

May 8, 2025

PROJECT NAME: SMA - MARION OAKS FACILITY

PROJECT NUMBER: 2025010044

APPLICATION: MAJOR SITE PLAN #32390

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/24/25-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

[Original Comments] Please provide a relocation plan/mitigation plan if listed species are observed on site according to EALS.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?

STATUS OF REVIEW: INFO

REMARKS: Defer to OCE.

10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Please provide Traffic Study. Defer to OCE.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Please include proposed and required FAR.

12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Mark and label the buffers required on all (3) ROW boundaries.

3/25 - Refer to 6.8.6 E. "Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening." Type-C buffers required.

4/30/25 - Per SUP Resolution 24-R-675, the development of the subject parcels must remain consistent with submitted conceptual plans. According to conceptual plan on file, Type C buffers are indicated along 137th Loop and 5 ft buffer along 27th Circle.

13 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Within MCU service area. Defer to MCU

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Submit EALS or exemption

3/25 - Applicant states ESA will be provided when available

4/30/25 - EALS is provided. Transmitted to FWC for review.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: New signs may require separate sign permit.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Mark "which" springs protection zone area this is located.

4/30/25 - Located within Secondary Springs Protection Zone, not within "Silver Springs" Secondary Protection Zone

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Has been verified with Sunbiz. FB 1/31/25

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SMA HEALTHCARE—MARION OAKS

MAJOR SITE PLAN MARION COUNTY, FLORIDA

GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL," AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TYPE II SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS GRASS AND WEEDS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNDESIRABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BROCKLE MATERIAL, OR GEOTECHNICAL ENGINEER'S RECOMMENDATION IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNDESIRABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNDESIRABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE UNDERCUT AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- AUTO ASPHALT PAVEMENT SHALL BE 1 1/2" THICK F.D.O.T. SP-12.5 ON 8" LIMEROCK BASE (88% MAX DENSITY, 100 LBS) WITH PRIME COAT FULL W/OUT (1 GAL/SYD) ON 12" (F.D.O.T. TYPE B) STABILIZED SUBGRADE (88% MAX DENSITY, 40 LBS). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.W.F.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVID DINWIKS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO METADENS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LDC, SECTION 6.14.B.
- SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARK RODRIGUEZ AT (352)843-0476.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS SECONDARY PROTECTION ZONE.
- THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOU).
- THIS PLAN HAS NOT BEEN DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
- NOISE AND STRIPING NOTES:
 - PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
 - ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
 - ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DIAMOND GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
 - PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 INCHES). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #700.
 - ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE 2" CHANNEL, GALVANIZED STEEL 2X6X1/2, BREAKAWAY POSTS.
 - ALL SIGN SHALL HAVE 17" OF CLEARANCE FROM BOTTOM OF SIGN TO TRUCK GRIND.
 - PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 4"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
 - ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIMARILY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE DEPARTMENT.
- CONTRACTOR TO COORDINATE LOCATION OF KINKI BOXES WITH FIRE MARSHAL PRIOR TO C.O.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MARION RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND A DESIGN NECESSARY AND EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICE. THE BUILDING MUST HAVE A BROADCAST RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
- THE ESTIMATED ADDITIONAL DOMESTIC SERVICE FLOW (BASED ON CHAPTER 64C-4) ASSOCIATED WITH THIS PARKING LOT IS 0 G.P.D.
 - THE ESTIMATED POSSIBLE WATER DRAINAGE IS 0 G.P.D. (1.14 + 0 G.P.D.)
 - AN IRRIGATION METER WILL BE UTILIZED FOR IRRIGATION. ESTIMATED IRRIGATION DEMAND IS 811 GALLONS/PERK.

CURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY OR PUBLIC UTILITY OR THE PROCEEDING OF THE PROJECT. THE PROJECT HAS NOT BEEN DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND OF ANNUAL REVIEW IS REQUIRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OWNER'S CERTIFICATION:

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

ANDREA SCHNEIDER, CFO
SMA HEALTHCARE, INC.
100 MAGNOLIA AVENUE
OFTONDA BEACH, FL 32714
(386) 236-1663

DATE



48 HOURS BEFORE YOU DIG
CALL 811
1-800-432-4770
IT'S THE LAW IN FLORIDA

IMPORTANT!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING 800-TO-VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO RELOCATE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA FIRE PROTECTION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/UTILITIES
C3	MAJOR SITE PLAN - GRADING/DRAINAGE
C4	MAJOR SITE PLAN - S.W.P.P.S.
L1	LANDSCAPE PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
UT-1	PHOTOGRAPHIC PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
IR-1	IRRIGATION PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
S1	ROADWAY & TOPOGRAPHIC SURVEY (BY T.M. BIRNBAUM AND ASSOCIATES)

DESCRIPTION:

PER OUT CLAIM BEING AS RECORDED IN OFFICIAL RECORDS BOOK 5747, PAGE 1621 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOT 1, BLOCK 247 OF MARION OAKS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE(S) 1-16, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PER WARRANTY BEING AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOT 1, BLOCK 252 OF MARION OAKS, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0, PAGE 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY T.M. BIRNBAUM AND ASSOCIATES FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CONTRACTOR AND INTENDED USER OF THESE PLANS IS FOR THE CONSTRUCTION OF A PARKING LOT. IT BEING AN EXISTING BUILDING, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID#	8001-0252-01 & 8001-0247-01
ZONING	B-2
FUTURE LAND USE	COMMERCIAL
SPECIAL USE PERMIT#	CASE NO. 2412035U (DATED: 12-17-24)
PROPOSED USE	PARKING LOT
APPLICANT	SMA HEALTHCARE, INC. 100 MAGNOLIA AVENUE OFTONDA BEACH, FL 32714 (386) 236-1663
SITE LOCATION	18.0, SW 13TH LOOP, Ocala, FL 34473
LOT WIDTH	110'
SETBACKS	FRONT= 40' SIDE= 10' REAR= 25'
	PARCELS NO. 8001-0252-01 8001-0247-01 TOTAL
SITE/PROJECT AREA	221,100 S.F. (50.48 ACRES) 523,500 S.F. (11.94 ACRES) 844,600 S.F. (19.42 ACRES)
EXISTING IMPERVIOUS AREA	40 S.F. (0.92 ACRES) 516,100 S.F. (11.87 ACRES) 516,100 S.F. (11.87 ACRES)
PROPOSED BUILDING AREA	40 S.F. (0.92 ACRES) 516,100 S.F. (11.87 ACRES) 516,100 S.F. (11.87 ACRES)
PROPOSED TOTAL IMPERVIOUS AREA	40,000 S.F. (0.92 ACRES) 516,400 S.F. (11.87 ACRES) 516,400 S.F. (11.87 ACRES)
PROPOSED OPEN AREA	115,100 S.F. (2.63 ACRES) 87,100 S.F. (1.98 ACRES) 87,100 S.F. (1.98 ACRES)
PROPOSED OPEN AREA (INCLUDING D.R.A.)	115,100 S.F. (2.63 ACRES) 87,100 S.F. (1.98 ACRES) 87,100 S.F. (1.98 ACRES)

PARKING CALCULATIONS:

PARKING REQUIRED:	
45 BEDS @ 1 SPACE / 3 BEDS	15 SPACES
10 EMPLOYEES @ 1 SPACE / 2 EMPLOYEES	5 SPACES
	TOTAL REQUIRED = 20 SPACES
PARKING PROVIDED:	
EXISTING STANDARD PARKING SPACES	10 SPACES
PROPOSED STANDARD PARKING SPACES	12 SPACES
PROPOSED HANDICAP PARKING SPACES	2 SPACES
	TOTAL PROVIDED = 24 SPACES

TRAFFIC IMPACT STATEMENT:

BASED ON ITE TRIP GENERATION MANUAL, 11th EDITION

EXISTING USE	632 BED ASSISTED LIVING FACILITY (CODE 254) - FITTED CURVE
TRIPS PER DAY	10,000
TRIPS PER HOUR	417
TRIPS PER MINUTE	6.95
TRIPS PER SECOND	0.116
TRIPS PER HOUR	417
TRIPS PER MINUTE	6.95
TRIPS PER SECOND	0.116

ENGINEER'S CERTIFICATION:

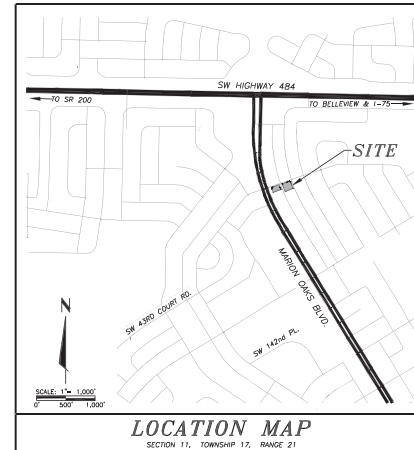
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.W.F.W.M.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID L. DINWIKS, P.E.
FL LICENSE NO. 80050

DATE

IF ORALLY SIGNED AND SEALED:
DAVID L. DINWIKS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80050. THIS PLAN HAS BEEN ORALLY SIGNED AND SEALED BY DAVID L. DINWIKS ON THE DATE NOTED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE WRITTEN ON ANY ELECTRONIC COPIES.



PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	--	--
MARION COUNTY	MAJOR SITE PLAN	PENDING	32290
S.W.F.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	910297

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
6.13.3.003	D.R.A. BEING WITH SIDEWALKS	APPROVED	03-21-25
		APPROVED	03-21-25

WATER & SEWER	ZAYO GROUP / FORMERLY LIGHTWAVE, LLC HENRY KLODZICK (408) 496-6310
CATV	MARION COUNTY UTILITIES CUSTOMER SERVICE (352) 307-8000 24/7/365
ELECTRIC	CHARTER COMMUNICATIONS DUFFY HILLROAD (352) 527-2189
	SUMMIT ELECTRIC COOPERATIVE, INC. HILLARY BREWER (352) 568-9568

DAVID DINWIKS
ENGINEERING, P.A.
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

CERTIFICATE OF AUTHORIZATION #28150

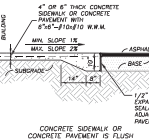
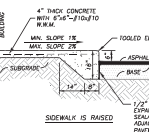
A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WHETHER OR NOT SPECIFICALLY LISTED OR ILLUSTRATED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

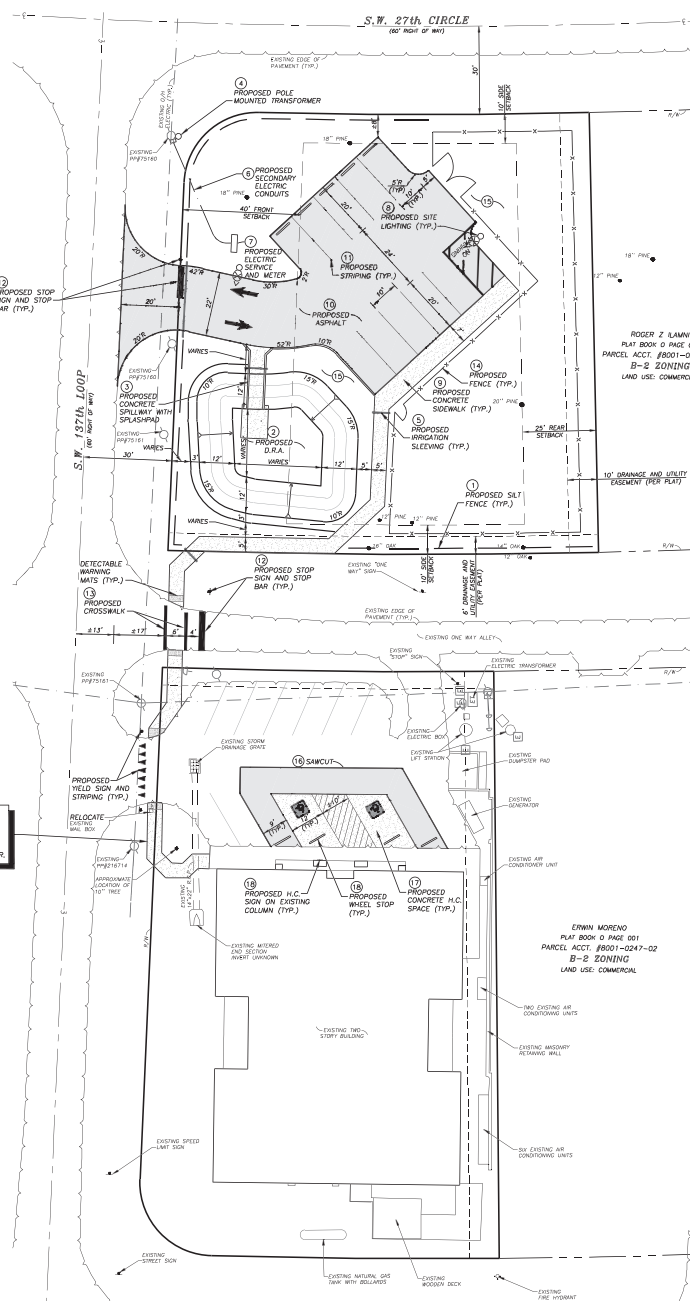
D. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH WITH PAVEMENT REPLACEMENTS, DIRECTIONAL BORES, AND/OR TREE CLEARING AND GRUBBING REQUIRED FOR UTILITY INSTALLATIONS.

- [illegible]



SIDEWALK & PAVEMENT DETAILS
(NOT TO SCALE)

NOTE:
PORTIONS OF SIDEWALK
WITHIN MARION COUNTY
R/W TO BE MAINTAINED
BY THE PROPERTY OWNER.



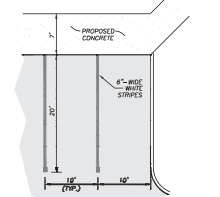
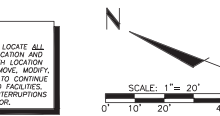
PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



REFERENCE F.D.O.T. INDEX #1735

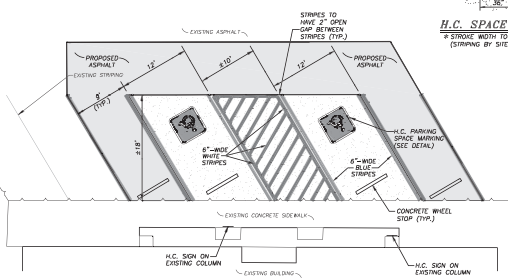
HANDICAP SIGN

NOT TO SCALE



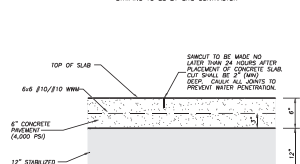
H.C. SPACE MARKING

* STROKE WIDTH TO BE 4 INCHES
(STRIPING BY SITE CONTRACTOR)



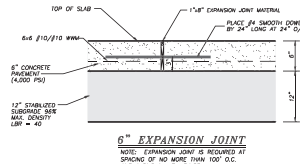
PARKING SPACE DETAILS

(NOT TO SCALE)
STRIPING TO BE BY SITE CONTRACTOR



6" CONTRACTION JOINT

NOTE: NO JOINTS SHALL BE SPACED AT
GREATER THAN 15' IN EITHER DIRECTION.



PLACE BY 24



6" CONSTRUCTION JOIN

(NOT REQUIRED IF CONSTRUCTION IS CONTINUOUS)

**DAVIS DINKINS
ENGINEERING, P.A.**
125 NE 1st Avenue
Suite 200
Ocala, FL 34470
Phone: (352) 894-5961

4	PER COUNTY REVIEW	04-18-25
3	PER S.W.F.-M.D. REVIEW	04-08-25
2	PER COUNTY REVIEW	03-13-25
1	PRELIMINARY ISSUE	01-23-25
NO	REVISION	DATE
DESIGN: D.D./J.S. DRAW: T.N./S.U.		CHECK: D.L.D.

MAJOR SITE PLAN - LAYOUT/UTILITIES

SMA HEALTHCARE—MARION OAKS

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW:

DAVE L. DINIEN, P.E.
FL LICENSE NO. 6005

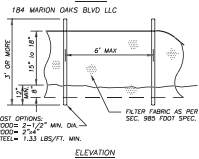
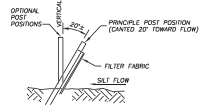
DATE _____

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVIS L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION/RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONTAINERS, REVEINING, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOULD BE SHOWN AND CONSTRUCTED IMMEDIATELY DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEANING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON-SITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGES FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW, PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONCRETE TRUCKS - EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ON-SITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. TOP EXAMPLE: DITCHES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
8. OFFSITE VEHICLE TRACKING OF SEDIMENT - ADJACENT PAVED STREETS SHALL BE SWEEP DAILY (AS NECESSARY) TO REMOVE ANY EXCESS MUD, OIL, OR ROCK TRACKED FROM SITE.
9. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE INLETTERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
10. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CLEAN AND CLEAN PETROLEUM SHALL BEEL STORAGE AREAS OFF ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
11. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ON-SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
12. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO FIRE WATERS, FLOODING, FURNACE WATER SOURCES, PLUMBING WIREWORK, BALCONY WASHING, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G. BUFFER ZONE, VEGETATED FILTER STRIP, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISBURBED AREAS.
13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN AN HOUR OF THE END OF A STORM EVENT THAT IS 0.5 INCH OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
14. IN ADDITION TO PROVIDING A TEMPORARY CONSTRUCTION DRIVEWAY ENTRANCE TO CONTROL THE DEPOSITION OF SEDIMENTS ON PAVED SURFACES ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SPREADING OF EXISTING ON-SITE PAVED SURFACES AND ALL PUBLIC TRAVEL WAYS CONTIGUOUS TO THE PROJECT-SITE. SPREADING SHALL BE DONE BY MECHANICAL MEANS ON A REGULAR BASIS SEPARATING A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FROST AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.



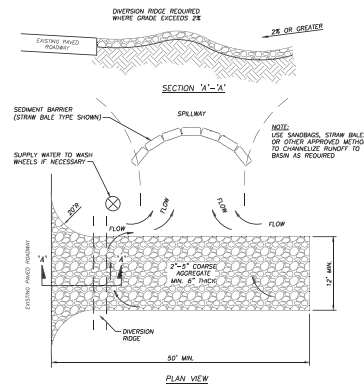
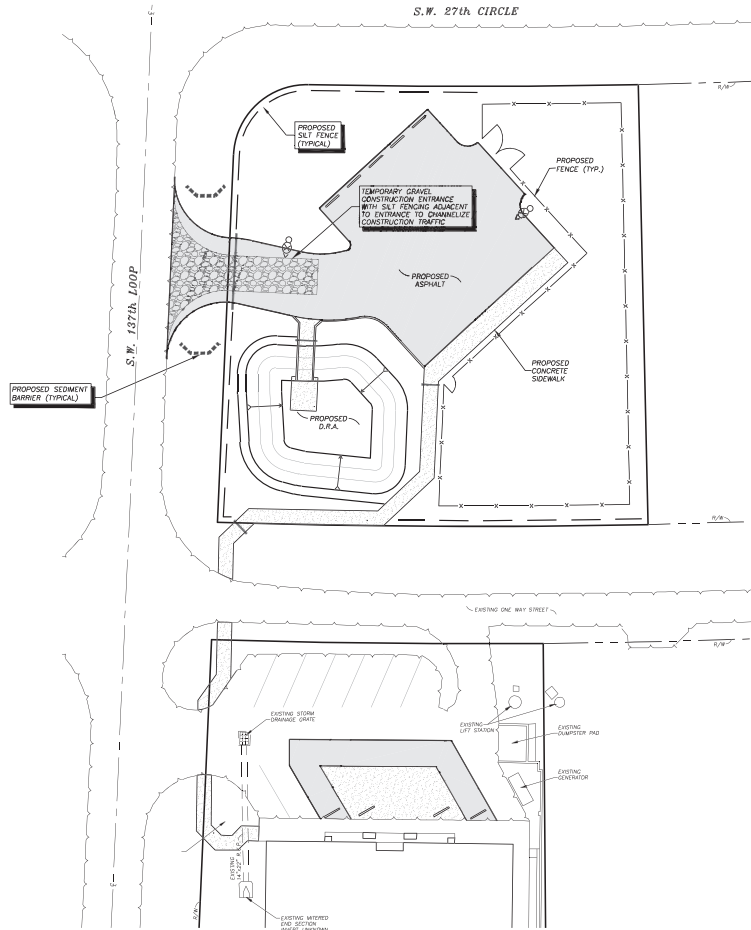
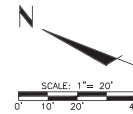
TYPE III SILT FENCE DETAIL
FOOT INDEX #102

I CERTIFY, UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GEOTECH PLAN FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREAFTER.

NAME/CONSTRUCTION COMPANY NAME: _____ DATE: _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

ANDREA SCHWITZ, CTO
SMA HEALTHCARE, INC. _____ DATE: _____



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, RETAIN AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA EQUIPPED WITH GRATED STORM TRAP DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR PHYSICALLY SIGNED, SEALED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL, BELOW:

DAVE L. DOWNS, P.E.
FL LICENSE NO. 60058

DATE: _____
IF DIGITALLY SIGNED AND SEALED: DAVE L. DOWNS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVE L. DOWNS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

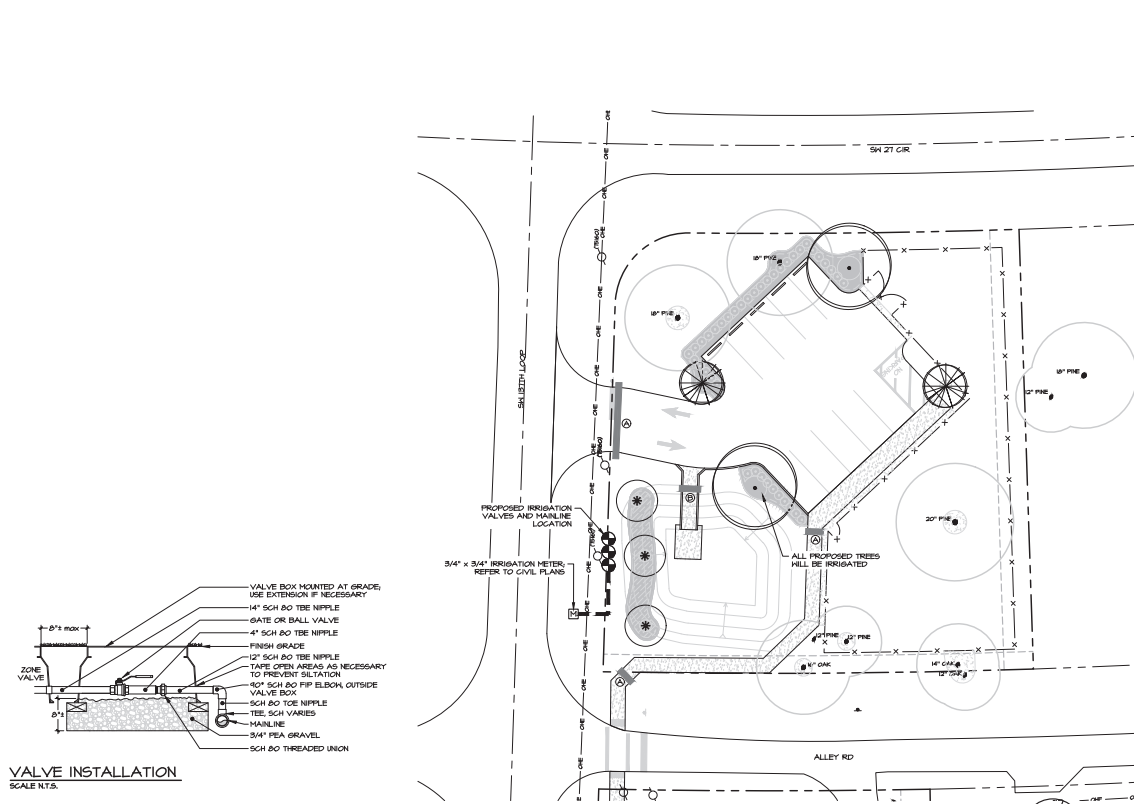
SHEET **C4** OF 4

MAJOR SITE PLAN - S.W.P.P.P.

SMA HEALTHCARE-MARION OAKS
MARION COUNTY, FLORIDA

4	PER COUNTY REVIEW	04-18-25
3	PER S.W.F.W.A.D. REVIEW	04-08-25
2	PER COUNTY REVIEW	03-13-25
1	PRELIMINARY ISSUE	01-23-25
NO	REVISION	DATE
DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.		

DAVIS DINKINS ENGINEERING, P.A.
125 NE 14 AVENUE
SUITE 200
OCALA, FL 34470
PHONE: (352) 834-9961
CERTIFICATE OF AUTHORIZATION #28150



MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.9.5. - Irrigation system installation.

- Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner-occupied duplex.
- Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

Sec. 6.9.6. - Completion inspection requirements.

- Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
- Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be the hard-copy copy of the approved irrigation plan and shall include as a minimum:
 - Locations of all mainline and manifold valves;
 - Locations of all remote control valves;
 - Water demand per zone in GPD;
 - Total water demand per operating cycle;
 - A copy of the irrigation controller owner's manual;
 - Irrigation system scheduling information;
 - A copy of the irrigation controller owner's manual;
 - Irrigation system maintenance schedule, which includes:
 - Instructions for seasonal adjustments of controller and sensors;
 - Instructions covering how and when to check for leaks;
 - A schedule for checking for proper irrigation distribution coverage;
 - Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
- Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a final inspection and Landscape Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

Sec. 6.9.8. - Irrigation system operation and maintenance.

- An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each existing or interrupting device or switch on that system. If such device or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (FIS/ISG FIS water conservation).
- All irrigation systems shall be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the owner, the Florida-Friendly Best Management Practices for the Florida-Friendly Best Management Practices for Protection of Water Resources or their equivalent.
- To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall initially be done with the originally specified materials or their equivalent.
- Irrigation systems, including automatic rain sensor shut-off device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.

Sec. 6.9.9. - Landscape irrigation schedule.

- When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m., and
 - to more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m., and
 - to more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- Exceptions to landscape irrigation schedules listed in Section 6.9.9. above include:
 - Irrigation using a micro-spray, micro-jet, dry or ballast irrigation system is allowed anytime.
 - Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days after a total of one 60-day period provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
 - Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices for landscaped engine with 24 hours of application watering in of chemicals shall not exceed 1 inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
 - Irrigation systems may be used for lawn and/or irrigation repair purposes not to exceed 20 minutes per hour per zone.
 - Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-and-sprayer is not considered hand watering.
 - Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.
 - The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water; which may or may not be supplemented from another source during peak demand periods.
 - The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply source.

Sec. 6.9.10. - Licensing and certification.

- Irrigation Professionals.
 - Irrigation Design Professionals shall be design professionals as licensed by the State of Florida to provide such professional services.
 - Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
 - Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
- Training.
 - Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
 - Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

REVISIONS

DATE BY

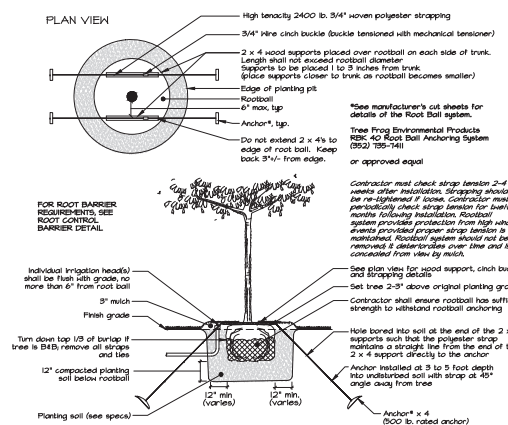
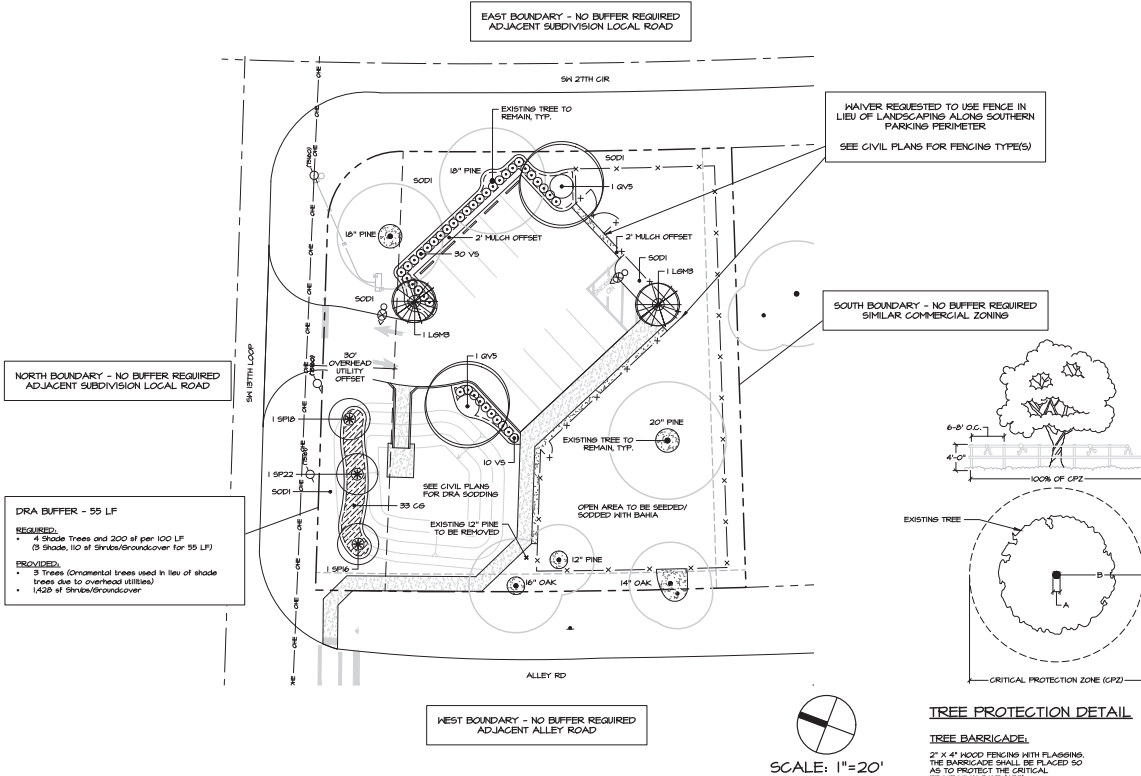
Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 77th Street, Ocala, FL 34474 • 352.351.3500 • www.MPA-LA.com

SMA HEALTHCARE - MARION OAKS
MARION COUNTY, FLORIDA
IRRIGATION PLAN

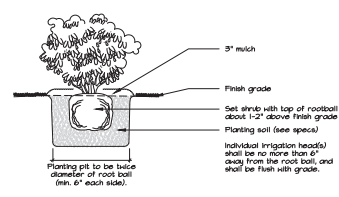
DATE: 03-11-25
DWN BY: RAZ
CHD BY: SRS

SHEET 1 OF 1

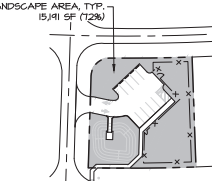
12-1



TREE INSTALLATION DETAIL
FOR 3-4" CAL., 65-100 GAL. TREES OR 8-12" TREES UP TO 40" DIAMETER ROOTBALL.



SHRUB INSTALLATION DETAIL



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL
SITE AREA - REFER TO CIVIL PLANS: 0.41 AC (21,934 SF)
LANDSCAPE AREA: 0.35 AC (15,173 SF) (728) SEE DIAGRAM SHEET L-1
THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE SECONDARY SILVER SPRINGS PROTECTION ZONE.
TREE REMOVAL/PRESERVATION
BASED ON SITE SURVEY DATA PROVIDED BY DINIUS ENGINEERING.
NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5546A and Landscape Architect Suzanne Slant PL A16666662 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.
TOTAL EXISTING DBH PREDEVELOPMENT = 107' (224' PER ACRE)
TOTAL DBH TO BE REMOVED = 12'
TOTAL DBH TO BE PRESERVED = 95' (200' PER ACRE)
NO TREE MITIGATION REQUIRED (PROPERTY RETAINS EXISTING TREES WHICH EXCEEDS 100' PER ACRE)
SHADE TREE REQUIREMENT
SHADE TREES REQUIRED: 0.41 AC (21,934 SF) / 5,000 SF = 7
EXISTING SHADE TREES TO REMAIN: 6
PROPOSED SHADE TREES: 4 (100% NATIVE)
TOTAL SHADE TREES PROVIDED: 10
OTHER CALCULATIONS
PROPOSED UNDERSTORY/ORNAMENTAL TREES: 3
SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 71
NATIVE = 33 (45%)
FL FRIENDLY = 38 (55%)
TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 40 (50%)
LANDSCAPE BUFFER REQUIREMENTS
NORTH BOUNDARY - NO BUFFER REQUIRED - ADJACENT SUBDIVISION LOCAL ROAD
EAST BOUNDARY - NO BUFFER REQUIRED - ADJACENT SUBDIVISION LOCAL ROAD
SOUTH BOUNDARY - NO BUFFER REQUIRED - SIMILAR COMMERCIAL ZONING
WEST BOUNDARY - NO BUFFER REQUIRED - ADJACENT ALLEY ROAD

MARION COUNTY LANDSCAPE REQUIREMENTS:

- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy, per Section 6.6.12 of LDR.
- Landscape maintenance shall be in accordance with Section 6.6.13 of LDRs:
 - All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDOT.
 - Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
 - Trees or palms which are damaged or diseased shall have soil girdling or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaged trees with girdling devices shall be considered a violation of this code. Damaged trees shall be replaced at the expense of the owner.
 - The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The exposure of orange burlap landscaping, including the replacement of planted areas with mulch, or replacing dying or diseased plants with similar plant material is included.
- Landscape installation and maintenance shall be in accordance with Section 6.6.15 of the LDR:
 - Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
 - Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current 61-RFP Certificate of Completion.
 - Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and county licensing and certification requirements included herein.
- An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 4, Sec. 6.4, and all other state and local statutes that apply. Irrigation design and plans by others.

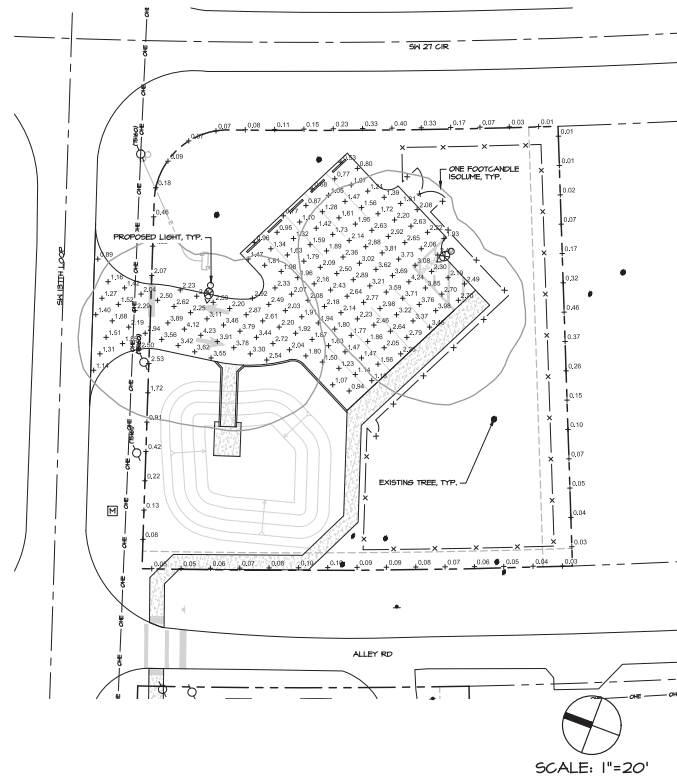
HAVER REQUESTED:
The area south of the parking area will be fenced for recreation. Fence is requested to be used in lieu of landscaping for screening the parking. See Civil Plans for fencing type(s).

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

Qty	Qty	Plant Name	Size and Spacing	Maintenance
C6	33	Cordgrass Spartina bakeri - (C6)	#3 full, 3' oc	Allow natural growth, "bagelback" if required, remove dead and frost damaged foliage biannually
L6H5	2	Little dem Magnolia Magnolia grandiflora Little dem - (L6H5)	Cont(4)B, (2-14" H x 5-6" sp) 3-1/2' cal min.	Allow natural growth, prune only for form or dead wood
GV5	2	Live Oak Quercus virginiana - (GV5)	B4B, (3-15" H x 6-8" sp) 3-1/2' cal min	Allow natural growth, prune only for form or dead wood
SP16	1	Sabal Palm Sabal palmetto - (SP16)	BR, hurricane cut, 16' CT H	Allow natural growth, prune only dead fronds to keep full round head
SP18	1	Sabal Palm Sabal palmetto - (SP18)	BR, hurricane cut, 18' CT H	Allow natural growth, prune only dead fronds to keep full round head
SP22	1	Sabal Palm Sabal palmetto - (SP22)	BR, hurricane cut, 22' CT H	Allow natural growth, prune only dead fronds to keep full round head
V5	42	Sandbaraka Vitrum Vitrum sasanqua - (V5)	#1.5" H x 3' sp 3' oc	3' H x 3' full hedge
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SODI		Argentine Bahia Polydora rotunda Argentine - (SODI)	Pallet	Unirrigated

UNIRRIGATED BAHIA:
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.



LIGHTING LEGEND

☉ SHERIDAN LIGHT, CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-09-0-HH-AH-1-30-IN-A-CI-BL-GK-L-T-VH4, 3000K, T4 DISTRIBUTION, 30' MOUNTING HT, ROAD, BLACK, TAPERED, MEDIUM DUTY, STRESS/CONCRETE POLE.

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS.

LIGHTS ARE AVAILABLE FOR LEASE THROUGH UTILITY COMPANY, OR PRIVATE OWNERSHIP

- Notes:
1. Architectural lighting may be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
 2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
 3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
 4. Orient fixtures and arms as shown on plan.
 5. Refer to manufacturer for details on pole installation.
 6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
 7. Only fixtures shown have been included in this calculation. Light installations for off site roadways and/or adjoining properties have not been included.
 8. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.

Statistics:
Site Average: 2.26 fc
Min: 0.55 fc (paved surfaces)
Max: 4.24 fc (paved surfaces)

REVISIONS	
DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 77th Street, Ocala, FL • 352.351.3500 • www.MPA-PA.com

SMA HEALTHCARE - MARION OAKS
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN




DATE	03-11-25
DWN BY	RAZ
CHKD BY	SLB
SHEET	1 OF 1

LTG-1

[illegible]

DRAWN:	S.W.M.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 30'	



	OAK
	PALM
	PINE

- ⚡ FIRE HYDRANT
- 💧 WATER METER
- 🔌 BACKFLOW PREVENTOR
- 🚰 IRRIGATION CONTROL VALVE
- 🔊 WATER DIBB
- ⚡ WELL
- 🔌 FIRE DEPARTMENT CONNECTION
- 💧 GAS METER
- 💧 GAS VALVE
- 🚰 GAS LINE MARKER
- 🧊 AIR CONDITIONER PAD
- 🚰 METAL REFLECTOR POST
- 🌀 ROLLARD
- 📧 MAILBOX
- 📶 SIGN
- 🧴 POLYVINYL CHLORIDE
- 🔌 REINFORCED CONCRETE PIPE
- 🔌 CORRUGATED METAL PIPE
- 🔌 ALUMINUM
- ⚡ AERIAL ELECTRIC
- 📶 UNDERGROUND TELEPHONE LINE
- 📶 UNDERGROUND SANITARY OPTICS
- 🔌 UNDERGROUND WATER LINE
- 🔌 UNDERGROUND GAS LINE
- 🔌 UNDERGROUND SANITARY SEWER LINE
- 🔌 UNDERGROUND ELECTRIC
- 🔌 UNDERGROUND FORCEMAIN
- 🔌 UNDERGROUND WATER NOT DRAWN TO SCALE
- 🔌 DENOITES CONCRETE
- 🔌 DENOITES ASPHALT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

DESCRIPTION:
PER QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5747, PAGE 1621 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 1, BLOCK 247 OF MARION OAKS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE(S) 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION:
PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 1, BLOCK 252 OF MARION OAKS, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, PLAT BOOK 0, PAGE 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:
1. SMA HEALTHCARE
2. TRUIST BANK

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

10/25/2024
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

BOUNDARY & TOPOGRAPHIC SURVEY FOR: SMA HEALTHCARE

REFERENCES:
F.B. 661, PGS. 20-22

FILE: MARION OAKS U-

J.O.# 24080
DWG.# 24080
SHT 1 OF 1