	90% CONSTRUCTION DOCUMENTS
PROJECT	BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
LOCATION	8410 SW 57TH STREET ROAD, SUITE 3, OCHA, FL 34481
DATE	12 SEPT 2025
PROJECT NO.	142837006
DESIGNED BY	KHA
CHECKED BY	KHA
DATE	AS SHOWN

IF THIS SHEET MEASURES LESS THAN 42" X 30", IT HAS BEEN REDUCED

NO.	DESCRIPTION	DATE

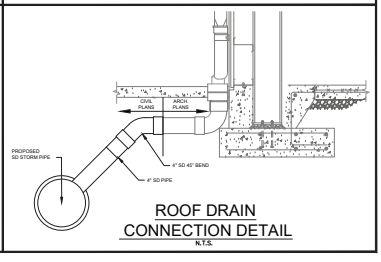
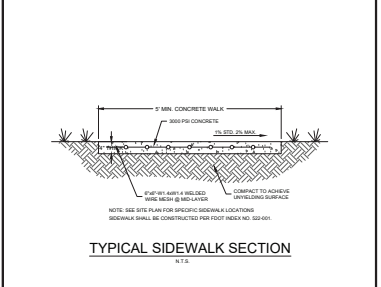
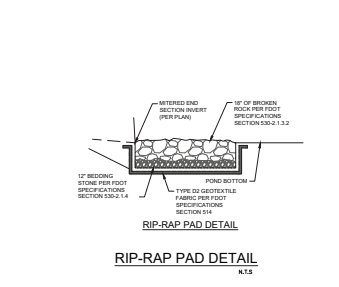
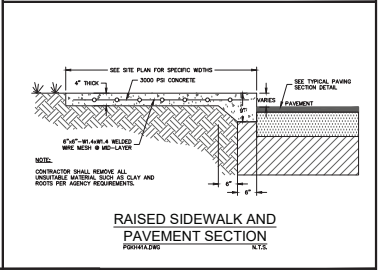
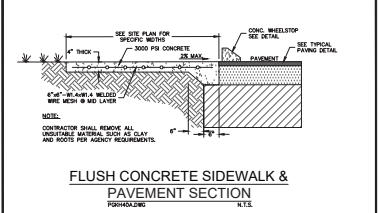
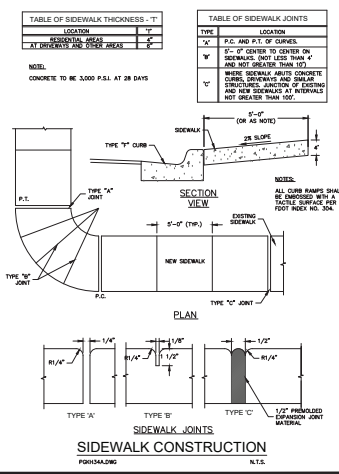
Bay Laurel Center
 Kimley-Horn
 2005 KIMLEY-HORN AND ASSOCIATES, INC.
 1916 BR 17TH STREET, SUITE 300, BOCA RATON, FL 33431
 WWW.KIMLEY-HORN.COM TEL: 561.993.3300

PRELIMINARY PROCEEDING
 80% CD
 02/27/26
 SUBMITTAL
 FOR CONSTRUCTION

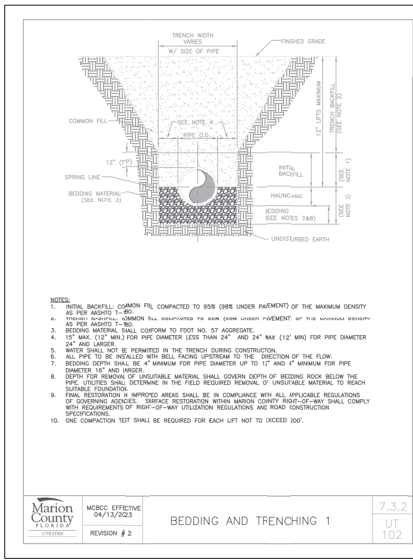
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BAY LAUREL FIELD OPERATIONS
 BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 8410 SW 97TH STREET ROAD, SUITE 3, BOCA R, FL 33481
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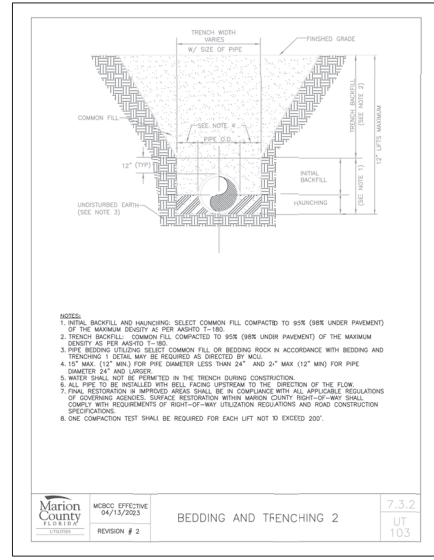
12 SEPT 2025
 142837006
 KHA
 KHA
 AS SHOWN
 Sheet number:
C07.02



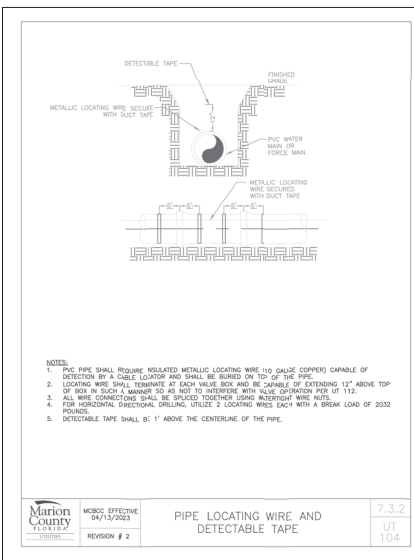
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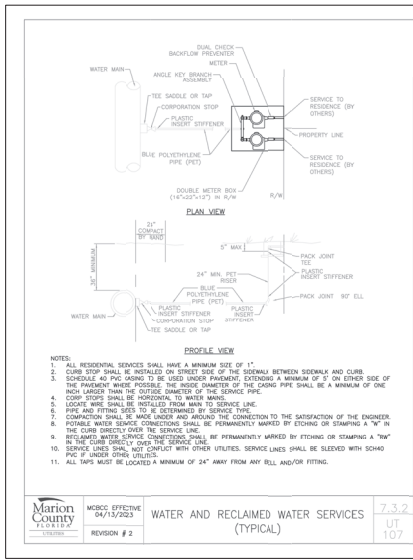
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	REVISION # 2		UT 102



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	REVISION # 2		UT 103



	MSCS EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2
	REVISION # 2		UT 104



	MSCS EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107

NO.	DESCRIPTION	DATE

BAY LAUREL FIELD OPERATIONS
142837006
KHA
KHA
AS SHOWN

BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
3410 SW 5TH STREET ROAD, SUITE 3, Ocala, FL 34481
90% CONSTRUCTION DOCUMENTS

12 SEPT 2025

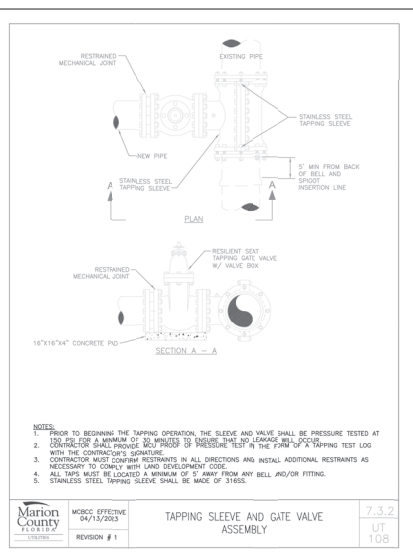
142837006

KHA

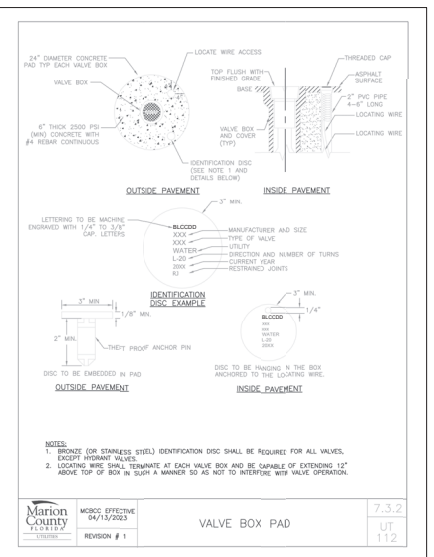
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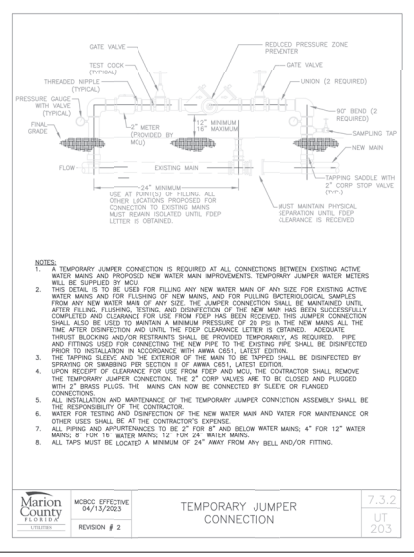
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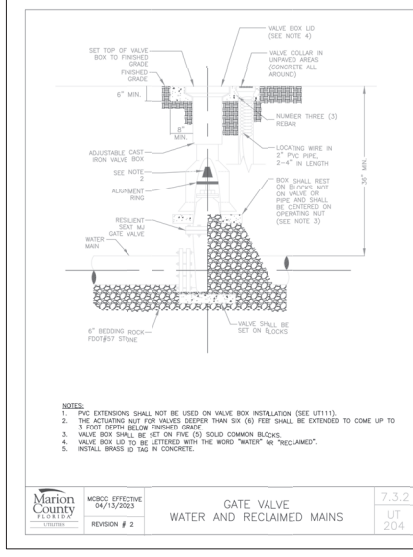
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	REVISION # 1		UT 108



	MSCS EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112

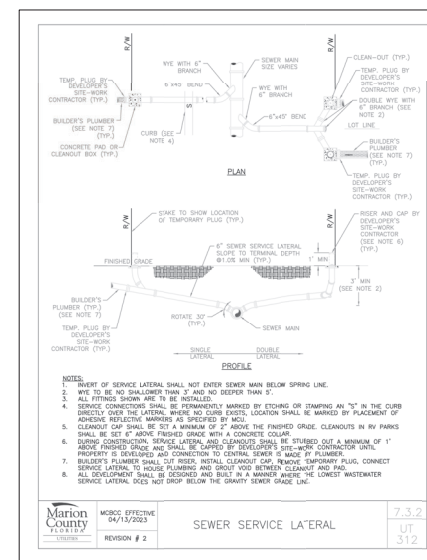
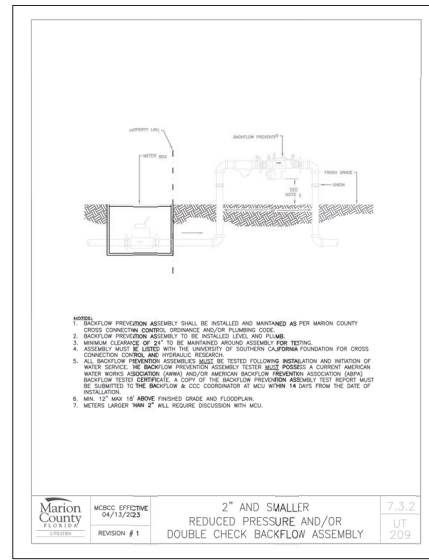
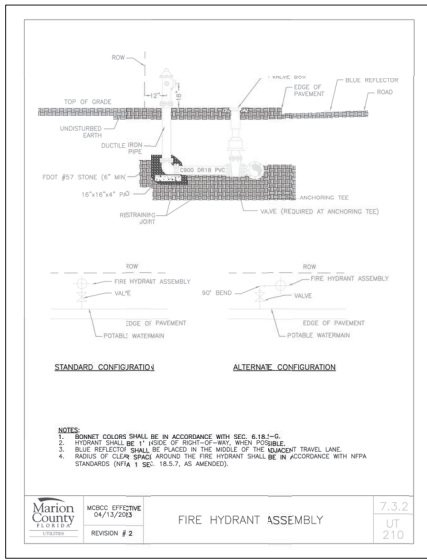
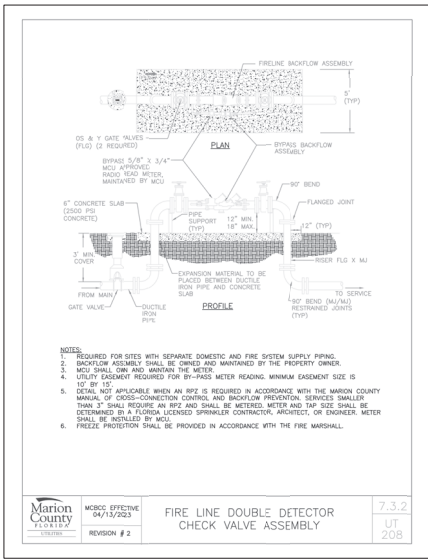


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	REVISION # 2		UT 203



	MSCS EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2
	REVISION # 2		UT 204

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DATE

DESCRIPTION

MFC

Bay Laurel Center
CDD

Kimley-Horn
A CONSULTING ENGINEERS

800 HALEY-HORN AND ASSOCIATES, INC.
1700 SW 17TH STREET SUITE 200 BOCA RATON, FL 33431
WWW.KIMLEY-HORN.COM TEL: 561-993-2000

80% CD
02/27/26
SUBMITTAL
FOR CONSTRUCTION

DATE

DESCRIPTION

MFC

Bay Laurel Center
CDD

Kimley-Horn
A CONSULTING ENGINEERS

800 HALEY-HORN AND ASSOCIATES, INC.
1700 SW 17TH STREET SUITE 200 BOCA RATON, FL 33431
WWW.KIMLEY-HORN.COM TEL: 561-993-2000

D3600-SERIES
Duplex Grinder Package

LibertyPumps
A Family and Employee Owned Company

Factory Assembled
2 hp Grinder Pumps
38" Diameter System
2" Discharge

Features

- Strong metal cabinet
- Quick-Trip pre-mounted float switch system for pump control and alarm
- 4" inlet tube with rubber gasket seal
- Factory pre-assembled galv. rail system
- Galvanized guide rail piping (optional)
- Factory pre-assembled Schedule-80 PVC discharge piping with ball valves
- Fiberglass beam with anti-fouling collar
- Standard green fibreglass cover, 1000 lbs (optional 1500 lbs steel) vinyl
- All stainless steel support and brackets pre-mounted
- NEMA 4X junction box for electrical connections, pre-mounted
- Stainless steel chain for pump sit-out
- Other custom beam sizes available, consult factory

Available Heights:
48"
60"
72"
84"
96"
108"

3 Year Warranty

Available with L80 or L500-Series

SSPMA
MFCRC
MFCRC MEMBER

Innovate. evolve.

Choice of Panel... AE-Series or IP-Series

AE-Series Panels (Standard)
Proven reliable alerting operation

Features

- 40A switch offer manual operation of pumps (on circuit board)
- NEMA 4X enclosure for outdoor use
- Capac breakers provide pump disconnect and branch fault protection
- Alarm beacon and horn provide audio/visual warning of alarm condition
- 4-wire fan/fuse/air fan/light
- Auxiliary contacts
- Three level control float switches

For the complete AE-Series specifications, see AE-Series Installation sheet.

IP-Series Panels (Optional)

IP-Series control panels incorporate the latest programmable pump/fault features through a simple, easy-to-use touchpad on the front door. These provide programming and system monitoring is easier than ever.

Features

- NEMA 4X weatherproof enclosure for indoor or outdoor mounting
- Wireless level sensor is compact and eliminates multiple wire-angle lead
- Switches for controlling pump
- Redundant NUBER float switch included for added security
- Easy-to-use touchpad for programming pump on/off switch and alarm level in inches or centimeters
- Inverter panel door provides increased safety
- Separate control and alarm fuse

Digital display board for system monitoring

Alarm beacon and horn provide audio/visual warning of alarm condition

Test/Normal/Silence switch

Auxiliary contacts

Panel is field convertible by other demand zone or tank dose applications

NOTE: Under the IP-Series panel, only 1" of air gap is required between pump and float sensor.

Wireless Level Sensor

D3600-Series

Features

- 2 hp Grinder pumps
- Choose from single stage 550 or 3 stage LSG-Series pumps
- Available in a wide range of voltages
- 4" Discharge
- 25' Power cable length for standard systems (30' power cable length for "C" models)

Dimensional Data

Top View: 12" 3/4" 31" 48" 12" 3/4" 31" 48" 12" 3/4" 31" 48"

Side View: 12" 3/4" 31" 48" 12" 3/4" 31" 48" 12" 3/4" 31" 48"

Performance Curves

50 GPC, 3600 RPM

Flow (GPC) vs. Head (ft)

Flow (GPC) vs. Head (ft)

Factory Set Control Levels

MODEL	OFF LEVEL	ON LEVEL	ALARM LEVEL	VOLUME PER PUMP CYCLE	TOTAL BASIN CAPACITY
D0648	12" (33 cm)	22" (56 cm)	31" (79 cm)	53 gal (202 L)	214 gal (799 L)
D0660	12" (33 cm)	28" (71 cm)	34" (86 cm)	56 gal (209 L)	264 gal (996 L)
D0672	12" (33 cm)	32" (79 cm)	37" (94 cm)	79 gal (299 L)	317 gal (1200 L)
D0684	12" (33 cm)	34" (86 cm)	40" (102 cm)	92 gal (346 L)	370 gal (1400 L)
D0696	12" (33 cm)	37" (94 cm)	43" (109 cm)	104 gal (394 L)	423 gal (1600 L)
D0610	12" (33 cm)	43" (109 cm)	49" (124 cm)	132 gal (500 L)	529 gal (2000 L)

DATE

DESCRIPTION

MFC

Bay Laurel Center
CDD

Kimley-Horn
A CONSULTING ENGINEERS

800 HALEY-HORN AND ASSOCIATES, INC.
1700 SW 17TH STREET SUITE 200 BOCA RATON, FL 33431
WWW.KIMLEY-HORN.COM TEL: 561-993-2000

DATE

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800 HALEY-HORN AND ASSOCIATES, INC.
1700 SW 17TH STREET SUITE 200 BOCA RATON, FL 33431
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12 SEPT 2025

142837006

KHA

KHA

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Sheet number

C08.02

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Marion County

Development Review Committee

Agenda Item

File No.: 2026-22768

Agenda Date: 4/20/2026

Agenda No.: 6.2.

SUBJECT:

Zorn Construction Stormwater Control Plan - Waiver to Major Site Plan

Parcel #: 13230-000-00 #WaiverSTA-000529-2026

Michael W. Radcliffe Engineering, Inc.

LDC 2.21.1.A - Applicability

CODE states (1) - Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - We request a waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2-acre site.



SUBMITTAL SUMMARY REPORT Waiver STA-000529-2026

PLAN NAME: Zorn Construction Stormwater Control Plan	LOCATION: 6410 NW GAINESVILLE RD OCALA,
APPLICATION DATE: 03/20/2026	PARCEL: 13230-000-00
DESCRIPTION: Request waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2 acre site.	

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	04/07/2026	04/16/2026	04/15/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

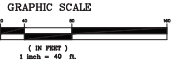
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/16/2026	04/07/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/16/2026	04/09/2026	Approved
<i>Comments</i>	Defer to Stormwater			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/16/2026	04/10/2026	Informational
<i>Comments</i>	<p>CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.</p> <p>The applicant owns a 7.2 -acre parcel (13230-000-00) and there is approximately 11,550 sf existing impervious area on-site with 45,940 sf of gravel onsite. The total existing and proposed impervious area is 57,490 sf. The site will be approximately 48,490 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/16/2026	04/07/2026	Approved
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/16/2026	04/09/2026	Approved
<i>Comments</i>	MCU service area but outside connection distance			



Project Name: 2025-42 Zorn Construction - Stormwater Control Plan
 Sheet Name:
Aerial Map

Drawn: LL
 Scale: 1"=150'
 Date: 3-20-26

MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
 Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
 www.radcliffeengineering.com



ZORN CONSTRUCTION STORMWATER CONTROL PLAN MARION COUNTY, FL

Existing Improvements:

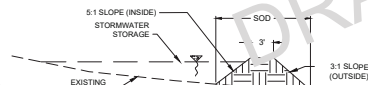
BUILDING 1:	2,784 SF	GRAVEL 1:	5,903 SF	CONCRETE:	2,011 SF
BUILDING 2:	4,445 SF	GRAVEL 2:	60,037 SF		
BUILDING 3:	2,307 SF				
SUBTOTAL:	9,536 SF	SUBTOTAL:	65,940 SF	SUBTOTAL:	2,011 SF
TOTAL COUNTED AS IMPERVIOUS =	57,490 SF				

LINE 1: N.00°47'56"E, 69.73'
LINE 2: N.89°40'50"W, 60.19'
CURVE 1: DELTA = 25°29'57"
RADIUS = 2405.70'
ARC = 1070.64'
CHORD = 1061.85'
C.B. = 5.44°39'41"E

- NOTES: 1. ALL BUILDINGS ARE EXISTING.
2. PROPOSED IMPROVEMENTS ARE INTERIOR RENOVATIONS TO EXISTING BUILDINGS.
3. CONTOURS FROM MARION COUNTY GIS.

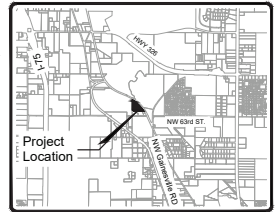
Proposed Stormwater Controls:

CONSTRUCT 3' WIDE BY 2.5' HIGH BERM ALONG SOUTH PROPERTY BOUNDARY TO RETAIN POST MINUS PRE RUNOFF FROM ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING THE ALLOWABLE 8,000 SF OF IMPERVIOUS AREA.
LOOCHLOOSA FINE SAND SOILS ARE TYPE "A" HYDROLOGIC GROUP.



STAGE STORAGE DRA / BERM

Elevation (ft)	Area (ft ²)	Area (acres)	Avg. Area Elev. Diff. (ft)	Storage (cu ft)	Storage (Ac-ft)
96.0	5,166	0.119	0	0	0.000
96.0	15,863	0.364	10.517	1,051.7	0.241
96.5	26,731	0.614	21.300	0.5	21.167
97.0	37,584	0.863	32.163	0.5	37.248
97.5	37,584	0.863	37.584	0.5	36.045



SCALE: 1" = 3000'
SECTION 23, TOWNSHIP 14 SOUTH, RANGE 21 EAST

Site Information:

PROJECT NAME: ZORN CONSTRUCTION STORMWATER CONTROL PLAN
PARCEL NUMBER: 13230-000-00
PROJECT LOCATION: 6410 NW GAINESVILLE RD, Ocala, FL 34478-2330
OWNER: MOSES L40 LLC
OWNER'S CONTACT: CHRIS LITTLE
TELEPHONE: (352) 236-4550
SITE AREA: 313,632 SF (7.20 AC)
EXISTING IMPERVIOUS AREA: 57,490 SF
ZONING: B-2 & M-2
LAND USE: COMMERCIAL DISTRICT
SOILS: LOOCHLOOSA FINE SAND (TYPE "A")

STORMWATER CALCULATIONS

Drainage Basin	Area (ft ²)	Area (ac)	CN
Total	313,632	7.199	
Type A Soils	313,632	7.199	39
Type D Soils			80
Asphalt Conc.			88
Building			88
Total	313,632	7.199	
Impervious (Gravel)	6,808	0.156	90
Impervious (Asphalt)	2,011	0.046	88
Impervious (Concrete)	45,940	1.055	88
Type A Soils	256,043	5.878	39
Type C Soils			74
Type D Soils			80

Point

Pre-developed Weighted CN =	39.00
Post-developed Weighted CN =	45.92

Storm

Wettable Area (ft ²)	Rainfall (in)
11.6	
Pre-developed Conditions	
Watershed length (ft)	720
Watershed slope (ft)	2.37
Depth of Runoff (in)	2.92
Pre Runoff Volume (cu ft)	76,980
Time of Conc. (min)	1.73
Time of Conc. (hr)	0.029
Time of Conc. (hr)	47.27
Peak Discharge, Q (cfs)	10.07
Post-developed Conditions	
Watershed length (ft)	720
Watershed slope (ft)	2.37
Depth of Runoff (in)	2.85
Pre Runoff Volume (cu ft)	126,154
Time of Conc. (min)	2.769
Time of Conc. (hr)	0.046
Time of Conc. (hr)	36.54
Peak Discharge, Q (cfs)	301.96
Peak Discharge, Q (cfs)	19.47
Post minus Pre Vol. (cu ft)	
45,934	
1.01	

Traffic Statement:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE TRIP GENERATION REPORT 11th EDITION. THE ITE REGRESSION EQUATIONS WERE USED TO CALCULATE THE MIDDAY PEAK A.M. AND P.M. HOUR TRIPS.

CORPORATE HEADQUARTERS BUILDING VS. 1,000 SQ. FT. G.L.A. PER (714) (Pgs. 738-741).

NO ADDITIONAL PROPOSED STRUCTURES/BUILDING
DAILY TRIP CALCULATION: USING AVERAGE RATES

OFFICE (714): 7.95 PER 1000 SF; 2,784 X 7.95 = 22.13
PEAK HOUR CALCULATION (AM):
OFFICE (714): 1.45 PER 1000 SF; 2,784 X 1.45 = 4.04
PEAK TRIPS/HOUR = 4.04
PEAK TRIP CALCULATION (PM):
OFFICE (714): 1.30 PER 1000 SF; 2,784 X 1.30 = 3.62
PEAK TRIPS/HOUR = 3.62

AVERAGE RATES GIVE MORE REALISTIC PEAK HOUR CALCULATIONS FOR THIS CORPORATE HEADQUARTERS

THIS PLAN HAS BEEN DIGITALLY STORED AND SEALED BY MICHAEL W. RADLITZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SEALED AND SEALED AND THIS SIGNATURE MUST BE VERIFIED ON ANY ELECTIONS COPIES.

MICHAEL W. RADLITZ, P.E.
FLORIDA REG. ENGINEER, NO. 31170
SIGNATURE DATE

Project Location

SCALE: 1" = 3000'

SECTION 23, TOWNSHIP 14 SOUTH, RANGE 21 EAST

Site Information:

PROJECT NAME: ZORN CONSTRUCTION STORMWATER CONTROL PLAN

PARCEL NUMBER: 13230-000-00

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TELEPHONE: (352) 236-4550

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ZONING: B-2 & M-2

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Type A Soils	256,043	5.878	39
Type C Soils			74
Type D Soils			80

Point

Pre-developed Weighted CN = 39.00

Post-developed Weighted CN = 45.92

Storm

Wettable Area (ft ²)	Rainfall (in)
11.6	

Pre-developed Conditions

Watershed length (ft) 720

Watershed slope (ft) 2.37

Depth of Runoff (in) 2.92

Pre Runoff Volume (cu ft) 76,980

Time of Conc. (min) 1.73

Time of Conc. (hr) 0.029

Time of Conc. (hr) 47.27

Peak Discharge, Q (cfs) 10.07

Post-developed Conditions

Watershed length (ft) 720

Watershed slope (ft) 2.37

Depth of Runoff (in) 2.85

Pre Runoff Volume (cu ft) 126,154

Time of Conc. (min) 2.769

Time of Conc. (hr) 0.046

Time of Conc. (hr) 36.54

Peak Discharge, Q (cfs) 301.96

Peak Discharge, Q (cfs) 19.47

Post minus Pre Vol. (cu ft) 45,934

1.01

MICHAEL W. RADLITZ, P.E.
FLORIDA REG. ENGINEER, NO. 31170

SIGNATURE DATE

Sheet No. 1 of 1



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22769

Agenda Date: 4/20/2026

Agenda No.: 6.3.

SUBJECT:

Bahia Terrace Fourplex - Waiver to Major Site Plan
Parcel #: 9007-0088-15 #WaiverSTA-000580-2026
A3MS Corp

LDC 2.21.1.A - Applicability

CODE states (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - Waiver request from Marion County Land Development Code Section 2.21.1 for the proposed fourplex residential infill project (Bahia Terrace). The project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed the thresholds requiring a Major Site Plan. The project is small in scale, consistent with surrounding residential development, and similar projects in the area have been approved without requiring a Major Site Plan review.



SUBMITTAL SUMMARY REPORT WaiverSTA-000580-2026

PLAN NAME:	Bahia Terrace Fourplex – Waiver to Major Site Plan Request	LOCATION:	
APPLICATION DATE:	04/01/2026	PARCEL:	9007-0088-15
DESCRIPTION:	Waiver request from Marion County Land Development Code Section 2.21.1 for the proposed fourplex residential infill project (Bahia Terrace). The project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed the thresholds requiring a Major Site Plan. The project is small in scale, consistent with surrounding residential development, and similar projects in the area have been approved without requiring a Major Site Plan review.		

CONTACTS	NAME	COMPANY
Applicant	ALDO ALVAREZ MARTINEZ	A3MS CORP

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	04/07/2026	04/16/2026	04/15/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Roxanna Coleman	04/16/2026	04/07/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	04/16/2026	04/09/2026	Informational
<i>Comments</i>	4 units multifamily. Land Use: UR. Zoning: R-3. Impervious area: 8,600 SF (29%). Note that existing lot width is less than 100 ft. For residential more than 3 units without central water and sewer, min lot width is 100 ft. With central water, min lot width is 70ft. Need to verify if City of Bellevue will provide central water and sewer for this area.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/16/2026	04/10/2026	Informational
<i>Comments</i>	The applicant owns a 0.68-acre parcel (9007-0088-15) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 8,600 sf for a quadplex. The total existing and proposed impervious area is 8,600 sf. The site will be approximately 400 sf under the allowed 9,000 sf per the Marion County LDC. Stormwater staff is unsure why the applicant applied for a waiver to a major site plan.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/16/2026	04/07/2026	Approved
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/16/2026	04/09/2026	Approved
<i>Comments</i>	The fourplex is outside sewer connection distance, but WITHIN connection distance to existing MCU water main. IF THE MAJOR SITE PLAN IS NOT REQUIRED, MCU WILL REQUIRE A UTILITY PLAN TO IDENTIFY/APPROVE THE WATER MAIN TAP AND SHOW SERVICE(S) AND METER BANK. If the MaSP waiver is denied and is required, the utility connections must be shown on the Major Site Plan & the Utility Plan is no longer required.			



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 03/31/2026 Parcel Number(s): 9007-0088-15 Permit Number: 2025072052

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: BAHIA TERRACE Commercial Residential
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 7 Block 88 Lot 15-16 Tract _____

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

Name (print): JAOME HOLDING COMPANY LLC
Signature: [Signature]
Mailing Address: 2481 OLD DIXIE HWY City: AUBURNDALE
State: FL Zip Code: 33823 Phone # _____
Email address: _____

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

Firm Name (if applicable): A3MS CORP Contact Name: ALDO ALVAREZ
Mailing Address: 8810 COMMODITY CIR STE 17-F City: ORLANDO
State: FL Zip Code: 32819 Phone # 407-8610800
Email address: a3msmarioncounty@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Marion County Land Development Code Section 2.21.1 – Major Site Plan Requirements

Reason/Justification for Request (be specific): This waiver request is submitted for the proposed fourplex residential project (Bahia Terrace). Pursuant to Marion County Land Development Code Section 2.21.1(A), a Major Site Plan is required when impervious area equals or exceeds 35% of the site or 9,000 square feet. The proposed project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed these thresholds. The project is a small-scale residential infill development with minimal impact to stormwater, traffic, and surrounding properties. The scale and intensity of the development are consistent with projects typically reviewed under a Minor Site Plan process. Additionally, there are similar residential developments within the surrounding area that have been reviewed and approved without requiring a Major Site Plan. The proposed project is consistent in scale, layout, and impact with those developments. Requiring a Major Site Plan review for this project would be disproportionate to its impact and would not provide additional public benefit. Therefore, the requested waiver is reasonable and consistent with the intent of the Land Development Code.

DEVELOPMENT REVIEW USE:

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

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

WAIVER JUSTIFICATION LETTER

Project: Bahia Terrace Fourplex

Location: 9007-0088-15 (Parcel Numbers)

Subdivision: Silver Springs Shores

Applicant: A3MS Corp

Owner: JAOME Holding Company LLC

Date: 04/01/2026

To whom it may concern,

This letter is submitted as a formal request for a waiver to a Major Site Plan requirements for the proposed fourplex residential project known as Bahia Terrace.

The project consists of a four-unit residential building on a parcel of approximately 29,308 square feet, including associated parking and driveway improvements. The proposed development results in a total impervious area of approximately 8,600 square feet, representing 29.34% of the site.

Pursuant to Marion County Land Development Code Section 2.21.1(A), a Major Site Plan is required when impervious area equals or exceeds 35% of the site or 9,000 square feet. The proposed project does not exceed these thresholds.

The project is a small-scale residential infill development with minimal impact to stormwater, traffic, and surrounding properties. The scale and intensity of the development are consistent with similar residential projects typically reviewed under a Minor Site Plan process.

Additionally, there are similar residential developments within the surrounding area that have been approved without requiring a Major Site Plan review. The proposed project is consistent in scale, layout, and impact with those developments.

Requiring a Major Site Plan review for this project would be disproportionate to its impact and would not provide additional public benefit. The requested waiver is reasonable and consistent with the intent of the Land Development Code.

The applicant intends to proceed with a Minor Site Plan application upon approval of this waiver.

Based on the above, we respectfully request approval of this waiver.

Sincerely,

Aldo Alvarez

A3MS Corp

Phone: 407-861-0800

Email: a3msmarioncounty@gmail.com



NEW RESIDENTIAL PROJECT FOUR-PLEX

Owner: JAOME HOLDING COMPANY LLC
 Parcel ID: 9007-0088-15
 Legal Description: SEC 08 TWP 16 RGE 23 SEC 05 TWP 16 RGE 23 PLAT BOOK J PAGE 094 SILVER SPRINGS SHORES UNIT 7 BLK 88 LOTS 15,16
 Parent Parcel: 9007-0088-00

Scope of Work: NEW FOUR-PLEX RESIDENTIAL PROJECT, THE EXTERIOR WALL WILL BE IN CONCRETE BLOCK, INTERIOR PARTITIONS IN WOOD FRAMING, THE ROOF WILL BE WITH PRE-ENGINEERED TRUSSES.

Building Department: MARION COUNTY



SITE LOCATION

SCALE : N.T.S.

GENERAL NOTES

ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE CONST. AREA. DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT OR ENGINEER. IF ANY ERROR OR MISSING APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THEM.

GENERAL NOTES



PERMIT SET

REVISIONS:
 NO. DATE
 ① 2025-09

PROJECT NUMBER

2025-402
 INSTRUMENTS OF SERVICE OWNERSHIP:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES INSTRUMENTS PREPARED BY THE ARCHITECT AND/OR ENGINEER AND RELATED INSTRUMENTS PREPARED BY THE ARCHITECT OR ENGINEER SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND/OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

NEW RESIDENTIAL PROJECT - FOURPLEX
 PROJECT FOR: JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS:
 PARCEL ID: 9007-0088-15

COVER

Sheet No. 01 - This sheet has been electronically signed and sealed by the Architect. Please refer to the Architect's Seal for the signature and seal of the Architect.

SHEET

A01



INDEX

- A01 - COVER
- A02 - FLOOR PLAN
- A03 - FOUNDATION PLAN
- A04 - ELECTRICAL PLAN
- A05 - PLUMBING PLAN
- A06 - MECHANICAL PLAN
- A07 - FRAMING PLAN
- A08 - ELEVATIONS PLAN

INDEX

DESIGN CRITERIA

THIS IMPROVEMENTS FOR NEW RESIDENTIAL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 (8 TH EDITION), RESIDENTIAL, CHAPTER 3, SECTION R301 DESIGN CRITERIA AND ASCE 7-22.

WIND LOAD REQUIREMENTS EMPLOYED IN THE DESIGN OF THE STRUCTURE:

1. BASIC WIND SPEED - (3 SECOND GUST) 140 MPH (53 m/s)
 $V_{ult} = 140 \text{ mph}$, $V_{ref} = 108 \text{ mph}$
2. BUILDING CATEGORY R-2, ENCLOSED
3. IMPORTANCE FACTOR 1.00, WIND EXPOSURE B
4. INTERNAL PRESSURE COEFFICIENT IS 0.18
5. DESIGN PRESSURE (WORST CASE CONDITION) - COMPONENTS & CLADDING: $-36.1 \text{ PSF} / -41.4 \text{ PSF}$
6. UNIFORMLY DISTRIBUTED LIVE LOADS EMPLOYED IN THE DESIGN - 40 LIVE LOAD
- LIVING AREAS - FLOORS - 30 PSF
 FACTOR 0.43 PSF - 0.73 PSF
 ROOF LIVE LOADS - 20 PSF - EXPOSURE B
 FACTOR 0.41 PSF - 0.92 PSF
 NO WIND-BORNE DEBRIS REGION

DESIGN CRITERIA

- A. 2023 FLORIDA BUILDING CODE (8th EDITION)
- B. 2023 FLORIDA BUILDING CODE EXISTING BUILDING (8th EDITION)
- C. 2023 FLORIDA BUILDING CODE ACCESSIBILITY (8th EDITION)
- D. 2023 FLORIDA BUILDING CODE MECHANICAL (8th EDITION)
- E. 2023 FLORIDA BUILDING CODE PLUMBING (8th EDITION)
- F. 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8th EDITION)
- G. 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8th EDITION)
- H. 2020 FLORIDA NATIONAL ELECTRICAL CODE (NEC NFPA 70)
- I. 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION)
- J. 2021 NFPA 1 (UNIFORM FIRE CODE)
- K. 2021 NFPA 101 (LIFE SAFETY CODE)
- L. 2021 NFPA 101 (LIFE SAFETY CODE)
- M. 2021 NFPA 101 (LIFE SAFETY CODE)
- N. NATIONAL FIRE ALARM CODE NFPA 72 2022 EDITION
- O. 2021 NFPA 101 (LIFE SAFETY CODE)
- P. 2018 NFPA 10, 2019 NFPA 13, 2019 NFPA 72, 2021 NFPA 17A.

APPLICABLE CODES

AREA CALCULATIONS

DESCRIPTION	AREA (S.F.)
LIVING AREA A	1,114.00 SF.
LIVING AREA B	1,114.00 SF.
LIVING AREA C	1,114.00 SF.
LIVING AREA D	1,114.00 SF.
TOTAL LIVING AREAS	4,456.00 SF. 4,456.00 SF.
ENTRY A	58.00 SF.
ENTRY B	58.00 SF.
ENTRY C	58.00 SF.
ENTRY D	58.00 SF.
TOTAL NO LIVING AREA	232.00 SF. 232.00 SF.
TOTAL ROOFED AREA	4,688.00 SF.

TABLE OF AREAS

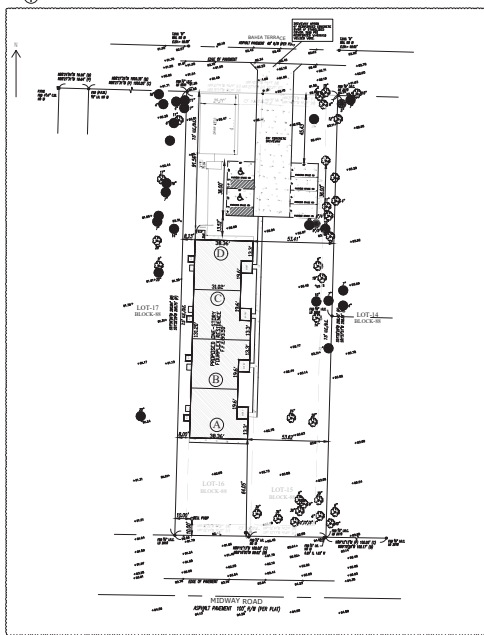
DESCRIPTION	AREA (S.F.)	% OF TOTAL
LOT AREA	29,308.00 SF.	100%
PROPOSED		
LIVING AREA	4,456.00 SF.	15.20%
ENTRY	232.00 SF.	0.79%
CONCRETE DRIVE & PARKING	3,250.00 SF.	11.09%
CONCRETE WALKWAY	662.00 SF.	2.26%
TOTAL IMPERVIOUS	8,600.00 SF.	29.34%
PERVIOUS AREA	20,708.00 SF.	70.66%
TOTAL AREA	29,308.00 SF.	100.00%

AREA CALCULATIONS

1

SITE PLAN

IMPORTANT NOTE:
 This PROPOSED SITE PLAN is NOT an actual survey of said property. The Owner and/or Professional Land Surveyor shall verify site dimensions and conditions, placement of the structure, and any restrictions or limitations before construction begins.



NOTE

2

SITE PLAN

SCALE : 1"=30'

4

APPLICABLE CODES

8

IRRIGATION NOTES:

1. THE DESIGN OF THIS IRRIGATION SYSTEM IS BASED ON THE MINIMUM AVAILABILITY OF 30 GPM AND PRESSURE AT THE BACKFLOW PREVENTER.
2. ALL PIPE FOR THE SYSTEM SHALL BE NEW PVC CLASS 200 (SOR 3) OR BETTER FOR LATERAL LINES AND CLASS 300 FOR MAINLINES.
3. PIPES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE MAXIMUM LATERAL PIPE SIZE TO A SINGLE BRAY OR ROTOR HEAD SHALL BE 1/4".
4. ALL PVC MAINLINE PIPE SHALL BE BURIED WITH A MINIMUM COVER OF 18 INCHES AND LATERAL PIPE SHALL BE BURIED WITH A MINIMUM COVER OF 12 INCHES.
5. ALL SLEEVES UNDER VEHICULAR ROUTES SHALL BE A MINIMUM OF 18" BELOW FINISHED SURFACES.
6. ALL VALVES SHALL BE INSTALLED IN VALVE BOXES OF APPROPRIATE SIZE.

SYMBOL CODES:
 a) VALVE NUMBER
 b) VALVE SIZE
 c) OPERATING GALLONS PER MINUTE

1. CONTRACTOR SHALL INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE FRONT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
2. INSTALL ALL PIPING BETWEEN DIFFERENT PIPE SIZES AS THE LARGEST SIZED PIPE LATERAL PIPING AT THE EXTREMITY OF EACH ZONE SHALL BE THE SMALLEST DIAMETER SPECIFIED, UNLESS OTHERWISE NOTED.
3. ALL IRRIGATION SYSTEM EQUIPMENT INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
4. MAIN SENSOR SHALL BE LOCATED IN AN AREA THAT IS OPEN TO NATURAL RAINFALL AND REMOVED FOR EXPOSURE TO IRRIGATION SYSTEMS AND OTHER UNNATURAL FORMS OF NOISE.

NOZZLE CHART:

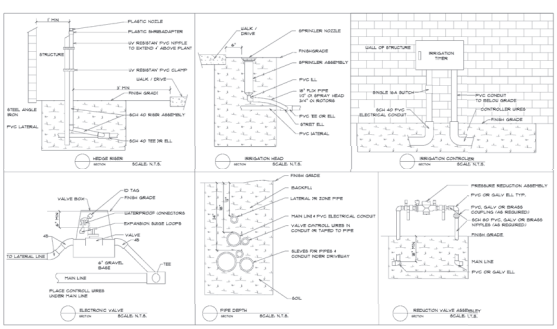
LETTER	MODEL	AT 30 PSI	AT 45 PSI	PATTERN
A	8000-8F	3.7	18"	FULL
B	8000-8TQ	2.8	18"	THREE QTR.
C	8000-8TT	2.5	18"	TWO THIRD
D	8000-8H	1.9	18"	HALF
E	8000-8T	1.2	18"	ONE THIRD
F	8000-8Q	1.0	18"	QUARTER
G	8000-8SQ	3.73	23" X 23"	SQUARE
H	8000-8ST	41"	4" X 8"	END STRIP
I	8000-8ST	1.2	4" X 30"	CENTER STRIP
J	8000-8ST	1.7	4" X 30"	SIDE STRIP
K	8000-8ST	1.3	5" X 30"	SIDE STRIP
L	8000-8P	2.6	12"	LOW FILL
M	8000-8Q	1.85	12"	LOW THREE QTR.
N	8000-8TT	1.74	12"	LOW TWO THIRD
O	8000-8H	1.3	12"	LOW HALF
P	8000-8T	.81	12"	LOW THIRD
Q	8000-8Q	.69	12"	LOW QUARTER
R	8000-8F	1.86	10"	LOW FILL
S	8000-8H	.79	10"	LOW HALF
T	8000-8T	.53	10"	LOW THIRD
U	8000-8Q	.39	10"	LOW QUARTER
V	8000-8HANS	-	4" TO 18"	ADJUSTABLE
W	8000-8F	1.09	8"	FLAT FILL
X	8000-8H	.80	8"	FLAT HALF
Y	8000-8T	.56	8"	FLAT TWO THIRD
Z	8000-8Q	.36	8"	FLAT QUARTER
1	8000-8F	.41	9"	FLAT FILL
2	8000-8H	.29	9"	FLAT HALF
3	8000-8T	.19	9"	FLAT TWO THIRD
4	8000-8Q	.13	9"	FLAT QUARTER
5	8000-8F	.9	9"	FLAT FILL
6	8000-8H	.6	9"	FLAT HALF
7	8000-8T	.4	9"	FLAT TWO THIRD
8	8000-8Q	.25	9"	FLAT QUARTER
9	8000-8F	.4	1.5	SQUARE

THE DESIGN OF THE IRRIGATION SYSTEM IS BASED ON MIN. OF 30 GPM 4.43 PSL AT BACKFLOW PREVENTER

7. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE HEALTH DEPARTMENT (P.A.) AND OTHER GOVERNING BODIES FOR THE INSTALLATION OF THE COMPONENTS IN AREA OF DRAIN FIELD.
8. IRRIGATION HEADS SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY BUILDING AND SIX (6) INCHES FROM WALKS, DECKS AND CURBS.
9. ALL VALVES SHALL BE BRANCHED OFF OF THE MAINLINE, EXCEPT WHERE THE MAINLINE TERMINATES AT THE VALVE.
10. POPUP BRAY SPRINKLERS, INSTALLED USING MIN. 18" LONG 1/2" PVC FLEX PIPE CONNECTION.
11. ALL PVC RISERS ABOVE GRADE SHALL BE SCHEDULE 40.
12. NOTE: REFER TO "NOZZLE SELECTION CHART" FOR PROPER NOZZLE FOR THE ABOVE SPRINKLERS AND SHURB ADAPTER.
13. ELECTRIC REMOTE CONTROLLED ZONES 4 VALVES, WEATHER PROTECTED IF OUTDOORS.
14. IRRIGATION SLEEVE AS REQUIRED SEE DETAIL.

LANDSCAPING PLAN	#
PODOCARPUS	8
CROTON MULCH	6

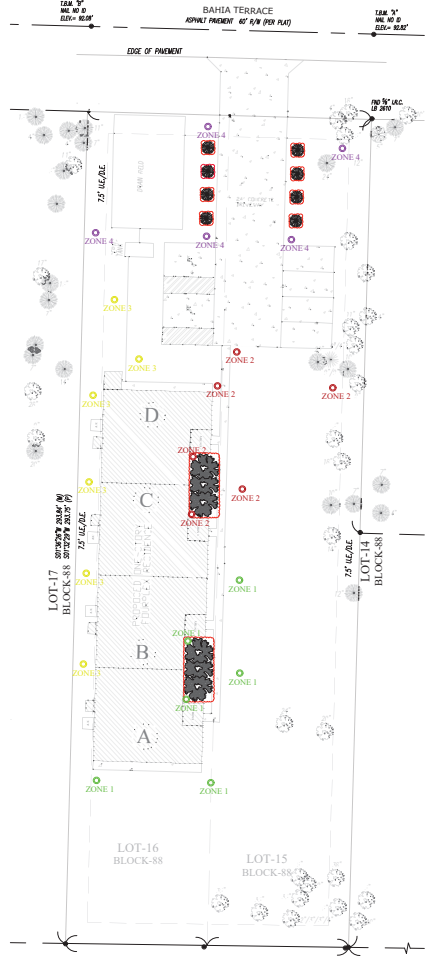
IRRIGATION PLAN	
ZONE 1	1 1/4" PVC PIPE
ZONE 2	1 1/4" PVC PIPE
ZONE 3	1 1/4" PVC PIPE
ZONE 4	1 1/4" PVC PIPE



LANDSCAPING NOTES:

1. Contractor shall not recommend and install invasive species as replacement for plants or planting plan. See www.invasive.org for proper species.
2. All existing plant beds and trees to remain within the construction limit line shall be left undisturbed. Existing trees, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip line(s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area. Any existing plant beds or trees damaged by construction activity shall be replaced by the most desirable plant at their own expense.
3. Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing plant areas to remain (including lawn). The LANDSCAPE CONTRACTOR is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the LANDSCAPE CONTRACTOR'S work. GENERAL CONTRACTOR shall be responsible for removal of construction debris within one (1) foot of building foundation.
4. All existing areas shall be free graced by the LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR shall notify OWNER of site grading is inappropriate for the health of the plant material.
5. No plant or material substitutions or modifications to practices specified or detailed in these documents will be permitted without prior written consent of the OWNER.
6. The plant quantities shown on the landscape context documents are for the convenience of the LANDSCAPE CONTRACTOR.

7. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
8. All installation of plant material and related construction activity shall comply with applicable jurisdictional codes.
9. The LANDSCAPE CONTRACTOR shall field make the location of all shrub and ground cover plant beds outlines and individual trees, palms and accent shrubs in accordance with the plans.
10. No trees shall be planted within designated utility corridors or public rights of way (unless RIGHT OF WAY UTILIZATION PERMIT). No plants root balls shall be located within five (5) feet of any "As Shown" utility or within 5 feet of water curbs (as identified on the drawings) if practical as necessary.
11. All proposed planting areas for trees, palms, shrubs, and groundcovers shall be top dressed with three (3) inches of color "Mulch spread uniformly in depth over the planting beds as detailed on the plans.
12. The LANDSCAPE CONTRACTOR shall carry the extent of sod work in the field. The LANDSCAPE CONTRACTOR shall be responsible for providing grass seed in the areas shown on the plan and disturbed by construction activity in sufficient quantity to provide full coverage. The surface of all areas to be grassed or sodded shall be prepared for the placement of sod by the LANDSCAPE CONTRACTOR.
13. All other areas disturbed during construction shall be sodded or seeded and mulched with Argentine Biomat grass unless otherwise specified on the plans, details or specifications.



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REVISIONS:
 NO. DATE

PROJECT NUMBER
2025-402

INSTRUMENTS OF SERVICE OWNERSHIP:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT AND RELATED INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND/OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

NEW RESIDENTIAL PROJECT - FOURPLEX

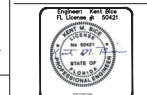
PROJECT FOR:
 JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS:
 PARCEL ID: 9007-0088-15

IRRIGATION & LANDSCAPING PLAN

Sheet No. 1 of 1
 This plan has been electronically approved and sealed by the State of Florida using Digital Signatures. Printed copies of this document are not considered signed and sealed as per the applicable codes.

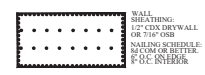
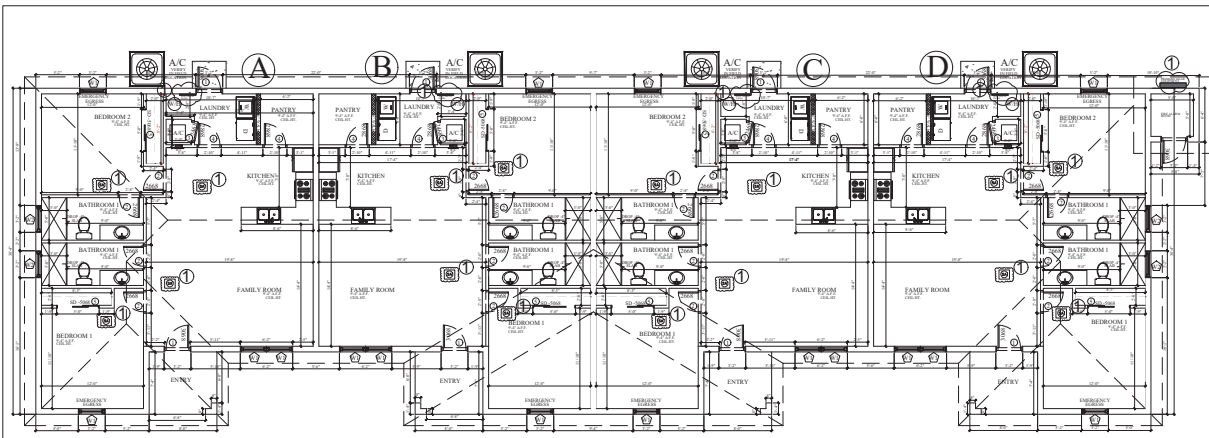
SHEET
C01



LANDSCAPING & IRRIGATION PLAN

SCALE 1:16

1



PERMIT SET

REVISIONS:

NO. DATE

(1) 2025-09

PROJECT NUMBER

2025-402

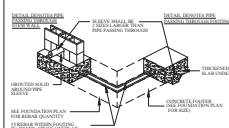
INSTRUMENTS OF SERVICE OWNERSHIP:

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NEW RESIDENTIAL PROJECT - FOURPLEX

FLOOR PLAN SCALE: 3/16" = 1'-0" 1

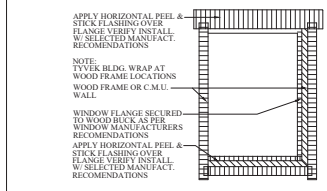
WALL SHEATHING SCALE: N.T.S. 2



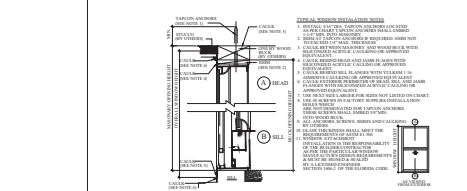
PIPES PASSING DETAIL SCALE: N.T.S. 3

WINDOW SCHEDULE				
WINDOW #	SIZE	QTY	MATERIAL	REMARKS
W-1	3'-0" X 3'-0"	16	ALUMINUM OR VINYL	SINGLE FLUNG INSULATED GLASS UNITS
W-2	3'-0" X 2'-0"	4	ALUMINUM OR VINYL	SINGLE FLUNG INSULATED GLASS UNITS

DOOR SCHEDULE				
DOOR #	SIZE	QTY	MATERIAL	FRAME
D-1	2'-0" X 8'-0"	4	WOOD	WOOD
D-2	2'-0" X 6'-0"	4	WOOD	WOOD
D-3	2'-0" X 6'-0"	4	WOOD	WOOD
D-4	2'-0" X 6'-0"	4	WOOD	WOOD



FLASHING INSTALLATION DETAIL SCALE: N.T.S. 4



TYP. WINDOW INSTALLATION NOTES SCALE: N.T.S. 5

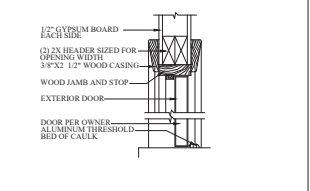
SAFETY GLAZING:
ALL GLAZING IN SLIDING AND SWINGING DOORS, INCLUDING SHOWER AND TUB ENCLOSURES, TO BE SAFETY GLAZED AS PER 2021 IBC 2403 & 2404. ALL GLAZING IN ANY PORTION OF A BUILDING WITH HILL LESS THAN 6' 0" SHALL BE SAFETY GLAZED AS PER 2021 IBC 2403.1 & 2403.4 (1) ALL GLAZING WITHIN 24" OF AND PARALLEL TO A DOOR SHALL BE TEMPERED.

FIXED WINDOWS:
FIXED WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EXTERIOR WINDOWS SHALL HAVE A MINIMUM NET OPENING OF THREE (3) SQUARE FEET PER WINDOW. NET AREA OF 7.5 SF PER TWO FLOOR WINDOWS AND ONE FOR SIX FLOOR WINDOWS. THE NET HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCH AT 48" MAX. IN VOID AREAS WHERE THERE IS MORE THAN 4' OF HEAD THE NET SHALL BE NO LESS THAN 60" AFF. OR PROVIDE AN APPROVED SAFETY GLAZED AS PER IBC 2403.1.

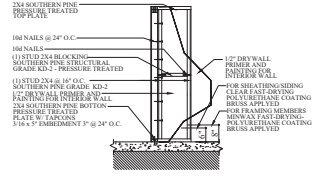
SHOWERS:
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON-ABRASIVE WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN WINDOWS ABOVE THE COMPARTMENT FLOOR. ALL SHOWERS SHALL BE 18" AFF.

WINDOWS & DOORS:
ALL NON-TEMPERED GLAZING TO BE 5/8" THICK GLASS UNLESS OTHERWISE NOTED. ALL WINDOWS & FRENCH DOORS TO HAVE TINTED SINGLE PANE GLASS. WINDOWS AND DOORS SELECTED BY OTHERS.

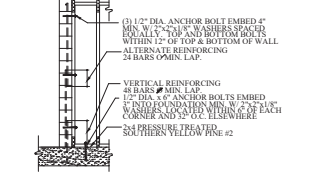
FLOOR PLAN NOTES SCALE: N.T.S. 7



BUCK DETAIL SCALE: N.T.S. 8



FRAMING WALL @ CONCRETE WALL SCALE: N.T.S. 9



FRAMING WALL @ CONCRETE WALL SCALE: N.T.S. 10

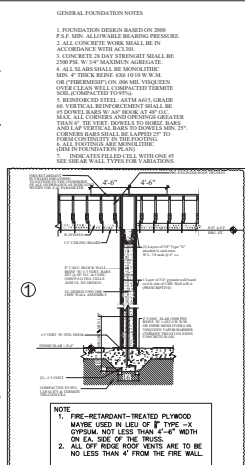
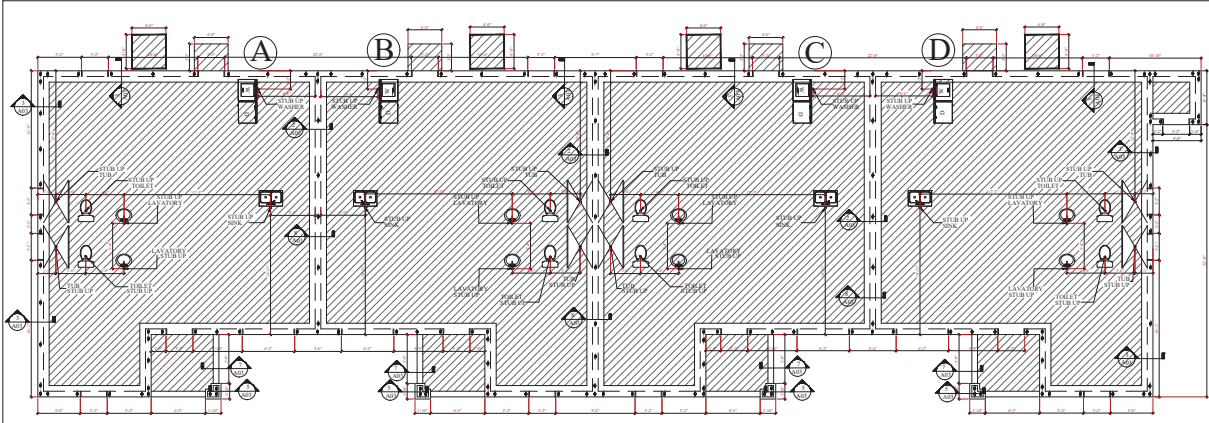
PROJECT FOR: JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS: PARCEL ID: 9007-0088-15

FLOOR PLAN

SHEET A02





HOME
Solutions Project Corp

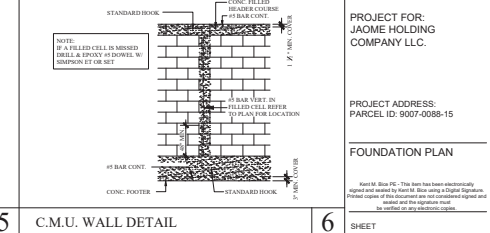
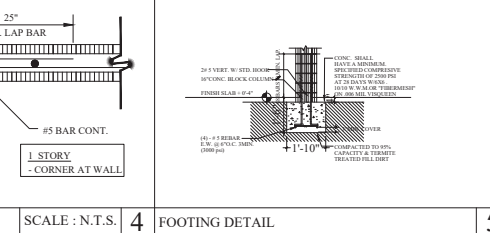
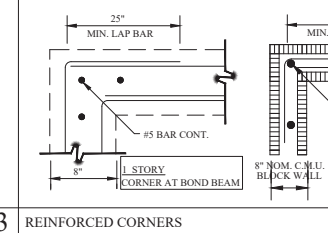
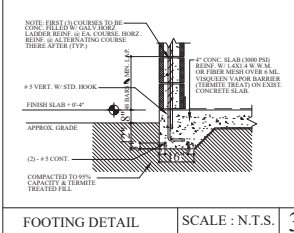
PERMIT SET

REVISIONS:
NO. DATE
① 2025-09

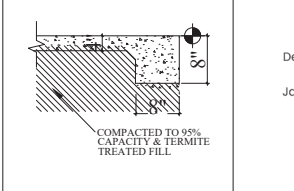
PROJECT NUMBER
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FOUNDATION PLAN SCALE: 3/16" = 1'-0" 1 INTERIOR PARTITION WALL DETAIL 2 NEW RESIDENTIAL PROJECT - FOURPLEX



FOOTING DETAIL SCALE: N.T.S. 3 REINFORCED CORNERS SCALE: N.T.S. 4 FOOTING DETAIL 5 C.M.U. WALL DETAIL 6 SHEET



Design No. U905
January 14, 2026

Bearing Wall Rating – 2 HR
Nonbearing Wall Rating – 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method), for jurisdictions employing the Limit States Design Method, such as Canada, a load reduction factor shall be used – See *Guide BXIV* or *BXIVZ*.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Horizontal Section

1. Concrete Blocks* – Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.

2. Mortar – Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4" and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster – Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill – If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kilm Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

FOOTING DETAIL 7 FIRE WALL DETAILS - ANSI/UL 263 DESIGN No. U905 8

PROJECT FOR:
JAOME HOLDING COMPANY LLC.

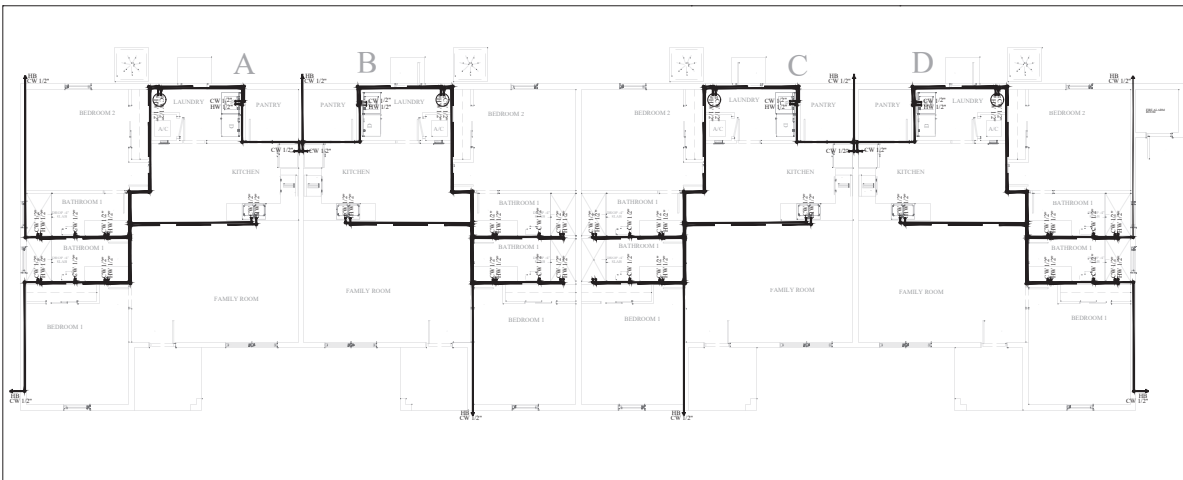
PROJECT ADDRESS:
PARCEL ID: 9007-0088-15

FOUNDATION PLAN

Sheet No. **A03**

Engineering Drawing
1452 Airbourne Blvd. Suite 1000
Tomball, TX 77375
Phone: (281) 835-9600 Fax: (281) 835-9601
www.RSSBEngineering.com

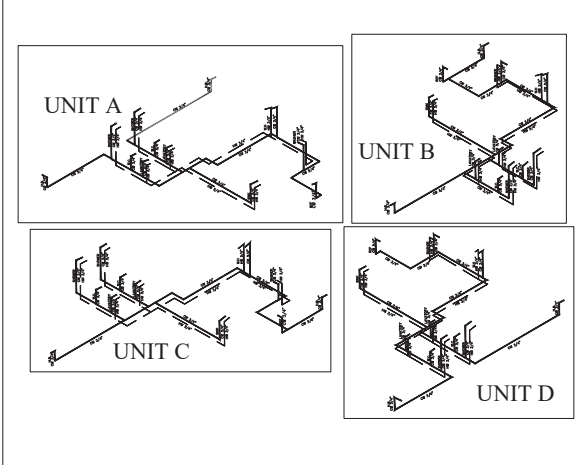
Professional Seal
R. Usher # 50421



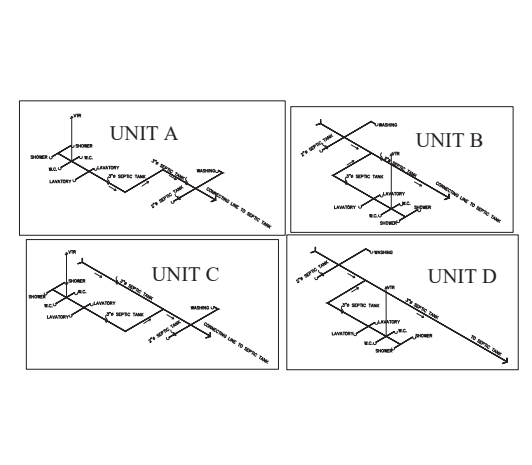
GENERAL PLUMBING NOTES

1. PLUMBING CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL, AND FEDERAL CODES AND REGULATIONS.
2. PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING WORK AND PAY FOR ALL REPAIRS AND PATCH WORK.
3. PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING WORK AND PAY FOR ALL REPAIRS AND PATCH WORK.
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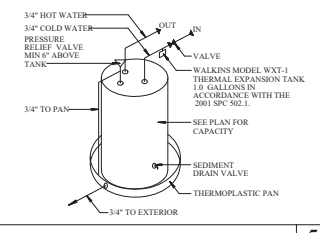
PLUMBING PLAN SCALE: 3/16" = 1'-0" 1 PLUMBING NOTES 2



POTABLE RISER DIAGRAM 3



SANITARY RISER DIAGRAM 4



WATER HEATER DETAIL 5



BXUV FRR - ANSI/UL 263 DESIGN No. U901 6

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solutions Project Corp

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PROJECT NUMBER
2025-402

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NEW RESIDENTIAL PROJECT - FOURPLEX

PROJECT FOR:
JAOME HOLDING COMPANY LLC.

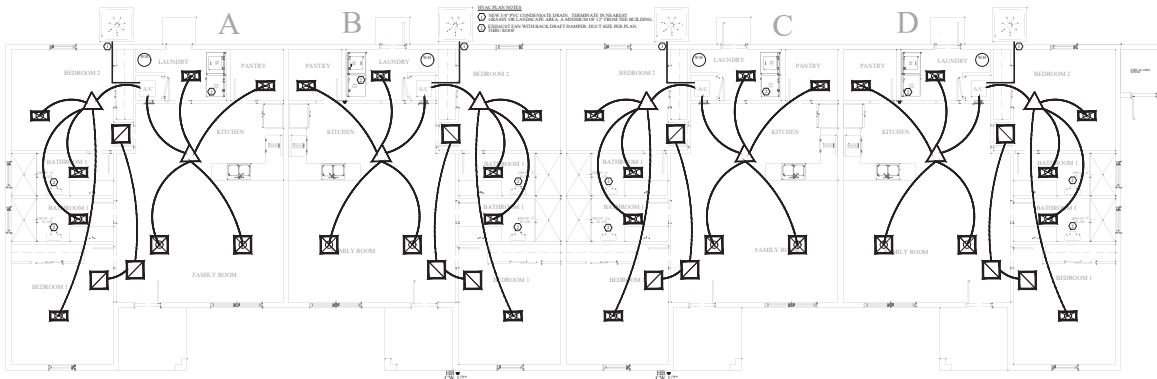
PROJECT ADDRESS:
PARCEL ID: 9007-0088-15

PLUMBING PLAN

Sheet No. **A05**

Engineering Station
1552 1/2 Highway 27, Suite 1000
Ft. Worth, TX 76105
Phone: (817) 551-5555 Fax: (817) 551-5555
www.BSSD.com

Professional Seal
R. L. Upton # 50421
State of Texas
Professional Engineer
Mechanical



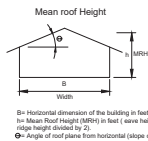
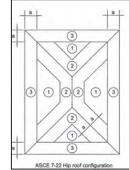
MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	FIBER GLASS DUCT BOARD
[Symbol]	NEW FLEXIBLE FIBERGLASS DUCT
[Symbol]	CONTROL DAMPER
[Symbol]	MARK OF AIR DISTRIBUTION DEVICE, AND CMFS
[Symbol]	THERMOSTAT
[Symbol]	SUPPLY GRILL
[Symbol]	RETURN GRILL

MECHANICAL PLAN

SCALE : 3/16" = 1'-0" 1

MECHANICAL LEGEND 2

Figure 7 - ASCE 7-22
Hip Roofs 1.5-12 to less than 12/12



MRH = Horizontal dimension of the building in feet
 MRH = Mean Roof Height (MRH) in feet (eave height plus
 slope height divided by 2)
 theta = Angle of roof plane from horizontal (slope or pitch)

Reference Spanning Table	Wind Speed		Wind Direction		Wind Exposure	
	10 mph	15 mph	10 mph	15 mph	10 mph	15 mph
Roofing System 1	1.00	1.00	1.00	1.00	1.00	1.00
Roofing System 2	1.00	1.00	1.00	1.00	1.00	1.00
Roofing System 3	1.00	1.00	1.00	1.00	1.00	1.00
Roofing System 4	1.00	1.00	1.00	1.00	1.00	1.00

NOTE:
 1. STANDARD ASCE 7-22 INTERNATIONAL BUILDING CODE (IBC) Reference 2018 Edition (including ASCE 7-22) Florida Building Code (FBC) Reference 2018 Edition (including ASCE 7-22)
 2. All dimensions shall be in feet unless otherwise noted.
 3. Non-hinged systems of three and greater spans.
 4. Zone 1 (Roofing System 1) - High wind prone, low wind loading.
 5. Zone 2 (Roofing System 2) - High wind prone, low wind loading.
 6. Zone 3 (Roofing System 3) - High wind prone, low wind loading.
 7. Zone 4 (Roofing System 4) - High wind prone, low wind loading.
 8. For additional information, see ASCE 7-22, Section 7.10.1.1.
 9. ROOF SHEATHING TO BE #2 NOMINAL APA SHEATHING-RATED SHEATHING WITH 24" ON-CENTER SPACING.
 10. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
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NAILING PATTERN & ROOF SHEATHING

SCALE : N.T.S. 3

MECHANICAL PLAN NOTES

SCALE : N.T.S. 4



PERMIT SET

REVISIONS:
 NO. DATE

 PROJECT NUMBER
2025-402
 INSTRUMENTS OF SERVICE OWNERSHIP:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT AND RELATED INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND/OR CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

NEW RESIDENTIAL PROJECT - FOURPLEX

PROJECT FOR:
JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS:
 PARCEL ID: 9007-0088-15

MECHANICAL PLAN

Sheet No. 106
 of 106 sheets

A06



PERMIT SET

REVISIONS:
NO. DATE

PROJECT NUMBER
2025-402

INSTRUMENTS OF SERVICE OWNERSHIP:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT AND ALL OTHER DOCUMENTS AND RELATED INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

NEW RESIDENTIAL PROJECT - FOURPLEX

PROJECT FOR:
JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS:
PARCEL ID: 9007-0088-15

FRAMING PLAN

SHEET
A07

Match single ROOF ON P. 1. ALL RE ALL ROOF FASTENING AS PER MANUFACT.

PRE-ENGINEERED ROOF TRUSSES
SEE TO MANUFACTURER'S RECOMMENDATIONS FROM TO ROOF INSTALLATION.

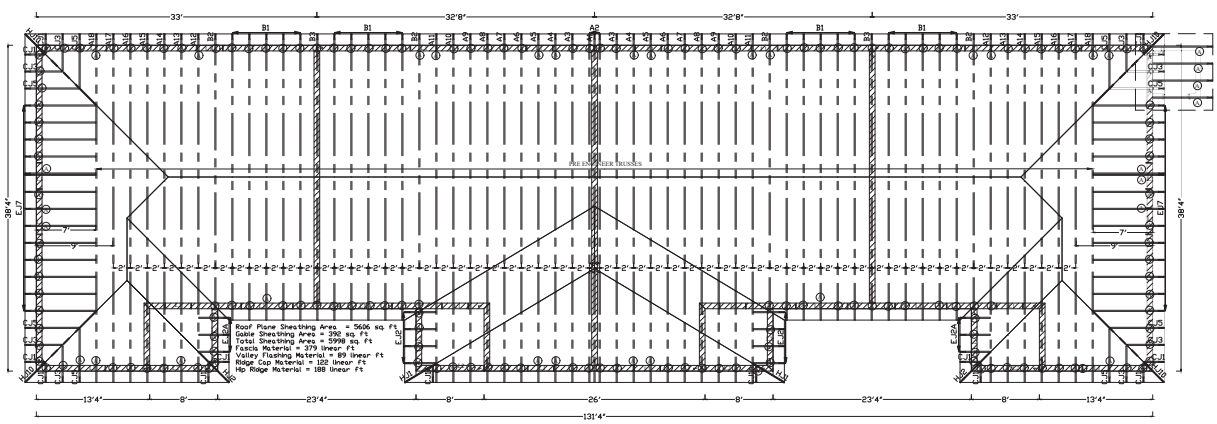
Engineering Station
1452 W. 10th St., Suite 1000
Bismarck, ND 58502
Phone: (701) 835-3600 Fax: (701) 835-4800
www.ersinc.com



ROOF VENTILATION CALCULATIONS

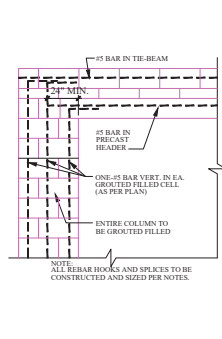
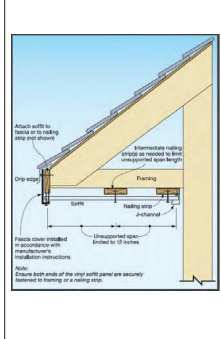
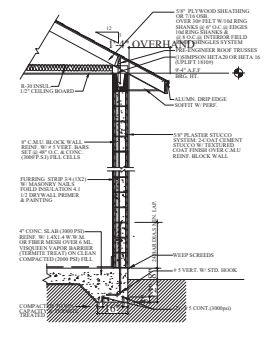
1. 1.000 SF ROOF AREA 1.00 (Code Min. 7.34 sq. ft. 50 A for areas roof
2. 0.150 sq. ft. VENT. - 0.150 (Code Min. 1 sq. ft. 50 A for areas roof
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TYPE ALL DIMENSIONS UNLESS NOTED
SEE STANDARD DETAILS (SHEET 1000)



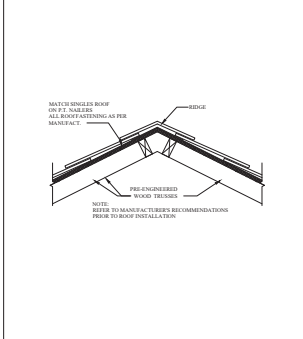
FRAMING PLAN

SCALE: 3/16" = 1'-0"



LINTEL SCHEDULE - MANUFACTURED BY CAST-CRETE

MINIMUM BEARING - 8" WIDE PRECAST U-LINTEL	TOP STEEL	BOTTOM STEEL	WALL TYPE	REMARKS
L1	2-11#bars 7'-0"	2-5#2" wire	8" C.M.U.	(1) #5 DETAIL A
L2	2-11#bars 7'-0"	2-5#2" wire	8" C.M.U.	(1) #5 DETAIL A
L3	2-11#bars 7'-0"	2-5#2" wire	8" C.M.U.	(1) #5 DETAIL B
L4	10-7#bars 19'-0"	2-5#2" wire	8" C.M.U.	(2) #5 DETAIL B



SECTION DETAIL 2

SOFFIT DETAIL 3

LINTEL DETAIL 4

LINTEL SCHEDULE 5

RIDGE DETAIL 6

PERMIT SET

REVISIONS:
NO. DATE

PROJECT NUMBER

2025-402

INSTRUMENTS OF SERVICE OWNERSHIP:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO.

NEW RESIDENTIAL PROJECT - FOURPLEX

PROJECT FOR:
JAOME HOLDING COMPANY LLC.

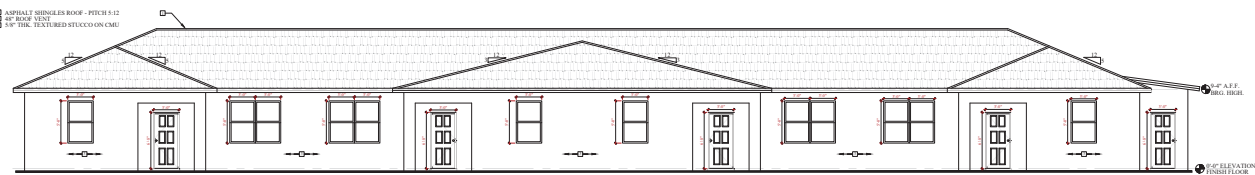
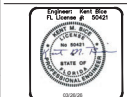
PROJECT ADDRESS:
PARCEL ID: 9007-0088-15

ELEVATIONS PLAN

AutoCAD 2014 File - This file has been electronically signed and sealed by Kenneth R. Stone using Digital Signatures. Printed copies of this document are not considered signed and sealed and this signature should be verified on any electronic copies.

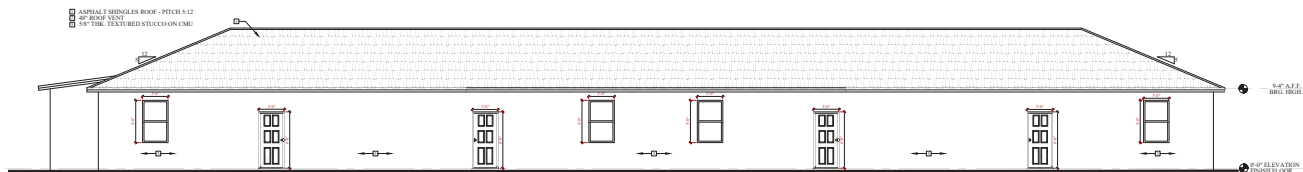
SHEET

A08



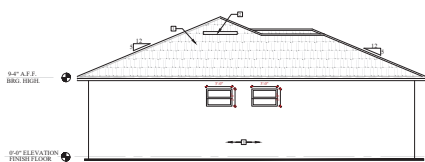
FRONT ELEVATION

SCALE : 3/16" = 1'-0" 1



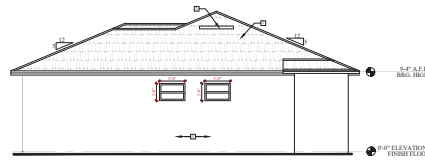
REAR ELEVATION

SCALE : 3/16" = 1'-0" 2



RIGHT ELEVATION

SCALE : 3/16" = 1'-0" 3



LEFT ELEVATION

SCALE : 3/16" = 1'-0" 4



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22770

Agenda Date: 4/20/2026

Agenda No.: 6.4.

SUBJECT:

Saddle Oak Club - Major Site Plan - Extension Request

Parcel #: 35369-027-00 #29897

Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it by one year from the current expiration date of July 15, 2026. The new expiration date would be July 15, 2027.



SUBMITTAL SUMMARY REPORT 29897

PLAN NAME: SADDLE OAK CLUB EXPANSION

LOCATION: 5610 SW 60TH ST
OCALA,

APPLICATION DATE: 03/20/2023

PARCEL: 35369-027-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Dan Gibbs	ATWELL
Engineer of Record	Dan Gibbs	ATWELL

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	06/18/2024	06/25/2024	12/22/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied New roads names are – SW 53rd Ter, SW 55th Ter and SW 58th St are listed on Sheet C200. Please label on all future submissions. YES 6.2.1.F - North arrow and graphic drawing and written scale Sheets C320, C321 the North Arrow is missing N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		06/25/2024	12/22/2025	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 N/A			
Fire Marshal (Plans) (Fire)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments			

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		06/25/2024	12/22/2025	Approved

Comments

Land Use: Approval
 YES 2.12.18 - All trees 10" DBH and larger Show all existing trees on parcel, determine type of Mulberry, paper mulberry is invasive and should be removed
 N/A 2.12.25 - Marion Friendly Landscape Areas
 YES 6.7.3 - Tree protection
 N/A 6.7.4 - Shade tree requirements
 YES 6.7.6 - Tree removal submittal requirements
 INFO 6.7.8 - Protected tree replacement requirements 410" of trees required (914-504 = 410); 412" provided, Plan indicates 353" required

 YES 6.7.9 - Replacement trees; general requirements 1.Applicant to contact staff to discuss
 YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
 YES 6.8.3 - Landscape design standards
 N/A 6.8.4 - Landscape area requirements for non-residential development
 YES 6.8.5 - Landscape area requirements for residential and mixed use developments Provide landscape calculations
 N/A 6.8.6 - Buffers
 N/A 6.8.7 - Parking areas and vehicular use areas
 N/A 6.8.8 - Building landscaping
 N/A 6.8.9 - Service and equipment areas
 N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
 N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
 YES 6.8.10 - General planting requirements (specifications)
 YES 6.8.11 - Landscape installation
 YES 6.8.12 - Landscape completion inspection requirements add note from this section of code to plan
 YES 6.9.2 - Irrigation plan requirements (details, legend, notes) provide irrigation plan
 YES 6.9.3 - Irrigation design standards
 YES 6.9.5 - Irrigation system installation
 YES 6.9.6 - Completion inspection requirements
 N/A 6.19.3 - Outdoor lighting plan requirements
 N/A 6.19.4 - Exterior lighting design standards
 N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
 PEND Additional Landscape comments 1. Tree numbers, verify mulberry type, sheet L200 mitigation numbers don't add up

Zoning: Approval
 YES 2.12.4.C - Owner and applicant name
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
 YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking
 YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
 YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
 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
 INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to MCU.
 YES 2.12.9 - Show adjacent streets serving development
 YES 2.12.32 - Show 100yr flood zone
 YES 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)
 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
 YES 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.
 YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
 N/A 2.12.27 - Show location of outside storage areas
 YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
 N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	YES 2.12.18 - All trees 10" DBH and larger Show all existing trees on parcel, determine type of Mulberry, paper mulberry is invasive and should be removed			
	N/A 2.12.25 - Marion Friendly Landscape Areas			
	YES 6.7.3 - Tree protection			
	N/A 6.7.4 - Shade tree requirements			
	YES 6.7.6 - Tree removal submittal requirements			
	INFO 6.7.8 - Protected tree replacement requirements 410" of trees required (914-504 = 410); 412" provided, Plan indicates 353" required			
	YES 6.7.9 - Replacement trees; general requirements 1.Applicant to contact staff to discuss			
	YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)			
	YES 6.8.3 - Landscape design standards			
	N/A 6.8.4 - Landscape area requirements for non-residential development			
	YES 6.8.5 - Landscape area requirements for residential and mixed use developments Provide landscape calculations			
	N/A 6.8.6 - Buffers			
	N/A 6.8.7 - Parking areas and vehicular use areas			
	N/A 6.8.8 - Building landscaping			
	N/A 6.8.9 - Service and equipment areas			
	N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities			
	N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities			
	YES 6.8.10 - General planting requirements (specifications)			
	YES 6.8.11 - Landscape installation			
	YES 6.8.12 - Landscape completion inspection requirements add note from this section of code to plan			
	YES 6.9.2 - Irrigation plan requirements (details, legend, notes) provide irrigation plan			
	YES 6.9.3 - Irrigation design standards			
	YES 6.9.5 - Irrigation system installation			
	YES 6.9.6 - Completion inspection requirements			
	N/A 6.19.3 - Outdoor lighting plan requirements			
	N/A 6.19.4 - Exterior lighting design standards			
	N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone			
	PEND Additional Landscape comments 1. Tree numbers, verify mulberry type, sheet L200 mitigation numbers don't add up			

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	<p>YES 2.21.2.B - Major Site Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC 6/18/24-fee due with resubmittal 4/16/24-fee due with resubmittal 4/12/23 - fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A Traffic study / 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>YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions</p> <p>YES 2.12.4.A - Type of application on front page 4/16/24-Corrected 4/12/23 - application is major site plan</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 4/16/24-Corrected</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>YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 4/16/24-Corrected</p> <p>YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township</p> <p>YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/12/23 - add waivers if requested in the 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>N/A 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>			

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/25/2024	12/22/2025	Approved
<i>Comments</i>				
<p>INFO Major Site Plan Verified with SunBiz HR 4.17.24</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none"> 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		06/25/2024	12/22/2025	Approved

SUBMITTAL SUMMARY REPORT (29897)

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

YES 2.12.8 - Topographical Contours LDC requires contours to extend 100 feet beyond the property boundary. A waiver may be pursued if desired.

N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements

N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

YES 2.12.13/14/15 - General Exhibits Please submit a National Wetlands Inventory map with project boundary outlined.

N/A 2.12.20 - Stormwater Infrastructure Supports Phasing

YES 2.12.38 - Stormwater Maintenance Entity Please add the following Owner's Certification to plan cover sheet: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan". The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

YES 6.13.2.C - Geotechnical Investigation Report

YES 6.13.7 - Geotechnical Criteria

YES 6.13.2.A(1)/(2) - Contributing Basins/Tc

YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations This criteria to be reviewed with resubmittal.

YES 6.13.2.A(4) - Stormwater Features & Connective Elements

YES 6.13.2.A(3) - Retention/Detention Area Design Parameters Add coordinates and dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

YES 6.13.3 - Type of Stormwater Facility Criteria For commercial lots or subdivisions retention/detention areas shall be designed with a 5' maintenance path around the entire perimeter of the facility and side slopes.

YES 6.13.4 - Stormwater Quantity Criteria This criteria to be reviewed with resubmittal.

YES 6.13.2.B(4) - Hydrologic Analysis This criteria to be reviewed with resubmittal.

YES 6.13.4.C - Discharge Conditions This criteria to be reviewed with resubmittal.

YES 6.13.2.B(6) - Freeboard This criteria to be reviewed with resubmittal.

YES 6.13.4.D - Recovery Analysis Marion County LDC requires recovery within 14 days following the design storm, in this case the 100-year, 24-hour storm. If recovery is not achievable within 14 days, pond must be designed to retain an additional post - pre for the design storm. The second storm "post pond 2" starts at an elevation of 59'. Please revise recovery analysis with the second storm starting at an elevation of 60.62' (ending elevation of first storm).

YES 6.13.5 - Flood Plain & Protection

YES 6.13.2.A(8) - Finish Floor Elevation Criteria

YES 6.13.6 - Stormwater Quality Criteria

N/A 6.12.6 - Roadway Flooding Level of Service

N/A 6.13.6.B - Alternative Treatment Techniques

YES 6.13.6.C - Best Management Practices Plan details need to include County's standard karst repair detail. Contact reviewer to obtain a copy of the detail.

YES 6.13.8 - Stormwater Conveyance Criteria See comment under "6.13.2.B(5) - Hydraulic Analysis"

YES 6.13.2.B(5) - Hydraulic Analysis Please confirm hydraulic calculations utilized a rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. Call out "I" used in the calculations. HGL calculations need to ensure that conveyance system can accommodate runoff with applicable tailwater condition without surcharging inlets.

N/A 6.13.8.B(3) - Lane Spread Calculations

N/A 6.13.2.A(9) - Access Accommodates Stormwater

YES 6.13.8.B(7) - Minimum Pipe Size

YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures

YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes (1) Please clarify the use of a bubble up structure with sumped pipe. This is not a preferable configuration, especially in light of the seasonal high water elevation per the geotechnical data provided. The profile for this run of pipe shows a 8" pipe crossing, but survey and grading plan do not depict this run of pipe. Based on grading, it appears that the location of inlet B-2 could be adjusted to avoid this pipe conflict. Please clarify. (2) Based on aerial imagery, the ~ 4' sumped discharge area appear to stay wet. This is supported by the estimated seasonal high water table data presented by the geotechnical engineer. This not a desirable design configuration. Sumped discharges have been allowed in the County, but they are required to have separation between the discharge pipe invert and the seasonal high.

N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales

YES 6.13.9 - Grading Criteria

YES 6.13.2.A(11)(a) - Construction Entrance

YES 6.13.2.A(11)(b) - Erosion Control

YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References On sheet C310: (1) Please show the design high water elevation for storm 1 and 2. (2) include the top of pond elevation for section view 1.

YES 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.

INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.

YES Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.

YES 6.10 - Karst Topography and High Recharge Areas

YES 7.1.3 - Drainage Construction Specifications

YES 6.13.12 - Operation and Maintenance Please submit signed O&M. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent/officer, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please provide a hard copy of the final signed and sealed stormwater report signature page with references to the stormwater analysis or a copy of the final signed and sealed full stormwater analysis.

N/A Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old N/A 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation YES 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)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way YES 2.12.20 - Phases of development N/A 2.12.30 - Route Plan YES 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals YES 6.11.9.B - Traffic signs YES 6.11.9.C - Pavement marking YES 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes N/A 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

SUBMITTAL SUMMARY REPORT (29897)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		06/25/2024	12/22/2025	Approved
<i>Comments</i>	<p>N/A Marion County Utilities Contact Information</p> <p>YES Parcel numbers identified in project match proposed site plan layout 35369-027-00</p> <p>YES 6.14.2.A(1) - Public water service area/provider Sun Communities</p> <p>YES 6.14.2.A(1) - Public sewer service area/provider Sun Communities</p> <p>YES 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider Parcel lies within Sun Communities' service area. Development on this parcel will require a map and letter of availability and capacity from the provider for public water and sewer connection per Land Development Code 6.14.2.</p> <p>N/A 6.14.2.A - Water Connection Requirements</p> <p>N/A 6.14.2.A - Sewer Connection Requirements</p> <p>N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet</p> <p>N/A 6.14.2.C - Industrial Pretreatment</p> <p>N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan</p> <p>YES 6.14.3.B - Springs Protection Zone secondary</p> <p>N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified</p> <p>N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections</p> <p>N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections</p> <p>N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules</p> <p>N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas</p> <p>N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system</p> <p>N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system</p> <p>N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements</p> <p>N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version</p> <p>N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)</p> <p>N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU</p> <p>N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer</p> <p>N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU</p> <p>N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer</p> <p>N/A 6.14.5.D - Hydraulic Analysis</p> <p>N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU</p> <p>N/A 6.14.7 - Construction Inspection - PLAN NOTE:</p> <p>N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts</p> <p>N/A 6.14.9.A - Developer's Agreement</p> <p>N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:</p> <p>N/A 6.14.9.B - Bill of Sale</p> <p>N/A 6.15.1 - Potable Water Distribution System</p> <p>N/A 6.15.2 - Decentralized Water System (WTP)</p> <p>YES 6.15.3 - Fire Protection/Fire Flow Capacity defer to MCFR</p> <p>N/A 6.15.4 - Water Main Piping Installation</p> <p>N/A 6.15.5 - Water Service and Connection</p> <p>N/A 6.15.6.A - Potable Water Metering - individual/banked, size</p> <p>N/A 6.15.6.B - Irrigation Water Metering - size</p> <p>N/A 6.15.6.C - Sewer service only (water meter required/shown)</p> <p>N/A 6.15.6.D - Meter Location</p> <p>N/A 6.15.6.E - Meter Easements</p> <p>N/A 6.15.6.F - Meter Boxes</p> <p>N/A 6.15.6.G & H - Meter Sizing</p> <p>N/A 6.15.7 - Cross Connection Control and Backflow Prevention</p> <p>N/A 6.15.8 - Public Water Well Standards</p> <p>N/A 6.15.9 - Wellfield and Water Supply</p> <p>N/A 6.15.10 - Water Treatment Plants (WTP)</p> <p>N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)</p> <p>N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design</p> <p>N/A 6.16.5.A & B - Private Wastewater Pump Stations</p> <p>N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)</p> <p>N/A 6.17 - Water Reclamation/Reuse Facilities</p> <p>N/A Article 7 - Construction Standards - PLAN NOTE:</p> <p>YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities waived - COO service area; notified EoR 4/12/24</p> <p>\$130 minimum review fee. To pay this by phone, call 352-671-8686 and note "Utility Review fee for AR 29897. Get agent's name for response letter to clear this checklist item upon resubmittal.</p> <p>YES Additional Utilities comments This parcel served by Sun Communities Utilities which is not one of the reviewers during this process - MCU strongly recommends this private utility have an opportunity to review and comment on all utility connections shown prior to final approval through DRC.</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p>			



April 7, 2026

Marion County
Development Review Committee
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471

RE: Development Order Extension Request
Project Name: Saddle Oak Club Expansion
Project #: 2022120009; AR #: 29897

Dear Development Review Committee:

I am submitting this letter on behalf of the owner of the above-mentioned project.

We are requesting a one (1) year extension for the Development Review Site Construction Permit at Saddle Oak Club. The owner was unable to begin construction as anticipated due to increased construction costs and decreased housing demand in the area, driven in part by rising insurance expenses for prospective buyers.

Please let me know if you have any questions or need anything further.

Respectfully,

ATWELL, LLC

A handwritten signature in blue ink, appearing to read "DR Gibbs", with a stylized flourish at the end.

Daniel R. Gibbs, P.E.
Director

From: [Alex Cate](#)
To: [Development Review](#)
Cc: [Amy Herndon](#); [Suzanne Rayborn](#); [Dan Gibbs](#)
Subject: Saddle Oak Club (AR 29897)
Date: Tuesday, April 7, 2026 4:18:11 PM
Attachments: [image001.png](#)
[20003647 Saddle Oak DO Extension Request 2026-04-07.pdf](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

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Good afternoon,

Please see attached for an extension request on the Saddle Oak Club Expansion Development Order. We request to be placed on next Monday's (4/13) DRC Agenda. Please let us know if you need anything else at this time.

Thank you,

Alex Cate

Associate Project Manager

ATWELL, LLC

770.423.0807 Office

386.290.5558 Mobile

1850 Parkway Place | Suite 650 | Marietta, GA 30067

www.atwell.com

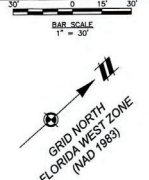
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LEGEND

---	SUBJECT BOUNDARY LINE
---	EXISTING FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	GRAVEL PAVEMENT
---	EXISTING WALL
---	SPOT ELEVATION
---	GROUND CONTOUR
---	FLOODPLAIN DELINEATION
---	ELECTRIC METER
---	ELECTRIC TRANSFORMER
---	CABLE TV RISER
---	TELE RISER
---	ELECTRIC RISER
---	WATER HYDRANT
---	WATER METER
---	WATER VALVE
---	CATCH BASIN SQUARE
---	CULVERT
---	STORM SEWER
---	FLOW ARROW
---	SANITARY MANHOLE
---	SANITARY CLEAN OUT
---	SANITARY SEWER
---	LIGHT POLE
---	UTILITY POLE
---	GLY ANCHOR
---	BACKFLOW PREVENTER
---	WELL
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC
---	STORM DRAINAGE LINE
---	WATER MAIN LINE
---	UNDERGROUND COMMUNICATIONS
---	UNKNOWN UTILITY LINE
---	FORCE MAIN/SANITARY SEWER
---	OVERHEAD ELECTRIC



ABBREVIATIONS

CB	CHORD BEARING
CD	CHORD DISTANCE
CMP	CORRUGATED METAL PIPE
CON	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DDP	DEEP DRAIN
DP	DUCTILE IRON PIPE
DP	SEED PINE
ELEV	ELEVATION
EXT	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEE	FINISHED FLOOR ELEVATION
FIR	FOUND IRON PIPE
HDP	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
IN	INVERT
IRN	IRON PIPE SET
MEAS	MEASURED
MAN	MANHOLE
NAD	NORTH AMERICAN DATUM
NVD	NORTH AMERICAN VERTICAL DATUM
PL	PLAT BOOK
PLN	PLATE
POB	PARCEL IDENTIFICATION NUMBER
POC	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POC	POLYNYL CHLORIDE
REC	RECORD
RCR	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
RTS	REAL-TIME KINEMATIC
ROW	RIGHT-OF-WAY
RTS	VIRTUAL REFERENCE STATION
WI	WIRE
W	WATER TREE - LIVE
CALL	CALL TREE - LAUREL
MB	MULBERRY TREE
IB	HACKBERRY TREE
CH	CHERRY TREE
PRVET	JAPANESE PRIVET TREE
CH	CHINA BERRY TREE
MM	MIMOSA TREE
GD	SWEET GUM TREE

DEVELOPMENT REVIEW COMMITTEE

MARION COUNTY, FLORIDA

APPLICATION #: 218897
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest edition. Areas of the right-of-way that shall remain unimproved shall be graded and seeded. Street and utility may be used if approved by the County Engineer or designer.

DATUMS

HORIZONTAL: GRID NORTH, NAD83, FLORIDA STATE PLANE, WEST ZONE (NORTH AMERICAN DATUM OF 1983) (D71)
US SURVEY FOOT, MARION COUNTY, FLORIDA
VERTICAL: NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1988)
(GEOID) (CONGR)

- ### SURVEY NOTES
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS MAP DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CONSENTATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.
 - NORTH ARROW, BEARING, AND HORIZONTAL ACCURACY ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GPS) OBSERVATIONS USING A TRIMBLE R950 REAL TIME NETWORK SOLUTION. HORIZONTAL ACCURACY IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (D71) ADJUSTMENT, DERIVING A BEARING OF 80°22'50" W ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST. THE CERTIFIED CORNER RECORDS (CCRS) FOUND AND USED FOR THE RESOLUTION OF THE SECTIONAL BREAKDOWN TO DETERMINE THE BOUNDARY LINES FOR SECTION 4 ARE: CCR #00628; CCR #00629; CCR #00630; CCR #00631; CCR #00632.
 - ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE WAS CHECKED AGAINST AND CONFORMS TO RECOVERED LOCAL NGS BENCHMARK 4388 2009. PROGRESS PUBLISHED ELEVATION IS 74'. THE ORTHOMETRIC HEIGHT OF THIS BENCHMARK WAS DETERMINED BY DIFFERENTIAL LEVELING AND ACQUIRED BY THE NATIONAL GEODETIC SURVEY IN MAY 2008. THIS BENCHMARK IS LOCATED ON THE EAST SIDE OF COLLEGE STREET (SR 200) AND SOUTHWEST OF THE INTERSECTION OF SW 60TH STREET AND COLLEGE STREET SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 - THERE WAS EVIDENCE OF RECENT CONSTRUCTION AND DEMOLITION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R950 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE H120S ROBOTIC TOTAL STATION
GPS: TRIMBLE R950 RECEIVER
 - STATE, COUNTY, A LOCAL, BARRIERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF TOPOGRAPHIC SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 300 FEET.
 - ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE REPRODUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.
 - THIS MAP OF TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP (#1983, COMMUNITY PANEL NO. 100500546, WHICH BEARS AN EFFECTIVE DATE OF 04/19/2017 AND LIES IN A SPECIAL FLOOD HAZARD AREA.

REFERENCES

ALTAIRPS LAND TITLE SURVEY BY AMERICAN NATIONAL SADDLE OAK CLUB, DATED MAY 31, 2016, LAST REVISED JULY 13, 2018.

RECEIVED
AUG 23 2024
Marion County
Office of the County Engineer

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 6A-17.002, FLORIDA ADMINISTRATIVE CODE.

CLYDE R. ELDRIDGE
FLORIDA LICENSED SURVEYOR AND MAPPER #0768
DATE: August 8, 2024
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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UNLAWFUL TO CONDUCT ANY WORK WITHOUT THE NECESSARY PERMITS FROM THE MARION COUNTY ENGINEER. THE CONTRACTOR SHALL MAINTAIN THE EXACT LOCATION OF ALL COMMUNICATIONS AND UTILITIES TO BE FULLY IDENTIFIED TO ALL CONTRACTORS AND ALL OWNERS WHO MUST BE ADVISED BY THE CONTRACTOR OF THE LOCATION OF ALL UTILITIES AND ALL WORKS TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES, OF ANY OR OTHER KIND.

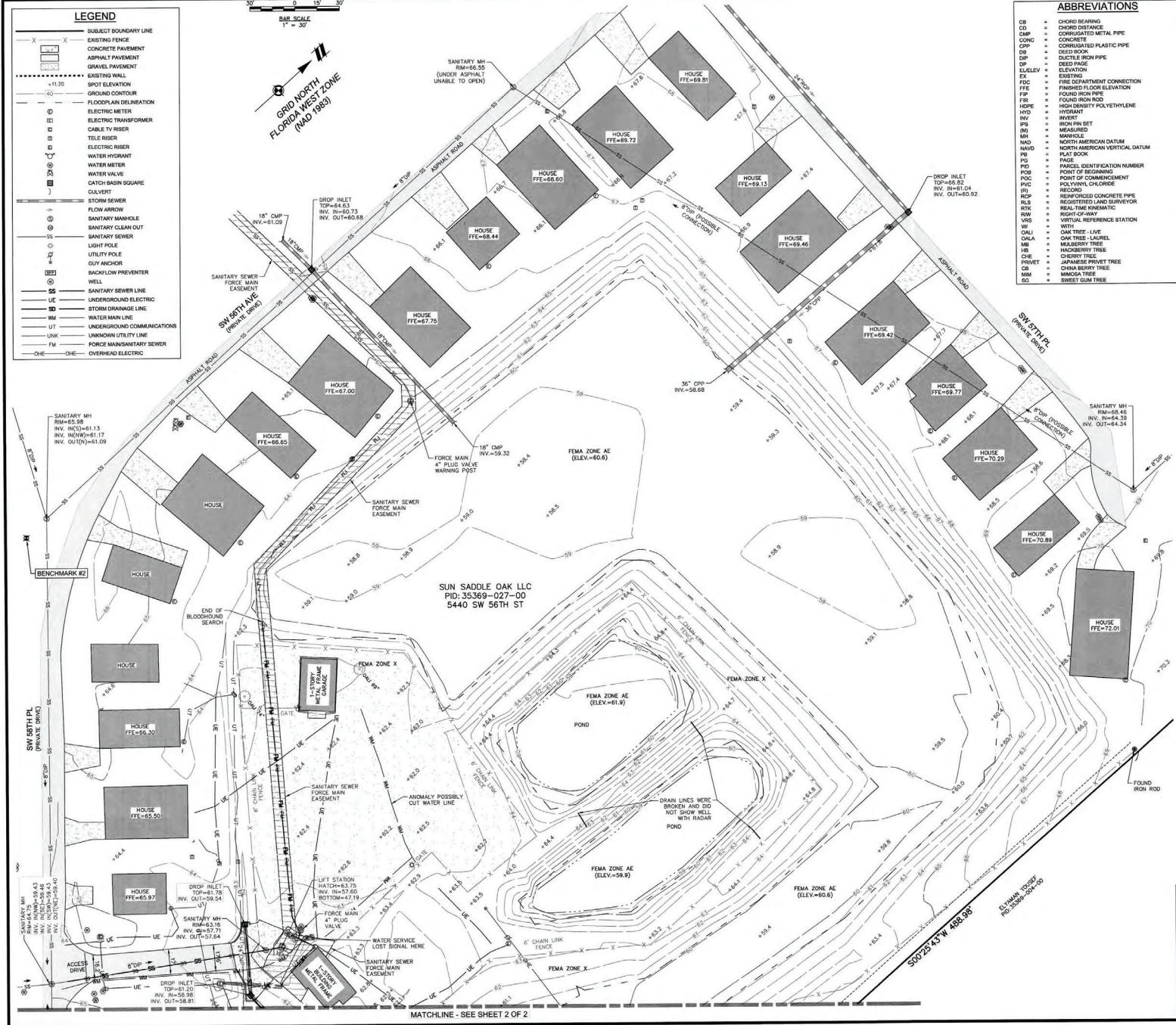
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MARIETTA, GEORGIA 30067-4449
FLORIDA SURVEYOR LICENSE #17832

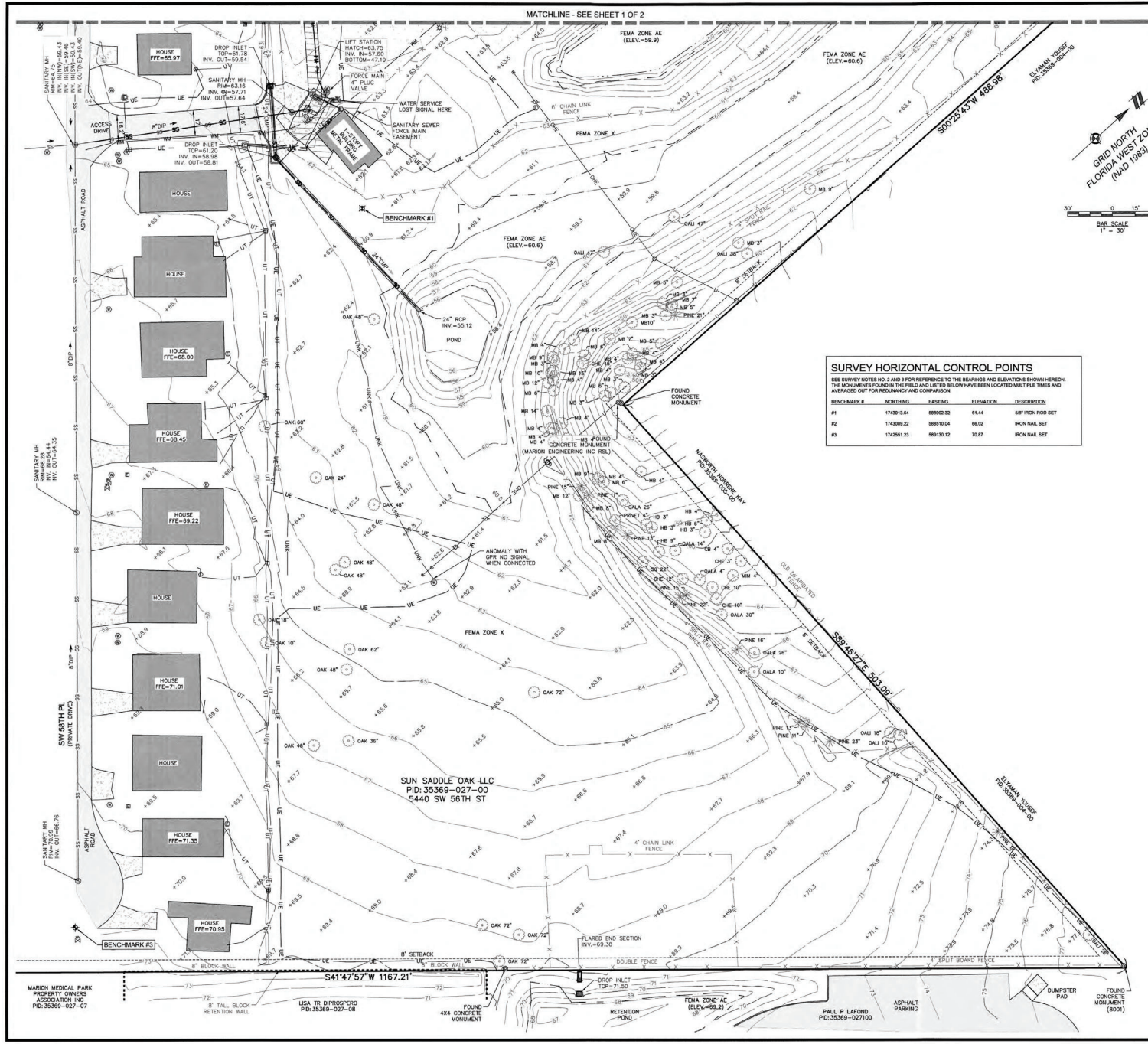
SUN COMMUNITIES	
LOCATED IN	SECTION 4
LOCATED IN	TOWNSHIP 16 SOUTH, RANGE 21 EAST
LOCATED IN	MARION COUNTY, FLORIDA
TOPOGRAPHIC SURVEY	
SADDLE OAK CLUB EXPANSION	
5440 SOUTHWEST 56TH STREET	

DATE	09/16/2022
1) LEFT STATION	(1/19/22)
2) CD COMMENTS	(05/02/23)
3) TREE UPDATE	(06/18/23)
4) UTILITY UPDATE	(10/04/23)

DWG:	STH	DR:	KMK
P.M.:	KMK		
CODE:	TP-01		
JOB:	20003647		
SHEET NO.:	1 OF 2		



MATCHLINE - SEE SHEET 2 OF 2



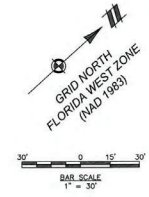
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 200997
APPROVAL DATE: 07/15/24
EXPIRATION DATE: 07/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way situated along existing streets shall be cleared and sodded. Street and utility lines may be used if approved by the County Engineer or Designer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



SURVEY HORIZONTAL CONTROL POINTS

SEE SURVEY NOTES NO. 1 AND 2 FOR REFERENCE TO THE BEARINGS AND ELEVATIONS SHOWN HEREON. THE MONUMENTS FOUND IN THE FIELD AND LISTED BELOW HAVE BEEN LOCATED MULTIPLE TIMES AND ARE NOTED OFF FOR RECONFINING AND COMPARISON.

BENCHMARK #	NORTHING	EASTING	ELEVATION	DESCRIPTION
#1	174303.64	688602.32	81.44	SIP IRON ROD SET
#2	1743089.22	688610.54	86.02	IRON NAIL SET
#3	1743081.23	688105.12	79.87	IRON NAIL SET

ABBREVIATIONS

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DB = DEED BOOK
- DR = DUCTILE IRON PIPE
- DEED PAGE = DEED PAGE
- ELEV = ELEVATION
- EX = EXISTING
- FDC = FIRE DEPARTMENT CONNECTION
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- HOPE = HIGH DENSITY POLYETHYLENE
- HYD = HYDRANT
- INVERT = INVERT
- IRP = IRON PIN SET
- (M) = MEASURED
- MANH = MANHOLE
- NAD = NORTH AMERICAN DATUM
- NADVD = NORTH AMERICAN VERTICAL DATUM
- PL = PLAT BOOK
- PARC = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVC = POLYVINYL CHLORIDE
- (R) = RECORD
- REIN = REINFORCED CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- RTK = REAL-TIME KINEMATIC
- ROW = RIGHT-OF-WAY
- VRS = VIRTUAL REFERENCE STATION
- W = WITH
- OAK L = OAK TREE - LIVE
- OAK LA = OAK TREE - LAUREL
- MB = MALBERRY TREE
- HE = HACKBERRY TREE
- CH = CHERRY TREE
- PRIVET = JAPANESE PRIVET TREE
- CHINA = CHINA BERRY TREE
- MM = MIMOSA TREE
- ST = SWEET GUM TREE

LEGEND

- - - SUBJECT BOUNDARY LINE
- - - EXISTING FENCE
- - - CONCRETE PAVEMENT
- - - ASPHALT PAVEMENT
- - - GRAVEL PAVEMENT
- - - EXISTING WALL
- - - +11.30 SPOT ELEVATION
- - - GROUND CONTOUR
- - - FLOODPLAIN DELINEATION
- - - ELECTRIC METER
- - - ELECTRIC TRANSFORMER
- - - CABLE TV RISER
- - - TELE RISER
- - - ELECTRIC RISER
- - - WATER HYDRANT
- - - WATER METER
- - - WATER VALVE
- - - CATCH BASIN SQUARE CULVERT
- - - STORM SEWER
- - - FLOW ARROW
- - - SANITARY MANHOLE
- - - SANITARY CLEAN OUT
- - - SANITARY SEWER
- - - LIGHT POLE
- - - UTILITY POLE
- - - GUY ANCHOR
- - - BACKFLOW PREVENTER
- - - WELL
- - - SS SANITARY SEWER LINE
- - - UNDERGROUND ELECTRIC
- - - SD STORM DRAINAGE LINE
- - - IM WATER MAIN LINE
- - - UT UNDERGROUND COMMUNICATIONS
- - - LINK UNKNOWN UTILITY LINE
- - - FM FORCE MAIN/SANITARY SEWER
- - - OHE OVERHEAD ELECTRIC

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THE LOCATIONS OF EXISTING UTILITIES SHOWN IN AN APPROPRIATE MANNER ON THESE PLANS ARE FOR INFORMATION ONLY. THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK. FAILURE TO EXCAVATE, LOCATE AND MARK UTILITIES MAY BE CAUSAL FOR ANY DAMAGE TO EXISTING UTILITIES.

NOTICE
CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY LOCATED IN THE WORK OF ANY NEARBY EXISTING UTILITIES AND OTHER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY ENGINEER AND OTHER AGENCIES.

ATWELL
866.550.6000 www.atwellgroup.com
1000 W. UNIVERSITY AVENUE, SUITE 1000
FLORIDA, SUITE 1000, GAITHERSBURG, MD 20878

LOCATED IN SECTION 4 TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

SUN COMMUNITIES TOPOGRAPHIC SURVEY SADDLE OAK CLUB EXPANSION 5440 SOUTHWEST 56TH STREET

DATE: 09/16/2022

REVISIONS:

1) LIFT STATION (1/19/22)
2) CO. COMMENTS (05/02/23)
3) TREE UPDATE (06/15/23)
4) UTILITY UPDATE (10/04/23)

DESIGNED BY: STH
DRAWN BY: KMK
CHECKED BY: TP-01
JOB NO: 20003647
SHEET NO: 2 OF 2

RECEIVED

AUG 23 2024

Marion County
Office of the County Engineer



SITE DATA

TOTAL PROPERTY AREA:	78.34 AC
PROJECT AREA:	9.14 AC
EXISTING IMPERVIOUS AREA:	0.70 AC (8%)
EXISTING PERVIOUS AREA:	8.44 AC (92%)
PROPOSED IMPERVIOUS AREA:	1.20 AC (13%)
PROPOSED PERVIOUS AREA:	7.94 AC (87%)
EXISTING LOTS:	268
PROPOSED LOTS:	17
TOTAL PROPOSED LOTS:	385
EXISTING DENSITY:	4.8 DU/AC
PROPOSED DENSITY:	4.9 DU/AC
MAXIMUM BUILDING HEIGHT:	40'

ZONING CLASSIFICATION

EXISTING ZONING: P-HH

SETBACKS BETWEEN HOMES

FRONT:	15'
SIDE:	10'
REAR:	8'
ACCESSORY STRUCTURES:	5' SIDE AND REAR

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 200997
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way established during construction shall be dressed and sodded. Sand and mulch may be used if approved by the County Engineering designs.

- NOTICE TO THE CONTRACTOR**
- The approved SITE LEGEND is to be used for all construction. The County and State will address any value the permit, as approved, by EXISTING PROPERTY LINE.
- PROPOSED LOT LINE**
- PROPOSED LOT LINE
 - PROPOSED EDGE OF PAVEMENT
 - SIGN
 - SANITARY SEWER MANHOLE
 - CONCRETE
 - STANDARD DUTY PAVING
 - STOP BAR (PAVEMENT MARKING)
 - LIGHT POLE
 - TRANSFORMER PAD
 - HEADWALL
 - GRATE INLET
 - HANDICAP STALL

- SITE NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
 3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY. AS A CONTRACTOR TO THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES, ATWELL WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
 4. ALL DIMENSIONS AND RISE ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 5. ALL STRIPS OR CURBED RASH SHALL BE 4" UNLESS OTHERWISE NOTED.
 6. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
 7. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
 8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
 9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, CRUISE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
 10. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
 11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 12. CONTRACTOR SHALL SUPPLY AS BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
 13. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 14. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
 15. ALL CONCRETE SHALL BE 1000 PSI 28 DAY COMPRESSIVE STRENGTH.
 16. PRODUCT SELECTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT BARS.
 18. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
 19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT THE TIME OF PLAN ISSUANCE.
 20. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCES TO WITHIN 10' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDITS.

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MARIETTA, GA 30067
COUNTY PROFESSIONAL ENGINEER

24 HOUR EMERGENCY CONTACT
JOE MARKET
321-275-5183

SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST
5440 SW 56TH ST
OCALA
MARION COUNTY, FLORIDA

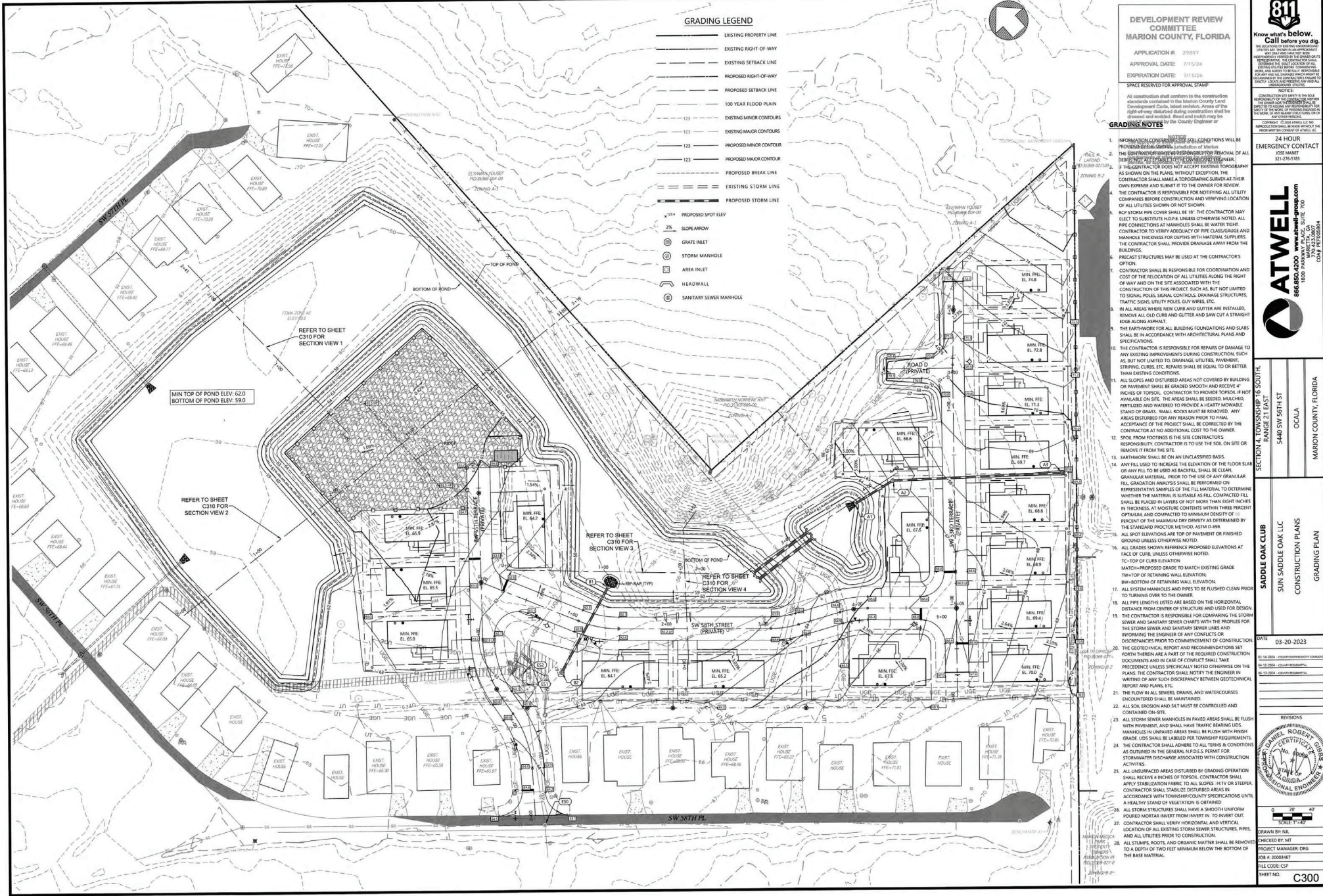
SADDLE OAK CLUB
SUN SADDLE OAK LLC
CONSTRUCTION PLANS
SITE PLAN

DATE: 03-20-2023

03-14-2024: (ISSUES/REVISIONS) (ISSUES/REVISIONS)
03-12-2024: (ISSUES/REVISIONS) (ISSUES/REVISIONS)
03-11-2024: (ISSUES/REVISIONS) (ISSUES/REVISIONS)

REVISIONS
ROBERT DINGUS
STATE OF FLORIDA
PROFESSIONAL ENGINEER

03-20-2023
DRAWN BY: NAL
CHECKED BY: BMT
PROJECT MANAGER: DRG
JOB #: 2009487
FILE CODE: CSP
SHEET NO: C200



GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING SETBACK LINE
- - - EXISTING RIGHT-OF-WAY
- - - PROPOSED SETBACK LINE
- - - 100 YEAR FLOOD PLAIN
- - - 123 EXISTING MINOR CONTOURS
- - - 123 EXISTING MAJOR CONTOURS
- - - 123 PROPOSED MINOR CONTOUR
- - - 123 PROPOSED MAJOR CONTOUR
- - - PROPOSED BREAK LINE
- - - EXISTING STORM LINE
- - - PROPOSED STORM LINE
- - - PROPOSED SLOPE ELEV
- ▲ SLOPE ARROW
- ⊕ GRATE INLET
- ⊙ STORM MANHOLE
- ⊕ AREA INLET
- ⊕ HEADWALL
- ⊙ SANITARY SEWER MANHOLE

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 29897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26
 SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest amendments. Areas of the right-of-way delineated during construction shall be preserved and maintained. Based on data may be provided by the County Engineer or other qualified source.

GRADING NOTES

1. INFORMATION CONCERNING SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER. Location of borings shall be shown on the site plan. Removal of ALL EXISTING VEGETATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT OBJECTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
2. ROOF STORM PIPE COVER SHALL BE: THE CONTRACTOR MAY ELECT TO SUBSTITUTE A D.P.E. UNLESS OTHERWISE NOTED. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT. CONTRACTOR TO VERIFY ADEQUACY OF PIPE CLASSIFICATION AND MANHOLE THICKNESS FOR DEPTHS WITH MAXIMAL SUPPLY. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.
3. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT-OF-WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS BUT NOT LIMITED TO SIGNAL, SIGNAL CONTROL, DRAINAGE UTILITIES, TRAFFIC SIGNALS, UTILITY POLES, GUY WIRES, ETC.
5. IN ALL AREAS WHERE CURB AND GUTTER ARE INSTALLED, REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
6. THE PATHWAYS FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
8. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOVABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. SPILL FROM ROOFINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO USE THE SOIL SITE OR REMOVE IT FROM THE SITE.
10. BATHROOMS SHALL BE ON AN UNCLASSED BASIS.
11. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS. A MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM D 1557.
12. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.
13. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT FACE OF CURB, UNLESS OTHERWISE NOTED.
14. TC=TOP OF CURB ELEVATION.
15. MATCH-PROPOSED GRADE TO MATCH EXISTING GRADE TWO (2') OR DEEP RETAINING WALL ELEVATION.
16. FIN-BOTTOM OF RETAINING WALL ELEVATION.
17. ALL SYSTEM MANHOLES AND PIPES TO BE FLEUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM SEWER AND SANITARY SEWER CHARTS WITH THE PROFILES FOR THE STORM SEWER AND SANITARY SEWER LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
19. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
20. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES UNCONTROLLED SHALL BE AT LEAST BE CONTROLLED AND CONTAINED ON-SITE.
21. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLEUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLES IN UNPAVED AREAS SHALL BE FLEUSH WITH FINISH GRADE. LIDS SHALL BE LABELED PER TOWNSHIP REQUIREMENTS.
22. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NOTES & REMARKS FOR WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
23. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 1:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH TOWNSHIP/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
24. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured Mortar Invert FROM INVERT IN, TO INVERT OUT. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
25. ALL STUMP, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO FEET MINIMUM BELOW THE BOTTOM OF THE BASE MATERIAL.

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MARION COUNTY, FLORIDA

SECTION 4, TOWNSHIP 7S SOUTH, RANGE 21 EAST
5440 SW 95TH ST
OCALA

SADDLE OAK CLUB
SUN SADDLE OAK LK
CONSTRUCTION PLANS
GRADING PLAN

DATE: 03-20-2023

DESIGNED BY: NLS
CHECKED BY: MT
PROJECT MANAGER: DRG
JOB #: 20009467
FILE CODE: CDP
SHEET NO.: C300

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 29897
APPROVAL DATE: 7/15/24
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24 HOUR EMERGENCY CONTACT
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321-276-3183

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SECTION 4, TOWNSHIP 16 SOUTH,
RANGE 21 EAST
5440 SW 59TH ST
OCALA
MARION COUNTY, FLORIDA

SADDLE OAK CLUB
SUN SADDLE OAK LLC
CONSTRUCTION PLANS
SECTION VIEWS

DATE: 03-20-2023

REVISIONS
DANIEL ROBERTSON
PROFESSIONAL ENGINEER
FLORIDA

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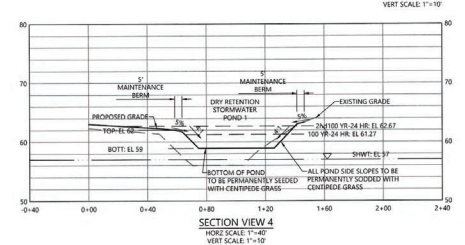
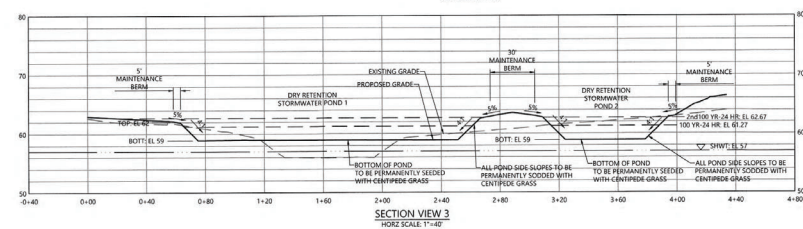
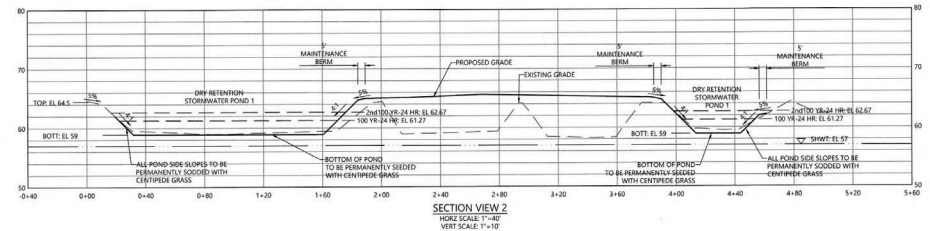
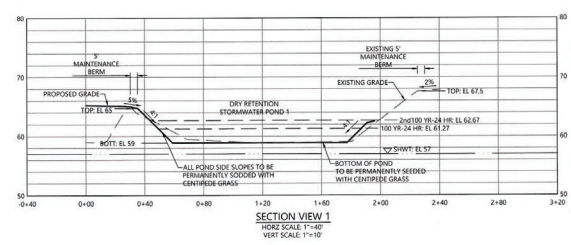
AUG 23 2024

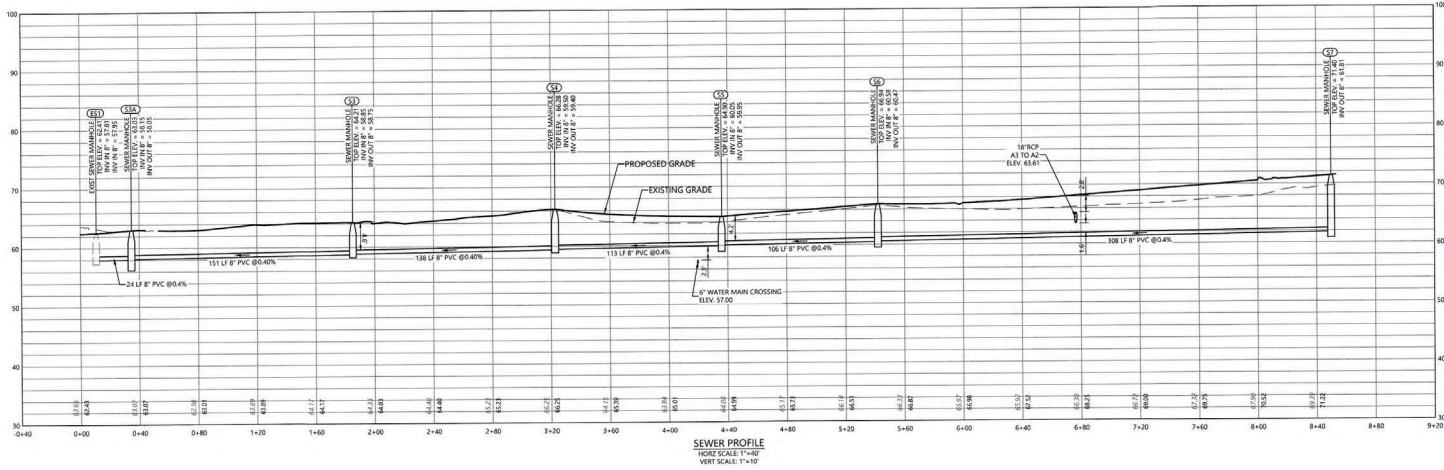
Marion County
Office of the County Engineer

03-18-2024 - design/development/contract
06-12-2024 - design/development/contract
06-12-2024 - design/development/contract

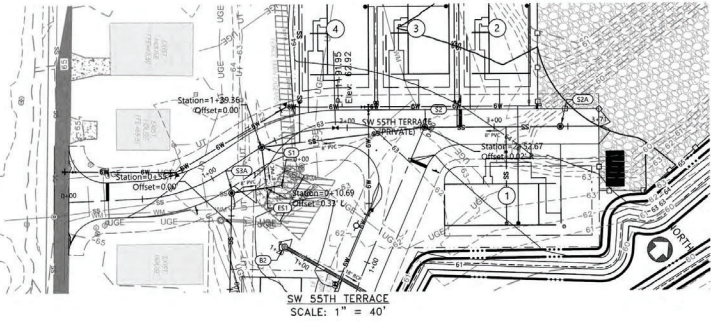
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CHECKED BY: MT
PROJECT MANAGER: DRG
JOB #: 20033467
FILE CODE: CSP
SHEET NO. C310

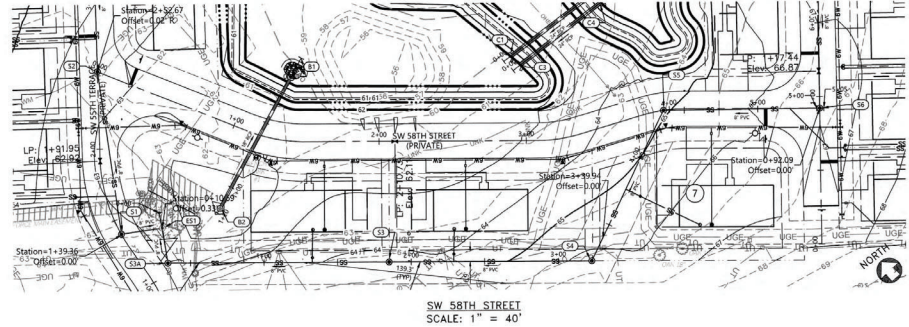




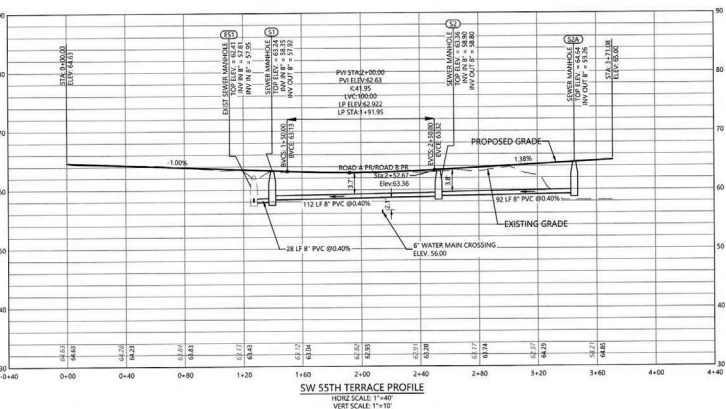
SEWER PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=10'



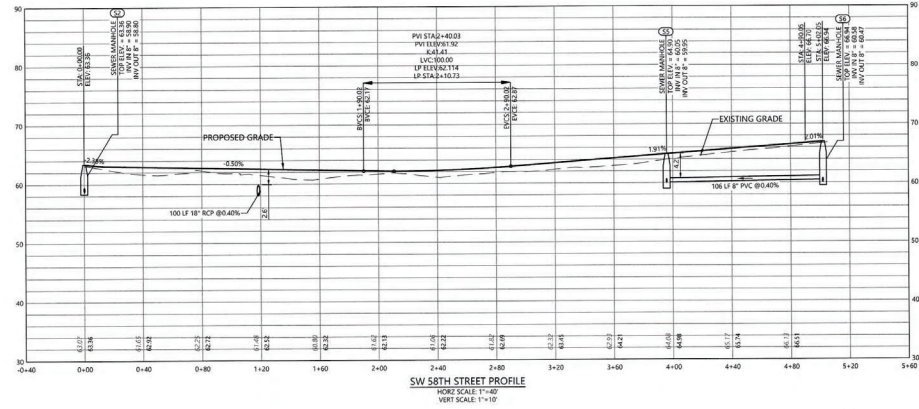
SW 55TH TERRACE
SCALE: 1" = 40'



SW 58TH STREET
SCALE: 1" = 40'



SW 55TH TERRACE PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=10'



SW 58TH STREET PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=10'

RECEIVED
AUG 23 2024
Marion County
Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 20897
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and seeded, placed and mowed every 60 days if approved by the County Engineer or designer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for or waive the requirements of other agencies for additional permits, as applicable, by state and/or Federal laws.

24 HOUR EMERGENCY CONTACT
JOE MANN
352-276-0183

811
Know what's below. Call before you dig.
CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR DISTURBANCE OF THE GROUND SURFACE.
FOR A LIST OF PARTICIPATING UTILITIES, VISIT WWW.CALL811FLORIDA.COM

ATWELL
866.850.4200 www.atwell-group.com
1805 W. STATE ST., SUITE 1700
MARIETTA, GA 30067
COUNTY PROFESSIONAL ENGINEER

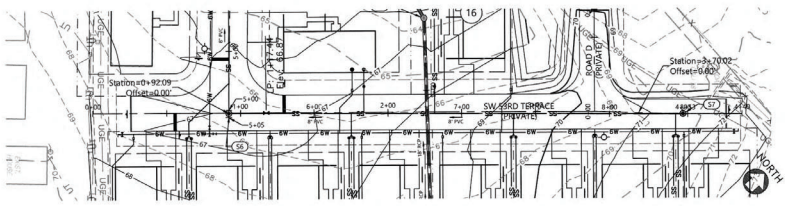
SECTION 4, TOWNSHIP 18 SOUTH,
RANGE 21 EAST
5440 SW 58TH ST
OCALA
MARION COUNTY, FLORIDA

SUN SADDLE OAK LLC
SADDLE OAK CLUB
CONSTRUCTION PLANS
PLAN AND PROFILES SHEET 1

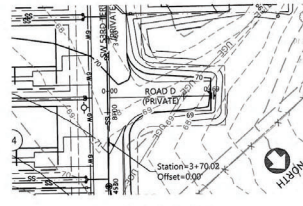
DATE: 03-20-2023
03-18-2024 - COUNTY REVIEW/ISSUANCE
03-19-2024 - COUNTY REVIEW/ISSUANCE
03-19-2024 - COUNTY REVIEW/ISSUANCE

REVISED
DANIEL ROBERT BORG
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12478

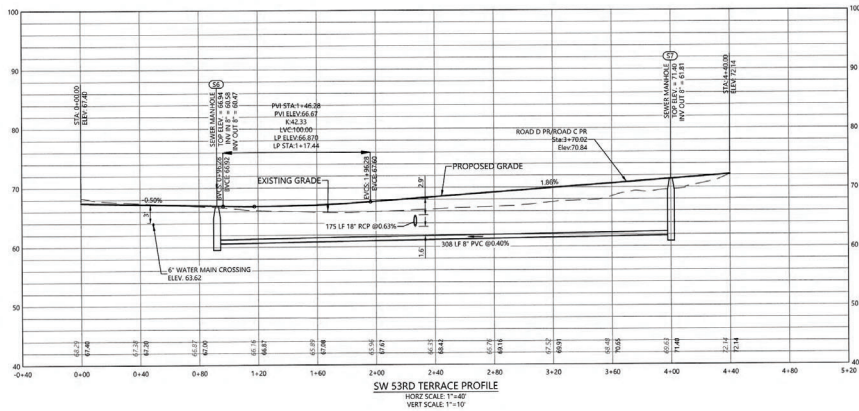
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CHECKED BY: MT
PROJECT MANAGER: DRG
JOB #: 20055487
PLS CODE: COP
SHEET NO.: C320



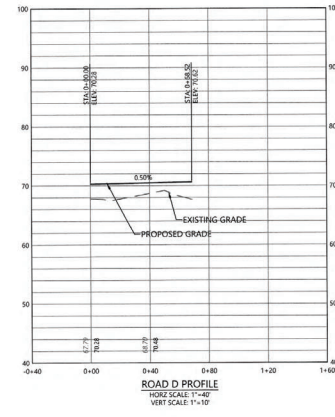
SW 53RD TERRACE PLAN VIEW
SCALE: 1" = 40'



ROAD D PLAN VIEW
SCALE: 1" = 40'



SW 53RD TERRACE PROFILE
HORIZ SCALE 1"=40'
VERT SCALE 1"=10'



ROAD D PROFILE
HORIZ SCALE 1"=40'
VERT SCALE 1"=10'

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 21987
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and restored. Street and mains may be used if approved by the County Engineer or designer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

24 HOUR EMERGENCY CONTACT
JOE MANET
321-276-5181

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FOR A LIST OF PARTICIPATING CONTRACTORS VISIT US AT WWW.CALLBEFOREYODIG.COM

FOR A LIST OF PARTICIPATING DESIGN FIRMS VISIT US AT WWW.CALLBEFOREYODIG.COM

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ATWELL
888.850.4200 www.atwell-group.com
1800 PARKWAY, SUITE 1700
MANASSAS, VA 20108
COUNTY PROFESSIONAL

SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST 5440 SW 56TH ST OCALA	MARION COUNTY, FLORIDA
SUN SADDLE OAK LLC SADDLE OAK CLUB CONSTRUCTION PLANS PLAN AND PROFILES SHEET 2	
DATE: 03-20-2023	
03-14-2024: COUNTY PROFESSIONAL EXAMINER 04-03-2024: COUNTY PROFESSIONAL EXAMINER 04-12-2024: COUNTY PROFESSIONAL EXAMINER	
<p>RECEIVED</p> <p>AUG 23 2024</p> <p>Marion County Office of the County Engineer</p> <p>SEWER PROFILE LEGEND</p> <p>———— PROPOSED GRADE</p> <p>- - - - - EXISTING GRADE</p>	
DRAWN BY: NIL CHECKED BY: MT PROJECT MANAGER: DRG JOB #: 2003467 FILE CODE: CSP SHEET NO.: C321	

ESTIMATED FLOWS

AVERAGE POTABLE WATER DEMAND = 200 GPD/UNIT.
AVERAGE SANITARY SEWER DEMAND = 200 GPD/UNIT.

OCALA UTILITY NOTES

1. ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
2. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL.
3. ALL DEEP PERMITS NEED TO BE SUBMITTED PRIOR TO ANY CONSTRUCTION AND AN DEEP CLEARANCE IS REQUIRED PRIOR TO: C.O.
4. AS-BUILT MEETING THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS, ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O.
5. ANY MAIN OR WATER SERVICE 2 INCH OR ABOVE IN SIZE ARE TO HAVE GATE VALVES INSTALLED. ANY 2 INCH OR LARGER VALVE IS REQUIRED TO HAVE A VALVE THE SHEET SUPPLIED WITH THE AS-BUILT.

MARION COUNTY FIRE NOTES

1. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
2. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED AND PAINTED PER MPA BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR SHALL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

UTILITY NOTES

1. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, REQUIREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BLOCK/ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND INSTALLATION OF UTILITIES. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR EXISTING UTILITY AND LIGATION INFORMATION. NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY UTILITY CONFLICTS, ADDITIONAL UTILITIES AND/OR ANY OTHER UTILITY INFORMATION.
2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT HIS COST TO THE OWNER.
4. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVIS EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVIS THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRS WITHIN LINE.
5. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
6. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISAGREEMENTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.
7. THE CONTRACTOR MUST CALL 811 AT LEAST 3 WORKING DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH REQUISITE UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE RE-CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
9. STANDARD SPECIFICATIONS AND DETAILS SHALL COVER ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.
10. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OTHER DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, BRACING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND SIGES FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. ALL FILL MATERIALS IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE INSPECTORS TO 24 HOURS BEFORE CONNECTING TO ANY UTILITIES.
13. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL FRANCHISE UTILITY LINES.
14. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN SANITARY, WATER, STORM AND ALL FRANCHISE UTILITY LINE MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITY IN QUESTION.
15. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN FRANCHISE UTILITY LINES.
16. REFER TO CITY OF OCALA STANDARDS FOR ALL UTILITY MINIMUM SEPARATION REQUIREMENTS.
17. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL FRANCHISE UTILITY LINES.

UTILITY LEGEND

---	EXISTING PROPERTY LINE	---	SEWER SERVICE (SINGLE SERVICE)
---	EXISTING RIGHT-OF-WAY	---	SANITARY SEWER CLEAN OUT
---	EXISTING SETBACK LINE	---	WATER SERVICE (DOUBLE SERVICE)
---	PROPOSED RIGHT-OF-WAY	---	WATER SERVICE (SINGLE SERVICE)
---	PROPOSED SETBACK LINE	---	WATER METER
---	100 YEAR FLOOD PLAIN	---	WATER BEND 45°
---	SEWER LINE	---	WATER BEND 22.5°
---	DOMESTIC WATER LINE #=SIZE	---	WATER BEND 11.25°
---	SANITARY SEWER MANHOLE	---	GATE VALVE
---	SEWER SERVICE (DOUBLE SERVICE)	---	FIRE HYDRANT

18. SANITARY SEWER PIPE CONNECTIONS SHALL BE 16" PVC FOR PIPES LESS THAN 100 FEET AND 24" FOR PIPES GREATER THAN 100 FEET. ALL SANITARY SEWER LATERALS SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET. ALL SANITARY SEWER LATERALS SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET.
19. SANITARY SEWER PIPE SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET. ALL SANITARY SEWER LATERALS SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET.
20. SANITARY SEWER PIPE SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET. ALL SANITARY SEWER LATERALS SHALL BE 16" PVC FOR PIPES LESS THAN 10 FEET AND 24" FOR PIPES GREATER THAN 10 FEET.
21. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS. ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.
22. ALL MANHOLES REQUIRE KOR-N SEAL OR EQUAL RUBBER BOOT.
23. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSY AREAS MUST MATCH FINISHED GRADE UNLESS OTHERWISE NOTED. ALL EXISTING MANHOLES AT UTILITY NODES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
24. ALL SANITARY MANHOLES AND PIPE TO BE FURNISHED CLEAN OF DEBRIS PRIOR TO TURN OVER OF SYSTEM TO OWNER.
25. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATER MAINS.
26. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DETERMINING DEFLECTION ANGLES AND LOCATION OF ALL VERTICAL SENS IN THE WATER MAIN IN ACCORDANCE WITH WEST BLOOMFIELD TOWNSHIP STANDARDS FOR WATER MAIN CONSTRUCTION. ANY QUESTIONS OR CONFLICTS WITH OTHER UTILITIES IN THE CONSTRUCTION PLANS MUST BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.
27. ALL WATER PIPE 4" DIAMETER AND LARGER SHALL BE 8" OR 6" OR 8" PVC WITH MIN 200 PSI PRESSURE RATING CONFORMING TO ANWA C90 AND UNIBELL PLASTIC PIPE STANDARD SPECIFICATIONS. FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON AND CONFORM WITH ANWA C111 STANDARD SPECIFICATIONS. PIPE SHALL BE BLUE.
28. ALL WATER PIPE 2" AND SMALLER SHALL BE POLYETHYLENE AND CONFORM TO ANWA C90 AND ASTM D-277. PE 3408 COPPER TUBE OUTSIDE DIAMETER AND HAVE A MIN 200 PSI PRESSURE RATING.
29. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3" OVER ALL WATER LINES.
30. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH CITY OF OCALA WATER RESOURCES AND PARCEL VILLAGE PROPERTY MANAGEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, PURCHASE AND/OR SERVICE ASSOCIATED WITH ALL APPARATUS INCLUDING WATER METERS, BACKFLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
31. ALL HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
32. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
33. ALL ELECTRICAL, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
34. THE CONTRACTOR IS TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
35. PRIMARY ELECTRICAL SERVICE IS PROVIDED BY SUMMITER ELECTRIC COOPERATIVE (SECO). THIS INCLUDES THE TRANSFORMER AND PAD. TRENCHES, MANHOLES AND CONNECTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.
36. GAS AND UNDERGROUND ELECTRICAL LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.
37. ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
38. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
39. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
40. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
41. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AS WELL AS COORDINATING WITH TOWNSHIP UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE RE-CONNECTIONS PRIOR TO CONNECTING TO EXISTING LINES.
42. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
43. ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
44. ALL WATER AND/OR SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT WATER AND SEWER CONSTRUCTION MANUAL (MPC W024-46.2.2-2495.2.8.1).
45. ALL DEEP PERMITS NEED TO BE SUBMITTED PRIOR TO ANY CONSTRUCTION AND AN DEEP CLEARANCE IS REQUIRED PRIOR TO C.O.
46. AS-BUILT MEETING THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O. (MPC 46.2.5.4-495.2.8.1).
47. ANY MAIN OR WATER SERVICE 2 INCH OR ABOVE IN SIZE ARE TO HAVE GATE VALVES INSTALLED. ANY 2 INCH OR LARGER VALVE IS REQUIRED TO HAVE A VALVE THE SHEET SUPPLIED WITH THE AS-BUILT.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 219697
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP
All construction shall conform to the construction standards of the Marion County Land Development Code, latest edition. Areas of the City-County Comprehensive Ordinance that have been amended, added and/or deleted may be found in the City-County Ordinance Book. The City-County Ordinance Book is available for purchase at the City-County Administration Center, 1000 Parkway North, Suite 100, Ocala, Florida 34471. (352) 349-1000.



CONTRACTOR SHALL NOTIFY THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O. (MPC 46.2.5.4-495.2.8.1).

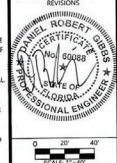
24 HOUR EMERGENCY CONTACT
JOE MANT
351-276-5183



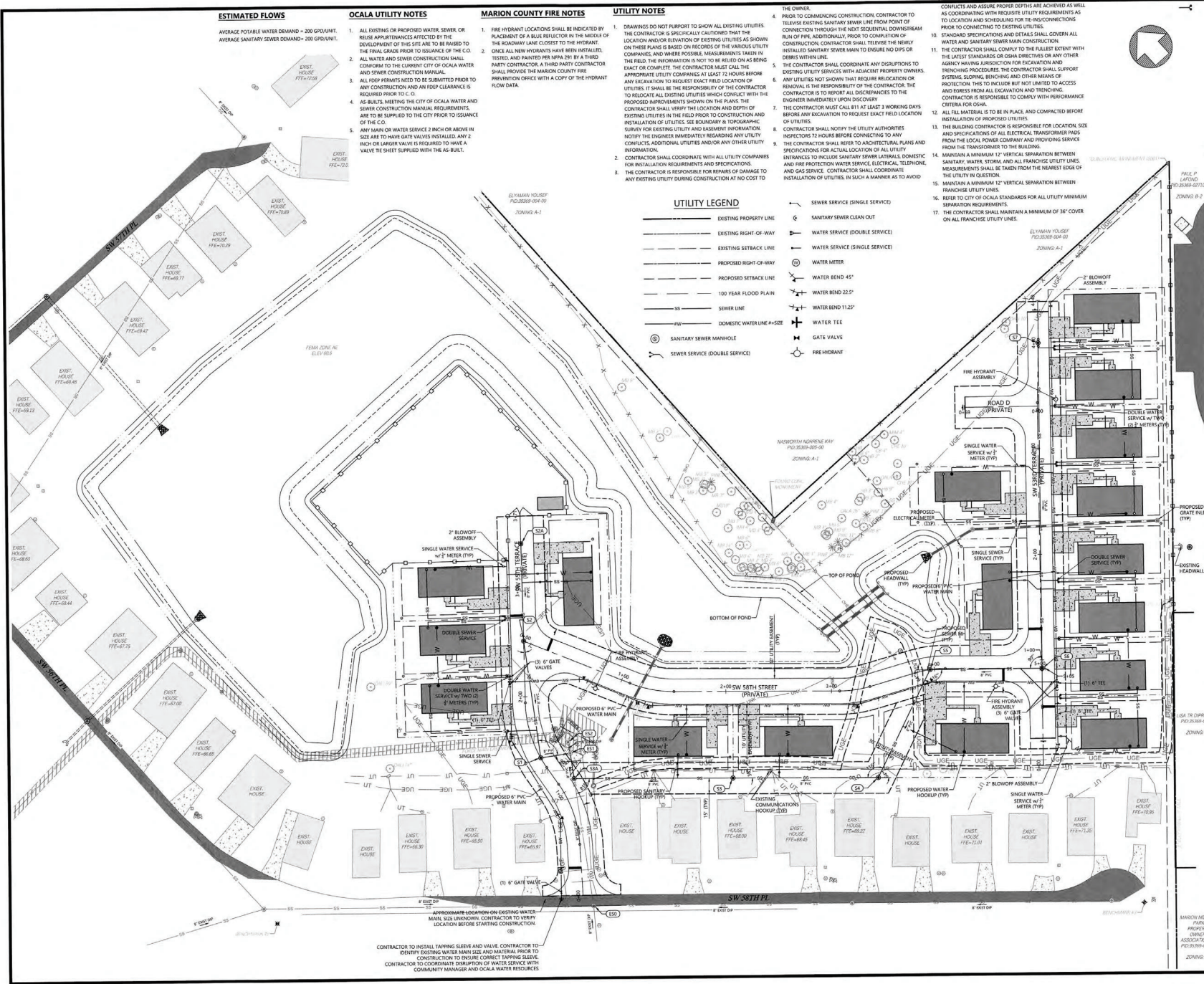
SECTION: CONSTRUCTION 16 SOUTH, RANGE 21 EAST
5440 SW 50TH ST
OCALA
MARION COUNTY, FLORIDA

SADDLE OAK CLUB
SUN SADDLE OAK LLC
CONSTRUCTION PLANS
UTILITY PLANS

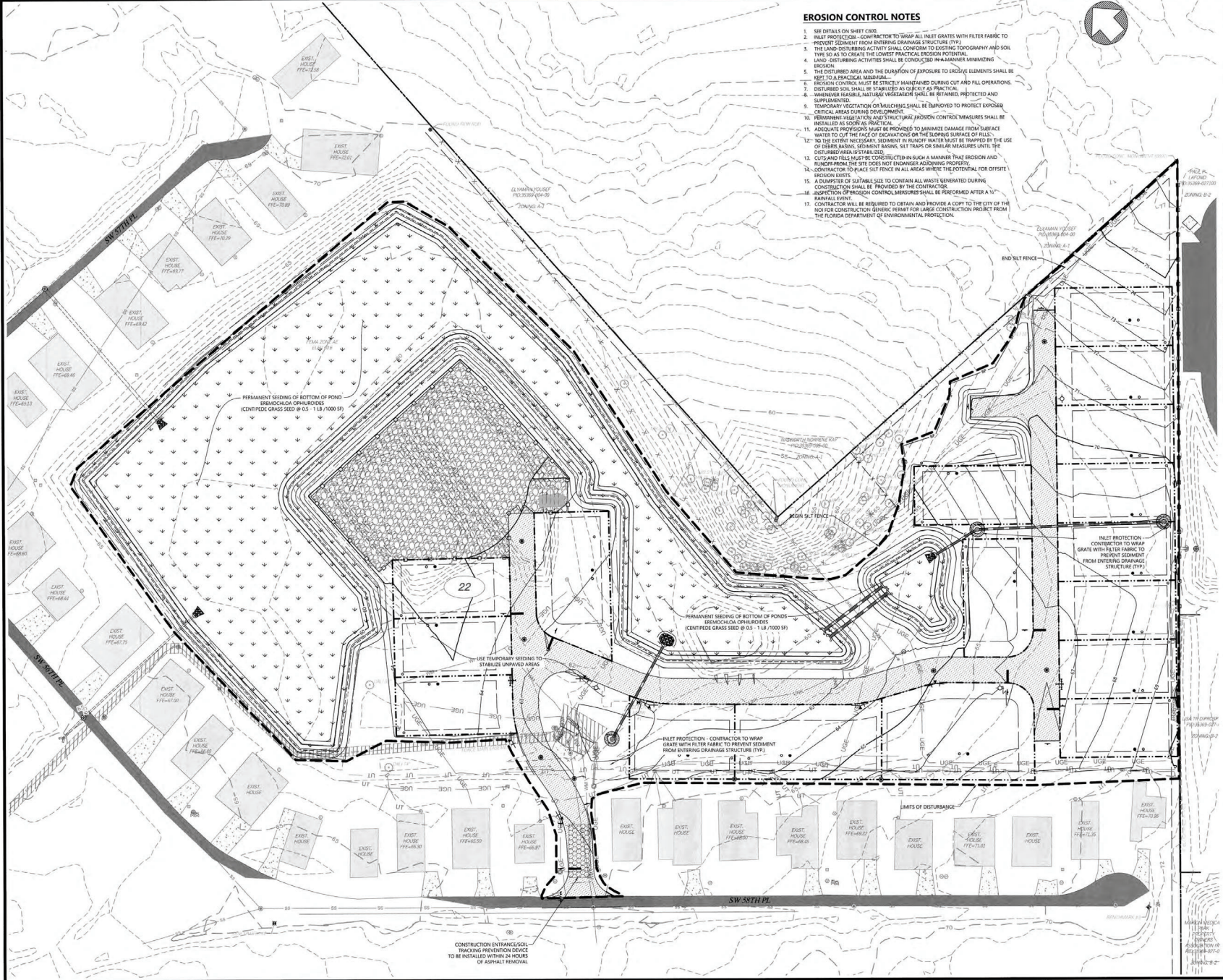
DATE: 03-20-2023
04-10-2023 (design revisions)
04-23-2023 (design revisions)
05-13-2023 (county registration)



REVISIONS
DRAWN BY: NLS
CHECKED BY: MT
PROJECT MANAGER: DRG
FOR P: 200604
FILE CODE: CSP
SHEET NO: C400



CONTRACTOR TO INSTALL TAPPING SLEEVE AND VALVE CONTRACTOR TO IDENTIFY EXISTING WATER MAIN SIZE AND MATERIAL. PRIOR TO CONSTRUCTION TO ENSURE CORRECT TAPPING SLEEVE. CONTRACTOR TO COORDINATE DISRUPTION OF WATER SERVICE WITH COMMUNITY MANAGER AND OCALA WATER RESOURCES.



EROSION CONTROL NOTES

1. SEE DETAILS ON SHEET CND.
2. INLET PROTECTION - CONTRACTOR TO WRAP ALL INLET GRATES WITH FILTER FABRIC TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURE (TYP).
3. THE LAND-DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL.
4. LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
5. THE RESTORED AREA AND THE DURATION OF EXPOSURE TO EXPOSED ELEMENTS SHALL BE KEPT TO A PRACTICAL MINIMUM.
6. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
7. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICAL.
8. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
9. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
10. TEMPORARY VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
11. ADEQUATE PROTECTION MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO CUT THE FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
12. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF SEDIMENT BASINS, SEDIMENT TRAPS OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.
13. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND SLURRING FROM THE SITE DOES NOT ENDANGER ADJACENT PROPERTY.
14. CONTRACTOR TO PLACE SILT FENCE IN ALL AREAS WHERE THE POTENTIAL FOR OPPOSITE DIRECTION FLOWS.
15. A DUMPSTER OF SUITABLE SIZE TO CONTAIN ALL WASTE GENERATED DURING CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR.
16. INSPECTION OF EROSION CONTROL MEASURES SHALL BE PERFORMED AFTER A 14" RAINFALL EVENT.
17. CONTRACTOR WILL BE REQUIRED TO OBTAIN AND PROVIDE A COPY TO THE CITY OF THE NOI FOR CONSTRUCTION GENERAL PERMIT FOR LARGE CONSTRUCTION PROJECT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 20097
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way established during construction shall be cleaned and restored. Erosion control measures may be used if approved by the County Engineer or designee.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or Federal laws.

EMERGENCY CONTACT
 JOE MANETT
 817-276-1181

EROSION LEGEND

SOIL TRACKING PREVENTION DEVICE	
LIMITS OF DISTURBANCE	
SOIL DELINEATION LINE	
SOIL TYPE SERIES	
TYPE III SILT FENCE	
TEMPORARY INLET PROTECTION	

SOIL SERIES

22	CANDEL SANDS, 0-5% SLOPES
----	---------------------------

ATWELL
 886.850.2200 www.atwell-group.com
 1809 PINE HOLLOW DRIVE
 MARION COUNTY, FLORIDA 32010-1700
 COAL FERTILIZERS

SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 5440 SW 50TH ST
 Ocala
 MARION COUNTY, FLORIDA

SADDLE OAK CLUB
 SUN SADDLE OAK LLC
 CONSTRUCTION PLANS
 SWPPP

DATE: 03-20-2023

REVISIONS

RECEIVED
 AUG 23 2024
 Marion County
 Office of the County Engineer

DRAWN BY: NLL
 CHECKED BY: MT
 PROJECT MANAGER: DRG
 JOB #: 2003467
 FILE CODE: CSP
 SHEET NO.: C500

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 21897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26

SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way delineated during construction shall be cleared and restored. Good and ready may be used if approved by the County Engineer or designer.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



THE LOCAL GOVT OR SERVICE PROVIDER UNDERTAKING THESE SERVICES SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO ANY UTILITIES OR OTHER PROPERTY OCCURRING AS A RESULT OF ANY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.

24 HOUR EMERGENCY CONTACT
 JOSE MANET
 247-279-2183



SECTION 4, TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 5440 SW 56TH ST
 OCALA
 MARION COUNTY, FLORIDA

SUN SADDLE OAK LLC
 SADDLE OAK CLUB
 CONSTRUCTION PLANS
 STORM PROFILE SHEET

DATE: 03-20-2023

03-14-2024 (03-14-2024) REVISED BY: [REDACTED]
 04-22-2024 (04-22-2024) REVISED BY: [REDACTED]
 05-20-2024 (05-20-2024) REVISED BY: [REDACTED]



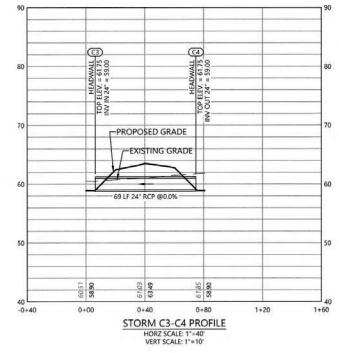
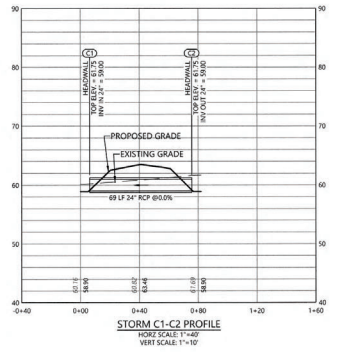
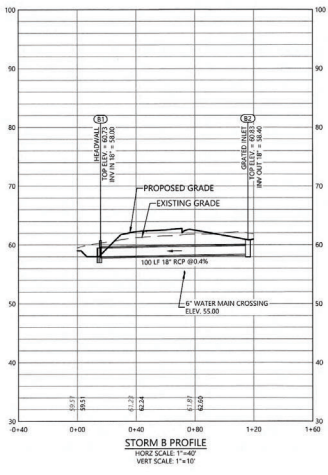
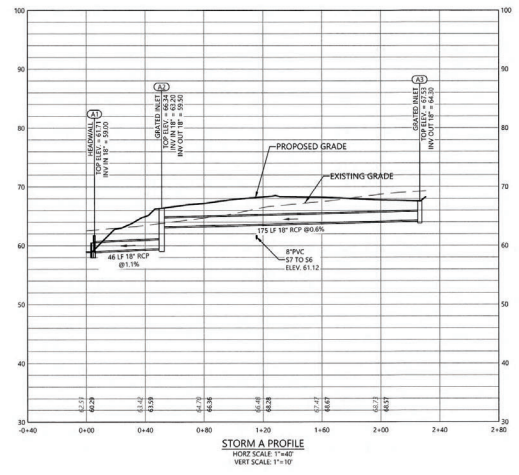
RECEIVED
 AUG 23 2024
 Marion County
 Office of the County Engineer

STORM PROFILE LEGEND

— PROPOSED GRADE
 - - - EXISTING GRADE
 - - - 25 YEAR HGL LINE

REVISIONS

DRAWN BY: NLS
 CHECKED BY: MT
 PROJECT MANAGER: DRG
 JOB #: 20033467
 FILE CODE: CSP
 SHEET NO.: C600



RECEIVED
 AUG 23 2024
 Marion County
 Office of the County Engineer

DEVELOPMENT REVIEW
 COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 23897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26

SPACE RESERVATION APPROVAL STAMP

NOTICE: The approval of these plans is limited to the conditions and specifications of the Marion County Land Development Code, latest revision. Areas of the right-of-way indicated during construction shall be protected and enclosed. Plans and details may be revised without the approval of the reviewing engineer.

24 HOUR
 EMERGENCY CONTACT
 JOE MANET
 817-276-1844

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

CONTRACTOR: SADDLE OAK CLUB LLC
 PROJECT: SUN SADDLE OAK CLUB
 1500 PARKWAY PLACE, SUITE 1700
 Ocala, FL 34472
 352-237-0000
 WWW.ATWELL-GROUP.COM

ATWELL
 866.850.4200
 1500 PARKWAY PLACE, SUITE 1700
 Ocala, FL 34472
 352-237-0000
 WWW.ATWELL-GROUP.COM

WATER, SEWER, AND REUSE SYSTEM
CONSTRUCTION, INSPECTION, AND OWNERSHIP NOTES:
 DESIGN, INSPECTION, TEST, AND CONSTRUCTION SYSTEMS CONSTRUCTED ON THIS SITE SHALL BE CONSTRUCTED, MAINTAINED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

SEWER SYSTEM:
 CITY OF Ocala STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.
 CONSTRUCT ALL GRAVITY SEWERS 6" AND ABOVE, INCLUDING MANHOLES AND ALL SEWER SERVICES 6" OR LESS TO THE FIRST CLEANLY OPERABLE FROM THE 6" OR ABOVE SEWER MAIN WITHIN THE RIGHT-OF-WAY TO CITY STANDARDS. THESE ELEMENTS SHALL BE OWNED, MAINTAINED, AND INSPECTED BY THE CITY OF Ocala WATER RESOURCES DEPARTMENT.
 ALL GRAVITY SEWER SERVICES 6" OR MORE, INCLUDING MANHOLES, LOCATED ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT AND SHALL BE BUILT IN ACCORDANCE WITH THESE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CITY OF Ocala WATER RESOURCES DEPARTMENT WILL INSPECT ALL SUCH SERVICES TO WITHIN 5 FEET OF THE BUILDING.

STATE OF FLORIDA STANDARD PLUMBING CODE:
 ALL GRAVITY SEWER SERVICES 6" OR LESS LOCATED ON THE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. THE CITY OF Ocala BUILDING DEPARTMENT WILL INSPECT ALL SUCH SERVICES ON PRIVATE PROPERTY.

WATER SYSTEM:
 CITY OF Ocala STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.
 CONSTRUCT ALL POTABLE WATER MAINS AND SERVICES IN THE RIGHT-OF-WAY UP TO THE POINT OF METERING TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

ALL FIRE MAINS AND HYDRANTS FROM THE CITY WATER MAIN TO WITHIN FIVE FEET (5') OF THE BUILDING SHALL BE CONSTRUCTED TO CITY STANDARDS ON 24" X 24" AS REQUIRED. FIRE MAINS LOCATED BETWEEN PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE CITY OF Ocala. FIRE MAINS LOCATED ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. INSPECTION AND TESTING OF ALL FIRE MAINS UP TO THE SQUARE DETECTOR CHECK CODE WILL BE PERFORMED BY THE CITY OF Ocala WATER RESOURCES DEPARTMENT.

STATE OF FLORIDA STANDARD PLUMBING CODE:
 ALL WATER SERVICES ON PRIVATE PROPERTY CONTRAST FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION AND TESTING WILL BE PERFORMED BY THE CITY OF Ocala BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

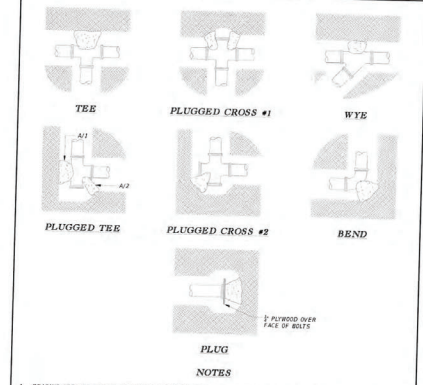
REUSE SYSTEM:
 CITY OF Ocala STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.
 CONSTRUCT ALL REUSE MAINS AND SERVICES IN THE RIGHT-OF-WAY UP TO THE POINT OF METERING TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF Ocala WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

STATE OF FLORIDA STANDARD PLUMBING CODE:
 ALL REUSE SERVICES ON PRIVATE PROPERTY CONTRAST FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION AND TESTING WILL BE PERFORMED BY THE CITY OF Ocala BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

IRRIGATION SYSTEM:
 CITY OF Ocala STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.
 CONSTRUCT ALL IRRIGATION MAINS AND SERVICES IN THE RIGHT-OF-WAY UP TO THE POINT OF METERING TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF Ocala WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

STATE OF FLORIDA STANDARD PLUMBING CODE:
 ALL IRRIGATION SERVICES ON PRIVATE PROPERTY CONTRAST FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION AND TESTING WILL BE PERFORMED BY THE CITY OF Ocala BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

PRE-CONSTRUCTION MEETING REQUIRED:
 PRIOR TO ANY UNDERGROUND WATER, SEWER, OR IRRIGATION CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF Ocala PROJECT INSPECTORS (SEE MISC OR LDD 101-1112 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.



SITE OWNERSHIP AND INSPECTION
 GENERAL NOTES

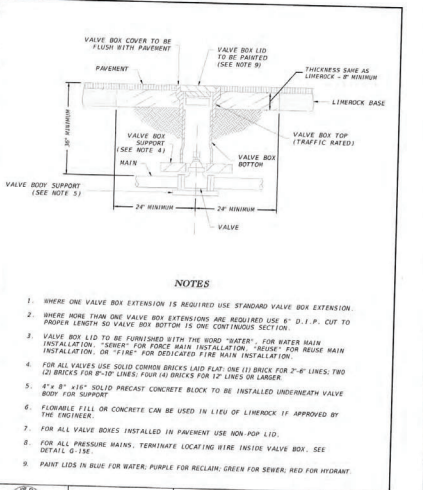
CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

SECTION GENERAL G-7

THRUST BLOCKS
 CAST-IN-PLACE

CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

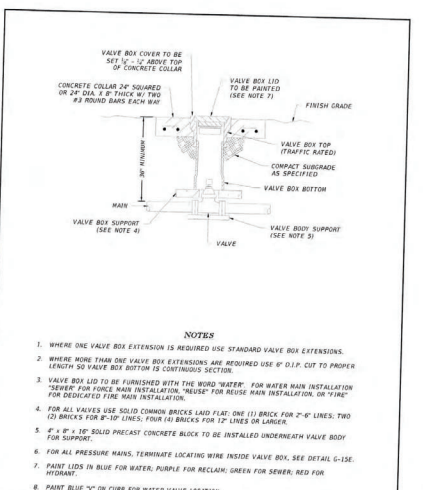
SECTION GENERAL G-9A



VALVE BOX INSTALLATION
 IN ROADWAYS OR AREAS SUBJECT TO TRAFFIC

CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

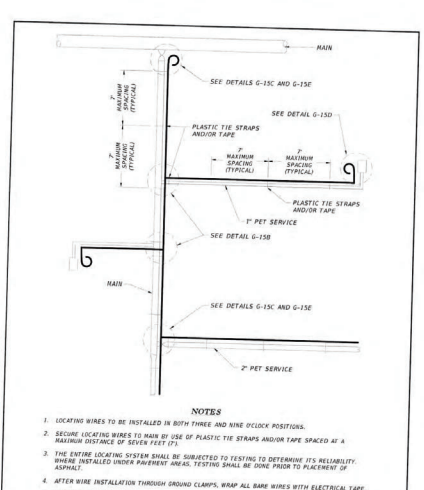
SECTION GENERAL G-15



VALVE BOX INSTALLATION
 IN GRASS OR AREAS NOT SUBJECT TO TRAFFIC

CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

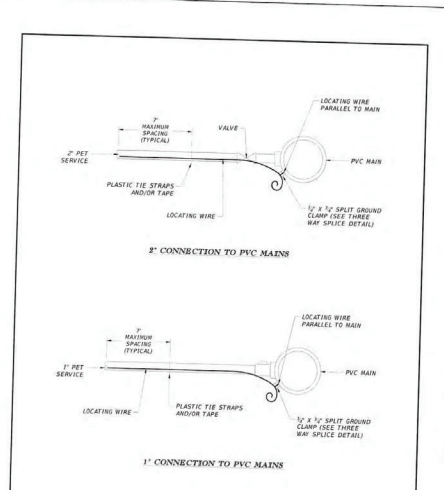
SECTION GENERAL G-14



LOCATING WIRE SYSTEM

CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

SECTION GENERAL G-16A



LOCATING WIRE SYSTEM
 SERVICE CONNECTION TO PVC MAIN

CITY OF Ocala STANDARD DETAILS FOR CONSTRUCTION

SECTION GENERAL G-16C

SADDLE OAK CLUB
 SUN SADDLE OAK LLC
 CONSTRUCTION PLANS
 CONSTRUCTION DETAILS

DATE: 03-20-2023

REVISIONS:
 03-20-2024: (ADD) (REVISIONS) BY (CONTRACTOR)
 04-10-2024: (ADD) (REVISIONS) BY (CONTRACTOR)
 05-12-2024: (ADD) (REVISIONS) BY (CONTRACTOR)

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

PROJECT MANAGER: DRG
 JOB #: 20023467
 FULL CODE: 00
 SHEET NO: C700

RECEIVED

AUG 23 2024

Marion County
Office of the County Engineer

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 24097
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26
SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction specifications contained in the latest version of the Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be restored and seeded. Shred and mulch may be used if approved by the County Engineer or designee.

NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute approval of the requirements of other agencies for additional permits, as applicable, or other related federal laws.



811 logo text: Know what's Below. Call before you dig. The location of various underground utilities is shown on the 811 map. It is the responsibility of the contractor to verify the exact location of all utilities before any excavation work is done. Call 811 for more information. For more information, visit www.marioncountyfla.gov or call 352-201-1111.

24 HOUR EMERGENCY CONTACT
800 MARKET
321-276-3183



SECTION 4, TOWNSHIP 16 SOUTH
RANGE 21 EAST
5440 SW 55TH ST
OCALA
MARION COUNTY, FLORIDA

LOCATING WIRE SYSTEM
TERMINATION AT METER BOX

LOCATING WIRE SYSTEM
TERMINATION AT VALVE BOX

LOCATING WIRE SYSTEM
SPlicing

LOCATING WIRE SYSTEM
END TERMINATION

LOCATING WIRE SYSTEM
TERMINATION AT VALVE BOX

LOCATING WIRE SYSTEM
SPlicing

LOCATING WIRE SYSTEM
END TERMINATION

LOCATING WIRE SYSTEM
TERMINATION AT VALVE BOX

LOCATING WIRE SYSTEM
SPlicing

LOCATING WIRE SYSTEM
END TERMINATION

LOCATING WIRE SYSTEM
TERMINATION AT VALVE BOX

LOCATING WIRE SYSTEM
SPlicing

LOCATING WIRE SYSTEM
END TERMINATION

TRENCH BACKFILL
NOT WITHIN STREET RIGHT-OF-WAY

TRENCH BACKFILL
UNPAVED W/IN FOR ALL STREETS - GRADE AND UNDERLAY

TRENCH BACKFILL
PAVEMENT REPLACEMENT

TRENCH BACKFILL
NOT WITHIN STREET RIGHT-OF-WAY

TRENCH BACKFILL
UNPAVED W/IN FOR ALL STREETS - GRADE AND UNDERLAY

TRENCH BACKFILL
PAVEMENT REPLACEMENT

TRENCH BACKFILL
NOT WITHIN STREET RIGHT-OF-WAY

TRENCH BACKFILL
UNPAVED W/IN FOR ALL STREETS - GRADE AND UNDERLAY

TRENCH BACKFILL
PAVEMENT REPLACEMENT

TRENCH BACKFILL
NOT WITHIN STREET RIGHT-OF-WAY

TRENCH BACKFILL
UNPAVED W/IN FOR ALL STREETS - GRADE AND UNDERLAY

TRENCH BACKFILL
PAVEMENT REPLACEMENT

SECTION 4, TOWNSHIP 16 SOUTH
RANGE 21 EAST
5440 SW 55TH ST
OCALA
MARION COUNTY, FLORIDA

DATE: 03-20-2023

REVISIONS

DESIGNED BY: NUL
CHECKED BY: MT
PROJECT MANAGER: DRG
JOB #: 20003487
FILE CODE: CSP
SHEET NO.: C701

RECEIVED

AUG 23 2024

Marion County
Office of the County Engineer

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 239897
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26
SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the applicable standards established in the Marion County Land Development Code, latest revision. Any use of the right-of-way shall conform to applicable standards shall be determined and noted. These standards may be found at www.marioncountyfla.gov/Planning/Development.

NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for other permits, as applicable, by state and/or federal laws.



Know what's below.
Call before you dig.
APPROXIMATELY 100% OF THE WORK IS IN UNPAVED AREAS AND 0% BELOW GRADE IN GRADED AREAS.
IF YOU ARE NOT SURE, CALL 811 BEFORE YOU DIG. IT'S FREE AND IT'S THE ONLY WAY TO KNOW WHAT'S BELOW. CALLING 811 BEFORE YOU DIG HELPS PREVENT DAMAGE TO UNDERGROUND UTILITIES AND SAFETY TO YOU AND YOUR NEIGHBORS.

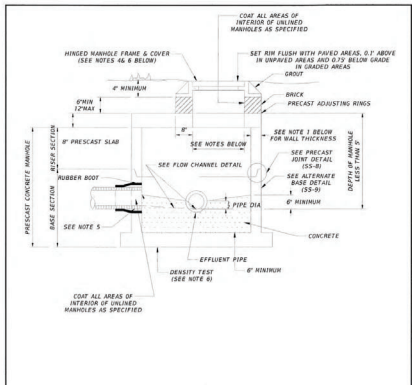
NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for other permits, as applicable, by state and/or federal laws.

24 HOUR
EMERGENCY CONTACT
JOE MANET
957-278-5388



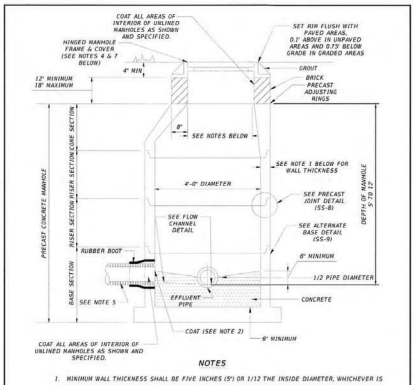
ATWELL
888.850.4200
www.atwell-group.com
1800 PARKWAY EAST, SUITE 700
MARIETTA, GA 30067
COUNTY OF MARION, FLORIDA

SECTION 4, TOWNSHIP 16 SOUTH,
RANGE 21, EAST
5440 SW 56TH ST
OCALA
MARION COUNTY, FLORIDA



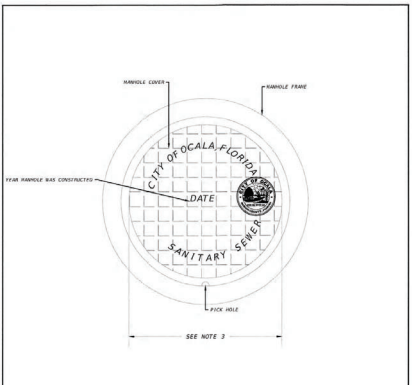
NOTES
1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") ON 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND UNPAVED AREAS SHALL BE COATED AS SPECIFIED WHERE FORCE MAINS ARE TO BE CONNECTED ON THE MANHOLE LIES IMMEDIATELY UPSTREAM FROM THE MANHOLE. THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SPECIFIED ON THE PLANS. LINING SHALL BE HOPE.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED ROOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 2" HINGED RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER ROOF WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.
7. LINERACK WILL BE PLACED AROUND RING AND COVER TO BOTTOM OF ASPHALT.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	PRECAST CONCRETE MANHOLE LESS THAN 5' DEPTH	SECTION SS-2
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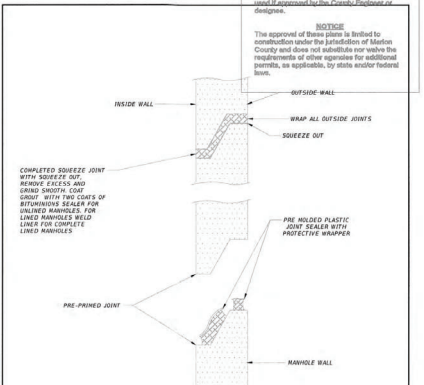
NOTES
1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND UNPAVED AREAS SHALL BE COATED AS SPECIFIED. WHERE FORCE MAINS ARE TO BE CONNECTED ON THE MANHOLE LIES IMMEDIATELY UPSTREAM FROM THE MANHOLE, THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SHOWN AND SPECIFIED.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED ROOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 2" HINGED RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER ROOF WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. LINERACK WILL BE PLACED AROUND RING & COVER TO BOTTOM OF ASPHALT.
7. EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	PRECAST CONCRETE MANHOLE 5' TO 12' DEPTH	SECTION SS-3
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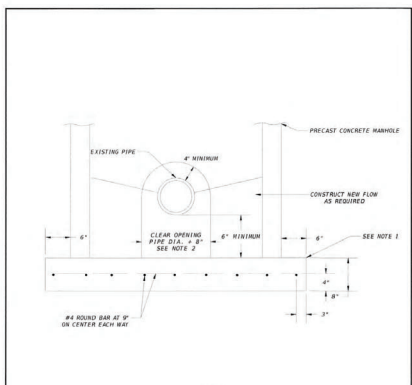
NOTES
1. MANHOLE COVER SHALL BE LETTERED WITH THE WORDS "SANITARY SEWER" AND THE YEAR THE MANHOLE WAS CONSTRUCTED.
2. CITY OF OCALA IDENTIFICATION LABELS SHALL BE INSTALLED ON COVER.
3. UNLESS OTHERWISE SPECIFIED MANHOLE COVERS SHALL BE 24" DIAMETER AND 2" DIAMETER DEPENDING ON DEPTH.
4. ALL MANHOLE COVERS SHALL BE FURNISHED WITH FINISH AND LOCKING DEVICE.
5. MANHOLE MANHOLE COVERS AND NOT INSTALLED IN CENTER OF ROAD TRAFFIC. HINGED SIDE OF COVER TO BE INSTALLED TOWARD TRAVELING TRAFFIC.
6. STANDARD, ONE ON ALL MANHOLES.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER HINGED MANHOLE COVER STANDARD	SECTION SS-6A
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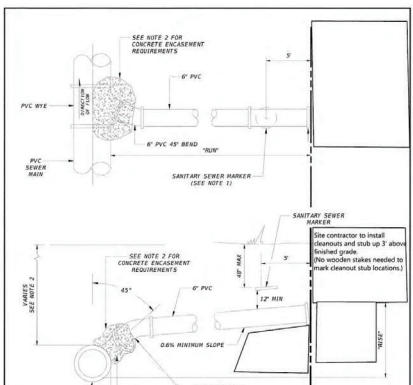
NOTES
1. MANHOLE COVER SHALL BE LETTERED WITH THE WORDS "SANITARY SEWER" AND THE YEAR THE MANHOLE WAS CONSTRUCTED.
2. CITY OF OCALA IDENTIFICATION LABELS SHALL BE INSTALLED ON COVER.
3. UNLESS OTHERWISE SPECIFIED MANHOLE COVERS SHALL BE 24" DIAMETER AND 2" DIAMETER DEPENDING ON DEPTH.
4. ALL MANHOLE COVERS SHALL BE FURNISHED WITH FINISH AND LOCKING DEVICE.
5. MANHOLE MANHOLE COVERS AND NOT INSTALLED IN CENTER OF ROAD TRAFFIC. HINGED SIDE OF COVER TO BE INSTALLED TOWARD TRAVELING TRAFFIC.
6. STANDARD, ONE ON ALL MANHOLES.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER MANHOLE JOINT CONSTRUCTION	SECTION SS-8
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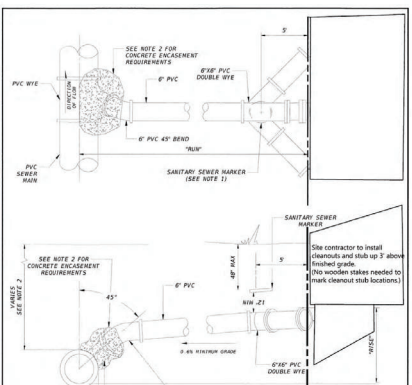
NOTES
1. MANHOLE BASE CAN BE EITHER CAST IN PLACE AS SHOWN OR USING AN APPROVED PRECASTER.
2. FILL VOID WITH BRICK AND GROUT AS APPROVED BY THE ENGINEER.
3. MANHOLE MUST BE LEAK OR AIR TESTED AS SPECIFIED.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER DOGHOUSE MANHOLE BASE CONSTRUCTION	SECTION SS-9
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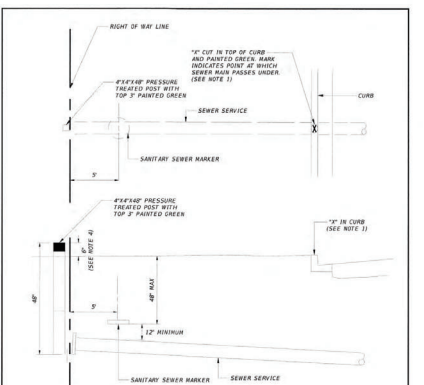
NOTES
1. SEWER SERVICE TO BE REFERENCED AS INDICATED IN DETAIL SS-12
2. FOR ANY SEWER SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1.5 (IN/100) OR 20% SLOPE, ENCASE SEWER WYE AND BEND IN CONCRETE. CONCRETE ENCASUREMENT TO BE 2" CONC. FEET MINIMUM WHERE REQUIRED.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SINGLE SEWER SERVICE CONNECTION	SECTION SS-10
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NOTES
1. SEWER SERVICE TO BE REFERENCED AS INDICATED IN DETAIL SS-12
2. FOR ANY SEWER SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1.5 (IN/100) OR 20% SLOPE, ENCASE SEWER WYE AND BEND IN CONCRETE. CONCRETE ENCASUREMENT TO BE 2" CONC. FEET MINIMUM WHERE REQUIRED.
3. DOUBLE SEWER SERVICES SHALL ONLY BE INSTALLED IN SPECIAL CASES AS DESIGNATED BY THE WATER AND SEWER ENGINEER.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	DOUBLE SEWER SERVICE CONNECTION	SECTION SS-11
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NOTES
1. WHERE TO CURB AND OUTER EXIST, THE SEWER SERVICE SHALL BE REFERENCED BY PLACING A DISC AND #4 SHALL BE REQUIRED
2. ALL SEWER MARKS SHALL BE TELEVIEWED ACCURATELY LOCATING WYE LOCATIONS.
3. GRAPHIC SYMBOLS SHALL ACCURATELY LOCATE ALL WYES AND SERVICES.
4. IN AREAS WHERE EXISTING DOWNSILLS OR BUSINESS ARE, PRESENT TOP OF POSS TO BE FLUSH WITH FINISH GRADE.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER SERVICE REFERENCING	SECTION SS-12
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SADDLE OAK CLUB
SUN SADDLE OAK LLC
CONSTRUCTION PLANS

CONSTRUCTION DETAILS

DATE: 03-20-2023

03-14-2024
04-12-2024
06-13-2024

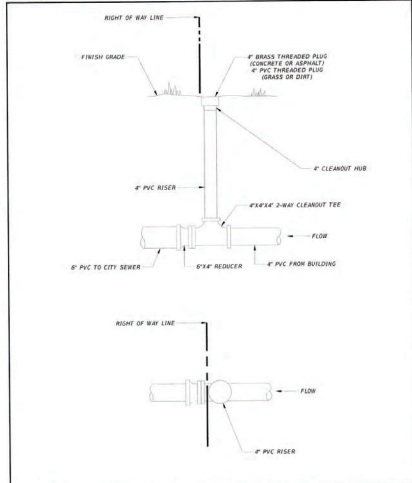


REVISIONS
CHECKED BY: NCL
PROJECT MANAGER: DRG
JOB #: 20035467
FILE CODE: CSP
SHEET NO. C702

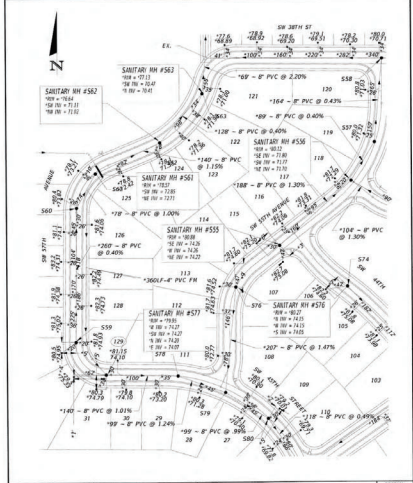
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
 APPLICATION #: 29897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26
 SPACE RESERVED FOR APPROVAL STAMP

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revisions. Areas of the right-of-way disturbed during construction shall be preserved and restored. Please read these rules in their entirety as they may be amended without notice.

811
 Know what's below.
 Call before you dig.
 NOTICE: THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
RESIDENTIAL SEWER CLEANOUT
 SS-14



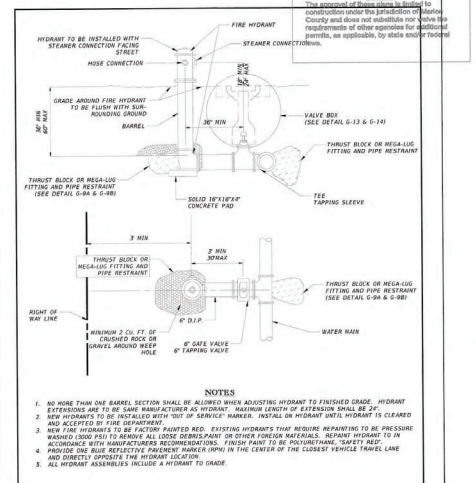
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
TYPICAL SEWER ASBUILT DRAWING
 SS-22

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

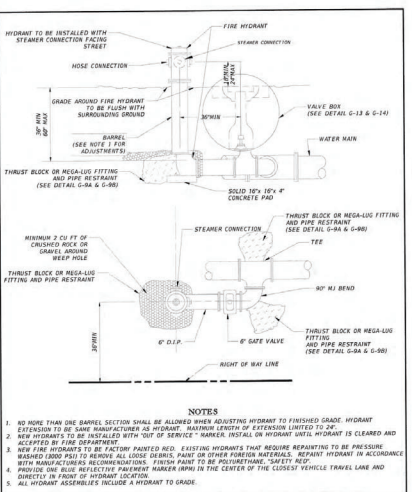
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centers)
Storm Sewer, Stormwater Force Mains, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches in the minimum, except for water mains, 6 inches in the minimum and 12 inches in the minimum	Water Main Alignment 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 6 inches minimum	Water Main Alignment 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Mains, Reclaimed Water (4)	Water Main 12 inches in the minimum, except for water mains, 6 inches in the minimum and 12 inches in the minimum	Water Main 6 inches minimum	Water Main Alignment 6 ft. minimum
On-site Sewage Treatment & Disposal System	10 ft. minimum		

1. Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
 2. Reclaimed water requires other Part III of Chapter 62-555, F.A.C.
 3. 3 ft. for gravity sanitary sewer above the bottom of the water main is at least 6 inches above the top of the water main.
 4. Reclaimed water not regulated under Part III of Chapter 62-555, F.A.C.

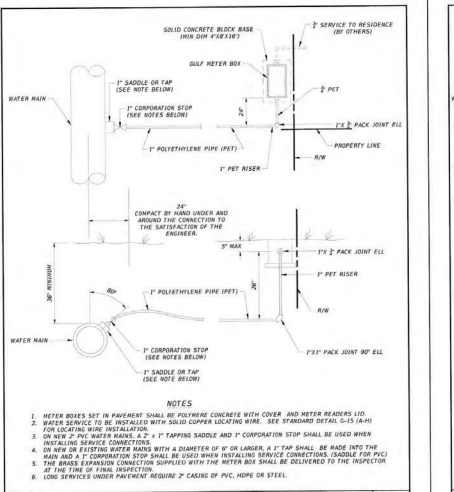
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
SEPARATION OF WATER MAINS
 W-2



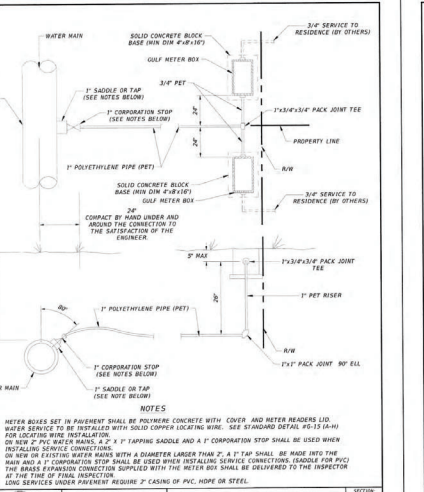
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
FIRE HYDRANT ASSEMBLY
 PERPENDICULAR TO MAIN
 W-5



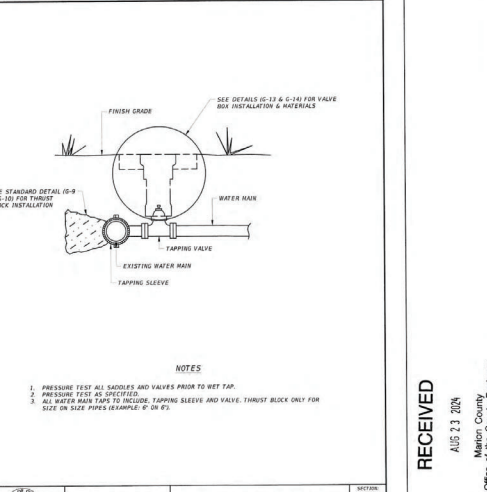
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
FIRE HYDRANT ASSEMBLY
 PARALLEL TO MAIN
 W-4



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
SINGLE 1 1/2\"
RESIDENTIAL WATER SERVICE
 W-15



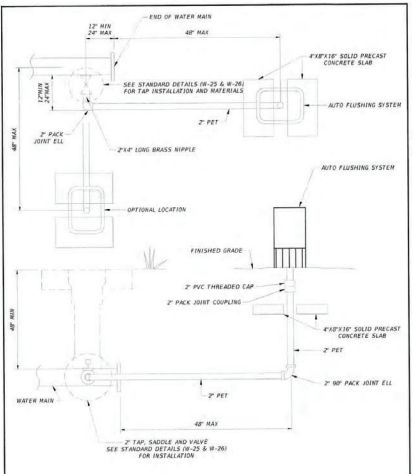
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
DOUBLE 1 1/2\"
RESIDENTIAL WATER SERVICE
 W-16



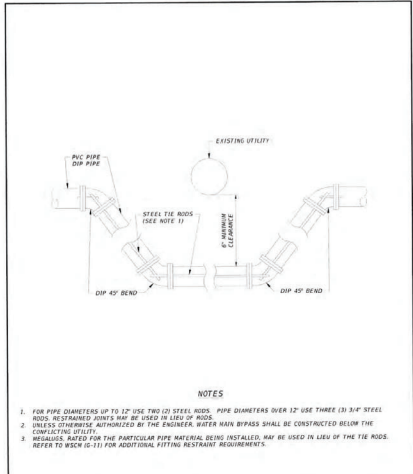
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
WATER MAIN TAP
 4\"
AND ABOVE
 W-26

ATWELL
 886.850.4000
 1800 MARSHALL CA, SUITE 1700
 TAMPA, FL 33604
 SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 5440 SW 96TH ST
 OCALA
 MARION COUNTY, FLORIDA

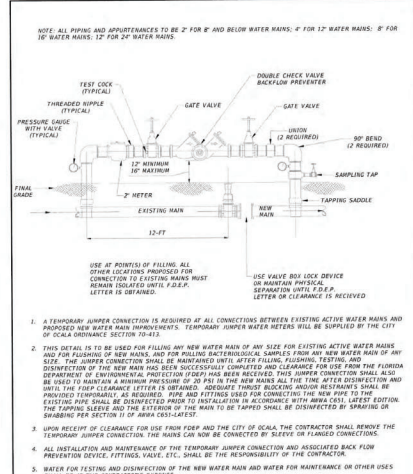
SADDLE OAK CLUB
SUN SADDLE OAK LLC
 CONSTRUCTION PLANS
 CONSTRUCTION DETAILS
 DATE: 03-20-2023
 DESIGNED BY: JAMES HARRIS
 CHECKED BY: JAMES HARRIS
 PROJECT MANAGER: JAMES HARRIS
 FILE CODE: CIP
 SHEET NO: C703



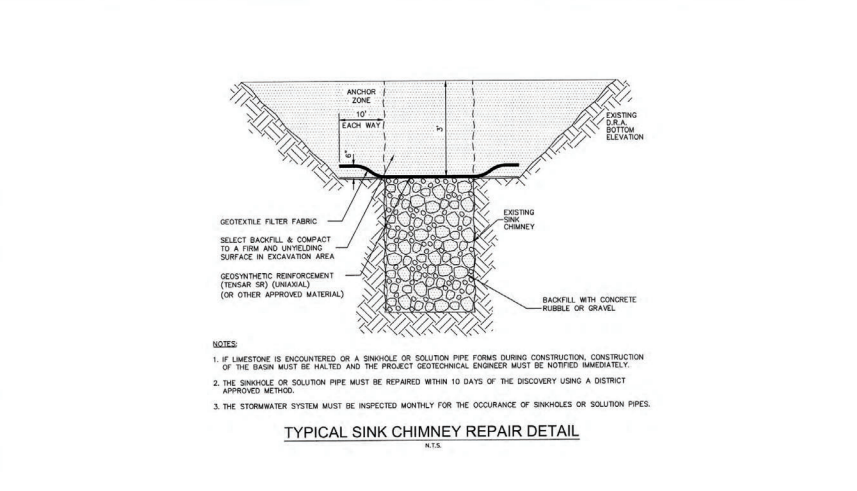
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
2\"/>



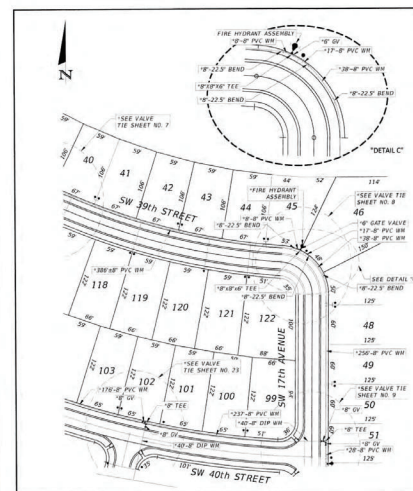
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
WATER MAIN BY-PASS
W-29



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
TEMPORARY JUMPER CONNECTION
W-30



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION
TYPICAL WATER ASBULT DRAWING
W-32

WATER & SEWER SYSTEM CONSTRUCTION AND MAINTENANCE NOTE

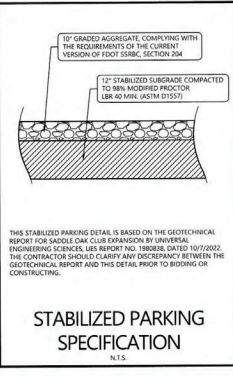
The underground water and sewer systems constructed on this site shall be constructed in accordance with the following:

SEWER SYSTEM:
 City of Ocala "Standard Specifications for Construction of Streets, Stormwater, Traffic, Water and Sewer Infrastructure".
 Construct all gravity sewers 8" and above including manholes and all sewer services 6" or less to the first cleanout upstream from the 8" or above sewer main to City standards. Inspections will be performed by the City Water & Sewer Department.

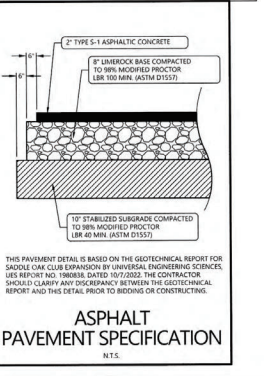
WATER SYSTEM:
 City of Ocala "Standard Specifications for Construction of Streets, Stormwater, Traffic, Water and Sewer Infrastructure".
 Construct all potable water mains and services, up to the point of metering, to City standards. Inspections will be performed by the City of Ocala.

REUSE SYSTEM:
 City of Ocala "Standard Specifications for Construction of Streets, Stormwater, Traffic, Water and Sewer Infrastructure".
 Construct all reuse mains and services, up to the point of metering, to City standards. Inspections will be performed by the City Water & Sewer Department.

PRE-CONSTRUCTION MEETING REQUIRED:
 Prior to any underground water, sewer, or reuse construction on this site the Contractor shall set up an on-site meeting with the City of Ocala project inspectors (352) 401-6935 OR (352) 351-6712 to discuss shop drawings, installation, inspection, testing and as-built requirements.



STABILIZED PARKING SPECIFICATION
N.T.S.



ASPHALT PAVEMENT SPECIFICATION
N.T.S.

RECEIVED
 AUG 23 2024
 Marion County
 Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA
 APPLICATION #: 29897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26
 SPACE RESERVED FOR APPROVAL STAMP

NOTICE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINMENT OF ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINMENT OF ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

811 Know what's below. Call before you dig.
 CALL BEFORE YOU DIG. 811 SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK. FOR MORE INFORMATION, VISIT WWW.CITYOFOCALA.COM OR CALL 352-351-6712.

24 HOUR EMERGENCY CONTACT
 JOE MARLET
 352-351-1983

ATWELL
 886.880.4000
 1800 JOHNSONVILLE RD. SUITE 700
 MARION COUNTY, FLORIDA 32004

SECTION 4: TOWNSHIP 15 SOUTH, RANGE 21 EAST
 540 SW 96TH ST
 OCALA
 MARION COUNTY, FLORIDA

SADDLE OAK CLUB
 SUN SADDLE OAK LLC
 CONSTRUCTION PLANS
 CONSTRUCTION DETAILS

DATE: 03-20-2023
 REVISIONS
 PROFESSIONAL ENGINEER
 ROBERT G. BOYD
 No. 80009
 1717 W. UNIVERSITY AVENUE
 GAINESVILLE, FLORIDA 32608

DRAWN BY: NUL
 CHECKED BY: MT
 PROJECT MANAGER: DRG
 JOB #: 20005487
 FILE CODE: CSP
 SHEET NO: C704

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-855.314

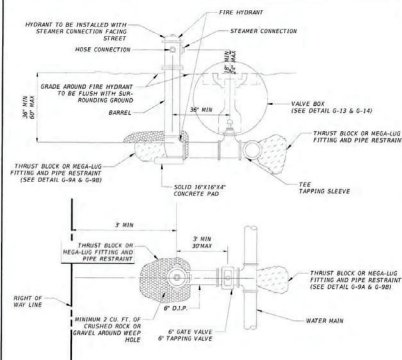
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
	Water Main 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravily or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches to the maximum, except for storm sewers, which shall be 12 inches to the minimum	Alternate 6 ft. minimum
	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches to the maximum, except for storm sewers, which shall be 12 inches to the minimum	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum		

- Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- Reclaimed water requires under pipe (see Chapter 62-855.314 F.A.C.).
- 3 ft. for gravity sanitary sewer where the bottom of the water main is flat at least 6 inches above the top of the gravity sanitary sewer.
- Reclaimed water not regulated under Part 1 of Chapter 62-855.314 F.A.C.

City of Ocala Standard Details for Construction

SEPARATION OF WATER MAINS

SECTION W-2

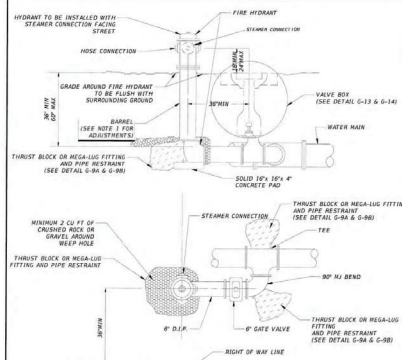


City of Ocala Standard Details for Construction

FIRE HYDRANT ASSEMBLY

PERPENDICULAR TO MAIN

SECTION W-3

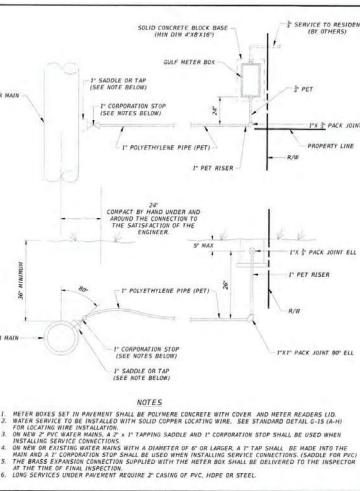


City of Ocala Standard Details for Construction

FIRE HYDRANT ASSEMBLY

PARALLEL TO MAIN

SECTION W-4

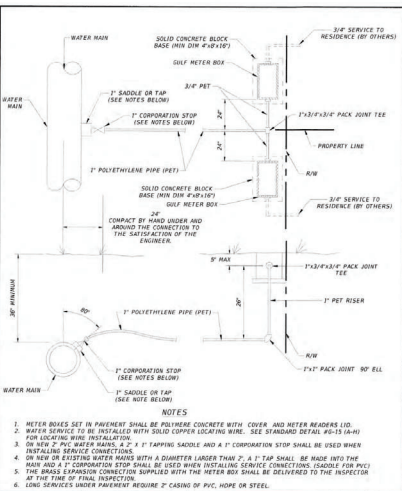


City of Ocala Standard Details for Construction

SINGLE 1 1/2\"

RESIDENTIAL WATER SERVICE

SECTION W-15

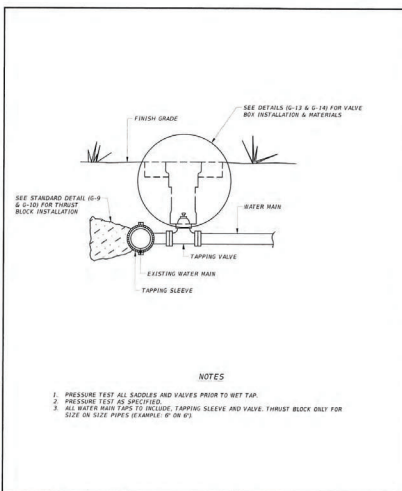


City of Ocala Standard Details for Construction

DOUBLE 1 1/2\"

RESIDENTIAL WATER SERVICE

SECTION W-16

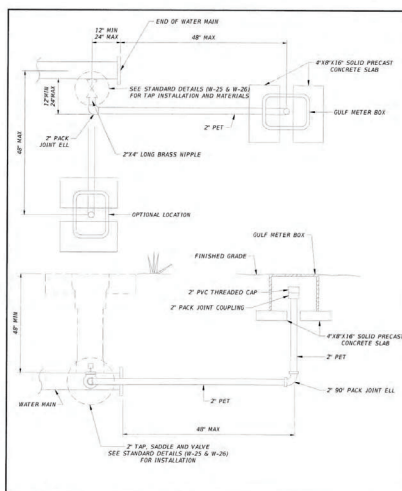


City of Ocala Standard Details for Construction

WATER MAIN TAP

4\" AND ABOVE

SECTION W-26



City of Ocala Standard Details for Construction

2\" BLOWOFF ASSEMBLY

SECTION W-28

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 29897
APPROVAL DATE: 7/15/24
EXPIRATION DATE: 7/15/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be drained and seeded. Guard and mault may be used if approved by the County Engineer or designer.

NOTICE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for when the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



Know what's below. Call before you dig. The City of Marion County, Florida, is a member of the 811 program. This program is designed to help you locate underground utilities before you dig. For more information, visit www.marioncountyfla.gov or call 811.

24 HOUR EMERGENCY CONTACT



SECTION W-28

SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, 5440 SW 56TH ST, Ocala, Marion County, Florida.

SADDLE OAK CLUB
SUN SADDLE OAK LLC
CONSTRUCTION PLANS
CONSTRUCTION DETAILS

DATE: 03-20-2023

REVISIONS
PROJECT MANAGER: DRG
FILE CODE: CSP
SHEET NO: C705



RECEIVED
AUG 23 2024
Marion County Engineer
Office of the County Engineer

This item has been digitally signed and sealed by Daniel R. Gibbs, PE on the date below. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.
2023.03.20 13:10:29-04'00'

811
Call Before You Dig
Marion County Utility Marking

800-368-5854
MARION COUNTY, FLORIDA
1800 PARKWAY BLVD. SUITE 200
MARIETTA, GA 30067

ATWELL
866.850.4200
www.atwell-pro.com

EMERGENCY CONTACT
800-368-5854
MARION COUNTY, FLORIDA
1800 PARKWAY BLVD. SUITE 200
MARIETTA, GA 30067

RECEIVED
AUG 23 2024
Marion County
Office of the County Engineer

This item has been digitally signed and sealed by Daniel P. Cobble, PE on the date below. Printed copies of this document are not considered signed and sealed and the digital signature will not be verified on any electronic copies.

2023.03.20 13:11:06-04:00'

SADDLE OAK CLUB
CONSTRUCTION PLANS
SUN SADDLE OAK LLC
CONSTRUCTION DETAILS

SECTION 4, TOWNSHIP 16 SOUTH,
RANGE 21 EAST

5440 SW 56TH ST
OCALA
MARION COUNTY, FLORIDA

DATE: 03-20-2023

REVISIONS

PROJECT MANAGER: DMC
JOB #: 20000047
FILL CODE: CDP
SHEET NO. C706

811
Call Before You Dig
Marion County Utility Marking

800-368-5854
MARION COUNTY, FLORIDA
1800 PARKWAY BLVD. SUITE 200
MARIETTA, GA 30067

ATWELL
866.850.4200
www.atwell-pro.com

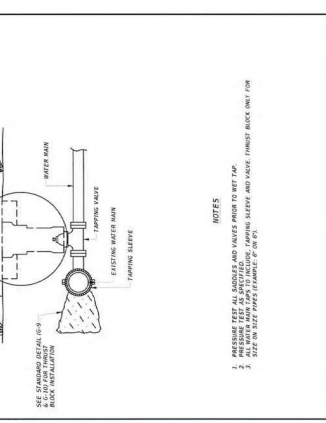
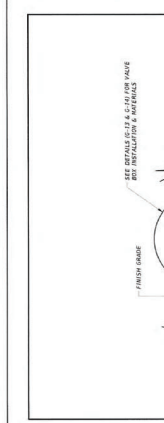
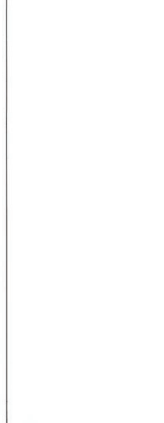
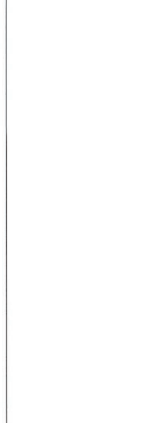
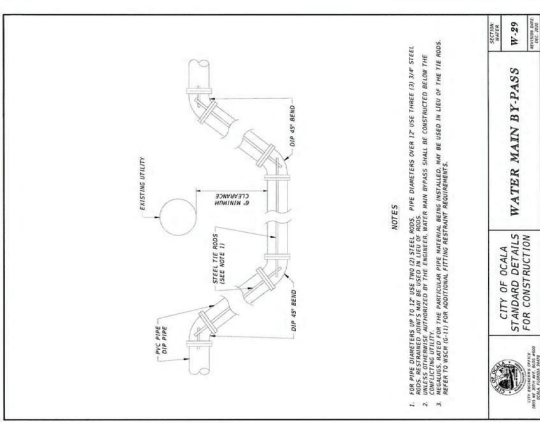
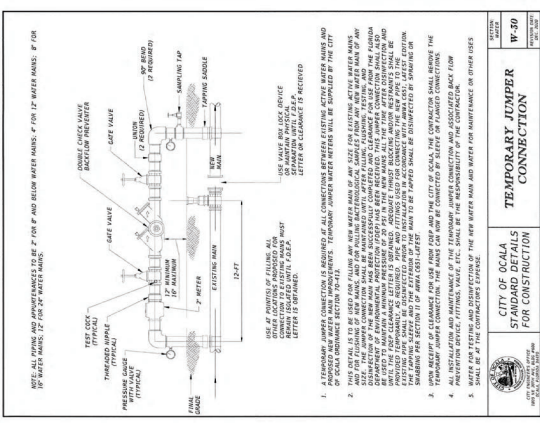
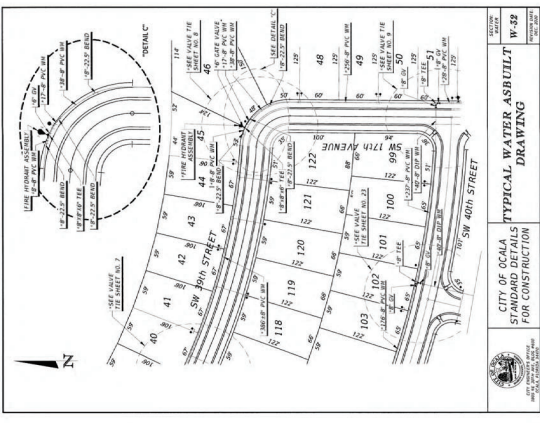
EMERGENCY CONTACT
800-368-5854
MARION COUNTY, FLORIDA
1800 PARKWAY BLVD. SUITE 200
MARIETTA, GA 30067

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 23807
APPROVAL DATES: 7/16/24
EXPIRATION DATE: 7/15/26

All construction and work under the construction contract shall be in accordance with the standards and specifications contained in the Marion County Land Use Ordinance and the Marion County Engineering Department's Standard Specifications for Construction. The use of any other standards or specifications shall be used if approved by the County Engineer or designee.

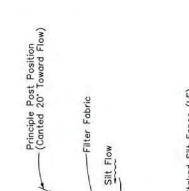
NOTE:
The approval of these plans is limited to the Marion County and does not constitute an approval of any other agency. The County Engineer or designee is not responsible for the design, construction, or performance of any other agency's work. The County Engineer or designee is not responsible for the design, construction, or performance of any other agency's work. The County Engineer or designee is not responsible for the design, construction, or performance of any other agency's work.



DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA
 APPLICATION #: 20897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26

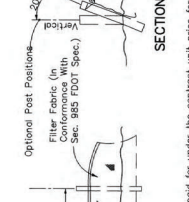
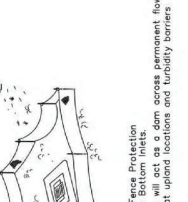
All construction shall conform to the subdivision plat approved by the Marion County Land Acquisition and Development Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Engineering Department and the Marion County Health Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Health Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Health Department.

EMERGENCY CONTACT
 770.575.0893



NOTICE
 The approval of this plan by the Marion County Engineering Department does not constitute a warranty of any kind, either expressed or implied, by the Marion County Engineering Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Engineering Department and the Marion County Health Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Health Department. The applicant shall be responsible for obtaining all necessary permits from the Marion County Health Department.

TYPE III Silt Fence Protection Around Ditch Bottom Inlets
 Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

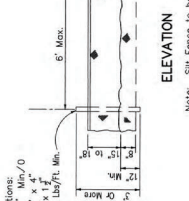
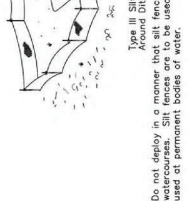


SECTION
 Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE DETAIL
 NYS - PER FOOT INDEX 102

SOIL TRACKING DEVICE GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE PROJECT SHALL BE DIRECTED THROUGH STPD, BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED BY THE ENGINEER TO PREVENT OFFSITE TRACKING OF MUD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATE TO MINIMIZE TRACKING OF SEDIMENT. THE ALTERNATE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, PROPOSED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FOOT SIZE #4. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHALL PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
 15'x50'-100 FT - 30'x50'-200 FT
6. THE SINGLE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SEDIMENT PIT CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SINGLE DITCH VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED, WHEN A SWALE IS USED, SWALES OR SILT FENCE SHALL BE FLAGGED ALONG THE ENTIRE LENGTH.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED DAILY WHEN IN USE TO MOVE ACCUMULATED MUD DOWNWARD THROUGH THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROADS LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. FULL COMPENSATION FOR CONSTRUCTION OF THE STPD SHALL BE PROVIDED TO THE CONTRACTOR FOR THE STPD AND TO THE SEDIMENT PIT. FULL COMPENSATION FOR CONSTRUCTION OF THE STPD SHALL BE PROVIDED TO THE CONTRACTOR FOR THE STPD AND TO THE SEDIMENT PIT. FULL COMPENSATION FOR CONSTRUCTION OF THE STPD SHALL BE PROVIDED TO THE CONTRACTOR FOR THE STPD AND TO THE SEDIMENT PIT. FULL COMPENSATION FOR CONSTRUCTION OF THE STPD SHALL BE PROVIDED TO THE CONTRACTOR FOR THE STPD AND TO THE SEDIMENT PIT.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING QUANTITY SHALL BE 2 FOR EACH LOCATION.



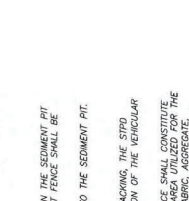
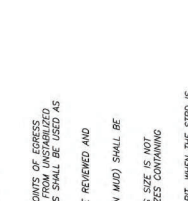
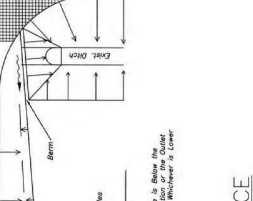
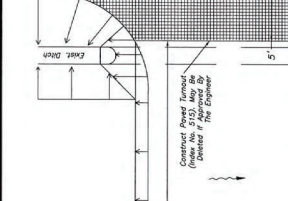
SECTION
 Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE DETAIL
 NYS - PER FOOT INDEX 102



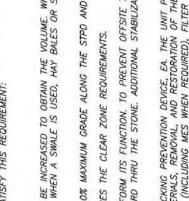
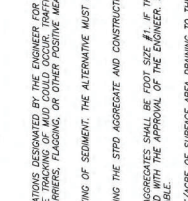
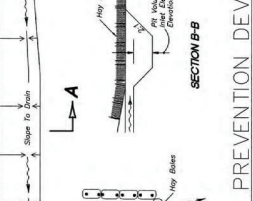
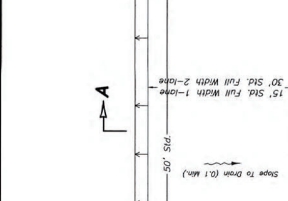
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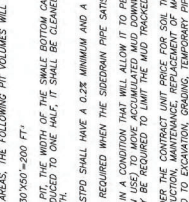
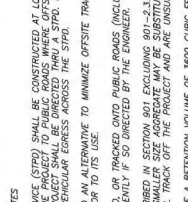
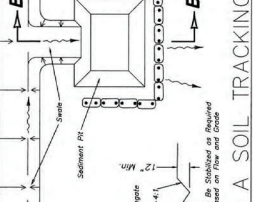
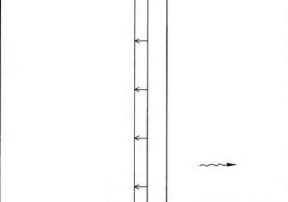
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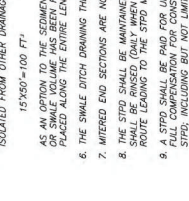
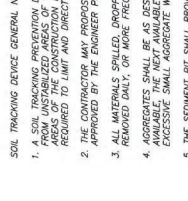
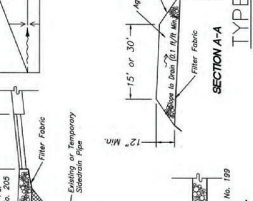
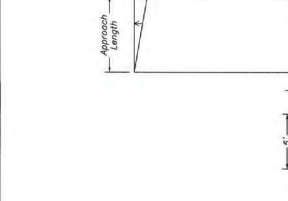
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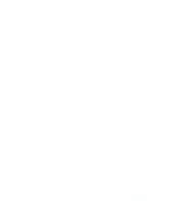
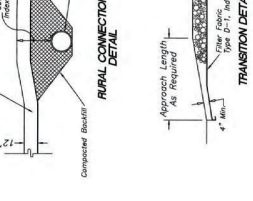
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TYPE III SILT FENCE DETAIL
 NYS - PER FOOT INDEX 102



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TYPE III SILT FENCE DETAIL
 NYS - PER FOOT INDEX 102

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ATWELL
 866.650.4200
 1800 PINE HILLS BLVD, SUITE 200
 MARION COUNTY, FLORIDA 32009-0804

SECTION 4, TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 SUN SADDLE OAK LLC
 CONSTRUCTION PLANS
 TREE SAVE PLAN

SADDLE OAK CLUB
 PROJECT MANAGER: DMC
 CHECKED BY: MTT
 SCALE: 1"=40'
 DATE: 03-20-2023

RECEIVED
 March 23 2024
 Office of the County Engineer
 Linda J Sims
 03-20-2023

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA
 APPLICATION #: 22097
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26
SPACE RESERVED FOR APPROVAL STAMP

LEGEND

EXISTING PROTECTED TREES 30" DBH AND ABOVE TO REMAIN
 EXISTING PROTECTED TREES 10" DBH AND ABOVE TO BE REMOVED
 EXISTING PROTECTED TREES 10" DBH TO BE REMOVED
 EXISTING TREES TO BE REMOVED
 EXISTING TREES TO BE REMOVED

ALL EXISTING TREES TO BE SAVED

Quantity	Type (Common Name)	Tree Inches (DBH)	Tree Inches Removed
1	10	OAK	10
1	10	OAK	10
1	18	LAUREL OAK	18
1	18	LAUREL OAK	18
1	26	LAUREL OAK	26
1	42	LIVE OAK	42
1	42	LIVE OAK	42
1	49	LIVE OAK	49
1	45	LIVE OAK	45
1	11	PINE	11
1	15	PINE	15
1	21	PINE	21
1	3	CHERRY	3
1	3	HICKORY	3
1	4	HICKORY	4
1	6	HICKORY	6
1	22	SWEETGUM	22
1	42	LIVE OAK	42
2	45	LIVE OAK	90

10" DBH - 28" DBH TREES ON SITE

Quantity	Type (Common Name)	Tree Inches (DBH)	Proposed (Save or Remove)	Tree Inches Removed
2	10	MULBERRY	REMOVED	20
2	14	MULBERRY	REMOVED	28
2	14	MULBERRY	REMOVED	28
2	10	OAK	1 REMOVED	10
1	14	OAK	SAVED	14
1	14	OAK	SAVED	14
2	26	OAK	1 REMOVED	26
1	29	OAK	REMOVED	29
2	11	PINE	REMOVED	22
2	15	PINE	REMOVED	30
2	15	PINE	REMOVED	30
1	21	PINE	SAVED	21
1	22	PINE	REMOVED	22
1	23	PINE	REMOVED	23
1	12	CHERRY	REMOVED	12
1	22	SWEETGUM	SAVED	0
453				453

30" DBH AND ABOVE - TREES ON SITE

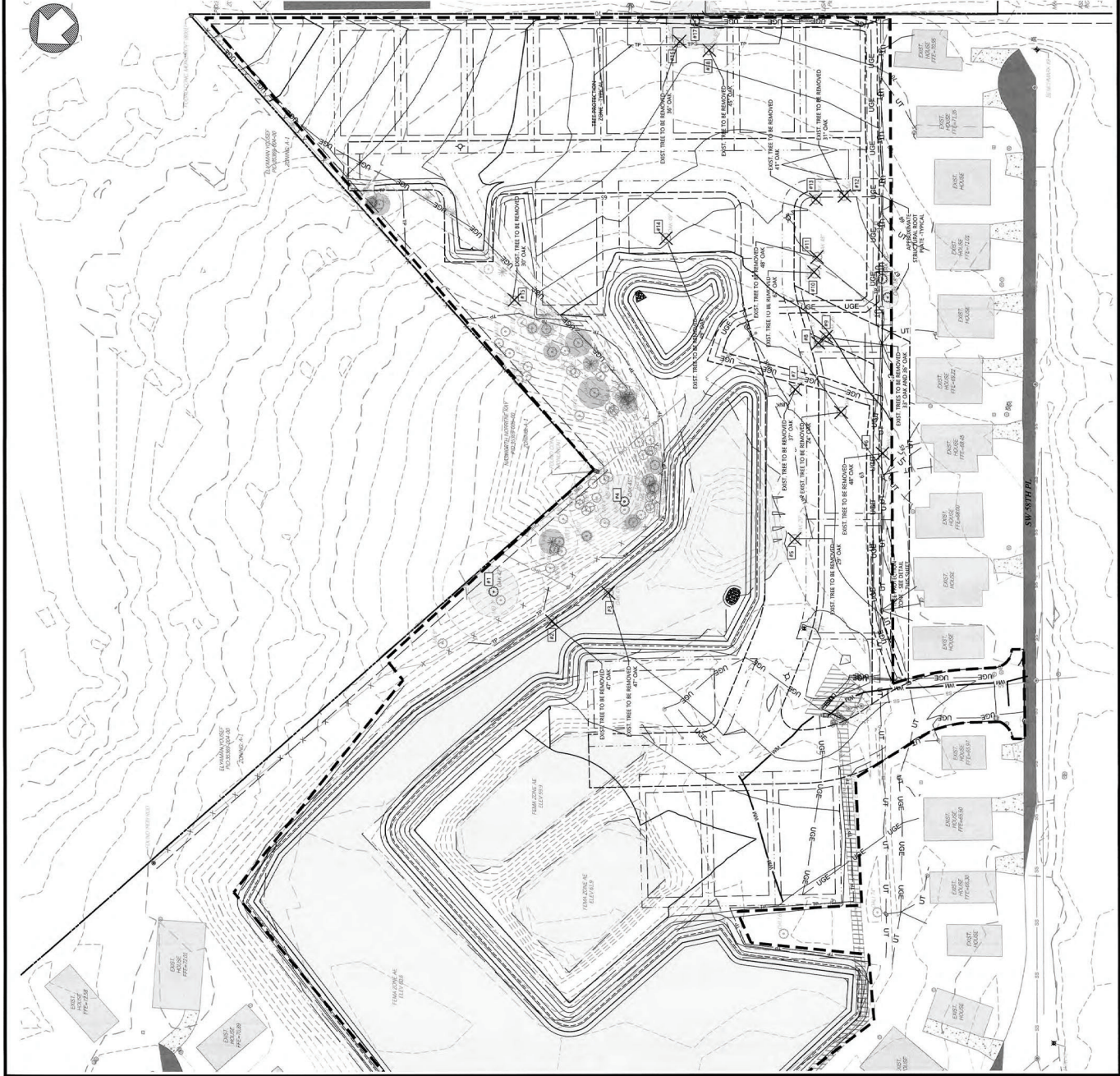
Specimen	Size (Tree ID)	Type (Common Name)	Species/Inventory	Specimen, Above (Save or Remove)	Proposed (Save or Remove)	Inches Removed
1	47	LIVE OAK	AVERAGE	REMOVED	REMOVED	47
2	47	LIVE OAK	AVERAGE	REMOVED	REMOVED	47
3	47	LIVE OAK	AVERAGE	REMOVED	REMOVED	47
4	45	LIVE OAK	BELOW AVERAGE (E.S.)	SAVE	SAVE	0
5	45	LIVE OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	45
6	48	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	48
7	37	LIVE OAK	AVERAGE	REMOVED	REMOVED	37
8	33	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	33
9	33	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	33
10	62	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	62
11	48	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	48
12	37	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	37
13	49	LIVE OAK	AVERAGE	REMOVED	REMOVED	49
14	30	LAUREL OAK	AVERAGE	REMOVED	REMOVED	30
15	36	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	36
16	43	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	43
18	43	LAUREL OAK	BELOW AVERAGE (E.S.)	REMOVED	REMOVED	43
255						255

PRE-CONSTRUCTION TREE PROTECTION:

- OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
- PROTECT ALL TREES, BRANCHES, OR ANY CONSTRUCTION, TREE PROTECTION BARRIERES SHALL BE ERRECTED AROUND ALL TREES, OR GROUPS OF TREES, WITHIN THE CONSTRUCTION AREA WHICH ARE TO BE PRESERVED.
- PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION.

CONDITIONS OF TREE REMOVAL PERMITS:

- THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIAL, INCLUDING BUT NOT LIMITED TO, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY PROTECTED TREE IS NOT ALLOWED.
- WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
- THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRIERES AND SIGNS ON A REGULAR BASIS TO ENSURE THEY ARE MAINTAINED AND REPAIRED AS NEEDED.
- IF ANY TREE HAS BEEN APPROVED TO BE REMOVED, THE CONTRACTOR SHALL TAKE MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREES MUST BE REPLACED AT AN EARLY DATE. THE REPLACEMENT TREES SHALL BE COMPANION SPECIES OF THE DESTROYED OR DAMAGED TREES) WITH MINIMUM REPLACEMENT SIZE OF 1.5-INCH CALIPER AND PRUNED INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY LANDSCAPE ARCHITECT.



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ATWELL
 866.650.4200 www.atwell-landscape.com
 1800 SW 56TH ST, SUITE 200
 MARION COUNTY, FLORIDA 32053

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA
 APPLICATION #: 28897
 APPROVAL DATE: 7/15/24
 EXPIRATION DATE: 7/15/26

EMERGENCY CONTACT
 505 MARKET
 32122-5318

NOTICE
 All construction shall conform to the applicable provisions of the Florida Building Code, Florida State Building Code, and applicable local codes and ordinances. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTICE
 The approval of this plan by the Marion County Development Review Committee does not constitute a warranty or representation of any kind. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

LEGEND

EXISTING PROTECTED TREES 30" DBH AND ABOVE TO REMAIN

EXISTING PROTECTED TREES 10"-29" DBH TO REMAIN

EXISTING TREES BELOW 10" TO REMAIN

ROOF PART

ROOF PART

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	25	ACER FLORIDANUM	FLORIDA MAPLE	MIN. 4" CAL. 14-18" HT.	25' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MIN. 4" CAL. 14-18" HT.	30' O.C.	WELL BALANCED HEAD, FULL TO GROUND	YES
	14	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 4" CAL. 14-18" HT.	30' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	16	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	MIN. 4" CAL. 14-18" HT.	30' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	15	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	MIN. 4" CAL. 14-18" HT.	25' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	18	TAXODIUM DISTICHUM	BALD CYPRESS	MIN. 4" CAL. 14-18" HT.	30' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	309	TOTAL					

MARION COUNTY LANDSCAPE REQUIREMENTS

EXISTING ZONING: P-HH

DIMENSION J TREE PROTECTION AND BENEFITS

SEC. 6.7.3(3) TREE PROTECTION

ALL TREES MIN. 10" DBH OR LARGER SHALL BE CONSIDERED PROTECTED

EXISTING PROTECTED TREES:

SEC. 6.7.3(4) TREE REPLACEMENT

TOTAL INCHES SAVED: 504 INCHES

TOTAL INCHES REMOVED: 791.5 INCHES

SEC. 6.7.3(5) TREE REPLACEMENT

REQUIRED MIN. 100 INCHES PER ACRE

EXISTING TREES = 412 INCHES (4" CAL. TREE X 103 = 412 IN.)

PROPOSED TREES = 412 INCHES (4" CAL. TREE X 103 = 412 IN.)

NOTE: SEE SHEET L100 FOR EXISTING TREE TABLES

NOTE: SEE SHEET L100 FOR EXISTING TREE TABLES

DIMENSION & LANDSCAPING

SEC. 6.8.3(1)

CALCULATIONS FOR REQUIRED LANDSCAPING

1. TREE PRESERVATION - REPLACEMENT OF 363 INCHES IS REQUIRED. SEE CALCULATIONS THIS SHEET.

2. SHADE TREE REQUIREMENTS - SHADE TREES ARE NOT REQUIRED FOR THIS TYPE OF DEVELOPMENT.

3. BUFFERS - STREET FRONTAGES ARE PRIVATE ROADS AND DO NOT REQUIRE BUFFERS.

4. PARKING AREAS - THERE ARE NO COMMERCIAL PARKING AREAS WITHIN THIS PHASE OF DEVELOPMENT.

5. VEHICLE USE AREA - PRIVATE DRIVES AND ACCESS TO MOBILE HOME SITES DO NOT HAVE A VEHICULAR USE AREA OR ANY PARKING LOTS

CALCULATIONS FOR MARION FRIENDLY LANDSCAPE AREAS

REQUIRED USE OF PROJECT AREA TO BE MEA

9.1.4 X 0.15 = 1.37 AC.

9.1.4 X 0.15 = 1.37 AC.

MEFA PROPOSED = 309 AC

NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES
- CONTRACTOR TO PROVIDE BIDDING DESIGN FOR LANDSCAPE ARCHITECTURE PRIOR TO INSTALLATION OF THE SYSTEM TO BE INSTALLED
- ALL PLANT MATERIAL SHALL BE FLORIDA GROWN OR BETTER AS FOUND IN THE STATE AND SHALL BE PROTECTED FROM WEATHER AND PESTICIDES
- UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE CLIENT AND THE COUNTY ENGINEER. THE REPORT SHALL BE PROVIDED TO THE CLIENT AND THE COUNTY ENGINEER WITHIN 30 DAYS OF COMPLETION OF THE PROJECT. THE REPORT SHALL BE PROVIDED TO THE CLIENT AND THE COUNTY ENGINEER WITHIN 30 DAYS OF COMPLETION OF THE PROJECT.
- ALL SUBSTITUTIONS OF PLANT MATERIAL MUST BE APPROVED BY THE ARCHITECT AND THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND THE COUNTY ENGINEER.

RECEIVED

AUG 23 2024

Marion County
 Office of the County Engineer

Linda J Sims
 COUNTY ENGINEER

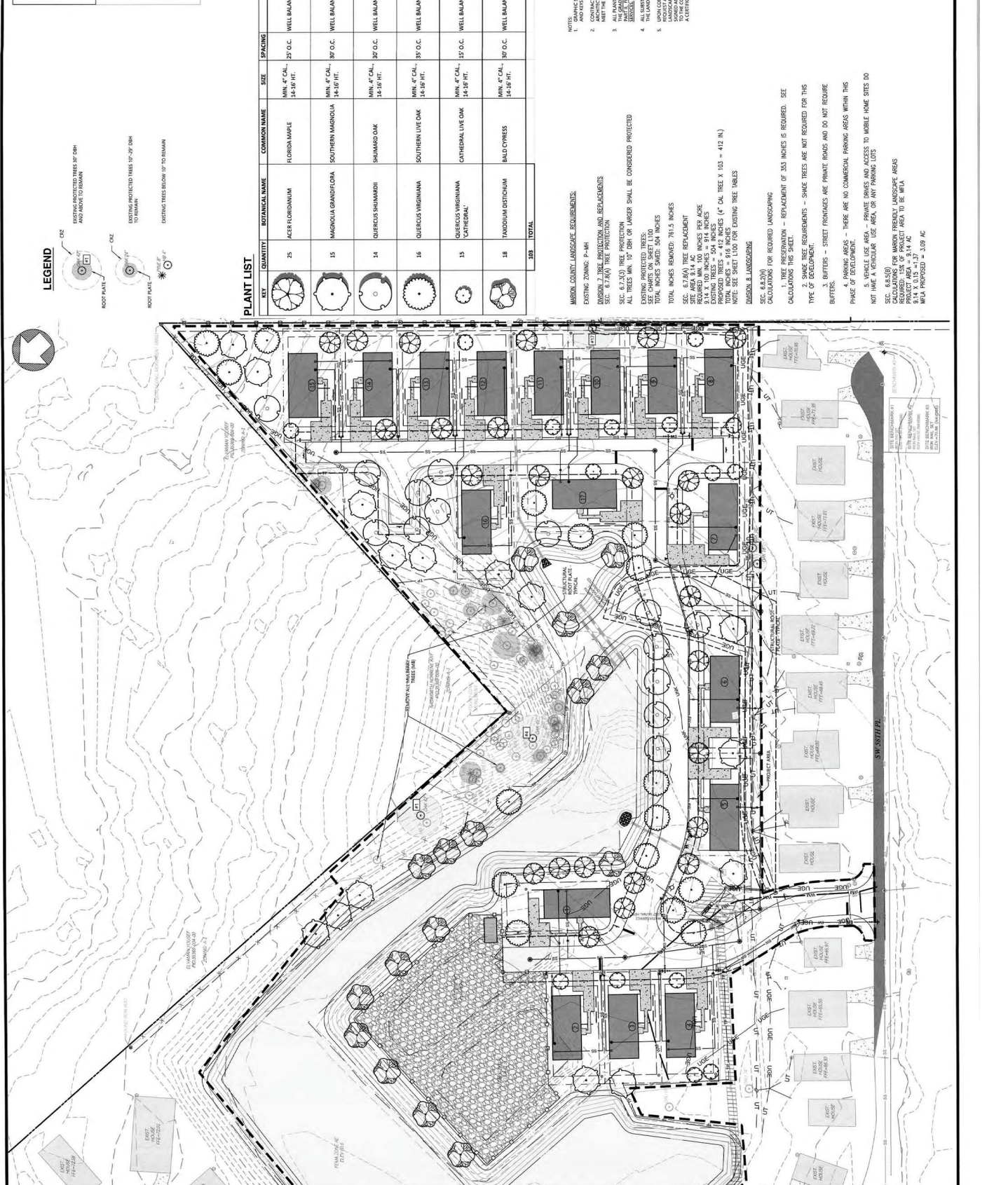
DATE: 03-20-2023

CONSTRUCTION PLANS
 SUN SADDLE OAK LLC
 RANGE 21 EAST
 SECTION 4, TOWNSHIP 16 SOUTH,
 MARION COUNTY, FLORIDA

SCALE: AS SHOWN

PROJECT MANAGER: DWG
 DATE: 03-20-2023

PROJECT NO.: 1200





Marion County

Development Review Committee

Agenda Item

File No.: 2026-22771

Agenda Date: 4/20/2026

Agenda No.: 6.5.

SUBJECT:

Fairfield Village Expansion - Improvement Plan - Extension Request

Parcel #: 35369-027-03 #31061

Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Improvement Plan. The request is to extend it to one year from the current expiration date of May 6, 2026. The new expiration date would be May 6, 2027



SUBMITTAL SUMMARY REPORT 31061

PLAN NAME: FAIRFIELD VILLAGE EXPANSION (REVISION TO AR# 29394) **LOCATION:** 5749 SW 57TH CT
OCALA,
APPLICATION DATE: 01/18/2024 **PARCEL:** 35369-027-03

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	DAN GIBBS	ATWELL LLC
Engineer of Record	DAN GIBBS	ATWELL LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/12/2024	04/19/2024	11/26/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval 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 N/A Additional Health comments			
Fire Marshal (Plans) (Fire)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		04/19/2024	11/26/2025	Approved

Comments

LAND USE - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
 N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
 N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
 YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
 N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
 YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
 N/A 3.3.2.C - Complies with Approved ECSD PUD?
 N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
 N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
 N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
 N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
 YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
 N/A 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?
 N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
 N/A 6.12.2.A - [Local Road right-of-Way Provided?]
 N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
 YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
 N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
 N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
 N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
 N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
 N/A 6.11.4.E - [Sight Triangle Provided?]
 N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
 N/A 6.12.12 - [Sidewalks Internal/External Provided?]
 YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
 N/A 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?
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
 N/A Additional Planning Items:

ZONING - YES 2.12.4.C - Owner and applicant name
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please show the land use and zoning information of the subject parcel and adjacent parcels on site plan.
 YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking Please show the zoning information on site plan.
 YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please show the setback and dimensions for all improvements and easement on the site plan.
 YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Please show the buffering information on the site plan.
 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 Please show the land use including floor area of particular use on the site plan.
 YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Please show the information of water and sewer on site plan.
 YES 2.12.9 - Show adjacent streets serving development
 YES 2.12.32 - Show 100yr flood zone
 YES 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 provide Environmental Assessment for Listed Species or submit an Exemption application.
 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 Please provide parking information on site plan.
 YES 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 Please provide sign information if applicable
 YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please show all dimensions and locations of all existing and proposed site improvement.
 INFO 2.12.27 - Show location of outside storage areas Please provide outside storage areas information if applicable
 YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please provide overlay zones information on cover sheet or site plan. The subject parcel is located in the Secondary Springs Protection zone. and Urban Growth Area.
 N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments N/A 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas N/A 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities N/A 6.8.10 - General planting requirements (specifications) N/A 6.8.11 - Landscape installation N/A 6.8.12 - Landscape completion inspection requirements N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) N/A 6.9.3 - Irrigation design standards N/A 6.9.5 - Irrigation system installation N/A 6.19.3 - Outdoor lighting plan requirements N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone INFO Additional Landscape comments No landscape revision this submittal, previously approved Landscape with #29394			
OCE Design (Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee per 23-R-254 4/16/24-fee due with resubmittal 2/21/24-fee due with resubmittal - sk N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 2/21/24-add waivers if requested in future - sk YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer N/A 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

YES 2.12.8 - Topographical Contours

YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements

N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

YES 2.12.13/14/15 - General Exhibits Please submit a National Wetland Inventory map with the site location indicated on the map.

N/A 2.12.20 - Stormwater Infrastructure Supports Phasing

YES 2.12.38 - Stormwater Maintenance Entity Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

YES 6.13.2.C - Geotechnical Investigation Report

YES 6.13.7 - Geotechnical Criteria

YES 6.13.2.A(1)/(2) - Contributing Basins/Tc

YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

YES 6.13.2.A(4) - Stormwater Features & Connective Elements

YES 6.13.2.A(3) - Retention/Detention Area Design Parameters (1) Please update the site section profile and label the DRA cross sections with the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) On the grading plan, add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

YES 6.13.3 - Type of Stormwater Facility Criteria

YES 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.2.B(4) - Hydrologic Analysis Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized with impervious or as a separate category with CN = 100.

YES 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"

INFO 6.13.5 - Flood Plain & Protection Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.

YES 6.13.2.A(8) - Finish Floor Elevation Criteria

YES 6.13.6 - Stormwater Quality Criteria Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

N/A 6.12.6 - Roadway Flooding Level of Service

N/A 6.13.6.B - Alternative Treatment Techniques

YES 6.13.6.C - Best Management Practices Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

N/A 6.13.8 - Stormwater Conveyance Criteria

N/A 6.13.2.B(5) - Hydraulic Analysis

N/A 6.13.8.B(3) - Lane Spread Calculations

YES 6.13.2.A(9) - Access Accommodates Stormwater

N/A 6.13.8.B(7) - Minimum Pipe Size

N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures

N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales

YES 6.13.9 - Grading Criteria

YES 6.13.2.A(11)(a) - Construction Entrance

YES 6.13.2.A(11)(b) - Erosion Control

YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

YES 6.13.2.B(8) - Calculation & Plan Consistency

INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.

YES Copy of District Permit (County Interest)

YES 6.10 - Karst Topography and High Recharge Areas

YES 7.1.3 - Drainage Construction Specifications

YES 6.13.12 - Operation and Maintenance Please clarify the name of the individual who signed the O&M document so the name can be verified against the submitted Consent Resolution that was submitted.

YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - Provide 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 N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation YES 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)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	N/A 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 N/A 2.12.38 - Maintenance of improvements N/A 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs N/A 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes N/A 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		04/19/2024	11/26/2025	Approved

Comments

N/A Correct MCU Cover Sheet contact information
YES Parcel numbers identified in project match proposed site plan layout
YES 6.14.2 A(1) - Water and Sewer Connection service area/provider GCP Fairfield Village LLC is the PSC-notated utility provider for this parcel (not the City of Ocala which has provided the utility review). Defer to the water & wastewater authority that is over this area.

YES 6.14.2 A(1) - Letter of Availability and Capacity (w/Location Map of utilities) from utility service provider Proof of service from the applicable provider will be required to MCU permitting for any lot within this development prior to clearing the permit review.
N/A 6.14.2 - Water and/or Sewer Connection Requirements
N/A 6.14.2(e) - Grease Trap/Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)
N/A 6.14.4 - Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Non-residential irrigation well, or total SF of Irrigation or irrigation flows design analysis identified on utility or irrigation plan
N/A 6.14.5 - Submittal Requirements
N/A 6.14.6 - Design Criteria
N/A 6.14.7 - Construction Inspection
N/A 6.14.8 - Completion and Closeout - PLAN NOTE: All as-builts shall comply with the current LDC, section 6.14.8
N/A 6.14.9 - Transfer of Facilities to Marion County Utilities
N/A 6.15.2 - Decentralized Systems
N/A 6.15.3 - Fire Protection
N/A 6.15.4 - Water Distribution System
N/A 6.15.5 - Water Services and Connections
N/A 6.15.6 - Water Metering
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Water Well Standards
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.3 - Treatment Standards - Primary Springs Protection Zone
N/A 6.16.4 - Wastewater Collection Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A MCUD DETAILS - current LDC version
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities no fee for MINSP
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments



April 7, 2026

Marion County
Development Review Committee
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471

RE: Development Order Extension Request
Project Name: Fairfield Village Expansion (Revision to AR# 29394)
Project #: 2022110043; AR #: 31061

Dear Development Review Committee:

I am submitting this letter on behalf of the owner of the above-mentioned project.

We are requesting a one (1) year extension for the Development Review Site Construction Permit at Fairfield Village. The owner was unable to begin construction as anticipated due to increased construction costs and decreased housing demand in the area, driven in part by rising insurance expenses for prospective buyers.

Please let me know if you have any questions or need anything further.

Respectfully,

ATWELL, LLC

A handwritten signature in blue ink, appearing to read "DR Gibbs", with a stylized flourish at the end.

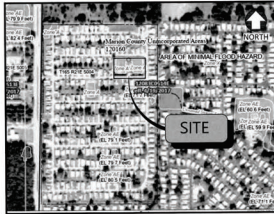
Daniel R. Gibbs, P.E.
Director

MAJOR SITE PLAN - CONSTRUCTION PLANS FOR FAIRFIELD VILLAGE EXPANSION MAJOR SITE PLAN

5866 SW 58TH PLACE
OCALA, MARION COUNTY, FLORIDA
TAX PARCELS: 35369-027-03



VICINITY MAP
SITE



FEMA MAP
SITE

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT
LIE IN A FLOOD HAZARD AREA PER MARION COUNTY
FLOOD HAZARD MAP.



AERIAL MAP
SITE

FAIRFIELD VILLAGE EXPANSION
TOTAL SITE AREA: 5803 AC.
EXPANSION AREA: 1.77 AC.
ZONING: P-MH
THE SUBJECT DEVELOPMENT AREA IS LOCATED IN THE URBAN GROWTH
BOUNDARY, SECONDARY SPRING PROTECTION ZONE, AND FLOOD PRONE AREAS

DEVELOPMENT TEAM

OWNER GCP FAIRFIELD VILLAGE, LLC 27777 FRANKLIN RD., STE. 300 SOUTHFIELD, MI 48034 PHONE: (352) 873-0394 CONTACT: FRANK MAXWELL	CIVIL ENGINEER ATWELL, LLC 1550 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: DAN GIBBS, P.E.	SURVEYOR ATWELL, LLC 1550 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: CLYDE ELDRIDGE, PLS, PSM
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SUBMITTAL DATE

SUBMITTAL - 1-23-2024
RESUBMITTAL - 4-12-2024

PROJECT NARRATIVE

THE EXISTING FAIRFIELD VILLAGE MH COMMUNITY IS COMPRISED OF 293 LOTS. THIS PROPOSED EXPANSION WOULD ADD 10 LOTS FOR A TOTAL OF 303 LOTS. THE PROPOSED EXPANSION AREA IS A DECOMMISSIONED WASTE WATER TREATMENT PLANT. THE PROPOSED CONSTRUCTION INCLUDES BRINGING IN FILL, GRADING, STORMWATER INFRASTRUCTURE AND UTILITIES TO SERVICE THE PROPOSED 10 LOTS.

NOTE: THIS IS A REVISION TO AR 29394. THE HOMES AND DRIVEWAYS HAVE BEEN FLIPPED.

MARION COUNTY NOTES

- 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.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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, PRELIMINARY PLAN, IMPROVEMENT PLAN, FINAL SITE PLAN, OR BUILDING PERMIT REVIEW.

OWNER'S CERTIFICATION:

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

Bruce D. Thelen
BRUCE D. THELEN

ENGINEER'S CERTIFICATION:

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

Daniel R. Gibbs
DANIEL R. GIBBS, PE No. 00088

GOVERNING AGENCIES AND UTILITY CONTACTS

MARION COUNTY PLANNING & ZONING 2710 E. SILVER SPRINGS BLVD. OCALA, FL 34470 PHONE: (352) 438-2800 CONTACT: EARL HAHN	OCALA WATER RESOURCES (SEWER AND WATER PROVIDER) 1905 NE 30TH AVE., BLDG 600 OCALA, FL 34470 PHONE: (352) 351-6772	SUMNER ELECTRIC COOPERATIVE (SECO) 4872 SOUTHWEST 60th AVENUE OCALA, FL 34474 PHONE: (352) 793-3801
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SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)

2379 BROAD STREET
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211
CONTACT: MONTE RITTER, P.E.

Sheet Number	Sheet Title
C000	COVER
C001	SURVEY
C100	DEMOLITION PLAN
C300	SITE PLAN
C300	GRADING PLAN
C310	SITE SECTION
C320	SWPPP
C400	UTILITY PLAN
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C800	BROSSON DETAILS
L100	LANDSCAPE PLAN

AREA DATA BLOCK

EXISTING CONDITIONS	PROPOSED CONDITIONS
TOTAL BERRY AREA: 2.42 AC (208,476 sq ft) (100%) BERRYWOOD: 2.04 AC (177,888 sq ft) (87%) PERVIOUS: 2.04 AC (177,888 sq ft) (87%) PROJECT AREA: 1.77 AC (153,156 sq ft) (75% of total) (100% of prev area) BERMWOOD: 1.77 AC (153,156 sq ft) (75% of total) (99% of prev area)	TOTAL BERRY AREA: 2.42 AC (208,476 sq ft) (100%) BERRYWOOD: 2.04 AC (177,888 sq ft) (87%) PERVIOUS: 2.04 AC (177,888 sq ft) (87%) PROJECT AREA: 1.77 AC (153,156 sq ft) (75% of total) (100% of prev area) BERMWOOD: 1.77 AC (153,156 sq ft) (75% of total) (99% of prev area)

31061

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION # 31091
APPROVAL DATE: 05/24
EXPIRATION DATE: 05/26

All construction shall conform to the subdivision plat and any other conditions imposed by the Marion County Land Development Code. Other conditions, such as the right-of-way, shall be included during construction shall be approved and recorded. Final plat shall only be used if approved by the County Engineer or designer.

NOTICE
The approval of these plans is limited to the information contained on the application to Marion County and does not constitute an endorsement or approval of other agencies for residential permits, an application, by state or local bodies.

24 HOUR EMERGENCY CONTACT
DANIEL R. GIBBS
352-351-6772

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

ATWELL
1800 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
352-423-0807
www.atwell.com

RECEIVED
MARION COUNTY
Office of County Engineer

SECT. 4, 1165, R21E
5866 SW 58TH PLACE
OCALA
MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
GCP FAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS

DATE: 1-23-2024

REVISIONS

APPROVED BY: DANIEL R. GIBBS, PE
STATE OF FLORIDA
PERSONAL SEAL

DESIGNED BY: ATWELL
CHECKED BY: ATWELL
PROJECT MANAGER: DG
DATE OF DRAWING: 04/12/2024
FILE CODE: CP
SHEET NO.: C000

This item has been digitally signed and sealed by Daniel R. Gibbs, PE on the date below. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

2024.04.12 12:26:53-04'00'



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 31061
APPROVAL DATE: 5/6/24
EXPIRATION DATE: 5/6/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way adjacent to the proposed site shall be marked as shown. All other markings shall be used if approved by the County Engineer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute any warranty, representation or endorsement of any goods or services, as applicable, by state or local laws.

SITE LEGEND

- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED LOT LINE
- SOIL
- LIGHT POLE
- TRANSFORMER PAD
- DRIVE INLET
- STORM MANHOLE
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEARTRAIL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD OUTLET PAVING

NOTES

1. THERE ARE NO PROPOSED EASEMENTS WITH THIS PROJECT.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. RECORDING ARCHITECTURAL PLANS FOR BUILDING, DRAINAGE, TRACK, DOGS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BENCHMARK SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS SHALL BE PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE BUILDER/OWNER: ATWELL, LLC
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL TRAFFIC OR CURBED ROAD SHALL BE 11' UNLESS OTHERWISE NOTED.
6. ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPS SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND REQUIREMENTS AND STATE CODE.
7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS (SIGNS OR CURB, ETC.) OR PAVEMENTS, UTILITIES, STORM DRAINAGE, ETC. THE REPAIRS SHALL BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. THE CONTRACTOR SHALL SUPPLY ALL SIGNS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNACCEPTABLE CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE WITH 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT STORAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE MARKED THE EXTERIOR CURB AND GUTTER.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR SHOWN AT THE TIME OF PLAN RELEASE.
18. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND ADJUSTMENTS TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND QUARTER PADS AS WELL AS ALL UTILITY CONNECTIONS.

SITE DATA

TOTAL PROJECT AREA: 177,616 SQ. FT. (4.037781 AC.)
TOTAL DISTURBED AREA: 177,616 SQ. FT. (4.037781 AC.)
PROPOSED IMPROVED AREA: 177,616 SQ. FT. (4.037781 AC.)
EXISTING IMPROVED: NONE

PARCEL INFO

23000-01-03 NORTH - 12600-02-01
EAST - 12600-02-02
SOUTH - 12600-02-03
WEST - MIDWAY

ZONING DATA

ADJACENT ZONING: NORTH - R-100
EAST - R-100
WEST - MIDWAY
SOUTH - R-100

LAND USE DATA

LAND USE: ADJACENT LAND USE: NORTH, EAST, SOUTH - R-100
WEST - MIDWAY

SETBACKS

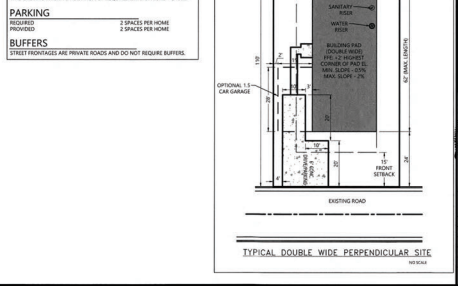
INDUSTRIAL LOTS: 15' (FROM AVENUE EDGE)
SIDE SETBACK: 10'
REAR SETBACK: 10'
ACCESSORY STRUCTURES: 5' USE AND REAR

PARKING

REQUIRED: 2 SPACES PER HOME
PROVIDED: 2 SPACES PER HOME

BLUFFERS

STREET FRONTS ARE PRIVATE ROADS AND DO NOT REQUIRE BLUFFERS



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Fax: 352-237-0001
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SECT. 11, T. 16S, R. 12E
SW 56 SW 58TH PLACE
OCALA
MARION COUNTY, FLORIDA

FARFIELD VILLAGE EXPANSION
GOLF FARFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
SITE PLAN

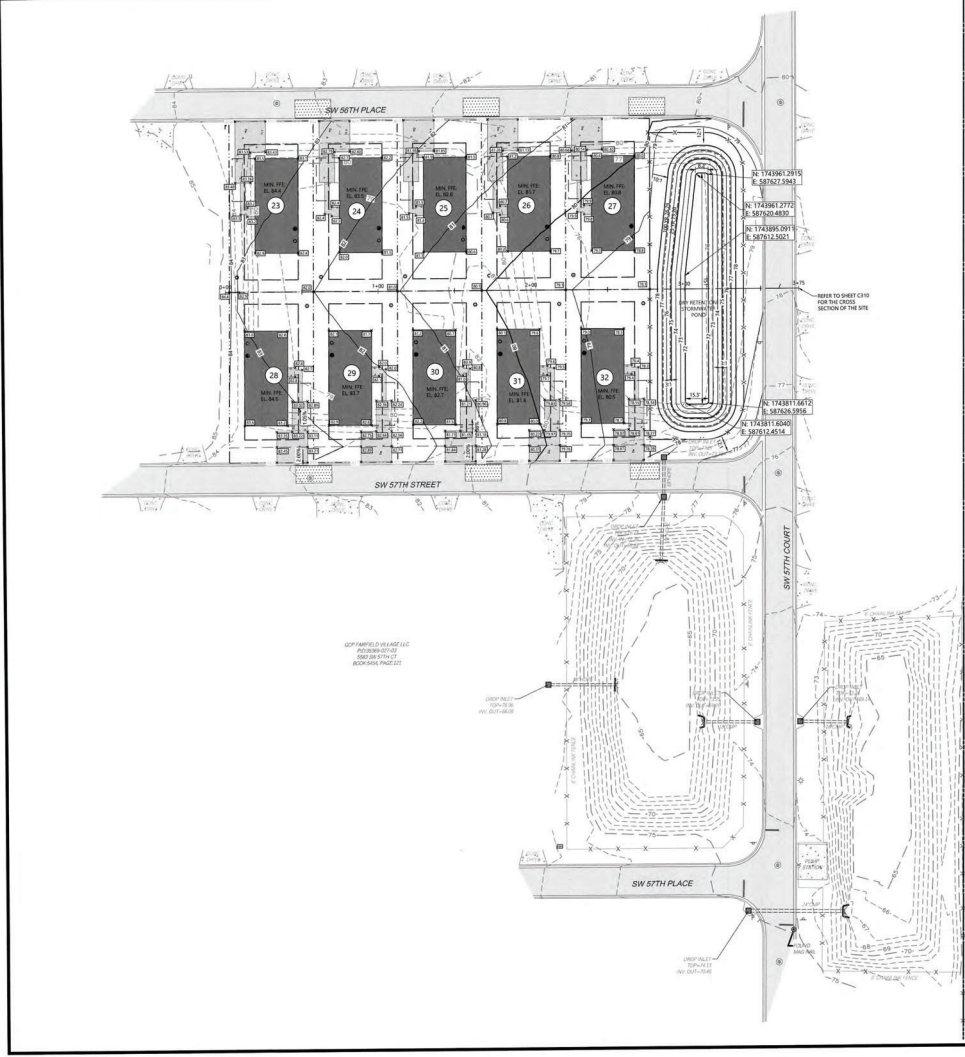
DATE: 5-23-2024
DRAWN BY: J. GIBBS
CHECKED BY: J. GIBBS
PROJECT MANAGER: J. GIBBS
DATE: 5-23-2024
FL CODE: CSP
SHEET NO: C200

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5/23/24
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Office of County Engineers

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2024.04.12 12:29:33-04'00"

REVISOR: DANIEL R. GIBBS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 69068
EXPIRES: 7-23-27



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COMMUNITY ENGINEER

SECT. 4, T. 16S, R. 12E
5686 SW 56TH PLACE
OCALA
MARION COUNTY, FLORIDA

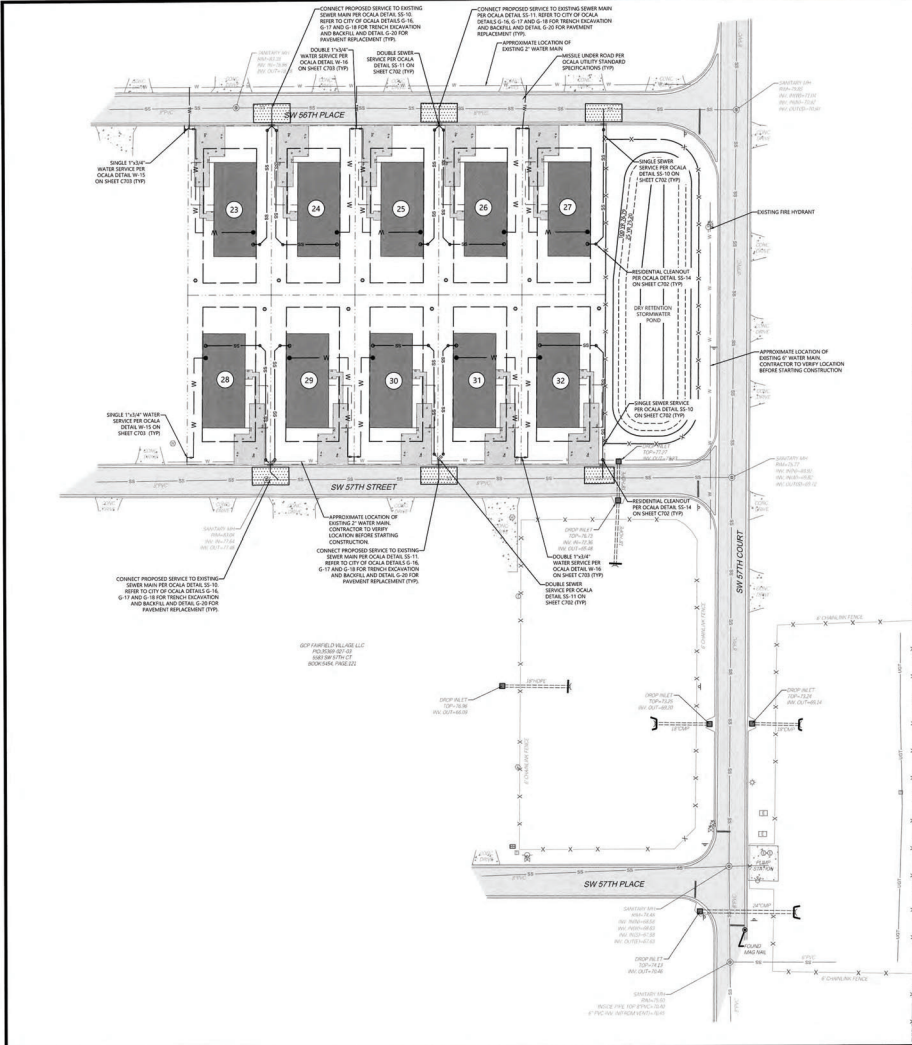
PAIRFIELD VILLAGE EXPANSION
GCP PAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
GRADING PLAN

DATE 1-23-2024

REVISIONS

DESIGNED BY AC
CHECKED BY MT
PROJECT MANAGER: DS
JOB # 31581AD
THE CODE CDP
DATE 04.12.2024

C300



UTILITY NOTES

1. DRAWING DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE PERSONAL OBSERVATIONS HAVE BEEN MADE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUIRE EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RELOCATION OF ALL UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT HIS/HERS/ITS OWN RISK.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL REVIEW SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE EXISTING SEWERAL DRAINAGE MAIN OF THE PROPERTY. PRIOR TO COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REQUIRE THE ENGINEER IMMEDIATELY WORK RECOVERY.
5. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
6. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
7. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
8. THE CONTRACTOR SHALL REVIEW TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRIES TO INCLUDE SANITARY SEWER LATERAL, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH RELEVANT UTILITY REQUIREMENTS TO LOCATION AND SCHEDULES FOR RE-INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
9. CITY OF OCALA STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.
10. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR REGULATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT EXISTING SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS INCLUDES BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. THE BUILDING CONTRACTOR SHALL PROVIDE LOCATION, SIZE AND SPECIFICATIONS FOR ALL ELECTRICAL TRANSDUCERS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSDUCER TO THE BUILDING.
13. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN SANITARY WATER SYSTEM AND ALL TRANSDUCER UTILITIES. MEASUREMENTS SHALL BE TAKEN FROM THE HIGHEST EDGE OF THE UTILITY QUESTION.
14. REFER TO CITY OF OCALA STANDARDS FOR ALL UTILITY MINIMUM SEPARATION REQUIREMENTS.
15. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL TRANSDUCER UTILITIES.
16. SITE CONTRACTOR TO PROVIDE AND INSTALL CLEANOUTS FOR ALL SEWER SERVICES.
17. SANITARY SEWER PIPE SHALL BE 18" P.V.C. FOR PRESSURE MAINS AND 18" P.V.C. FOR RISERS GREATER THAN 10' DEEP.
18. SANITARY SEWER PIPE SHALL HAVE A MINIMUM DEPTH OF 4 FEET. PERCENTAGE OF GRADES LOTTO FOR SANITARY SEWER LINES VARY CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.
19. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING TRADES AND DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE JOB.
20. ALL MANHOLES REQUIRE COVER AS PER LOCAL CODES AND SHALL HAVE TRAFFIC BEARING LIDS. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN CLASSIFIED AREAS MUST MATCH FINISHED GRADE SURFACE DETERMINED BY THE ENGINEER. ALL EXISTING MANHOLES & UTILITY BORES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
21. ALL SANITARY MANHOLES AND PIPE TO BE ALIGNED CLEAR OF OBSTACLES FROM THE OVERHEAD SYSTEM TO WHICH.
22. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL WATER LINES.
23. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ESTABLISHING DEPTH, SIZE AND LOCATION OF ALL WATER LINES. CONSTRUCTION ANY EXCAVATION SHALL BE ACCORDING WITH BROWARD COUNTY STANDARDS FOR WATER MAINS.
24. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL WATER LINES.
25. ALL WATER PIPE 4" DIAMETER AND UNDER SHALL BE 18" COVER ON ALL WATER LINES.
26. TO AVOID OIL AND GREASE, ALL 2" FIRE PROTECTION SERVICE LINES, 1.5" AND LARGER SHALL BE SPECTRUM AND COMPARE WITH ANIMAL CITIES STANDARD SPECIFICATIONS. PIPE SHALL BE BULK.
27. ALL WATER PIPE 4" AND LARGER SHALL BE 30" COVER ON ALL WATER LINES.
28. ALL WATER PIPE 4" AND LARGER SHALL BE 30" COVER ON ALL WATER LINES.
29. COVER TUBE OUTSIDE DIAMETER AND HAVE A MIN 30" PS PRESSURE MAIN.
30. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH CITY OF OCALA WATER REGULATIONS AND TAPPED VILLAGE PROPERTY STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPURTENANCES INCLUDING WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND REDUCERS.
31. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
32. ALL DOMESTIC WATER LINES SHALL BE INSTALLED PROTECTED BY DIRECTED BY THE OWNER'S ARCHITECT.
33. ALL ELECTRICAL, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
34. THE CONTRACTOR IS TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
35. PRIMARY ELECTRICAL SERVICE IS PROVIDED BY SEPARATE ELECTRICAL CONTRACTOR. THIS INCLUDES THE TRANSFORMER AND PANEL, TRENCHING, BACKFILL AND CONNECTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE IS WELL AS SECONDARY SERVICE.
36. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.
37. GAS AND UNDERGROUND ELECTRICAL LINES ARE SHOWN FOR CONSTRUCTION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED BY THE ENGINEER.
38. ALL BASEMENTS TO BE PLATTED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
39. LINES UNDERGROUND SHALL BE INSTALLED NOTIFIED AND APPROVED BEFORE WORKING.
40. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PROVIDED PRIOR TO ANY EXCAVATION BEING PROCEEDED AND THE FINAL CONNECTION OF SERVICE.
41. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PROVIDED PRIOR TO ANY EXCAVATION BEING PROCEEDED AND THE FINAL CONNECTION OF SERVICE.
42. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS, AS WELL AS COORDINATING WITH TOWNSHIP UTILITY REQUIREMENTS AS WELL AS COORDINATING WITH RELEVANT UTILITY REQUIREMENTS TO LOCATION AND SCHEDULES FOR RE-INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
43. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.

DEVELOPMENT REVIEW
 COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 31061
 APPROVAL DATE: 5/28/24
 EXPIRATION DATE: 5/28/25

ATWELL
 1800 S. UNIVERSITY AVENUE, SUITE 100
 OCALA, FLORIDA 34701
 (352) 236-1111

UTILITY LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING SEWER LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED SEWER LINE
---	100 YEAR FLOOD PLAIN
---	DAY
---	CABLE LINE
---	ELECTRIC OVERHEAD LINE
---	ELECTRIC UNDERGROUND LINE
---	GAS
---	GAS LINE
---	SEWER LINE
---	SEWER FOREMAN + SIZE
---	TELEPHONE OVERHEAD LINE
---	TELEPHONE UNDERGROUND LINE
---	BURIED UNDERGROUND LINE
---	DOMESTIC WATER LINE #4-SIZE
---	SANITARY WATER MAIN
---	SEWER SERVICE (DOUBLE SERVICE)
---	SANITARY SERVICE (SINGLE SERVICE)
---	POST INDICATOR VALVE
---	WATER SERVICE (DOUBLE SERVICE)
---	WATER SERVICE (SINGLE SERVICE)
---	WATER BEND 45°
---	WATER TEE
---	PIR MANHOLE
---	GAS MANHOLE
---	ELECTRICAL TRANSFORMER
---	LIGHTING FEATURE

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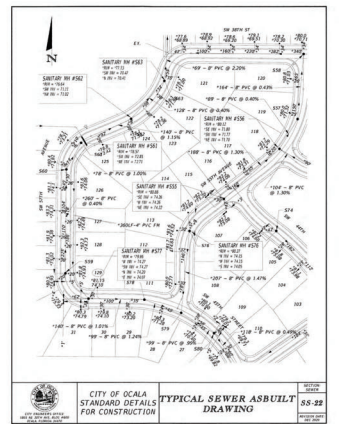
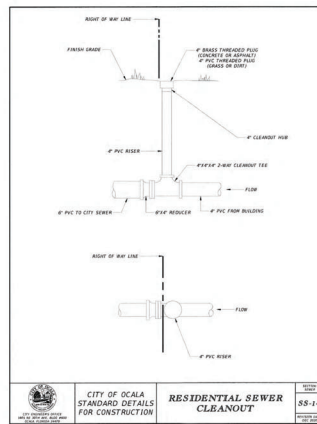
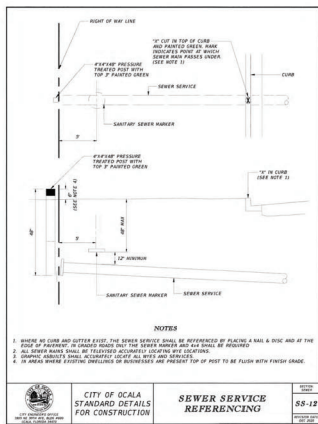
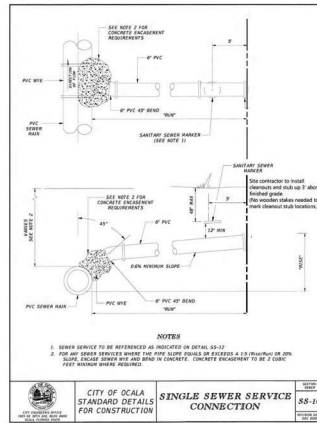
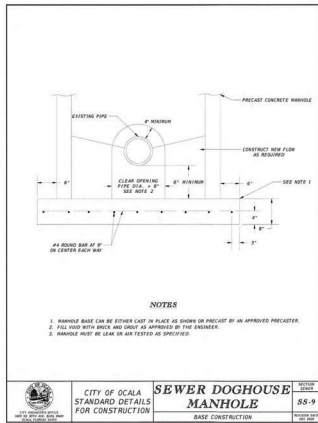
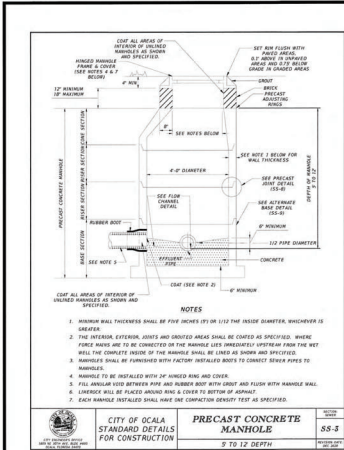
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FAIRFIELD VILLAGE EXPANSION
 GCP FAIRFIELD VILLAGE, LLC
 MAJOR SITE PLAN - CONSTRUCTION PLANS
 UTILITY PLAN

SECT A, T. 14S, R. 21E
 SW 57th PLACE
 OCALA
 MARION COUNTY, FLORIDA

DATE: 1-23-2024
 PROJECT NUMBER: 06
 FILE CODE: CIP
 SHEET NO. C400



DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA
 APPLICATION #: 31081
 APPROVAL DATE: 5/8/24
 EXPIRATION DATE: 5/8/28

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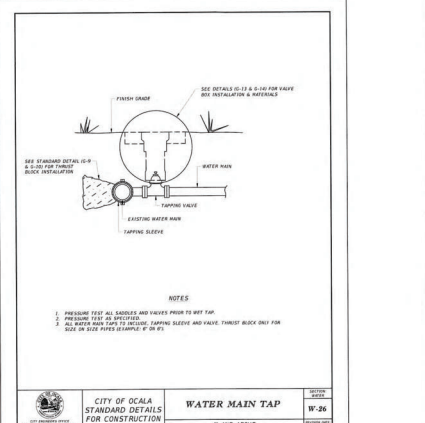
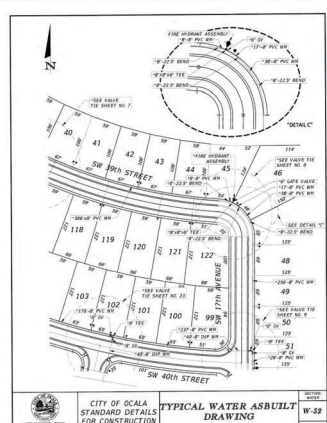
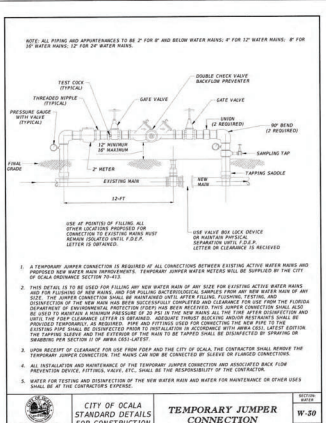
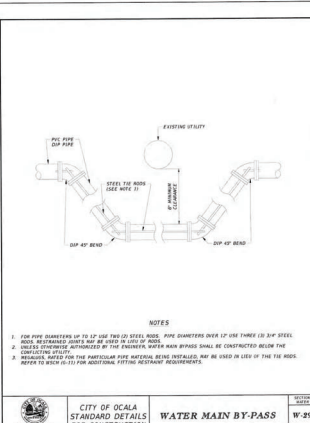
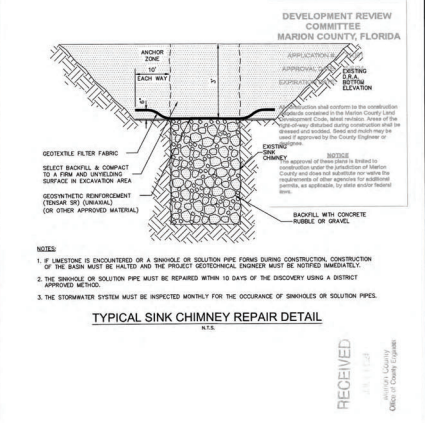
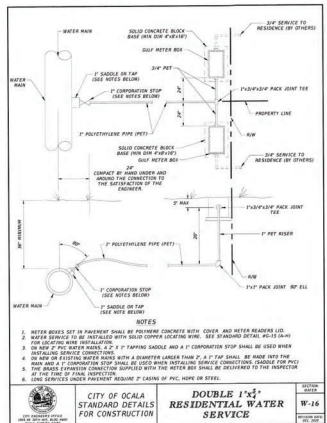
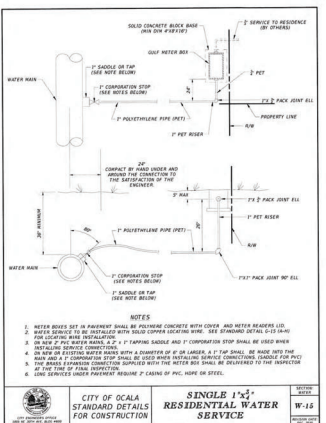
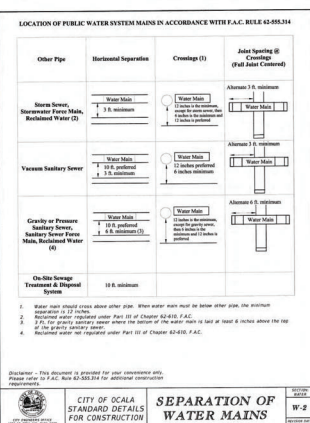
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 OCALA
 MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
 GGF FAIRFIELD VILLAGE, LLC
 MAJOR SITE PLAN - CONSTRUCTION PLANS
 CONSTRUCTION DETAILS

1-23-2024
 REVISION
 ROBERT GIBBS
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 7-13-20

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 CHECKED BY: MGT
 PROJECT MANAGER: DSI
 REV CODE: CIP
 SHEET NO: C702



CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION

SEPARATION OF WATER MAINS

W-2

REVISIONS

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION

SINGLE 1 1/2" RESIDENTIAL WATER SERVICE

W-16

REVISIONS

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION

DOUBLE 1 1/2" RESIDENTIAL WATER SERVICE

W-14

REVISIONS

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION

WATER MAIN TAP

W-26

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FAIRFIELD VILLAGE EXPANSION

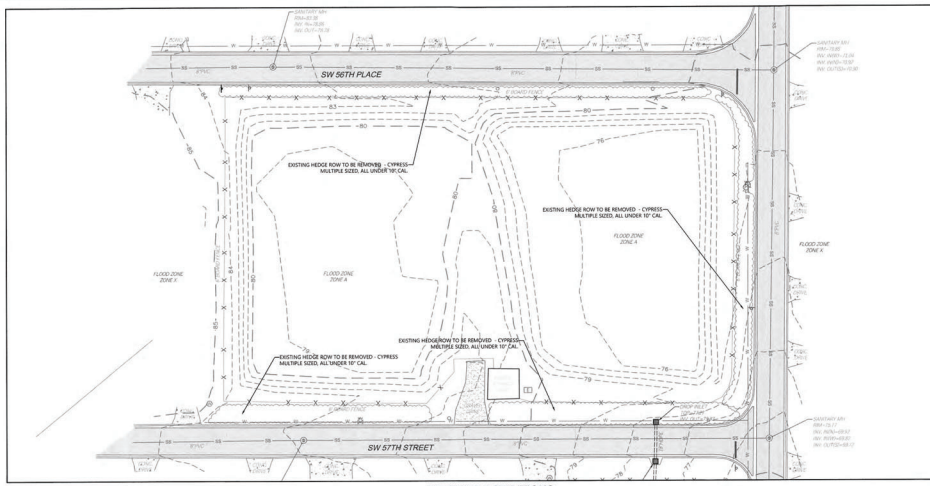
5866 SW 17th Place, Ocala, FL 32067

CONSTRUCTION DETAILS

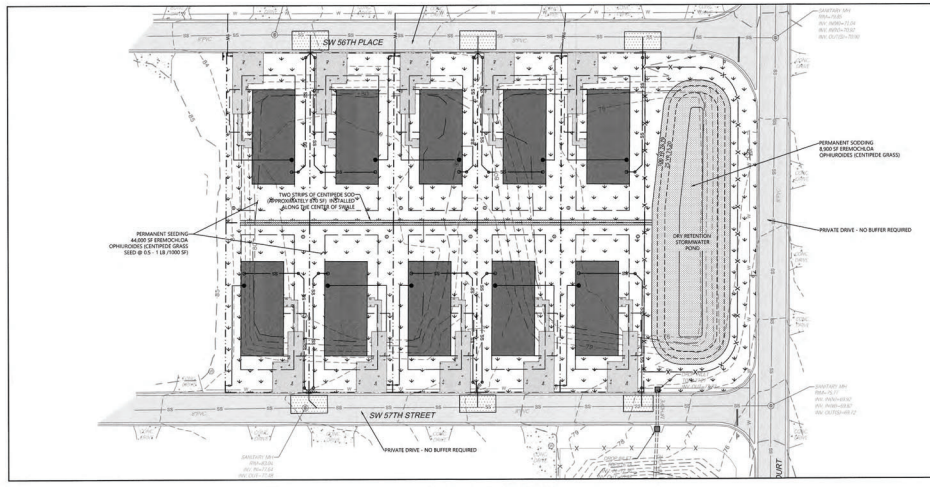
1-23-2024

REVISIONS

DATE: 2024.04.12 12:28:00-04'00'



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1" = 20'

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 31051
APPROVAL DATE: 5/23/23
EXPIRATION DATE: 5/23/28

All applications shall conform to the subdivision standards contained in the Marion County Land Development Code, latest revision. Areas of the high-density residential zoning ordinance shall be used if approved by the County Engineer or Engineer.

NOTICE
The approval of these plans is subject to compliance with the jurisdiction of Marion County and upon such approval you warrant the requirements of said ordinance or ordinance amendments, as applicable, by state statute, Federal law.

24 HOUR EMERGENCY CONTACT
561-933-1111

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186.800.4000
www.atwell.com

- GENERAL**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
 - BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONDUITS SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR. SO THAT PROPER PRECAUTIONS MAY BE TAKEN TO AVOID DAMAGE TO THESE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARION COUNTY. THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE UTILITIES BY ALL UTILITY COMPANIES TO BE LOCATED PRIOR TO THE START OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING ALL UTILITIES AND UNDERGROUND CONDUITS TO BE DAMAGED RESULTING FROM WORK COVERED BY THIS CONTRACT.
 - ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDING, CURB OR WALK SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT SOIL EROSION, BANKS, ETC. FROM OCCURRING AND DAMAGING PROCEDURES, ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
 - ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM HEAVY PEST DISEASE, OR HOST SPECIES AND SHALL NOT BE EXPOSED TO ANY DISEASES BY FOURTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" THE LANDSCAPE CONTRACTOR SHALL PLACE PLANT MATERIALS ON INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
 - THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTOR'S GUIDANCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNTY FROM PLANT MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LABELS AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LABELS AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
 - ALL CONSTRUCTION WORKS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE INCLUDING WEEDING, TRIMMING, MOULDING OF LAWNS, AND RE-SEEDING OF THIS WORK UPON DATE OF FINAL ACCEPTANCE.

- FOR SODDED AREA**
- SOD SHALL BE WELL ROOTED 1 YEAR OLD STOCK. THE SOD SHALL BE TOP GRADE, COVERED SOIL FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, MOISTS AND BIRDS. PROVIDE COOPERATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND WINDROWED (NO TYPING).
 - LAND FOR SOIL ADDS SHALL BE WITH TIGHTLY FITTED JOINTS, BUT EDGES AND SIDES OF SOIL STRIPS, DO NOT OVERLAP.
 - IN BUMPING AREAS, SOD SHALL BE LAY WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STaggered.
 - SOD SHALL BE SECURED IN PLACE WITH STRIPS OR WIRE COILS GREATER THAN 11" STAPLES FOR SOD STRIP SHALL BE 1/2" GALVANIZED WIRE ALONG WITH SOD. STRIPS BE EXTERIOR AND 7" SPACING. STRIPS SHALL BE PLACED AT INTERVALS NO GREATER THAN 7' ON CENTER.
 - TAMP OR ROLL TO ASSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO JOINTS OR CRACKS BETWEEN PEECS OF SOIL. WHEN EXCESS SOIL IS ABOVE SURFACE, OR ADJACENT SODS.
 - SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.
- GRASSING**
- PREPARE AREAS TO BE GRASSED BY REFINED GRASSING TO INSURE PROPER DRAINAGE AND DISCHARGE SYSTEMS.
 - ESTIMATE UNDESIRABLE GRASS AND WEED-GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES TO REMOVE BY PREPARING SOIL TO ACCEPTANCE. UNDESIRABLE GRASS SHALL BE YIELDED OR COMBATED TO 4" MAX. DEPTH, INCORPORATING FERTILIZERS, SALT AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST AND THE TOP 10" TO 12" DEPTH.
- INSPECTION**
- THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON COMPLETION OF THE LANDSCAPE CONTRACTOR AND INSPECTION ITEMS SHALL BE NOTED AND MUST BE REMEDIATED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF THE WORK, THE OWNER'S REPRESENTATIVE SHALL LETTER OF WRITING ACCEPTANCE OF THE WORK. REMEDIATION FOR CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BALANCE OF ACCEPTANCE SHALL BE COVERED THE OWNER PAYMENT FOR SOD WORK.

MARION COUNTY LANDSCAPE REQUIREMENTS:
EXISTING ZONING: P-4H
DIVISION 7 TREE PROTECTION AND REPLACEMENTS
SEC. 6.7.3(3) TREE PROTECTION
ALL TREES MIN. 10" DBH OR LARGER SHALL BE CONSIDERED PROTECTED.
NO EXISTING TREES ON SITE ARE 10" DBH OR LARGER, AND THEREFORE NOT CONSIDERED PROTECTED.

DESIGN & LANDSCAPING

- TREE PRESERVATION - N/A (NO EXISTING TREES ON SITE THAT ARE 10" DBH OR GREATER)
- SHADE TREE REQUIREMENTS - SHADE TREES ARE NOT REQUIRED FOR THIS TYPE OF DEVELOPMENT.
- BUFFERS - STREET FRONTSAGES ARE PRIVATE ROADS AND DO NOT REQUIRE BUFFERS.
- PARKING AREAS - THERE ARE NO COMMERCIAL PARKING AREAS WITHIN THIS PHASE OF DEVELOPMENT.
- VEHICLE USE AREA - PRIVATE DRIVES AND ACCESS TO MOBILE HOME SITES DO NOT HAVE A VEHICULAR USE AREA, OR ANY PARKING SLOTS.

This item has been digitally signed and sealed by Daniel R. Gibbs, PE on the date below. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

2024.04.12
12:28:16-0400

RECEIVED
MAY 31 2024
MARION COUNTY
Office of County Engineer

SECT. 4.1.145, 2.16, 2.18
5805 SW 57TH PLACE
OCALA
MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
GCP FAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
LANDSCAPE PLAN

1-23-2024
MARION COUNTY ENGINEER

REVISIONS

DRAWN BY: AC
CHECKED BY: MT
PROJECT MANAGER: DOL
JOB #: 230642
JOB CODE: C/P
PRINT NO.: L100



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22772

Agenda Date: 4/20/2026

Agenda No.: 6.6.

SUBJECT:

Oxford Downs Track and Card Room Facility - GS PUD Zoning Change with Master Plan

Parcel #: 48476-001-00 #PL PUD -000392-2026 (0)

Tillman & Associates Engineering, LLC

Need a recommendation to transmit to the Planning and Zoning Commission (with or without new conditions) from the Development Review Committee to move forward to the 4/27/2026 P&Z.



SUBMITTAL SUMMARY REPORT PL PUD -000392-2026

PLAN NAME: Track and Card Room-PUD Amendment	LOCATION: 0
APPLICATION DATE: 02/19/2026	PARCEL: 48476-001-00
DESCRIPTION: PUD Amendment with Master Plan for Track and Card Room. Amendment to the previously approved PUD 191106Z	

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer	Jeffrey McPherson	Tillman & Associates Engineering, LLC
Owner	Tony Mendola	Marion Gaming Management, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	04/06/2026	04/20/2026		In Review
GS Development Review Depts Reviews v.1	02/24/2026	03/10/2026	03/16/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/20/2026	04/14/2026	Approved
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/20/2026	04/16/2026	Approved
<i>Comments</i>	RV Park permit to be submitted prior to construction. Please contact Rebecca.Roy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/20/2026	04/07/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/20/2026	04/10/2026	Requires Re-submit
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - Proposed construction access on SE 177th Place. Traffic has provided that a PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.			
<i>Corrections</i>	2.1.3/4.2.31.K - Consistency with approved PUD (Not Resolved) - If BCC approval is received, the applicant must submit a letter following the hearing indicating they are ready to be heard at DRC for final approval; this item will remain a "no" until that time.			
<i>Corrections</i>	4.2.31.E&F - Easement (Not Resolved) - DRAs appear to be located partially on adjacent lot. If this is the intent, an easement agreement regarding the stormwater being conveyed there must be provided.			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - Staff does not support the proposed buffers as submitted. Buffer design will be further evaluated as part of the planning analysis. Please provide comprehensive information on existing site conditions and constraints for buffers, including tree inventory, the location of the power line along the western boundary, detailed description, illustration and rendering of proposed buffers. Any modifications to previously approved conditions must be approved by the BCC.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/20/2026	04/16/2026	Requires Re-submit
<i>Comments</i>	1. Staff supports Mod D buffer on north and west, staff does not support deleting fence on the west			
OCE Property Management (Plans) (Office of the County Engineer)		04/20/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/20/2026	04/07/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to adjust the conditions of the PUD. The affected parcels are currently zoned PUD and are a total of 65.72 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/20/2026	04/15/2026	Not Required

SUBMITTAL SUMMARY REPORT (PL PUD -000392-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/20/2026	04/07/2026	Informational
<i>Comments</i>	A PUD Condition should be included prohibiting construction vehicle access to SE 177th Place.			
Utilities (Plans) (Utilities)	Carrie Hyde	04/20/2026	04/09/2026	Approved
<i>Comments</i>	in accordance with response comments, easement for future utility expansion will be addressed during ODTC's next Major Site Plan submittal			

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/10/2026	02/26/2026	Requires Re-submit
<i>Corrections</i>	Existing Roads Labeled Correctly (Not Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/10/2026	02/26/2026	Requires Re-submit
<i>Comments</i>	Need application for RV Park through the Department of Health in Marion County. Please reach out to Rebecca.Roy@FLHealth.gov to get application and provide a copy of the site plans, approved water source, approved sewer source and copy of deed.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/10/2026	02/24/2026	Approved
<i>Comments</i>	No issues with fire			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/10/2026	03/12/2026	Requires Re-submit
<i>Corrections</i>	2.12.4 - Special Use Permits (Not Resolved) - All previously granted special use permits for the property were repealed under the conditions of 191106Z, please remove SUP information provided on the cover page of the master plan.			
<i>Corrections</i>	1.8.2.A - Traffic Capacity Available (Not Resolved) - TIA needs to include all trips generated from site at full development.			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - Staff does not support modifying buffers from those previously approved with PUD. This will need to be a request made to the BCC.			
<i>Corrections</i>	4.2.31 - Dimension & location of site improvement (Not Resolved) - 4.2.31 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12.4 - Waivers (Requested & Approved) (Not Resolved) - Please list all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	2.1.3/4.2.31.K - Consistency with approved PUD (Not Resolved) - If BCC approval is received, the applicant must submit a letter following the hearing indicating they are ready to be heard at DRC for final approval; this item will remain a "no" until that time.			
<i>Corrections</i>	4.2.31.E&F - Improved Open space (IOS) (Not Resolved) - Improved open space information is missing. Please provide pickleball courts in IOS calculations.			
<i>Corrections</i>	4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan.			
<i>Corrections</i>	4.2.31.F - Site coverage (Not Resolved) - 4.2.31.F - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - Proposed construction access on SE 177th Place. Traffic has provided that a PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.			
<i>Corrections</i>	4.2.31.E&F - Easement (Not Resolved) - DRAs appear to be located partially on adjacent lot. If this is the intent, an easement agreement regarding the stormwater being conveyed there must be provided.			
<i>Corrections</i>	4.2.31.E&F/6.11.8 - Parking (Not Resolved) - 4.2.31.E&F/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Listed species observed/potentially located on site, coordinate with FWC and get required permits and provide habitat preservation/mitigation plan shall be submitted to County for records at later stage.			
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - Please show on the site plan where flood prone areas are located on the property.			
<i>Corrections</i>	Proposed PUD uses compatible w/ surrounding uses? (Not Resolved) - Compatibility will be determined during the report writing phase.			
	Proposed PUD uses compatible w/ surrounding uses?: Proposed PUD use shall be compatible with surrounding uses.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/10/2026	03/02/2026	Requires Re-submit
<i>Comments</i>	Discussion re: forcemain location - see note on plan			
OCE Property Management (Plans) (Office of the County Engineer)		03/10/2026	03/09/2026	Informational
<i>Comments</i>	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to adjust the conditions of the PUD. The affected parcels are currently zoned PUD and are a total of 65.72 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			

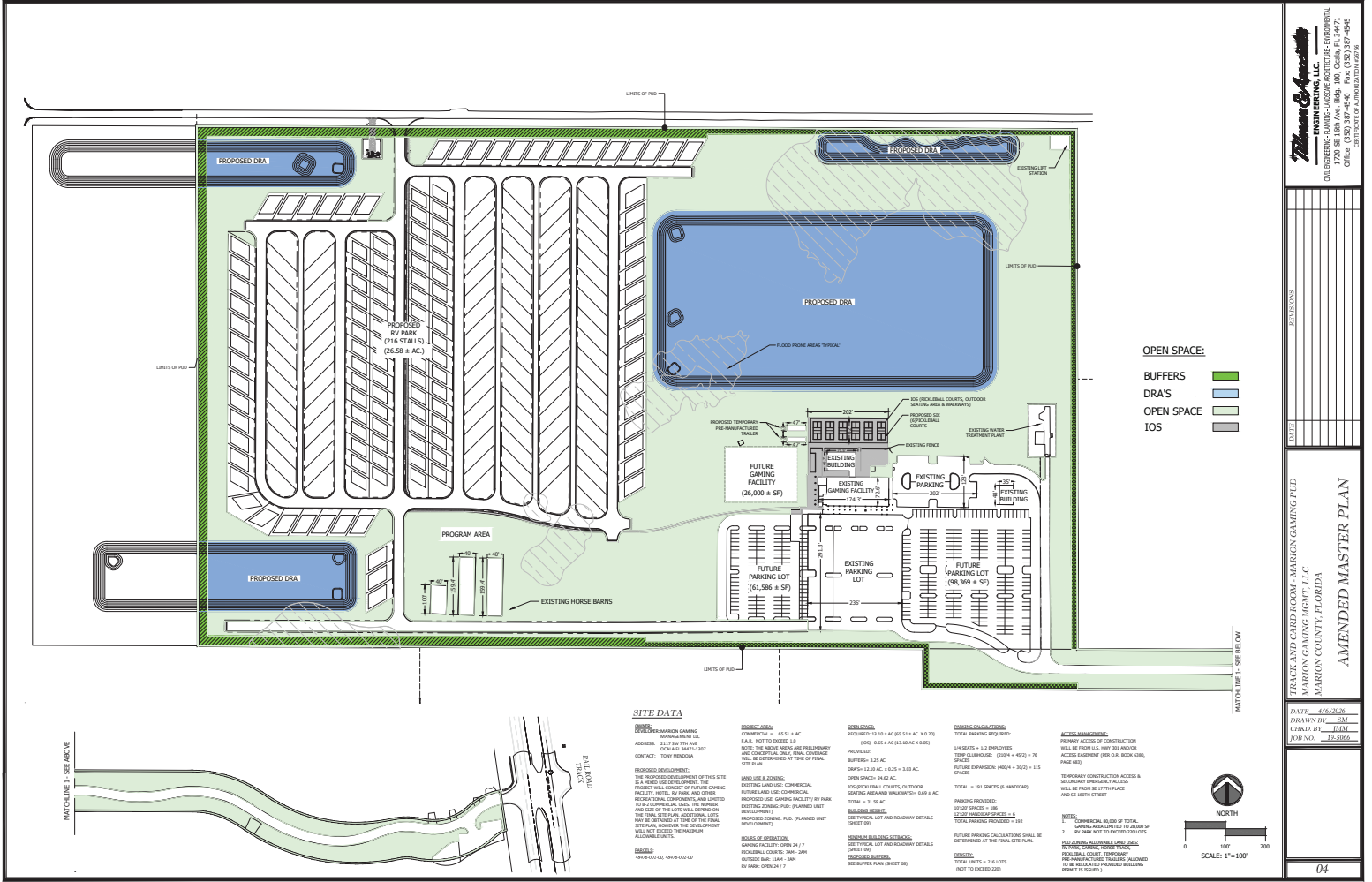
SUBMITTAL SUMMARY REPORT (PL PUD -000392-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/10/2026	02/25/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/10/2026	03/10/2026	Informational
<i>Comments</i>	A PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301. SE 177th Place is a minor local roadway that is less than 20 feet wide. It is not constructed to handle routine heavy vehicle traffic like what is expected off a construction entrance.			
Utilities (Plans) (Utilities)	Heather Proctor	03/10/2026	03/03/2026	Requires Re-submit
<i>Comments</i>	The project is located within the Marion County Utilities service area. Portions of the site are currently served by Marion County Utilities water and wastewater. Marion County Utilities will require a utility easement to be dedicated to MCU for the installation and maintenance of utilities extending from the existing water plant to the existing lift station. The easement must be appropriately sized to accommodate future expansions and additional utility mains.			

REVIEW SESSION FILES:

- 10 Architectural Styles_19-5066.pdf
- Central Florida Gaming LLC and Marion Gaming Management LLC Sunbiz.pdf
- deed for 48476-001-00.pdf
- deed for 48476-002-00.pdf
- Executed PUD application.pdf
- Land Use Map.pdf
- MCPA Property Record Card 48476-001-00.pdf
- MCPA Property Record Card 48476-002-00.pdf
- Proposed amended conditions for 20191106Z.pdf
- PUDAmendmentTrackandCardMasterPlan.pdf
- Rezoning to PUD approval.pdf
- Submittal Letter 2026.02.19.pdf
- Survey.pdf
- T&C Marion Gaming PUD Location Map.pdf
- Track & Card Room RV EA 5-12-2025.pdf
- Track & Card RV Park TS 20260126.pdf
- Zoning Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Correct road name is S US HWY 301	02/25/2026 2:31	PMPUDAmendmentTrackandCardMasterPlan.pdf	2
Jamie Waldron	Correct road name is SE 177th PL	02/25/2026 2:34	PMPUDAmendmentTrackandCardMasterPlan.pdf	3
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:37	PMPUDAmendmentTrackandCardMasterPlan.pdf	3
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:40	PMPUDAmendmentTrackandCardMasterPlan.pdf	4
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:43	PMPUDAmendmentTrackandCardMasterPlan.pdf	5
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:46	PMPUDAmendmentTrackandCardMasterPlan.pdf	6
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:47	PMPUDAmendmentTrackandCardMasterPlan.pdf	7
Jamie Waldron	Correct road name is S US HWY 301	02/25/2026 2:48	PMPUDAmendmentTrackandCardMasterPlan.pdf	7
Jamie Waldron	Correct Road Name is S US HWY 301	02/25/2026 2:50	PMPUDAmendmentTrackandCardMasterPlan.pdf	6
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:52	PMPUDAmendmentTrackandCardMasterPlan.pdf	8
Susan Heyen	Forcemain will impact existing trees - alignment should be adjusted to reduce impact - forcemains should be overlaid on landscape plan to determine best alignment - discussion with Parks and Utilities needed	03/02/2026 3:50	PMPUDAmendmentTrackandCardMasterPlan.pdf	6



SITE DATA

PROJECT AREA:
 COMMERCIAL - 18.51 ± AC.
 P.A.S. NOT EXCEEDED 1.1
 NOTE: THE ABOVE AREAS ARE PRELIMINARY AND SUBJECT TO THE FINAL ENGINEERING AND CONSTRUCTION DETAILS. FINAL CONFORMANCE WILL BE DETERMINED AT THE TIME OF THE FINAL SITE PLAN.

PROPOSED DEVELOPMENT:
 THE PROPOSED DEVELOPMENT OF THIS SITE IS A MIXED-USE DEVELOPMENT. THE PROJECT WILL CONSIST OF THE GAMING FACILITY, HOTELS, RV PARK, AND OTHER RECREATIONAL, COMMERCIAL, AND RESIDENTIAL DEVELOPMENT. THE NUMBER AND SIZE OF THE LOTS WILL BE DETERMINED AT THE TIME OF THE FINAL SITE PLAN. ADDITIONAL LOTS MAY BE OBTAINED AT THE TIME OF THE FINAL SITE PLAN, PROVIDED THE DEVELOPMENT WILL NOT EXCEED THE MAPSHOWN ALLOWABLE AREAS.

UTILITIES:
 48197-001-05, 48197-002-00

PROPOSED AREAS:
 1800 8.61 ± AC (33.30 AC @ 0.50) PROVIDED
 BUFFERS - 2.25 AC
 OPEN SPACES - 24.62 AC
 300 PROFESSIONAL COURTS, OUTDOOR SEATING AREA AND WALKWAYS - 6.88 ± AC
 TOTAL = 31.99 AC

EXISTING AREAS:
 SEE TYPICAL LOT AND ROADWAY DETAILS (SHEET 00)

EXISTING BUILDING FOOTPRINTS:
 600 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)

OPEN SPACE:
 REQUIRED 18.51 ± AC (85.51 ± AC @ 0.20)
 1800 8.61 ± AC (33.30 AC @ 0.50) PROVIDED
 BUFFERS - 2.25 AC
 OPEN SPACES - 24.62 AC
 300 PROFESSIONAL COURTS, OUTDOOR SEATING AREA AND WALKWAYS - 6.88 ± AC
 TOTAL = 31.99 AC

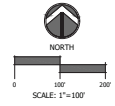
EXISTING BUILDING FOOTPRINTS:
 600 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)

PARKING CALCULATIONS:
 TOTAL PARKING REQUIRED:
 124 SEATS = 124 EMPLOYEES
 1000 SEATS = 1000 CUSTOMERS (1000 + 1000) = 2000 SPACES
 1000 SEATS = 1000 CUSTOMERS (1000 + 1000) = 2000 SPACES
 1000 SEATS = 1000 CUSTOMERS (1000 + 1000) = 2000 SPACES
 TOTAL = 1000 SPACES (6 HANDICAP)
 1000 SPACES = 1000
 1000 SPACES = 1000
 TOTAL PARKING PROVIDED = 1000

EXISTING BUILDING FOOTPRINTS:
 600 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)
 1000 FUTURE LOT AND ROADWAY DETAILS (SHEET 00)

ACCESS REQUIREMENTS:
 PRIMARY ACCESS TO CONSTRUCTION WILL BE FROM US 1907 300 INCHES ACCESS ROADWAY (PER O.A. BOOK SHEET PAGE 682)

NOTES:
 1. COMMERCIAL BILLING OF TOTAL CHARGE AREA CANNOT EXCEED 20.00% OF TOTAL CHARGE AREA.
 2. CHARGE AREA CANNOT EXCEED 200 LOTS.
 3. SEE TYPICAL BUILDING FOOTPRINTS FOR FUTURE DEVELOPMENT. THE MANUFACTURED TRAILERS UNLESS SHOWN TO BE RELATED TO THE BUILDING (NOT TO BE BUILT).



Thomas & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 10TH AVE, SUITE 100, OAKA, FL 33471
 PHONE: 407-261-1000
 FAX: 407-261-1001
 WWW: THOMASANDASSOCIATES.COM

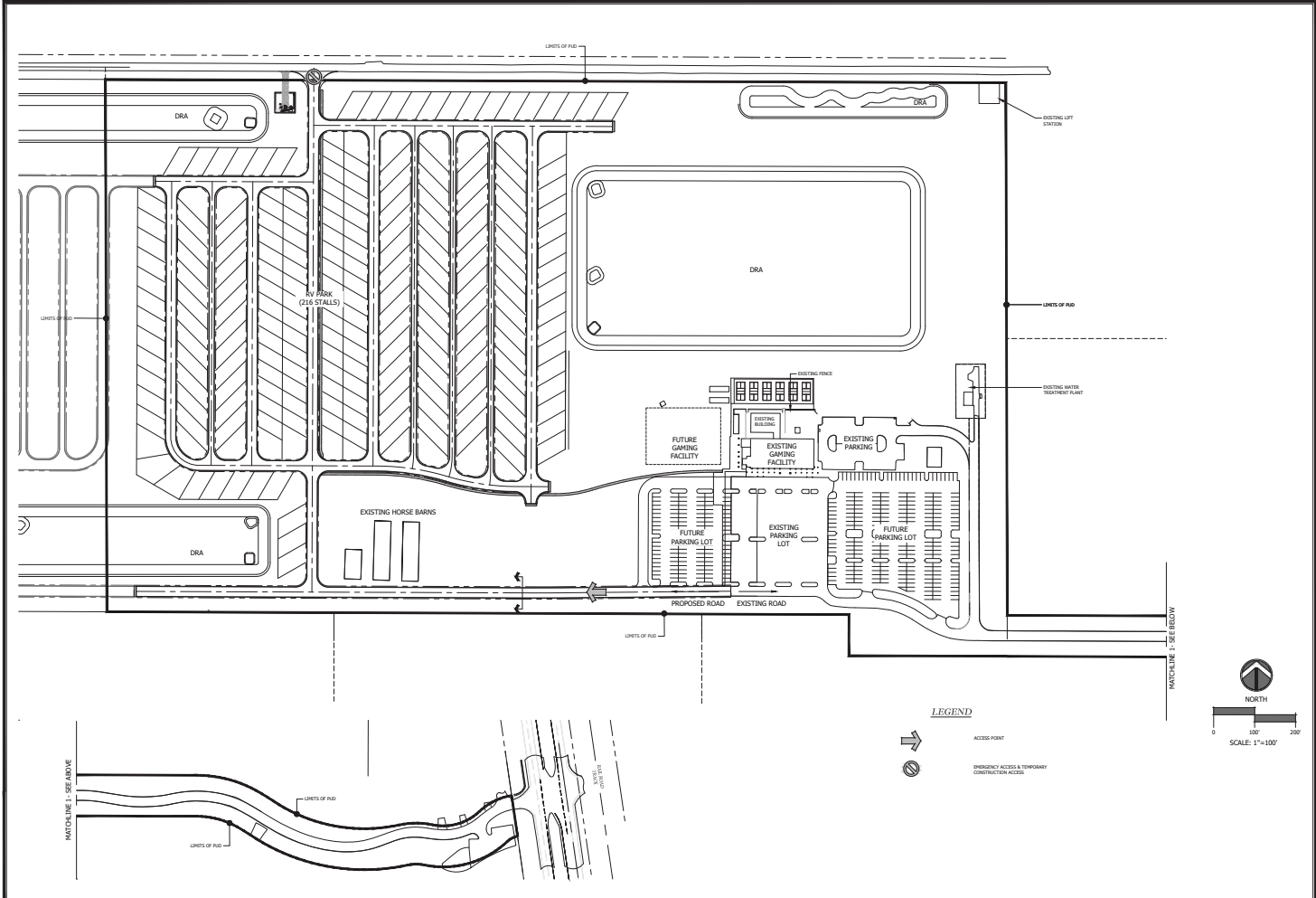
AMENDED MASTER PLAN

TRACK AND CARD ROOM - MARION GAMING PUD

MARION COUNTY, FLORIDA

DATE: 4/6/2025
 DRAWN BY: SM
 CHECKED BY: JMM
 JOB NO: 19-5966

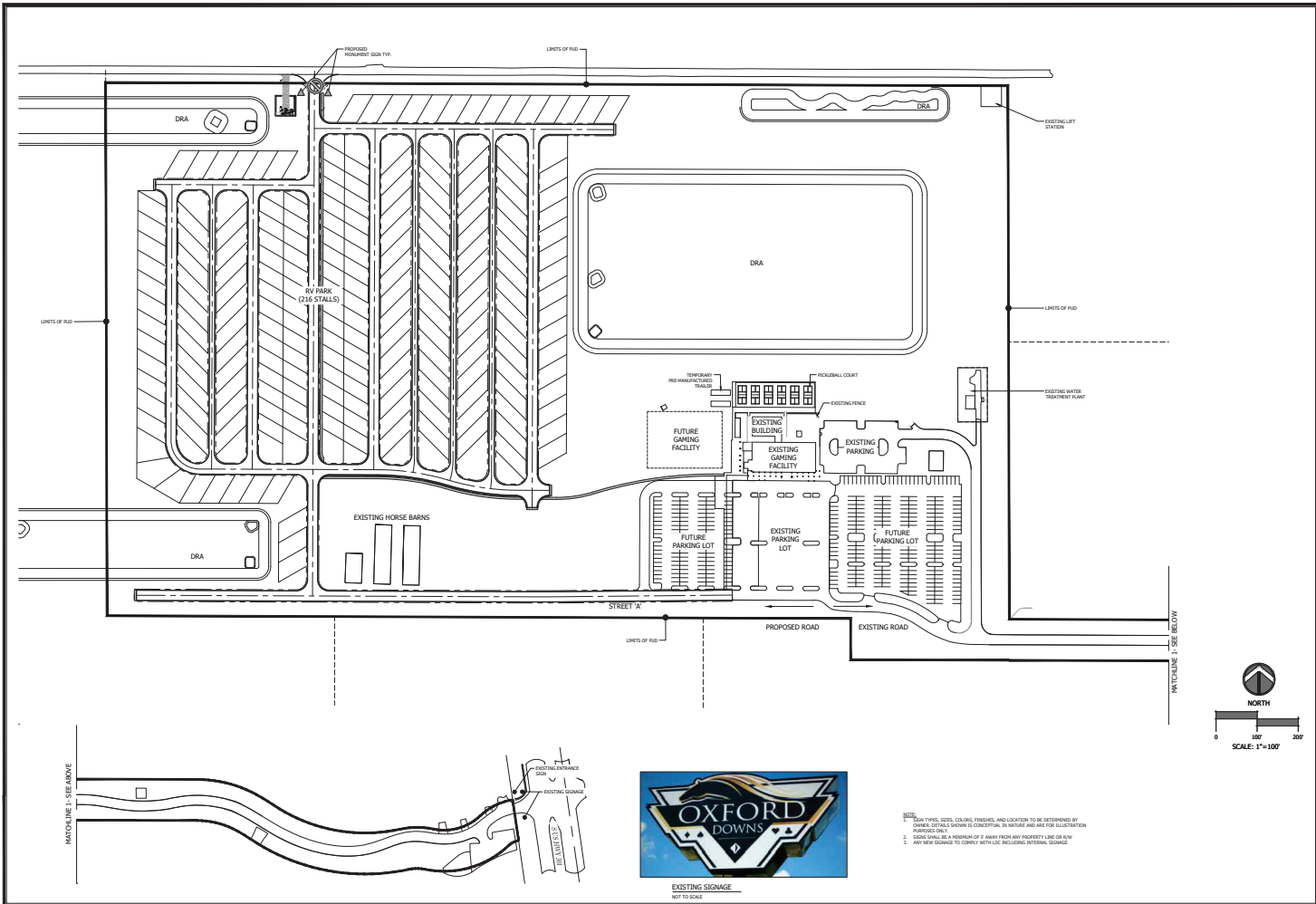
04



NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

NOT APPROVED FOR CONSTRUCTION

 MARION ENGINEERING, LLC CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 10TH AVE. SUITE 100, OAKHURST, FL 32071 PHONE: 904-241-4545 FAX: 904-241-4546 WWW.MARIONENGINEERING.COM	
REVISIONS	
TITLE	CIRCULATION PLAN
TRACK AND CARD ROOM - MARION GAMING PUD MARION ENGINEERING, LLC MARION COUNTY, FLORIDA	
DATE: 4/22/2025	DRAWN BY: SM
CHECKED BY: JMA	JOB NO.: 19-5966
05	



McNamee & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1000 W. UNIVERSITY BLVD., SUITE 100
GAINESVILLE, FL 32609-4645
TEL: (352) 339-4544
FAX: (352) 339-4545
OFFICE OF AUTOMATIC PLAN # 2019

SIGNAGE PLAN

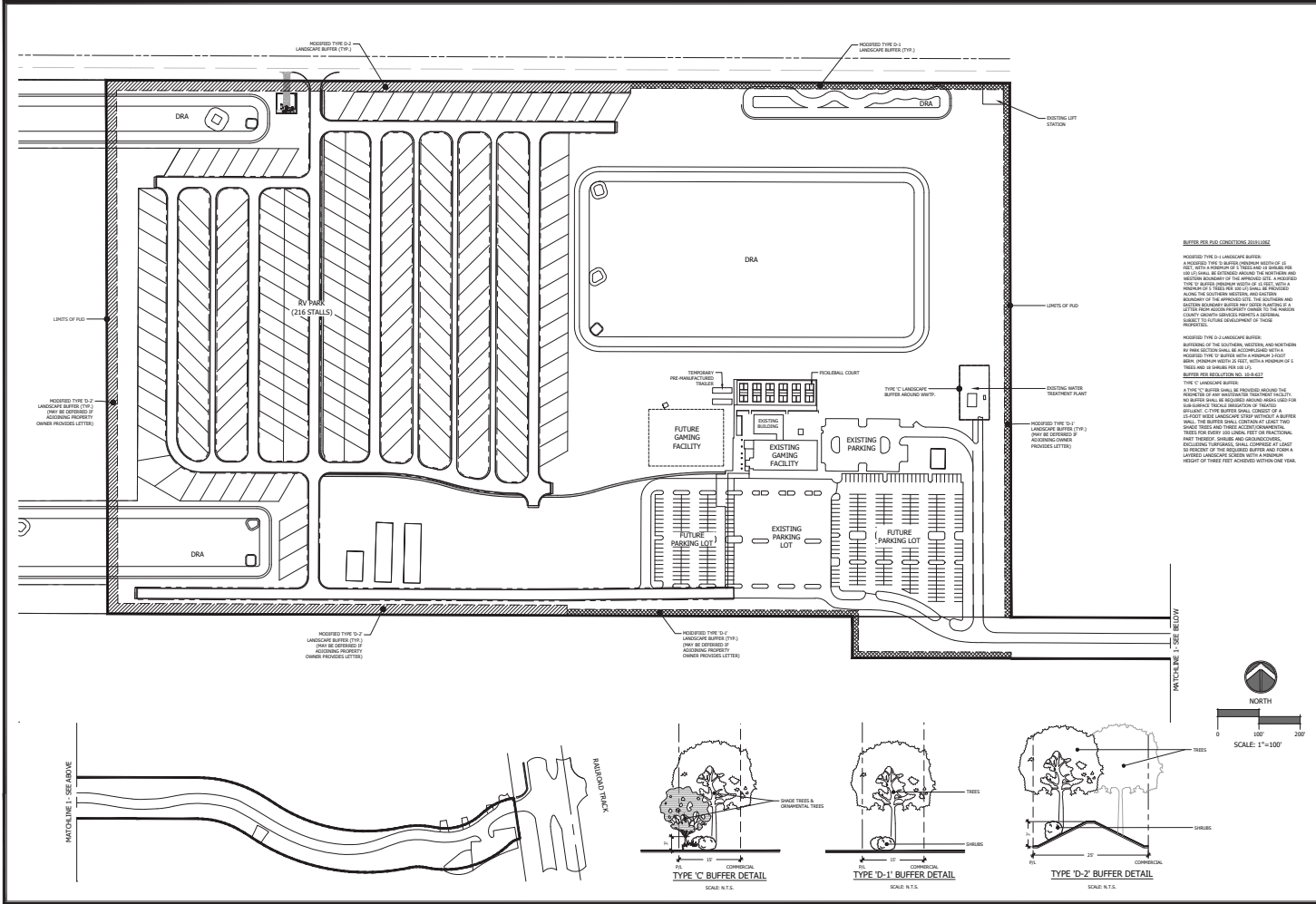
SUMMER COUNTY, FLORIDA
VCM&E CONSULTANTS, LLC
SUMMER COUNTY, FLORIDA

DATE: 8/26/2025	DRAWN BY: JEA
CHECKED BY: JEA	JOB NO: 22-5022

07

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL NOT APPROVED FOR CONSTRUCTION

S:\Marion County\Track and Card Room - Marion Gaming PUD\PLANNING\Master Plan 12.17.2025\19-5066 07 Signage.dwg, 07, 4/2/2026 1:00:08 PM



NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

S:\Marion County\Track and Card Room - Marion Gaming PUD\PLANNING\Master Plan 12.17.2025\19-5066 08 Buffer Plan.dwg, 08, 4/3/2026 10:55:58 AM

NOT APPROVED FOR CONSTRUCTION

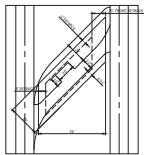
Marion & Associates, LLC
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 10TH AVE, SUITE 100, Ocala, FL 34471
 PHONE: 352-237-4646
 FAX: 352-237-4646
 WWW.MARIONANDASSOCIATES.COM

REVISION	DATE	DESCRIPTION

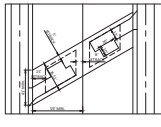
TRACK AND CARD ROOM - MARION GAMING PUD
 MARION GAMING PUD, LLC
 MARION COUNTY, FLORIDA
BUFFER PLAN

DATE: 4/2/2026
 DRAWN BY: SM
 CHECKED BY: JMM
 JOB NO.: 19-5066

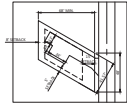
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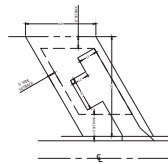
TYPICAL PULL THRU LOT
N.T.S.



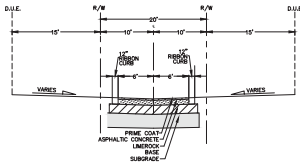
TYPICAL SMALL RV LOT
4'X39' (249 S.F.)
N.T.S.



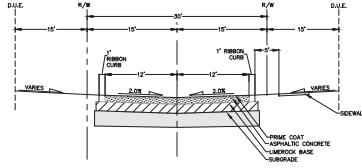
TYPICAL LARGE RV LOT
48'X68' (3264 S.F.)
N.T.S.



TYPICAL PARK MODEL LOT
48'X 68' (3264 S.F.)
N.T.S.



20' RIGHT-OF-WAY
ROADWAY SECTION
N.T.S.



30' RIGHT-OF-WAY
ROADWAY SECTION
N.T.S.

TABLE 2: PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	MINIMUM LOT				MINIMUM STRIPS		MIN. HEIGHT
	WIDTH	DEPTH	AREA	FRONT	REAR	SEPARATION	
RV	N/A	N/A	N/A	4'	2'	20'	10'
ACCESSORY	N/A	N/A	N/A	4'	2'	10'	10'

MINIMUM STRUCTURE
 MINIMUM HEIGHT SHALL BE 10' OR HIGHER, WHICH IS USED, ADAPTED OR DERIVED FOR THE PROPOSED OR PRIMARY USE FOR WHICH THE LOT IS PAID. E.G. 10' FOR RECREATION, 12' FOR COMMERCIAL, 15' FOR INDUSTRIAL, ETC.
MINIMUM STRIPS
 MINIMUM STRIPS SHALL BE 10' OR HIGHER, WHICH IS USED, ADAPTED OR DERIVED FOR THE PROPOSED OR PRIMARY USE FOR WHICH THE LOT IS PAID.
MINIMUM AREA
 MINIMUM AREA SHALL BE 10' OR HIGHER, WHICH IS USED, ADAPTED OR DERIVED FOR THE PROPOSED OR PRIMARY USE FOR WHICH THE LOT IS PAID.
MINIMUM FRONT, REAR AND SIDE SETBACKS
 MINIMUM FRONT, REAR AND SIDE SETBACKS SHALL BE 10' OR HIGHER, WHICH IS USED, ADAPTED OR DERIVED FOR THE PROPOSED OR PRIMARY USE FOR WHICH THE LOT IS PAID.
 ALL STRUCTURES SHALL BE SUBJECT TO THE "PLAINLY AUGIBLE" STANDARD APPLICABLE TO THEIR USE.
 STRUCTURES WITH PARALLEL FRONT SETBACKS SHALL BE SUBJECT TO THE "PLAINLY AUGIBLE" STANDARD APPLICABLE TO THEIR USE.
 ALL RV LOT STRIPS AS SHOWN IN TYPICAL DETAILS OUTLINED ON THIS SHEET.

W. W. WILSON & ASSOCIATES
ENGINEERING, L.L.C.
 1000 S. W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33135
 OFFICE: (305) 374-4500 FAX: (305) 374-4505
 CERTIFICATE OF PROFESSIONAL ENGINEERING

DATE	DESCRIPTION

SUMMIT COUNTY, FLORIDA
 SUMMIT COUNTY, FLORIDA
**RV LOT AND
 ROADWAY DETAILS**

DATE: 1/29/2025
 DRAWN BY: JIA
 CHECK BY: JDT
 JOB NO: 18-2037



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22773

Agenda Date: 4/20/2026

Agenda No.: 6.7.

SUBJECT:

Road Closing - SW 44th Terrace

Parcel #: 2387-003-001 #RoadClose-000485-2026

Lester H. Smith

This item was heard at the 3/23/26 DRC meeting and was tabled for one month.



SUBMITTAL SUMMARY REPORT RoadClose-000485-2026

PLAN NAME:	LOCATION: 4491 SW 44TH LN OCALA,
APPLICATION DATE: 03/10/2026	PARCEL: 2387-003-001
DESCRIPTION:	

CONTACTS	NAME	COMPANY
Applicant	Dale Stolze	
Applicant	Deborah Stolze	
Applicant	Lester Smith	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	03/10/2026	03/17/2026	03/19/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	03/17/2026	03/10/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/17/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/17/2026	03/10/2026	Approved
<i>Comments</i>	Road has not been constructed and provides no fire apparatus access to any residence or property. No issues with fire.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/17/2026	03/19/2026	Approved
<i>Comments</i>	SW 45th Street stubout has previously been abrogated by Resolution 06-R-284/OR 4522/850 (7/18/06)			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/17/2026	03/10/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/17/2026	03/12/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/17/2026	03/17/2026	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/17/2026	03/10/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/17/2026	03/10/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/17/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/17/2026	03/16/2026	Approved



Marion County Board of County Commissioners

Office of the County Engineer

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

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1. APPLICANT INFORMATION: Date: 2-4-2026

Applicant: LESTER L. SMITH

Address: 4491 SW 44 LANE

City: Ocala State: FL Zip Code: 34474

Agent / Contact: LESTER L. SMITH

Address: SAME

City: _____ State: _____ Zip Code: _____

Phone Number: 352) 804-3823 Fax Number: _____

Cell Number: 352) 804-3823 E-mail: GOLFIES DOT @ Gmail. COM

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: SW 44th Terrace

Parcel Number(s): _____

Subdivision Name: _____ Sec/Twp/Range: _____ / _____ / _____

Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

- | | |
|---|--|
| <input type="checkbox"/> Has never been opened or constructed | <input type="checkbox"/> To redevelop |
| <input type="checkbox"/> Divides Applicant's property | <input type="checkbox"/> To clear an existing encroachment |
| <input type="checkbox"/> Transfer Development Rights | <input type="checkbox"/> Other |
| <input type="checkbox"/> Consolidate properties | |

Form RC-AP

Empowering Marion for Success

marionfl.org



Marion County Board of County Commissioners

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All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: 2-5-2026

Applicant: DALE E & DEBORAH A. STOLZE
Address: 4521 SW 44TH LANE
City: Ocala State: FL Zip Code: 34474
Agent / Contact: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: 205-249-3906 Fax Number: _____
Cell Number: 205-249-3906 E-mail: Ocala4521@gmail.com

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: _____
Parcel Number(s): _____
Subdivision Name: _____ Sec/Twp/Range: _____ / _____ / _____
Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

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| <input type="checkbox"/> Has never been opened or constructed | <input type="checkbox"/> To redevelop |
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All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: 2-4-2026

Applicant: DALE STOLZE
Address: 4521 SW 44TH LANE
City: OCALA State: FL Zip Code: 34474
Agent / Contact: DALE STOLZE
Address: SAME
City: _____ State: _____ Zip Code: _____
Phone Number: 205-249-3906 Fax Number: _____
Cell Number: 205-249-3906 E-mail: OCALA4521@GMAIL.COM

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: _____
Parcel Number(s): _____
Subdivision Name: _____ Sec/Twp/Range: _____ / _____ / _____
Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

- Has never been opened or constructed
- Divides Applicant's property
- Transfer Development Rights
- Consolidate properties
- To redevelop
- To clear an existing encroachment
- Other

Form RC-AP

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, LESTER L. SMITH herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 2-4-2026

4491 SW 44 LANE
(Address)

BY: Lester L. Smith
(Signature)

(Address)

LESTER L. SMITH
(Print Name)

352) 804-3823
(Phone)

(Signature)

(Print Name)

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, DALE E. & DEBORAH A. STOLZE herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 2-5-2026

4521 SW 44TH LANE
(Address)

BY: Dale E. Stolze
(Signature)

Ocala, FL 34474
(Address)

DALE E. STOLZE
(Print Name)

205-249-3906
(Phone)

Deborah A. Stolze
(Signature)

Deborah A. Stolze
(Print Name)

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, DALE E STOLZE herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

See Attached Exhibit 'A'

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DATE: 2-5-2026

4521 SW 44TH LANE
(Address)

BY: Dale E. Stolze
(Signature)

Ocala, FL 34474
(Address)

(Print Name)

205-249-3906
(Phone)

(Signature)

(Print Name)

A SKETCH OF LEGAL DESCRIPTION
FOR
LESJN-CHERRY, LLC

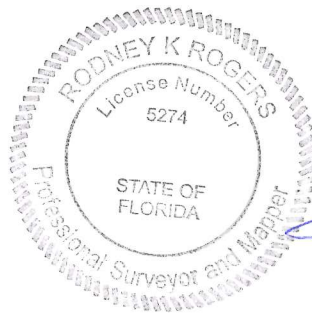
LEGAL DESCRIPTION

THAT PART OF S.W. 44th TERRACE (60 FEET WIDE) LYING NORTH OF S.W. 44th LANE (60 FEET WIDE) AND WITHIN THE PLAT OF COUNTRY OAKS, RECORDED IN PLAT BOOK T, PAGE 92 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID COUNTRY OAKS; THENCE N89°59'27"E ALONG THE NORTH LINE OF SAID COUNTRY OAKS, A DISTANCE OF 567.32 FEET TO THE NORTHWEST CORNER OF SAID S.W. 44th TERRACE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°59'27"E ALONG THE NORTH LINE OF SAID COUNTRY OAKS AND SAID S.W. 44th TERRACE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID S.W. 44th TERRACE; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°00'33"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.W. 44th TERRACE, 114.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°42'21"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, 38.27 FEET (CHORD BEARING AND DISTANCE OF S43°51'44"E, 34.64 FEET) TO THE POINT OF CUSP OF SAID CURVE, SAID POINT BEING ON THE NORTH LINE OF AFOREMENTIONED S.W. 44th LANE (60 FEET WIDE); THENCE N87°42'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 110.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°17'39", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. 44th TERRACE; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 40.27 FEET (CHORD BEARING AND DISTANCE OF N46°08'17"E, 36.06 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, N00°00'33"W, 109.76 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE PLAT OF COUNTRY OAKS, RECORDED IN PLAT BOOK T, PAGE 92 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND INSTRUCTIONS FROM THE CLIENT.



SEE SHEET 2
FOR SKETCH

[Signature] 2/9/26
 RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

SHEET 1 OF 2



• 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074	
SCALE	DATE
	2-03-2026

SADDLEWOOD ESTATES

(Plat Book 8, Page 47-48)

NORTH LINE OF
COUNTRY OAKS
(PLAT BOOK T, PAGE 92)

N89°59'27"E 567.32'

P.O.C.
N.W. CORNER OF
COUNTRY OAKS
(PLAT BOOK T, PAGE 92)

N89°59'27"E 60.00'

P.O.B.

Lot 6
Block B

Lot 1
Block C

N00°00'33"W 109.76'

S.W. 44th TERRACE

S00°00'33"E 114.17'



SCALE: 1" = 30'

R=25.00'
D=92°17'39"
L=40.27'
CB=N46°08'17"E
LC=36.06'

R=25.00'
D=87°42'21"
L=38.27'
CB=S43°51'44"E
LC=34.64'

R/W ————— N87°42'54"W 110.09'

30'

C/L ————— S.W. 44th LANE

30'

R/W —————

LEGEND

- R/W RIGHT OF WAY
- C/L CENTERLINE
- D or Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- LC LENGTH OF CHORD
- CB CHORD BEARING
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

SEE SHEET 1 FOR
LEGAL DESCRIPTION

SHEET 2 OF 2

ROGERS ENGINEERING
& Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
1" = 30'

DATE
2-03-2026

LEGAL DESCRIPTION

THAT PART OF S.W. 44th TERRACE (60 FEET WIDE) LYING NORTH OF S.W. 44th LANE (60 FEET WIDE) AND WITHIN THE PLAT OF COUNTRY OAKS, RECORDED IN PLAT BOOK T, PAGE 92 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description:

SEE ATTACHED EXHIBIT 'A'

Parcel ID # _____

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.
- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:
 - has no objection to petition.
 - objects to the petition.
- 4. That he/she furthermore:
 - waives any right of damages
 - does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Lester L Smith
 Affiant Signature
352-804-3823
 Phone
Gmail Golfles007@GMAIL
 E-mail
.com

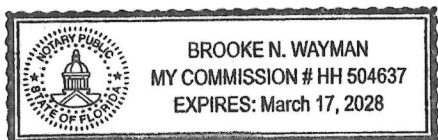
Deborah Stolze
 Affiant Signature
205-249-3906
 Phone
Ocala4521@GMAIL.COM
 E-mail

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 05 day of February, 2026,
 by Lester Smith, Deborah Stolze, & Jane Stolze, who is personally
 known to me or who has produced FL DL, as identification.



Brooke Wayman
 Notary Public

My Commission Expires: 03/17/2028

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description:

SEE ATTACHED EXHIBIT 'A'

Parcel ID # _____

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

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has no objection to petition.

objects to the petition.

- 4. That he/she furthermore:

waives any right of damages

does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Lester Z Smith

Affiant Signature

352-804-3823

Phone

golfls007@gmail.com

E-mail

Deborah A Stotz

Affiant Signature

205-249-3906

Phone

dcata4521@gmail.com

E-mail

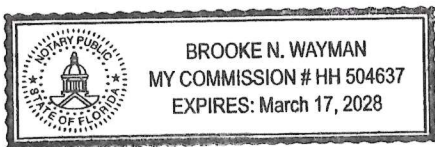
STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 05 day of February, 2026,

by Lester Smith & Deborah Stotz, who is personally known to me or who has produced FL DL, as identification.



Brooke Wayman

Notary Public

My Commission Expires: 03/17/2028

AFFIDAVIT

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

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SEE ATTACHED EXHIBIT 'A'

Parcel ID # _____

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

has no objection to petition.

objects to the petition.

- 4. That he/she furthermore:

waives any right of damages

does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Lester X Smith

Affiant Signature

352) 804-3823

Phone

Golfhes007@Gmail

E-mail

.com

Dale E. Stolze

Affiant Signature

205-249-3906

Phone

Ocala4521@gmail.com

E-mail

STATE OF Florida

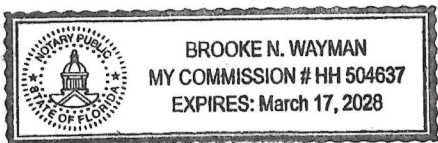
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 05 day of February, 2020,

by Lester Smith & Dale Stolze, who is personally

known to me or who has produced FL DL, as identification.



Brooke Wayman

Notary Public

My Commission Expires: 03/17/2028

AFFIDAVIT

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description:

SEE ATTACHED EXHIBIT 'A'

Parcel ID # _____

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.
- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:
 - has no objection to petition.
 - objects to the petition.
- 4. That he/she furthermore:
 - waives any right of damages
 - does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Leslie L Smith
 Affiant Signature
352-804-3823
 Phone
coolfls007@gmail.com
 E-mail

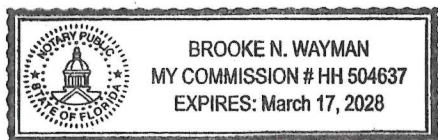
Deborah A Stolze
Dale E Stolze
 Affiant Signature
205-249-3906
 Phone
Ocala4521@gmail.com
 E-mail

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 05 day of February, 2026, by Leslie Smith, Deborah Stolze, & Dale Stolze, who is personally known to me or who has produced FL DL, as identification.



Brooke Wayman
 Notary Public
 My Commission Expires: 03/17/2028

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description:

SEE ATTACHED EXHIBIT 'A'

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waives any right of damages

does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Lester L Smith

Affiant Signature

352-804-3823

Phone

golfls007@gmail.com

E-mail

Deborah A Storze

Affiant Signature

205-249-3906

Phone

DCALA4521@GMAIL.COM

E-mail

STATE OF Florida

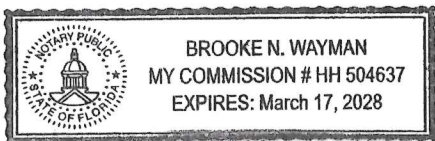
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 05 day of February, 2026,

by Lester Smith & Deborah Storze, who is personally

known to me or who has produced FL ID, as identification.



Brooke Wayman

Notary Public

My Commission Expires: 03/17/2028

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: 2-4-2026

From: LESTER L SMITH
4491 SW 44 LANE
OCALA, FL 34477

RE: Road Closing Application

Location: 4491 SW 44 LANE & 4521 SW 44 LANE

LESTER L. SMITH & DALE E. STOLZE intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as
See Attached Picture

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Road Closing? Yes No
If yes, please explain below:

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

Signature _____

Title _____

Print Name _____

Date _____

Enclosures: Location Map

LETTER OF NO OBJECTION

To: CYNTHIA CLARK Date: 02/11/2026

SECO Utilities
SUMTER ELECTRIC CORP. INC
Sumter Electric Cooperative Inc.
d/b/a SECO Energy PO Box 301
Sumterville, FL 33585

From: LESTER L SMITH
4491 SW 44 LANE
OCALA, FL 34474

RE: Road Closing Application

Location: 4491 SW 44 LANE & 4521 SW 44 LANE

LESTER L. SMITH & DALE E. STOLZE intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as
See Attached PICTURE

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

Does SECO SUMTER ELECTRIC (Utility Company Name) object to the proposed Road Closing? Yes No

If yes, please explain below:

Cynthia L. Clark

Signature
Cynthia L. Clark

Land Rights Specialist
Title
02/27/2026

Print Name

Date

Enclosures:
Location Map



4521

Picture

4491



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22774

Agenda Date: 4/20/2026

Agenda No.: 8.1.

SUBJECT:
Review of Planning & Zoning Items for April 27, 2026