Marion County
Development Review Committee
Meeting Agenda

Monday, September 15, 2025 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. September 8, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Champion Vision Ocala - Major Site Plan
Project #2025030025 #32597 Parcel #21521-001-02
Menadier Engineering, LLC

5.2. Westwood Trails PUD Master Plan (fka Villa Verde PUD)
7875 SW 75th Ave Ocala
Project #2023050058 #30991 Parcel #35461-000-00
Paolo Mastroserio

6. SCHEDULED ITEMS:

6.1. Stokes Electric-Major Site Plan - Waiver Request to Major Site Plan in Review
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.

This item was heard at the 8/18/25 DRC meeting and is being brought for reconsideration.

LDC 6.12.12.A, B, C & D - Sidewalks
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests waiver to not install sidewalks as no sidewalks are in this area.

6.2. On Top Of The World - Skye at Candler Hills West - Waiver Request to Improvement Plan in Review
Project #2025070026 #33058 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path sand pedestrian facilities outside of the residential pods.

LDC 2.22.4 Tree Removal
CODE states: Assessment Methodology for Existing Trees: Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees. 1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection. 2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following: a. If the area likely has more than 100” per acre pre-development, the landscape shall be designed to replace a minimum of 100” per acre post-development (no survey provided). b. If the area may have more or less than 100” per acre pre-development, the landscape shall be designed to have a minimum 100” per acre post-development (no survey provided). c. If the area likely has much less than 100” per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre. 3. Following construction, the actual remaining protected areas shall be documented on final as- built plans provided to the county.
APPLICANT request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached.

LDC 6.7.4 & 6.7.8 Shade Trees & Tree Replacement
CODE states: Required and Provided Trees: 1. The use of 2-inch shade

trees and #7 (5-6’ ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites. 2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation. 3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements. 4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees and updated as needed according to the as-built plans. APPLICANT requests to allow 2-inch shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference.

LDC 6.8.2 and 6.9.2A Submittal Requirements

CODE states Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA): Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate “upgrade” planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request. APPLICANT requests to allow landscape submittals to be 90 days following improvement plan approval.

6.3. On Top Of The World - Skye at Candler Hills West - Waiver Request to Preliminary Plat in Review
Project #2025070027 #33059 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT request: A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path sand pedestrian facilities outside of the residential pods.

6.4. Commerce North - PUD Master Plan
McGinley Family Limited Partnership; McGinley Mine North; McGinley Property, Richard
5077 SW Hwy 484 Ocala
Project #2018070064 #27373 Parcel #41200-056-00
Tillman & Associates Engineering

6.5. West Mini Farms - Waiver Request to Major Site Plan
Project #2025050077 #33267 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

This item was tabled at the 9/8/25 meeting.

LDC 2.18.4.C Construction, completion, and close out
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

6.6. His House For Her - Waiver Request to Major Site Plan in Review
1469 Pine Rd Ocala
Project #2025040018 #32698 Parcel #9009-0000-05
Clymer Farner Barley, Inc

The waiver for sidewalks was heard at the 8/4/25 DRC meeting.

LDC 6.13.2.B.(6) - Minimum Requirements
CODE states a minimum freeboard of six inches shall be provided for all retention/detention areas.
APPLICANT requests per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the flood plain is entirely contained on site. The updated plans and drainage report show that our pond top of bank below the lowest elevation at the property line, and that the flood plain is entirely contained on site within the pond in the post development condition.

LDC 6.8.6.J - Buffers
CODE states J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.
APPLICANT requests a waiver to modify Type C landscape buffer along Pine Avenue due to the existing tree and natural character of this residential frontage. Native plants are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking area and structures. Existing, expansive open areas are preserved as is with no screening proposed.

6.7. McGinnis Builders Office and Warehouse - Waiver Request to Major Site Plan in Review
Project #2025070053 #33082 Parcel #41503-001-00
Moorhead Engineering Co.

LDC 6.8.6 K(2) & (4) - Buffers
CODE states: K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.
APPLICANT request - One of the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would a wall would block the natural flow of water.

LDC 6.13.8(7) - Minimum Pipe Size
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meet all county flow requirements.

LDC 6.12.12 - Sidewalks
CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. The owner requests to pay the required $4000.00 fee prior to the final inspection of the project.

LDC 6.4.3 (H) - Topographic survey

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data.

APPLICANT requests to waive the requirement to extend the topographic survey 100 feet beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100-foot limit. We used county topographic information to establish the watershed boundaries.

6.8. Prestige Home Centers Minor Site Plan - Waiver Request to Minor Site Plan in Review
4020 S Pine Ave Ocala
Project #2024120060 #32632 Parcel #3111-014-000
Kimley-Horn and Associates, Inc.

LDC 2.12.24 - Landscape Requirements, Buffering
CODE states Show location and dimensions of required land use buffering. (Ord. No. 13-20, § 2, 7-11-2013)
APPLICANT waiver is requested for the modified Type C buffer as previously discussed and supported by staff.

LDC 6.8.8 - Building Landscaping
CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B.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. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.
APPLICANT waiver is requested for the building and landscaping requirements for this existing site. he majority of the front of the building will include a wooden ramp for ADA access. Shrubs/hedges are proposed in the buffer between building and public ROW.

LDC 6.9.2 - Irrigation Plan Requirements
CODE states C. An irrigation plan which includes the following items shall be submitted: (1) Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex; (2) Limits of areas to be irrigated; (3) Table or chart which includes all components used within the system: (a) Symbol legend (b) Type of component, including brand and model (c) Application rate of each emitter type (d) Precipitation rate of each emitter type (4) System performance table: (a) Design pressure (b) Operating pressures (c) GPM of each zone (5) Location of rain sensor and/or soil moisture sensor;(6)Location of controller; (7) Location of point-of-connection or well; (8) Location of backflow prevention device; (9) Location of all valves, mainlines, lateral lines, and emitters;(10)Construction details as applicable to the design;(11) Notes including installation instructions and County's contractor licensing requirements when a contractor is used;(12) Notes regarding the close out and completion requirements; and (13) Notes regarding maintenance, post-construction adjustments, and watering restriction.
APPLICANT A waiver is requested to provide the flexibility of a design build

irrigation system for this project. Per discussion with this can be supported.

6.9. Plat Vacation West End Ocala - Plat Vacation
3610 NW 1st Loop All Units Ocala
Project #2025090010 #33341 Parcel #22817-000-00
Saving Mercy Corporation

The request is to vacate for redevelopment of the Saving Mercy site for affordable housing units.

6.10. Zorrn Inc. / Alterations - Waiver Request to Major Site Plan
6410 NW Gainesville Rd Ocala
Project #2025080010 #33168 Parcel #13230-000-00
Michael White Architect

LDC 2.21.1.A(1) Major Site Plan
CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APLLICANT requests waiver for impervious overage due to improvements to existing structures on site.

6.11. O'Dell Family Division - Family Division Waiver Request
24900 SE Hwy 42 Umatilla
Project #2025080013 #33176 Parcel #51147-001-00
O'Dell Family

This item was heard at the 8/25/25 meeting. Staff recommended rehearing for 9/15/25.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT is requesting a family division to deed one acre to their daughter, Kaitlyn O'Dell and another separate one acre deeded to their son, Michael O'Dell.

6.12. Grow Garage - Waiver Request to Major Site Plan
Project #2025090009 #33337 Parcel # 1611-003-013
IPC Services

LDC 2.21.1.A - Major Site Plan

CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3)A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - The reason for the wavier is on 3/23/2001 (permit number 1514717446) the existing residence was COED with an impervious area of 2,904 square feet plus the driveway which is 4,178 square feet totaling 7,082 sq. feet. On 4/20/2001 (permit number 2001040583) a permit for detached garage was issued but never COED and expired for a detached garage with an impervious area of 2,949 square feet. At this point the total impervious area total is now 10,031 square feet. without taking into the account the concrete drive leading to the garage, which is over the allowable amount. On 9/19/2013 (permit number 2006040164) another permit was COED for an in-ground swimming pool with an impervious area of 1,030 square feet. bringing the property to a total impervious area of 12,901 square feet. which was all approved by the Marion County. Mr. Grow has now purchased the property and has made numerous efforts to remove as much area as possible to help with the impervious square feet. We do not believe Mr. Grow should be responsible for correcting what was already permitted and approved.

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20605 **Agenda Date:** 9/15/2025 **Agenda No.:** 3.1.

SUBJECT:
September 8, 2025

Marion County

Development Review Committee

Meeting Minutes

Ocala, FL 34471
Phone: 352-671-8686

Monday, September 8, 2025 **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:
Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:
Kathleen Brugnoli (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Kevin Vickers (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. August 25, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham
Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. 8005-0849-25 Duplexes SFM EXT/WM CNX (fka SAS Land Trust Duplex Project) - Utility Plan
3517 SW 157th Loop All Units Ocala
Project #2025030048 #32625 Parcel #8005-0849-25
Ardurra Group, Inc.

5.2. Ocala Crossings South Phase 5 - Final Plat
9009 SW 49th Avenue Rd Ocala
Project #2024070059 #32865 Parcel #35623-001-01
AM Gaudet & Associates, Inc.

5.3. Summer Pointe Village Phase 1A - Major Site Plan
Project #2025070030 #33061 Parcel #47659-001-00
Tillman and Associates Engineering, LLC

5.4. Irons 9 - Major Site Plan
Project #2025020053 #32713 Parcel #35300-000-17
Kimley-Horn and Associates, Inc.

Motion by Michelle Fanelli to approve items 5.1. through 5.4. on the consent agenda, seconded by Tony Cunningham
Motion carried 4-0

6. SCHEDULED ITEMS:

6.1. Melody Preserve - Improvement Plan - Waiver Request to Improvement Plan in Review
7945 SW 80th St Ocala
Project #2024100025 #32515 Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

LDC 6.12.12(D) - Sidewalks
CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment

required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests a wavier to pay fee in-lieu of sidewalk construction along SW 80th Street from site entrance to SW 77th Court per conversations with the County Engineer.

Motion by Chuck Varadin to approve, seconded by Tony Cunningham
Motion carried 4-0

6.2. West Mini Farms - Waiver Request to Major Site Plan
Project #2025050077 #33267 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

LDC 2.18.4.C Construction, completion, and close out
CODE states: All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

Motion by Chuck Varadin to table this item for up to two weeks, seconded by Tony Cunningham
Motion carried 4-0

6.3. Levon Lake Kerr Proposed Residence - Waiver Request to Major Site Plan
22601 NE 131st Ln Salt Springs
Project #2025080044 #33246 Parcel #11345-003-00
Clymer Farner Barley, Inc.

LDC 6.13.5 Flood plain and protection
CODE states: A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by the Federal Emergency Management Agency (FEMA). The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone. B. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee. C. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee. D. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard

zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.
APPLICANT request - There are three (3) different flood plains on site; two (2) are Marion County Flood Prone Areas and one (1) is a FEMA Flood Zone. The elevation difference between the FEMA Flood Zone and the Marion County Flood Prone Area for Lake Kerr is 0.61 feet, with the FEMA Flood Zone being the higher elevation. We are proposing the FF elevation of the proposed building to be 27.5 feet, one foot above the FEMA BFE, and to not have to provide floodplain compensation for the fill in the FEMA flood plain of Lake Kerr (~5,000 acres) due to it being de minimis. We would also like to request not providing any flood plain compensation for the southern Marion County Flood Prone area located onsite, as it does not have an established BFE and based on the owner not seeing any flooding conditions nor standing water onsite since family ownership dating back to the early 1970s.

Motion by Chuck Varadin to approve request condition upon providing compensating storage for LDC 6.13.5 and also providing grading plan with corrections as notes 27.5 feet and 0.61 feet, seconded by Tony Cunningham
Motion carried 4-0

6.4. Black Label Marine - Waiver Request to Major Site Plan
4211 NW Blitchton Rd Ocala
Project #1999007470 #33245 Parcel #21548-000-00
Clymer Farner Barley, Inc.

LDC 6.11.5 Driveway Access
CODE states: Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users. B. General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C. Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.
APPLICANT states CFB attended a DRC staff meeting on 7/10/2025, in which staff explained one of the two existing driveways would need to be removed. Both driveways entering the subject site have been permitted with FDOT since permit

issuance on 8/31/1995/ CFB had a pre app meeting with FDOT on 7/15/2025 and they confirmed that the proposed project would not be deemed a significant change, which would allow us to keep both driveways. Having both driveways is crucial for current business operation, following better circulation for trailered boats.

Motion by Chuck Varadin to deny, seconded by Michelle Fanelli
Motion carried 4-0

LDC 6.8.6. - Buffers
CODE states: It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.
APPLICANT request - CFB attended a DRC staff meeting on 7/10/25, in which staff explained a Type B landscape buffer, with a wall, would be required along the western property boundary. The adjacent western parcel is zoned B-4; however, its current use is a single-family residence. There are clusters of trees along the western property boundary, offering an existing buffer from current operation. We are requesting a waiver from having to provide any landscape buffer along the western property boundary, since one is not required strictly based on zoning and especially since the proposed use of the subject parcel matches the existing use.

Motion by Chuck Varadin to deny and recommend to the Board of County Commissioners to deny the waiver pertaining to the type B buffer, seconded by Tony Cunningham
Motion carried 4-0

6.5. Southern Pro Fence & Gate, LLC - Waiver Request to Major Site Plan
9110 S US Hwy 441 Ocala
Project #2024100071 #33247 Parcel #36887-000-00
Clymer Farner Barley, Inc.

LDC Division 21 - Major Site Plan
CODE states:
Sec. 2.21.1. - Applicability
A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application. C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through ketches, pictures, site maps, etc. and

can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.
(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.21.2. - Submittal requirements

A. Major Site Plan applications shall be submitted to the Office of the County Engineer. Multi-phase Major Site Plans may include a separate sheet showing independent, standalone phasing and shall not be subject to a separate Master Plan application. B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer. C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through www.marioncountyfl.org/ePlans.aspx

<http://www.marioncountyfl.org/ePlans.aspx>. D. For paper submissions, the number of copies submitted shall be established by resolution. E. Development Review Plan Application available at the Office of the County Engineer. F. General application requirements shall be as shown on Table 2.11-1 Application Requirements. G. A copy of the vertical and horizontal control notes shall be submitted to the Office of the County Engineer for review.
(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.21.3. - Review and approval procedures

A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. B. One approved plan shall be returned to the applicant. C. 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. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.
(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.21.4. - Construction, completion, and close out

B. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by an appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.
APPLICANT requests relief from requirement of Major Site Plan for impervious surface and traffic analysis. Onsite existing impervious exceeds 9,000 square feet per Sec. 2.21.1.A (1). This project proposes removing portions of existing impervious and proposes four (4) buildings that store construction materials. The net increase in

impervious, after the existing impervious is removed, is 5,228 square feet. Increased traffic trips are minimal for this project compared to existing operations. A minor site plan will be submitted.

Motion by Chuck Varadin to approve the waiver with the condition that the minor site plan include stormwater and no impervious be added to the flood prone area, seconded by Tony Cunningham
Motion carried 4-0

6.6. Classic Acres Phase 1 - Waiver Request to Establishment of County MSBU
4209 NW 110th Ave Ocala
Project #2025040014 #32697 Parcel #12654-000-00
Rogers Engineering, LLC

LDC 2.16.1.B(8)(g) - Establishment of County MSBU
CODE states: A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to provide an easement agreement for maintenance requirements and HOA documents.

Motion by Tony Cunningham to approve conditioned on providing HOA and easement documents, seconded by Ken McCann
Motion carried 4-0

6.7. Home and Hanger - Waiver Request to Major Site Plan
Project #2025080039 #33237 Parcel #37511-022-04
Abshier Engineering, Inc.

LDC 2.21.1.A Applicability - Major Site Plan
CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
APPLICANT request - The applicant states the site is 1.03 acres. The owner will compensate for the increase of runoff from the existing and future planned imperious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

Motion by Tony Cunningham to approve the waiver subject to 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 as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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, seconded by Ken McCann
Motion carried 4-0

6.8. Home and Hanger - Waiver Request to Major Site Plan
Project #2025080038 #33236 Parcel #37511-022-07
Abshier Engineering, Inc.
LDC 2.21.1.A - Applicability - Major Site Plan
CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT request - The applicant stated the site is 1.06 acres. The owner will compensate for the increase of the runoff from the existing and future planned impervious area of 6,000 square feet. We will work with Marion County Stormwater staff on the required stormwater controls.

Motion by Tony Cunningham to approve the waiver subject to 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 as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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, seconded by Ken McCann
Motion carried 4-0

6.9. Accessory Steel Storage Building 24' x 40' On Concrete Slab - Waiver Request to Major Site Plan
Marion Oaks Subdivision Unit 6
Project #1999001654 #33303 Parcel #8006-0589-07
John H. King

LDC 2.21.1.A - Applicability - Major Site Plan
CODE states: A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from

the project area.
APPLICANT requests a waiver to add a 24 ft x 40 ft steel storage building with a concrete slab, this will result in the total impervious surface coverage to exceed 9,000 square feet.

Motion by Tony Cunningham to approve the waiver subject to 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 as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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, seconded by Ken McCann
Motion carried 4-0

6.10. Carport (Metal Building) Waiver Request to Major Site Plan
Project #2023010043 #33292 Parcel #4135-026-000
Adalberto Hernandez

LDC 2.21.1.A - Applicability
CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT request - Installing a metal building to be used for storage and to protect farm equipment. This will put our lot over the allowable impervious.

Motion by Tony Cunningham to approve the waiver subject to 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 as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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, seconded by Ken McCann
Motion carried 4-0

6.11. Addition to Rear of House - Waiver Request to Major Site Plan
Summercrest PB 010 PG 119 Lot 11
Project #2004120038 #33283 Parcel #3664-002-011
Carlos Martinez, Inc

LDC 2.21.1.A - Applicability - Major Site Plan

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver for an addition to the current home of just over 600 square feet.

Motion by Tony Cunningham to table this item for two weeks, seconded by Chuck Varadin

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

8.1. Staffing of the Thursday DRC Staff Meetings
Michael Savage, Chairman

Motion by Tony Cunningham to table this item for two weeks, seconded by Chuck Varadin

Motion carried 4-0

8.2. Revision to the 2025 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines

The revised schedules include cancelling the DRC meeting for Monday, 11/10/25 and removing the deadline of 11/4/25 for DRC Staff meeting requests to be placed before DRC on 11/10/25.

This change is due to Veterans Day being Tuesday, 11/11/25, with County offices being closed. In addition, the County anticipates migrating to the new EPL (Enterprise Permitting and Licensing) System starting Friday, 11/7/25. It is estimated the migration will take five days and during this period systems will be offline. Staff will be unable to process any permits or plans or post payments to records. It is estimated systems will be back up on Wednesday, 11/12/25.

Requesting formal approval of the revised schedules.

Motion by Tony Cunningham to approve, seconded by Chuck Varadin

Motion carried 4-0

9. OTHER ITEMS:

Motion to adjourn by Tony Cunningham, seconded by Ken McCann
Motion Carried 4-0

10. ADJOURN: 10:05 AM

_____
Michael Savage, Chairman

Attest:

_____
Sandi Sapp
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20606 **Agenda Date:** 9/15/2025 **Agenda No.:** 5.1.

SUBJECT:
Champion Vision Ocala - Major Site Plan
Project #2025030025 #32597 Parcel #21521-001-02
Menadier Engineering, LLC

September 5, 2025

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: 3/14/25-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: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: INFO
REMARKS: 1.Sweet Viburnum next to building may get to large, consider alternative. 2. Top of tree rootball should be 1-2" above finish grade

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: INFO
REMARKS: Walter's Viburnum should be the full size variety, not the dwarf variety

9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: INFO
REMARKS: PID#21521-001002 does not exist any longer. Please remove from cover sheet. Leave the 21521-001-02 parcel on cover sheet.
This item is left as info to expedite the application's approval.

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sunbiz and check project list. 3/13/25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

AR 32597

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 3-11-2025

A. PROJECT INFORMATION:

Project Name: Champion Vision Ocala
Parcel Number(s): 21521-001-02
Section 03 Township 15S Range 21E Land Use Com Zoning Classification B-2
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.09 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads 1900 ft west of NW 44th Ave on south side of US 27
Additional information regarding this submittal: Construct one (1) medical vision office in an existing commercial subdivision with a master stormwater system

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

☑ **Engineer:**
Firm Name: Menadier Engineering, LLC Contact Name: William Menadier, PE
Mailing Address: 13800 Tech City Circle, Suite D302 City: Alachua State: Fl Zip Code: 32616
Phone # 386-347-5133 Alternate Phone #
Email(s) for contact via ePlans: wmenadier@menadier.com

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

Property Owner:
Owner: Robinson Real Estate Building, LLC Contact Name: Dr. Robinson
Mailing Address: 2677 SW 87th Drive City: Gainesville State: Fl Zip Code: 32608
Phone # Alternate Phone #
Email address:

Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

A MARION COUNTY MAJOR SITE PLAN
FOR
CHAMPION VISION OCALA

PREPARED FOR:
CHESHIRE CONSTRUCTION DEVELOPMENT, INC.

STORMWATER OPERATION/MAINTENANCE PLAN

AFTER EACH RAINFALL EVENT

1. PAVEMENT AREAS - CLEAN/SWEEP DEBRIS AND DIRT FROM PAVEMENT AREAS.
2. SEDIMENTS IN RETENTION/DETENTION AREAS - REMOVED IMMEDIATELY.
3. DEBRIS IN RETENTION/DETENTION AREAS - ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED IMMEDIATELY.
4. YARD INLETS, CATCH BASINS, ETC. - ALL DEBRIS AND FOREIGN MATERIALS SHALL BE REMOVED IMMEDIATELY.

PERIODIC POND/SYSTEM MAINTENANCE

1. CLEANING/ SWEEPING OF PAVEMENT AREAS SHALL BE ACCOMPLISHED WEEKLY OR AS REQUIRED.
2. INSPECT POND PERIODICALLY FOR ACCUMULATION OF TRASH AND DEBRIS AND REMOVE IT UPON DISCOVERY.
3. MOWING AND LANDSCAPING MAINTENANCE SHOULD BE DONE ON A MONTHLY BASIS DURING THE ACTIVE GROWING SEASON FOR THIS AREA. INSPECT AND MAINTAIN AS REQUIRED DURING THE GROWING SEASON.
4. WEEDS OR UNDESIRABLE GROWTH SHALL BE REMOVED UPON DISCOVERY.
5. CATCH BASINS SHALL BE FLUSHED AS NECESSARY (IF ANY).
6. THE OWNER SHALL RE-GRADE AND RE-STABILIZE SWALE/ RETENTION/ DETENTION AREAS AS REQUIRED TO MAINTAIN THE APPROVED DESIGN, CROSS-SECTION, LINER AND GRADE.
7. REMOVE SEDIMENT FROM POND WHEN ACCUMULATION REACHES FOUR (4) INCHES. MEASURE ACCUMULATION ONCE A YEAR.

INSPECTIONS

1. A MAINTENANCE INSPECTION MUST BE PERFORMED AT MINIMUM EVERY FIFTH YEAR BY A REGISTERED PROFESSIONAL.
2. THE MAINTENANCE INSPECTION MUST BE DOCUMENTED ON THE FDEP AND/ OR WATER MANAGEMENT DISTRICT STANDARD INSPECTION FORM 62-330.311(1).
3. THE INSPECTION MUST BE SIGNED, SEALED AND DATED BY THE REGISTERED PROFESSIONAL AND SUBMITTED TO EITHER THE FDEP OR WATER MANAGEMENT DISTRICT WITHIN 30 DAYS OF THE INSPECTION.
4. THE INSPECTION MUST BE CONDUCTED USING THE PLANS, CALCULATIONS AND SPECIFICATIONS APPROVED BY THE FDEP AND/OR WATER MANAGEMENT DISTRICT.
5. THERE MUST BE AN INSPECTION COMPLETED BY A REGISTERED PROFESSIONAL ONE YEAR AFTER THE CONVERSION INTO OPERATION.

MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

MAINTENANCE RESPONSIBILITIES:

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE PREVIOUSLY PERMITTED RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION, THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

1. ASPHALT PAVEMENT

A. AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADII SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.

B. ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.

C. ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.

D. REPAIR ANY BROKEN CURBING IMMEDIATELY.

2. CULVERTS

A. ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.

B. ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.

3. GRATE INLETS

A. MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.

B. MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.

C. ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

LEGEND

C.M.		CONCRETE MONUMENT
I.R.		IRON ROD
R/W		RIGHT OF WAY
E/P		EDGE OF PAVEMENT
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)		PLAT MEASUREMENT
(F)		FIELD MEASUREMENT
		UTILITY POLE AND GUY ANCHOR
		OVERHEAD WIRES
		FENCE
CONC.		CONCRETE
75		TREE (SEE TREE SCHEDULE)
		GROUND CONTOUR
T.B.M.		TEMPORARY BENCHMARK
F.F.		FINISH FLOOR
ELEV.		ELEVATION
INV.		INVERT
ES-1		EXISTING STRUCTURE
RS-1		REMOVED STRUCTURE
CMP		CORRUGATED METAL PIPE
RCP		REINFORCED CONCRETE PIPE
C.O.		CLEAN-OUT
G.I.		GREASE INTERCEPTOR
PVC		POLYVINYL CHLORIDE

PARKING CALCULATIONS

MEDICAL CENTER SPACES REQUIRED:
1 SPACE / 250 S.F.
(1 SPACE / 250 S.F.) x 3,288 S.F. = 14 SPACES

TOTAL PARKING REQUIRED: 14 SPACES

PARKING SPACES PROVIDED: 23 SPACES

HANDICAP PARKING REQUIRED:
1 SPACE/25 SPACES
(1 SPACE / 25 SPACES) x 23 SPACES = 1 SPACE

HANDICAP PARKING PROVIDED: 1 SPACE

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT

MEDICAL-DENTAL OFFICE BLDG (ITE CODE 720)
PER 1,000 S.F.:
3,288 S.F. / 1,000 S.F. = 3.29

WEEKDAY
FITTED CURVE EQUATION: T = 42.97(X) - 108.01
42.97(3.29) - 108.01 = 34 VTPD

TRIP DISTRIBUTION: 50% ENTER / 50% EXIT
ENTERING: 17 VTPD
EXITING: 17 VTPD

A.M. PEAK HOUR (7 am - 9 am)
FITTED CURVE EQUATION: Ln(T) = 0.90Ln(X) + 1.34
0.90Ln(3.29) + 1.34 = 12 VTPH

TRIP DISTRIBUTION: 79% ENTER / 21% EXIT
ENTERING: 10 VTPH
EXITING: 2 VTPH

P.M. PEAK HOUR (4 pm - 6 pm)
FITTED CURVE EQUATION: T = 4.07(X) - 3.17
4.07(3.29) - 3.17 = 11 VTPH

TRIP DISTRIBUTION: 30% ENTER / 70% EXIT
ENTERING: 4 VTPH
EXITING: 7 VTPH

OPEN SPACE / STORMWATER DATA CALCULATIONS:

AREA OWNED: 47,462 S.F. (1.09 ACRES)

EXISTING	
ASPHALT DRIVE	5,953 S.F.
CONCRETE	564 S.F.
IMPERVIOUS AREA	
BUILDINGS	3,288 S.F.
CONCRETE	1,186 S.F.
ASPHALT PVMT.	1,150 S.F.
TOTAL	12,141 S.F.

TOTAL IMPERVIOUS AREA - 12,141 S.F. (25.6%)

OPEN SPACE REQUIRED - 7,119 S.F. (15.0%)

TOTAL OPEN SPACE PROVIDED - 35,321 S.F. (74.4%)

INTERIOR LANDSCAPE CALCULATIONS:

REQUIRED:
10% OF PARKING AREA
0.10 x 10,506 S.F. = 1,051 S.F.
PLUS
1 S.F./50 S.F. OF OTHER PAVED SURFACES
(1 S.F. / 50 S.F.) x 1,186 S.F. = 24 S.F.

TOTAL INTERIOR LANDSCAPING REQUIRED: 1,075 S.F.

PROVIDED:
A - 365 S.F.
B - 360 S.F.
C - 485 S.F.

TOTAL PROVIDED - 1,210 S.F.

(SEE SHEET C003 FOR LANDSCAPE ISLAND LOCATIONS)

SITE

N

SECTION 3, TOWNSHIP 15 S, RANGE 21 E

LOCATION SKETCH

DRAINAGE SUMMARY:

THIS PROJECT IS LOCATED ON LOT 2 OF THE 27 WEST COMMERCIAL CENTER SUBDIVISION. LOT 2 WAS ALLOCATED A MAXIMUM FUTURE IMPERVIOUS AREA OF 40,342.5 S.F. (85% OF LOT AREA). THE MINIMUM OPEN SPACE REQUIREMENT IS 7,119.3 S.F. (15% OF LOT AREA). THE PROPOSED DEVELOPMENT WILL INCLUDE A TOTAL IMPERVIOUS AREA OF 12,141 S.F. (25.6%). THEREFORE, STORMWATER CAPACITY IS AVAILABLE IN THE PREVIOUSLY PERMITTED CENTRAL STORMWATER BASIN.

INDEX

SHEET NO.	CONTENTS
C001	COVER SHEET
C002	DEMOLITION & EROSION CONTROL PLAN
C003	LAYOUT PLAN
C004	GRADING & DRAINAGE PLAN
C005	UTILITY PLAN
D001	CONSTRUCTION DETAILS
D002	UTILITY NOTES
D003	UTILITY DETAILS
L001	LANDSCAPE PLAN
L002	IRRIGATION PLAN
L003	LANDSCAPE DETAILS
P001	PHOTOMETRIC PLAN
S001	BOUNDARY & TOPOGRAPHIC SURVEY

CONCURRENCY NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

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

PROJECT NUMBER: 2025-01-022

STATEMENT OF PROPOSED USE:

THIS PROJECT WILL SUPPORT A 3,822 S.F. MEDICAL OFFICE WITH PAVED PARKING AND TWO ACCESS DRIVES ON LOT 2 OF THE 27 WEST COMMERCIAL CENTER. LOT 2 WAS ALLOCATED IMPERVIOUS AREA CAPACITY IN THE CENTRAL STORMWATER MANAGEMENT FACILITY.

SITE DATA:

PROJECT NAME: CHAMPION VISION OCALA

CONTACT: DR. MARC ROBINSON
352-448-3932

OWNER: ROBINSON REAL ESTATE BUILDING, LLC
2677 SW 87th DRIVE
GAINESVILLE, FL32608

PROJECT ADDRESS: TBD NW BLITCHTON ROAD
OCALA, FL

TOTAL PARCEL AREA: 47,462 S.F. (1.09 ACRES)

LAND USE / ZONING: COM / B-2

PARCEL NO.: 21521-001-02
21521-001002

BUILDING HEIGHT:
ALLOWED: 50 FT
PROPOSED: <50 FT

FLOOR AREA RATIO:
ALLOWED: 100%
PROVIDED:
ALL BUILDINGS - 3,288 S.F.
F.A.R. = 3,288 / 47,462 = 0.069 = 6.9%

BUILDING SETBACKS ALLOWED:
FRONT - 40 FT
SIDE - 10 FT
REAR - 25 FT

BUILDING SETBACKS PROVIDED:
FRONT - 40 FT
SIDE - 15 FT
REAR - 150 FT

PROPOSED USE: EYE DOCTOR'S OFFICE

PROPERTY LIES WITHIN FLOOD ZONES 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12083C0504E DATED APRIL 19, 2017.

PROPERTY LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

PROJECT WATER AND SEWER DEMANDS:

SANITARY SEWER DEMAND

MEDICAL OFFICES
PER PRACTITIONER (DOCTOR)
300 GPD / DOCTOR x 2 DOCTORS = 600 GPD
PLUS
EMPLOYEES
18 GPD / EMPLOYEE x 6 EMPLOYEES = 108 GPD
TOTAL SEWER DEMAND - 708 GPD

WATER DEMAND - 1.20 x SEWER DEMAND
1.20 x 708 GPD = 850 GPD

IRRIGATION DEMAND
-IRRIGATION PROVIDED BY ON-SITE IRRIGATION WELL
-IRRIGATION WELL SHALL HAVE A BACKFLOW PREVENTOR

MAINTENANCE ENTITY: ROBINSON REAL ESTATE BUILDING, LLC

REQUESTED WAIVERS:

NO WAIVER REQUESTS

GENERAL NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

2. ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.

3. TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.

4. ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED. APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT DESIGN STANDARDS; LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FDOT's FTP-20-06 AND FTP-22-08 AND STANDARD PLANS 711-001.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

6. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE INTERNAL CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.

7. SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON THE ADJOINING PROPERTIES AND ROADWAY. A SITE LIGHTING PLAN, PREPARED BY THE ARCHITECT, SHALL BE SUBMITTED TO MARION COUNTY FOR REVIEW AND APPROVAL.

8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

9. THIS PROJECT SHALL BE SERVED WATER AND SEWER BY CITY OF OCALA UTILITIES.

10. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

11. TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

13. ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.

14. 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.

15. NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

MARION COUNTY OWNER'S CERTIFICATE:

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

DR. MARC ROBINSON DATE
ROBINSON REAL ESTATE BUILDING, LLC

ENGINEER'S CERTIFICATE:

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

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

DATE	REVISIONS
8-18-25	REVISED PER COUNTY STAFF COMMENTS

William A. Menadier, ME, PE
FL Reg. No. 74581
Wmenadier@menadier.com

MENADIER ENGINEERING
PO Box 636 | Alachua, Florida 32616 | Ph. (386) 347 - 5133 | www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

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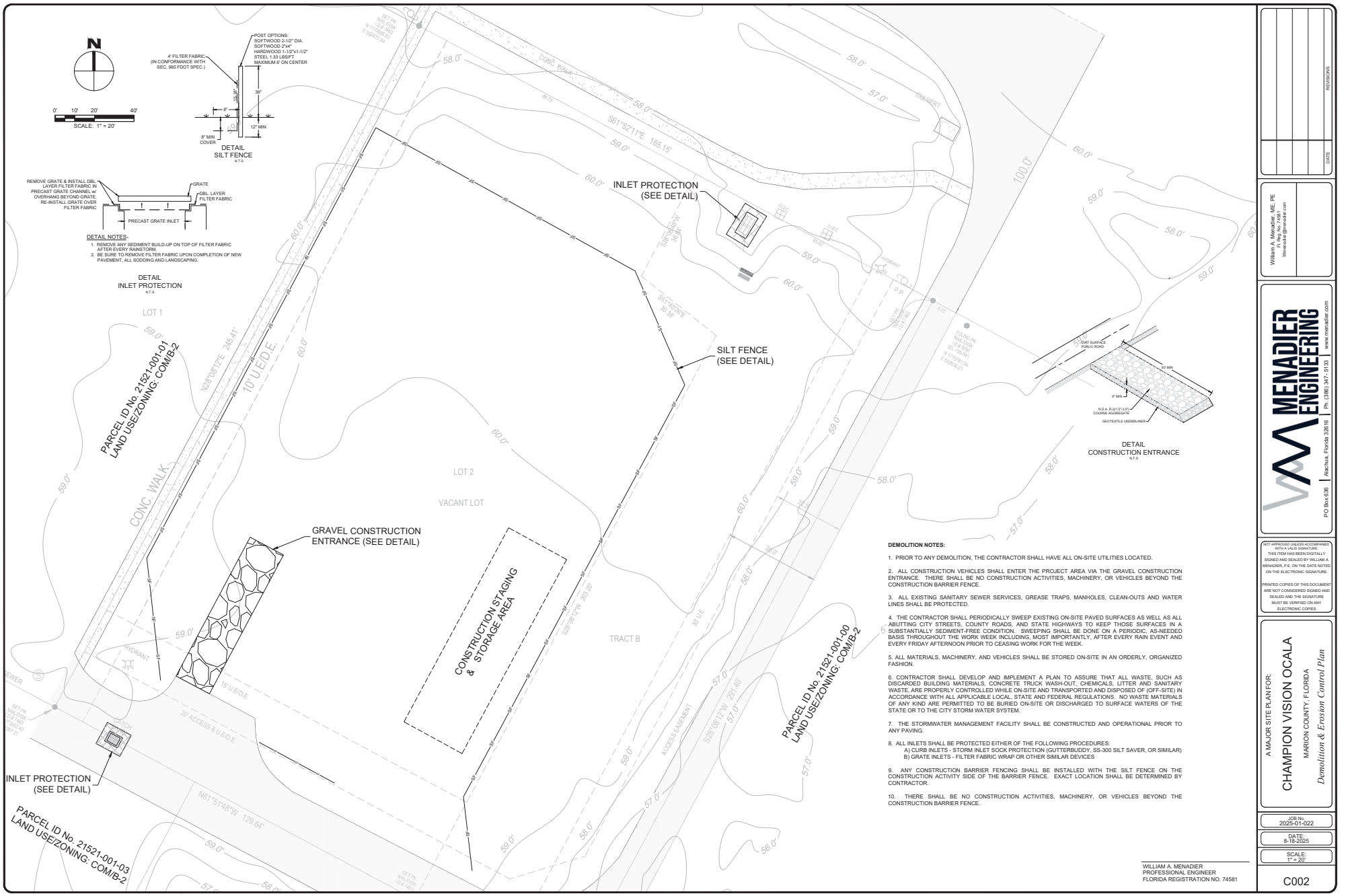
A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Cover Sheet

JOB No.
2025-01-022

DATE:
8-18-2025

SCALE:

C001



DEMOLITION NOTES:

1. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED.

2. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA THE GRAVEL CONSTRUCTION ENTRANCE. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.

3. ALL EXISTING SANITARY SEWER SERVICES, GREASE TRAPS, MANHOLES, CLEAN-OUTS AND WATER LINES SHALL BE PROTECTED.

4. THE CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

5. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.

6. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.

7. THE STORMWATER MANAGEMENT FACILITY SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO ANY PAVING.

8. ALL INLETS SHALL BE PROTECTED EITHER OF THE FOLLOWING PROCEDURES:
   A) CURB INLETS - STORM INLET SOCK PROTECTION (GUTTERBUDDY, SS-300 SILT SAVER, OR SIMILAR)
   B) GRATE INLETS - FILTER FABRIC WRAP OR OTHER SIMILAR DEVICES

9. ANY CONSTRUCTION BARRIER FENCING SHALL BE INSTALLED WITH THE SILT FENCE ON THE CONSTRUCTION ACTIVITY SIDE OF THE BARRIER FENCE. EXACT LOCATION SHALL BE DETERMINED BY CONTRACTOR.

10. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

REVISIONS | DATE

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Wmenadier@gmail.com

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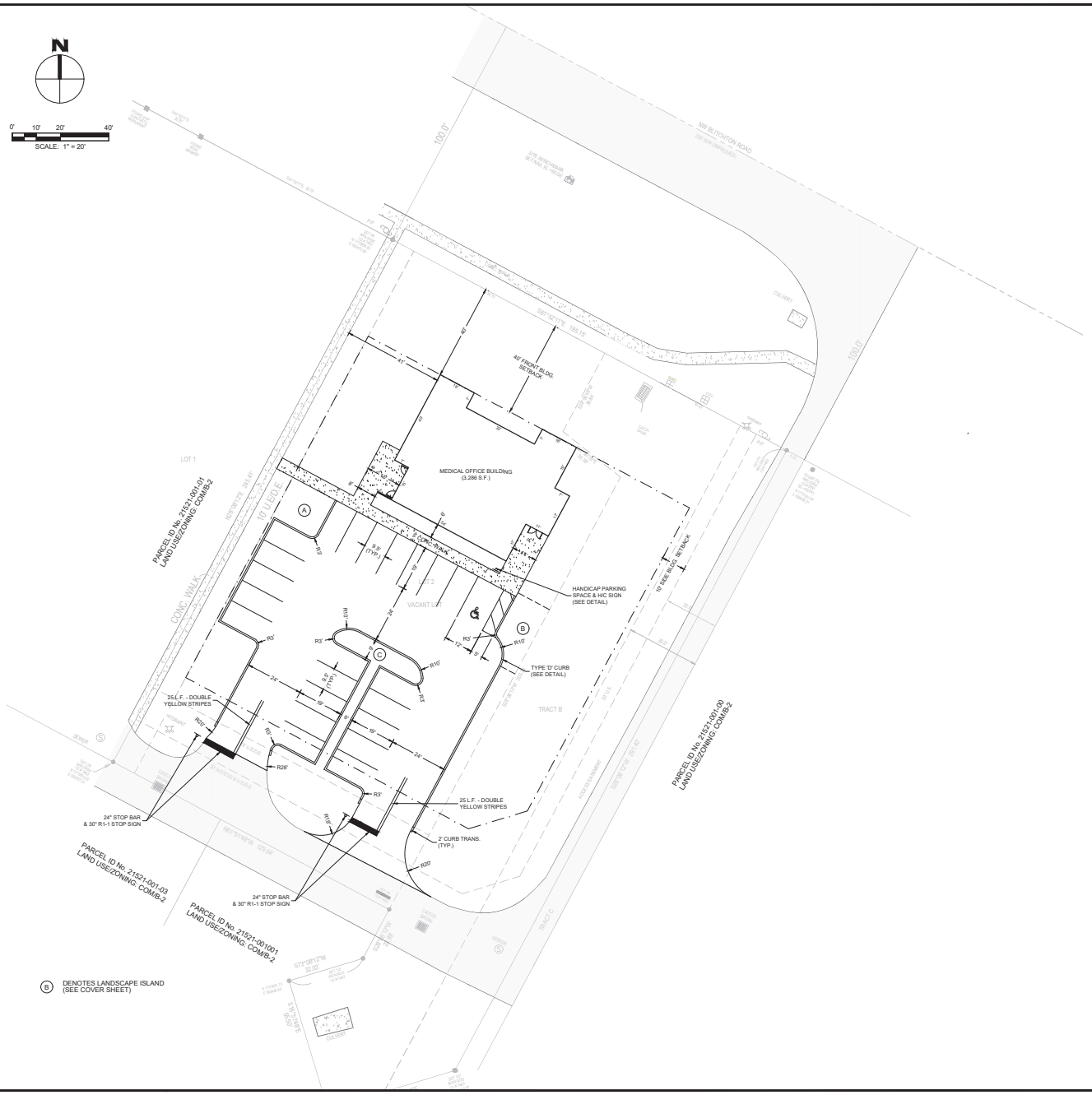
A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Demolition & Erosion Control Plan

JOB No. 2025-01-022
DATE: 8-18-2025
SCALE: 1" = 20'
C002



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A MAJOR SITE PLAN FOR:

CHAMPION VISION OCALA

MARION COUNTY, FLORIDA

Layout Plan

Job No.: 2025-01-022

DATE: 8-18-2025

SCALE: 1" = 20'

C003

WILLIAM A. MENADIER
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A MAJOR SITE PLAN FOR:

CHAMPION VISION OCALA

MARION COUNTY, FLORIDA

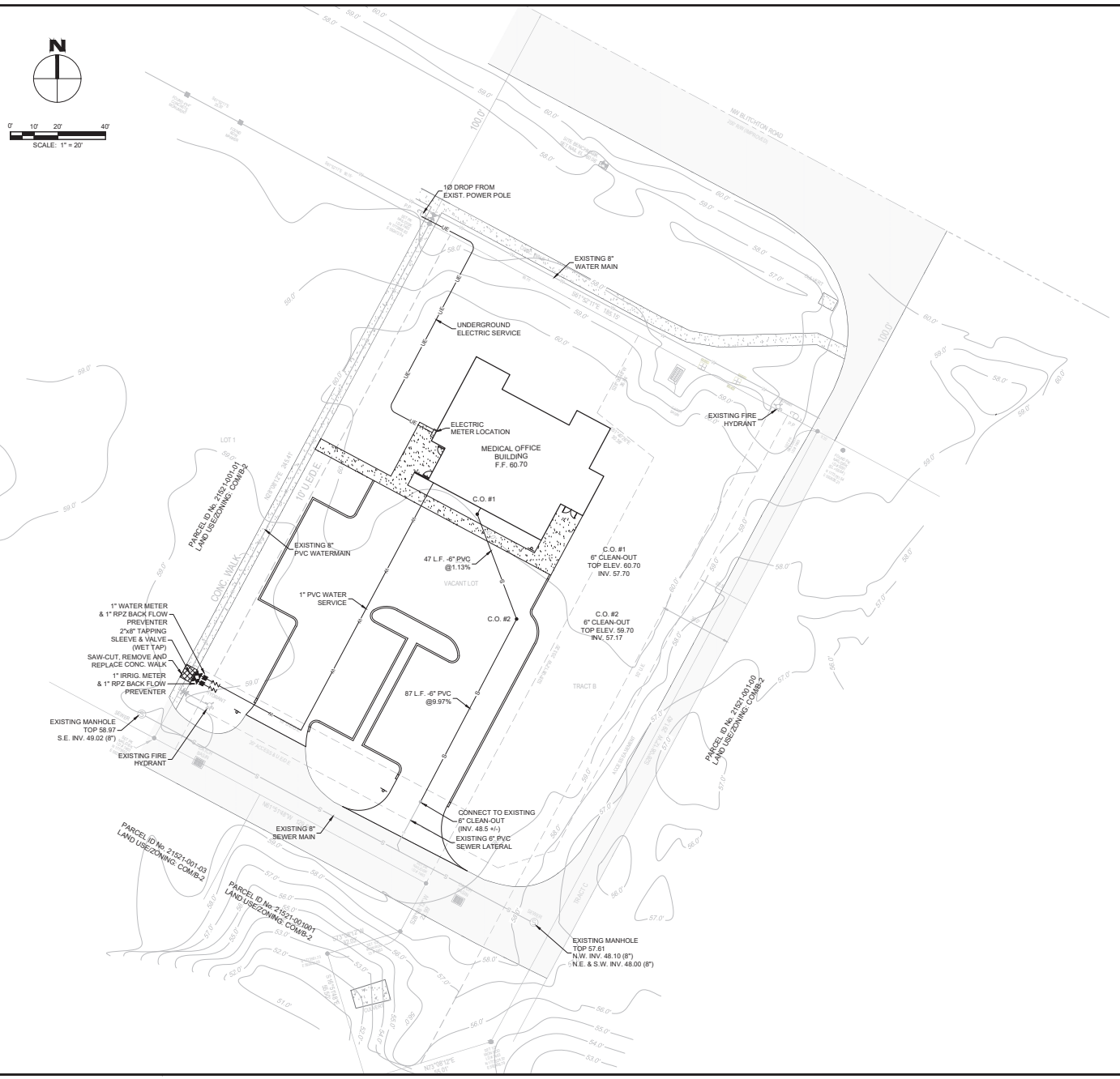
Grading & Drainage Plan

Job No.
2025-01-022

DATE:
8-18-2025

SCALE:
1" = 20'

C004



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A MAJOR SITE PLAN FOR:

CHAMPION VISION OCALA

MARION COUNTY, FLORIDA

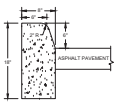
Utility Plan

Job No.: 2025-01-022

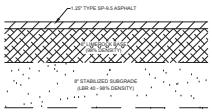
DATE: 8-18-2025

SCALE: 1" = 20'

C005

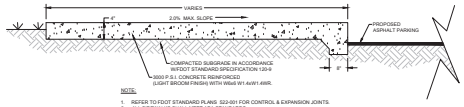


DETAIL
TYPE "D" CURB
N.T.S.



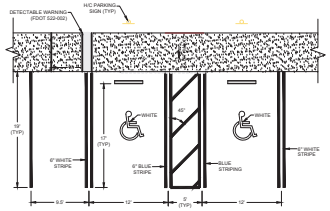
ON-SITE PAVEMENT SECTION

NOTES:
1. 12" LIMEROCK BASE W/ 2 LIFTS @ 98% DENSITY OVER COMPACTED SUBGRADE MAY BE SUBSTITUTED FOR STABILIZED SUBGRADE.
2. UNDERCUT SHALL BE NO UNSUITABLE MATERIALS WITHIN 24" BELOW THE LIMEROCK BASE.

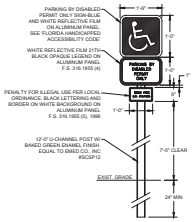


NOTE:
1. REFER TO FDOT STANDARD PLANS 522-001 FOR CONTROL & EXPANSION JOINTS.
2. ALL SIDEWALKS SHALL MEET ADA STANDARDS.

DETAIL CONCRETE SIDEWALK
N.T.S.



DETAIL
HANDICAP STRIPING AND PARKING
PERPENDICULAR PARKING
N.T.S.



DETAIL
PARKING FOR THE DISABLED SIGN
N.T.S.

WILLIAM A. MENADIER
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FLORIDA REGISTRATION NO. 74581

REVISIONS

DATE

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A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Construction Details

Job No.
2025-01-022

DATE:
8-18-2025

SCALE:

D001

GENERAL UTILITY NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE MARION COUNTY STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION MANUAL.

2. COUNTY WILL MAINTAIN ALL WATER MAINS TWO INCH (2") IN DIAMETER AND ABOVE TO THE POINT OF METERING AND DOUBLE DETECTOR CHECK ASSEMBLY LOCATION.

3. ALL NEW BACKFLOW PREVENTORS ARE TO BE INSTALLED "BY CONTRACTOR" AND MAINTAINED "BY OWNER." BACKFLOW PREVENTER IS TO BE INSTALLED ON THE CUSTOMER SIDE OF THE WATER METER BOX AT A MINIMUM OF 18 INCHES FROM FINAL GRADE TO BOTTOM OF THE BACKFLOW.

4. THE WATER METER BOX ASSEMBLY SHALL BE INSTALLED BY THE CONTRACTOR AND THE METER INSTALLED BY THE COUNTY.

5. ALL ELBOWS, CAPS, VALVES AND TEES SHALL BE ANCHORED WITH THRUST BLOCKS.

6. ON-SITE PRIVATE WATER AND FIRE SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVERAGE. ANY OFF-SITE OR COUNTY MAINTAINED WATER LINES OR FIRE SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 48" COVERAGE.

7. PROVIDE STAINLESS STEEL STRAPS ON ALL TAPPING SADDLES.

8. A VALVE TIE SHEET SHALL BE SUBMITTED TO THE COUNTY WATER & SEWER DEPARTMENT FOR ALL VALVES 2" OR LARGER.

9. ALL GRAVITY SEWER LINES SHALL MEET THE REQUIREMENTS OF ASTM 3034 WITH A DR OF 26 AND GREEN IN COLOR.

10. ALL SEWER SERVICES AND CLEAN-OUTS SHALL BE MAINTAINED "BY OWNER."

11. ALL SANITARY SEWER CLEAN-OUTS WITHIN THE PAVEMENT SHALL HAVE TRAFFIC BEARING LIDS.

12. 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.

13. AS-BUILTS, MEETING THE MARION COUNTY WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE COUNTY PRIOR TO ISSUANCE OF THE C.O.

14. PROPOSED ELECTRIC SERVICE AND TRANSFORMER SHALL BE PROVIDED BY OCALA ELECTRIC UTILITY.

UTILITY SEPARATION NOTES:

THE SEPARATION NOTES SHALL INCLUDE THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. AS NOTED BELOW.

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

POTABLE WATER SYSTEM NOTES:

1. ALL WATER MAIN PIPE FITTINGS AND APPURTANENCES SHALL BE INSTALLED TO COMPLY WITH MARION COUNTY STANDARD SPECIFICATIONS.

2. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH MARION COUNTY STANDARD SPECIFICATIONS.

3. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

4. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE MARION COUNTY STANDARD SPECIFICATIONS.

5. CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

6. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND MARION COUNTY STANDARD SPECIFICATIONS.

7. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

8. POTABLE WATER MAINS SHALL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THAN 4" DIAMETER. SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPE SIZES LESS THAN 4" DIAMETER. THE ABOVE TYPE INSTALLATIONS MUST BEAR THE 'NSF' STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

9. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES, AND ELBOWS.

10. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE MARION COUNTY STANDARD SPECIFICATIONS.

11. ALL F.D.E.P. PERMITS SHALL BE SUBMITTED PRIOR TO ANY CONSTRUCTION AND AN F.D.E.P. CLEARANCE IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

12. AS-BUILT DRAWINGS MEETING THE MARION COUNTY WATER AND SEWER MANUAL REQUIREMENTS, OR EQUIVALENT, ARE TO BE SUPPLIED TO THE ENGINEER OF RECORD PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

13. ANY NEWLY INSTALLED FIRE HYDRANTS ARE TO BE FACTORY PAINTED RED. THE FIRE HYDRANT CAPS AND BONNET SHALL BE PAINTED THE APPROPRIATE ISO COLOR BASED ON THE FIRE FLOW TEST RESULTS AND WILL BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

14. ALL ON-SITE PRIVATE FIRE HYDRANT ASSEMBLIES SHALL BE FACTORY PAINTED YELLOW.

15. ALL MAINS AND WATER SERVICES 2" OR ABOVE SHALL HAVE GATE VALVES INSTALLED. EACH VALVE IS REQUIRED TO HAVE A VALVE TIE SHEET SUPPLIED WITH THE AS-BUILTS.

POTABLE WATER TESTING AND INSPECTION:

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER OF RECORD. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH MARION COUNTY STANDARD SPECIFICATIONS. CONSTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS TWO (2) FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR SHALL PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITY HYDROSTATIC TESTING SHALL BE WITNESSED BY THE UTILITY OWNER'S REPRESENTATIVE.

SANITARY SYSTEM:

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION No. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER. COMMERCIAL SERVICE LATERALS SHALL BE A MINIMUM 6" DIAMETER AND RESIDENTIAL SERVICES SHALL BE 4" DIAMETER MINIMUM.

2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES:
   4" @ 2.00%
   6" @ 1.04%
   8" @ 0.40%
   10" @ 0.30%

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE MARION COUNTY UTILITIES STANDARD SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS OR DISCREPANCIES.

6. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

7. EXISTING MANHOLES SHALL BE COATED OR LINED AND NEW MANHOLES SHALL BE LINED TO RESIST CORROSION FROM A SANITARY SEWER ENVIRONMENT. COATINGS OR LINERS SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE COATING OR LINER MANUFACTURER'S RECOMMENDATIONS.

8. ALL F.D.E.P. PERMITS SHALL BE SUBMITTED PRIOR TO ANY CONSTRUCTION AND AN F.D.E.P. CLEARANCE IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

9. AS-BUILT DRAWINGS MEETING THE MARION COUNTY WATER AND SEWER MANUAL REQUIREMENTS, OR EQUIVALENT, ARE TO BE SUPPLIED TO THE ENGINEER OF RECORD PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

SANITARY TESTING AND INSPECTION:

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48-HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER, AND MARION COUNTY (IF REQUIRED).

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH MARION COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE PERMITTING AGENCY'S UTILITY DEPARTMENT FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED TO MEET THE FOLLOWING REQUIREMENTS:
   A. THE LEAKAGE INFILTRATION OR EXFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMTER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. INFILTRATION OR EXFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF TWO (2) FEET.
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR SHALL PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING SHALL BE THE FOLLOWING REQUIREMENTS:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5.0%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE NSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR SHALL INSPECT AND TEST MANHOLES FOR WATER TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

REVISIONS | DATE

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NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

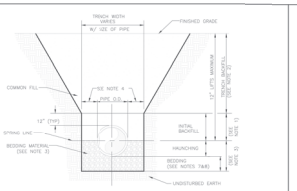
A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Utility Notes

Job No.
2025-01-022

DATE:
8-18-2025

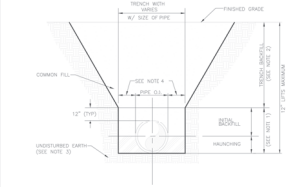
SCALE:

D002



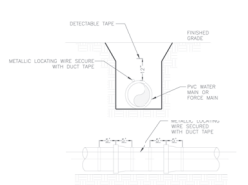
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO DOT NO. 57 AGGREGATE.
4. 12" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. WHERE ROCK IS FOUND, UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. WHERE ROCK IS FOUND, IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 1 | 7.3.2 UT 102



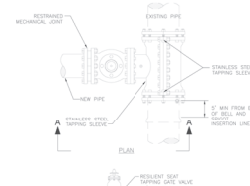
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO DOT NO. 57 AGGREGATE.
4. 12" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.
8. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 2 | 7.3.2 UT 103



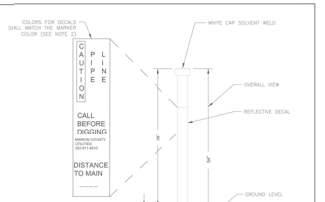
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 1 LOCATING WIRES EACH WITH A BREAK LOAD OF 2031 POUNDS.
5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PIPE LOCATING WIRE AND DETECTABLE TAPE | 7.3.2 UT 104



NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, TIE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

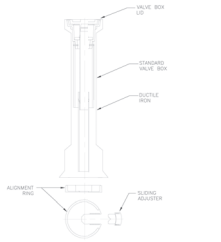
Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TAPPING SLEEVE AND GATE VALVE ASSEMBLY | 7.3.2 UT 108



NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT-OF-WAY.
2. MARKERS SHALL BE 4" DIAMETER SCH80 OR 3R1B PVC; BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL VALVES THAT MEET NOTE 1 EXCEPT WATER VALVES NEAR FIRE HYDRANTS.
4. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

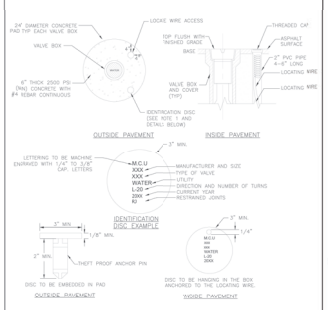
Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | UTILITY MAIN MARKER | 7.32 UT 109

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



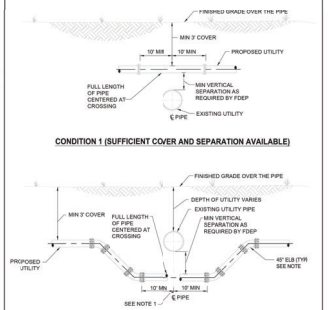
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111



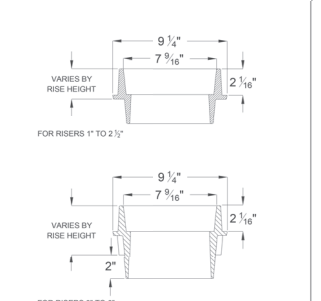
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112



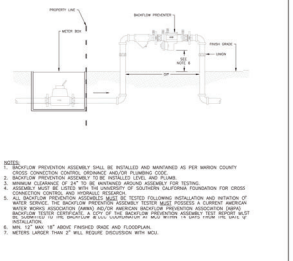
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113



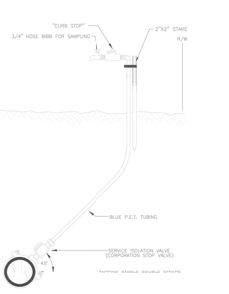
NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | VALVE BOX RISER | 7.32 UT 115



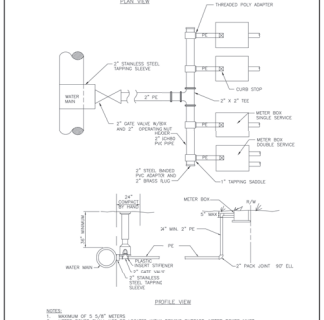
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLY MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) BACKFLOW PREVENTER TESTER CERTIFICATION. FOLLOWING EACH BACKFLOW TESTER CERTIFICATE, A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO PBC BACKFLOW @ ALL LOCATIONWITH AT MOST WITHIN 14 DAYS FROM ONE SHALL BE PERFORMED.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TEMPORARY SAMPLE POINT | 7.3.2 UT 2.1



NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 PVC PIPE AND SOLVENT WELD.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 14" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA TRUSTED | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

REVISIONS	DATE

William A. Menadier, ME, PE
Vice President
Wmenadier@menadier.com

MENADIER ENGINEERING
PO Box 638 | Alachua, Florida 32616 | PH. (386) 347 - 5133 | www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

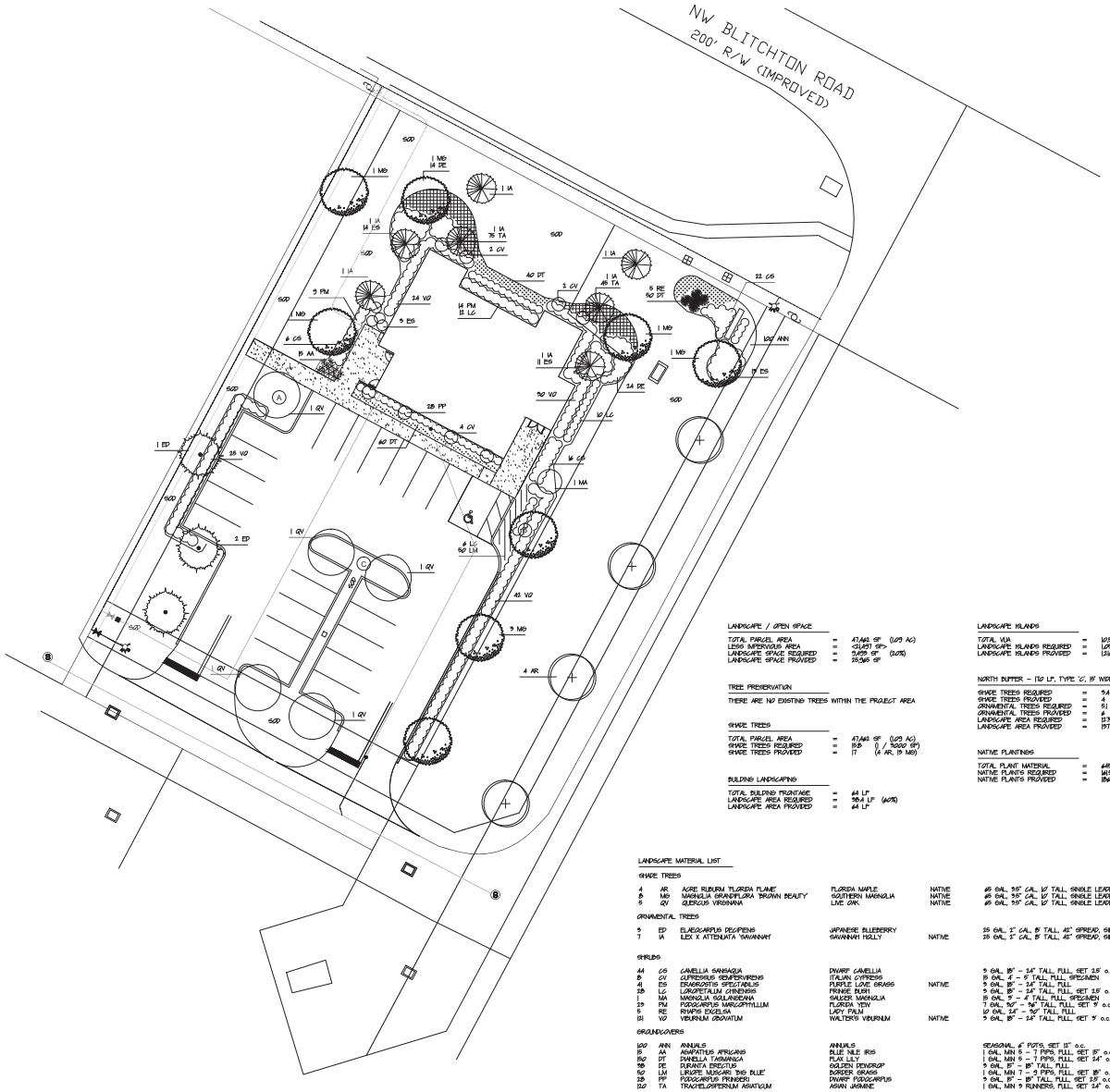
A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Utility Details

JOB No.
2025-01-022

DATE:
8-18-2025

SCALE:

D003



LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" – 3" OF CYPRESS TY MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2018 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
14. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
16. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
17. ALL NEW SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
18. ALL JOINTS SHALL BE SANDED AS DIRECTED AND SOD ROLLED PRIOR TO ACCEPTANCE
19. ALL WIRE / MESH BACKING MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
20. ALL SOD EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
21. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 60% LOAM, AND 10% TOP-SOIL
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
23. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
25. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
26. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
27. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1)
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
29. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
30. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
31. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.3 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.3 , 6.3.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.3 , 6.3.8), FERTILIZER USE (6.8.4), AND WATERING (6.3.5)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. 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 MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.3 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.3 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6.8.3
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

LANDSCAPE / OPEN SPACE

TOTAL PARCEL AREA	=	47,661 SF (1.09 AC)
LESS IMPERVIOUS AREA	=	<31,971 SF>
LANDSCAPE SPACE REQUIRED	=	7,478 SF (10%)
LANDSCAPE SPACE PROVIDED	=	15,690 SF

TREE PRESERVATION

THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA

SHADE TREES

TOTAL PARCEL AREA	=	47,661 SF (1.09 AC)
SHADE TREES REQUIRED	=	19.8 (1 / 3000 SF)
SHADE TREES PROVIED	=	17 (4 AR, 13 MB)

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE	=	64 LF
LANDSCAPE AREA REQUIRED	=	38.4 LF (60%)
LANDSCAPE AREA PROVIED	=	64 LF

LANDSCAPE ISLANDS

TOTAL VUA	=	12,808 SF
LANDSCAPE ISLANDS REQUIRED	=	1,281 SF (10%)
LANDSCAPE ISLANDS PROVIDED	=	1,310 SF

NORTH BUFFER – 150 LF, TYPE 'C', 15' WIDE, 2250 SF

SHADE TREES REQUIRED	=	5.4 (1 / 100 LF)
SHADE TREES PROVIDED	=	6 (6 MB)
ORNAMENTAL TREES REQUIRED	=	9.1 (6 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	6 (6 IA)
LANDSCAPE AREA REQUIRED	=	1,575 SF (70%)
LANDSCAPE AREA PROVIED	=	1,977 SF

NATIVE PLANTINGS

TOTAL PLANT MATERIAL	=	645
NATIVE PLANTS REQUIRED	=	645 (100% INSIDE USE)
NATIVE PLANTS PROVIDED	=	656

LANDSCAPE MATERIAL LIST

SHADE TREES

6	AR	ACER RUBURN 'FLORIDA FLAME'	FLORIDA MAPLE	NATIVE
5	MB	MAGNOLIA GRANDIFLORA 'BRAWN BEAUTY	SOUTHERN MAGNOLIA	NATIVE
9	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE

ORNAMENTAL TREES

9	EP	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	
7	IA	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	NATIVE

SHRUBS

44	CS	CAMELLIA SANSAQUA	DWARF CAMELLIA	
8	CV	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	
41	ES	ERIANTHUS SPECTABILIS	PURPLE LOVE GRASS	NATIVE
28	LG	LORAPETALUM CHINENSIS	FRINGE BUSH	
1	MA	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	
29	PM	PODOCARPUS MARGOPHYLLUM	FLORIDA YEW	
5	RE	RHAPIS EXCELSA	LADY PALM	
121	VO	VIBURNUM ODORATUM	WALTER'S VIBURNUM	NATIVE

GROUNDCOVERS

100	ANN	ANNUALS	ANNUALS
19	AA	ASPARTATUS AFRICANS	BLUE NILE IRIS
182	DT	PANELLA TARMANICA	FLAX LILY
58	DE	DURANTA ERECTUS	GOLDEN DEWDROP
59	LM	LIRIOPE MUSCARI 'BIG BLUE'	BORDER GRASS
28	PP	PODOCARPUS PRINGERI	DWARF PODOCARPUS
152	TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE

SEASONAL	6" POTS, SET 12" o.c.	
1 GAL. MIN 5 – 7 PIPS, FILL, SET 15" o.c.		
1 GAL. MIN 5 – 7 PIPS, FILL, SET 24" o.c.		
3 GAL. 12" – 18" TALL FILL		
1 GAL. MIN 7 – 9 PIPS, FILL, SET 18" o.c.		
3 GAL. 18" – 18" TALL FILL, SET 36" o.c.		
1 GAL. MIN 9 RUNNERS, FILL, SET 24" o.c.		

WARM SEASON SOD – ARGENTINE-BAHIA SOD

SCALE 1" = 20'

0 5 10 15 25 50 75

N

Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.05.14 11:17:09 -04'00'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY
1	5/25	COUNTY COMMENTS	RAK

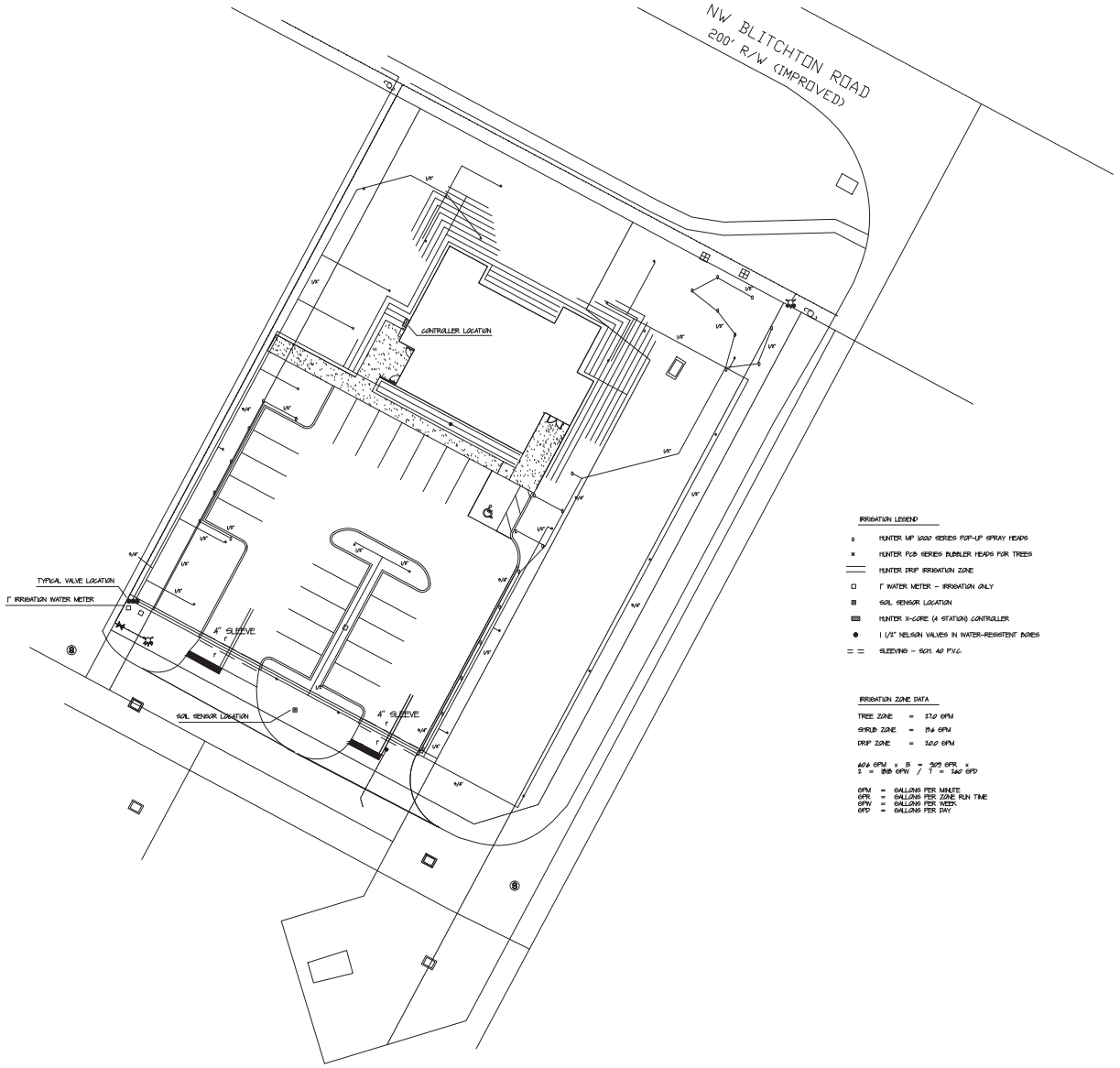
JOB NO. | SCALE: 1" = 20' | DRAWN BY: RAK | DATE: 2 / 25

VIEW NAME: | DRAWING NO: | PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1515 SE 17TH STREET, SUITE 121 (352) 622-3899
OCALA, FLORIDA, 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN
CHAMPION VISION
MARION COUNTY FLORIDA

SHEET L001 of _____



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- HUNTER DRIP IRRIGATION ZONE
- 1" WATER METER - IRRIGATION ONLY
- SOIL SENSOR LOCATION
- HUNTER X-CORE (4 STATION) CONTROLLER
- 1 1/2" NELSON VALVES IN WATER-RESISTENT BOXES
- SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

TREE ZONE = 370 GPM
SHRUB ZONE = 194 GPM
DRIP ZONE = 300 GPM

604 GPM x 15 = 309 GPR x 2 = 1808 GPW / 7 = 340 GPD

GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE SHALL BE A NEW 1" WATER METER - IRRIGATION USE ONLY. SEE CIVIL PLANS FOR LOCATION AND DETAILS
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND THE PROPOSED LAYOUT, AND PROVIDE VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE PROPOSED COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE UNDERCUTTING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 55 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SHRUBS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMACT THE ROOT SYSTEMS OF THE PROPOSED TREES TO BE INSTALLED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUMN, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/FAMILIES/AE330
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. ALL VALVES SHALL HAVE A FACTORY-INSTALLED 'FILTER SENTRY' AND VERIFIED BY CONTRACTOR
28. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
29. ALL IRRIGATION INSTALLATION SHALL MEET 100% GRADES AND STANDARDS
30. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
31. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
32. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.3.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 6.3.8 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 6.3.3 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6.3.12 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.3.4) WATERING INSTALLATION (6.3.5) AND INSTALLATION LICENSING REQUIREMENTS (6.3.12)

SCALE 1" = 20'

0 5 10 15 20 75

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Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.05.14 11:18:37 -04'00'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

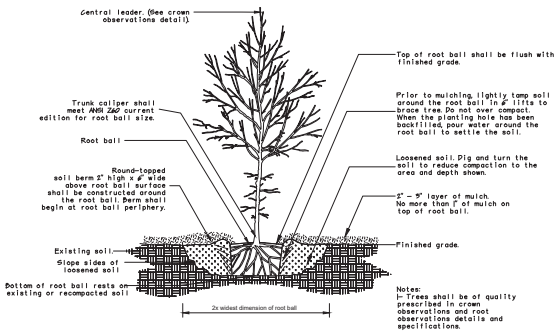
NO.	DATE	DESCRIPTION	BY
1	5/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 2 / 25
SCALE: 1" = 20'
DRAWING NO:
NEW NAME:
JOB NO:
SHT. PG.

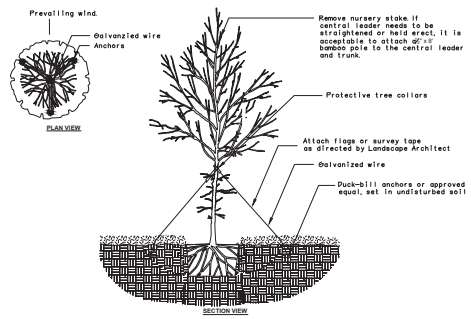
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
OCALA, FLORIDA 34476 (352) 622-3889
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN
CHAMPION VISION
MARION COUNTY FLORIDA

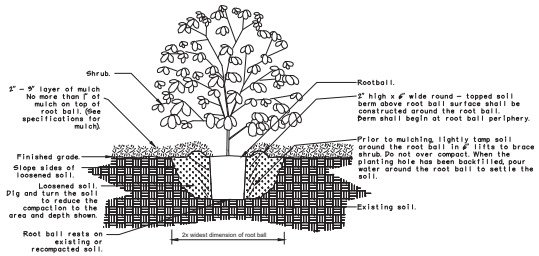
SHEET L-2.02 of ____



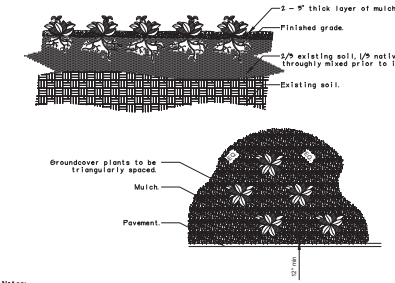
TREE INSTALLATION



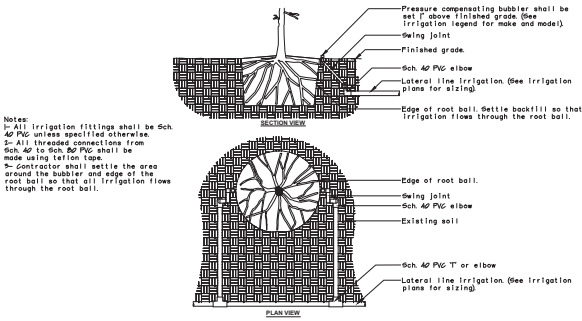
TREE STAKING – TREES < 2" CALIPER



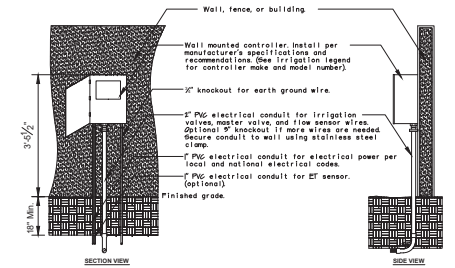
SHRUB INSTALLATION



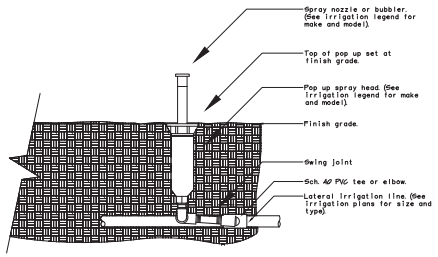
GROUNDCOVER INSTALLATION



TREE BUBBLER LAYOUT



WALL MOUNTED CONTROLLER



POP UP-SPRAY HEAD

Richard A Kesselring

Digitally signed by Richard A Kesselring
Date: 2025.05.14 11:19:28 -04'00'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

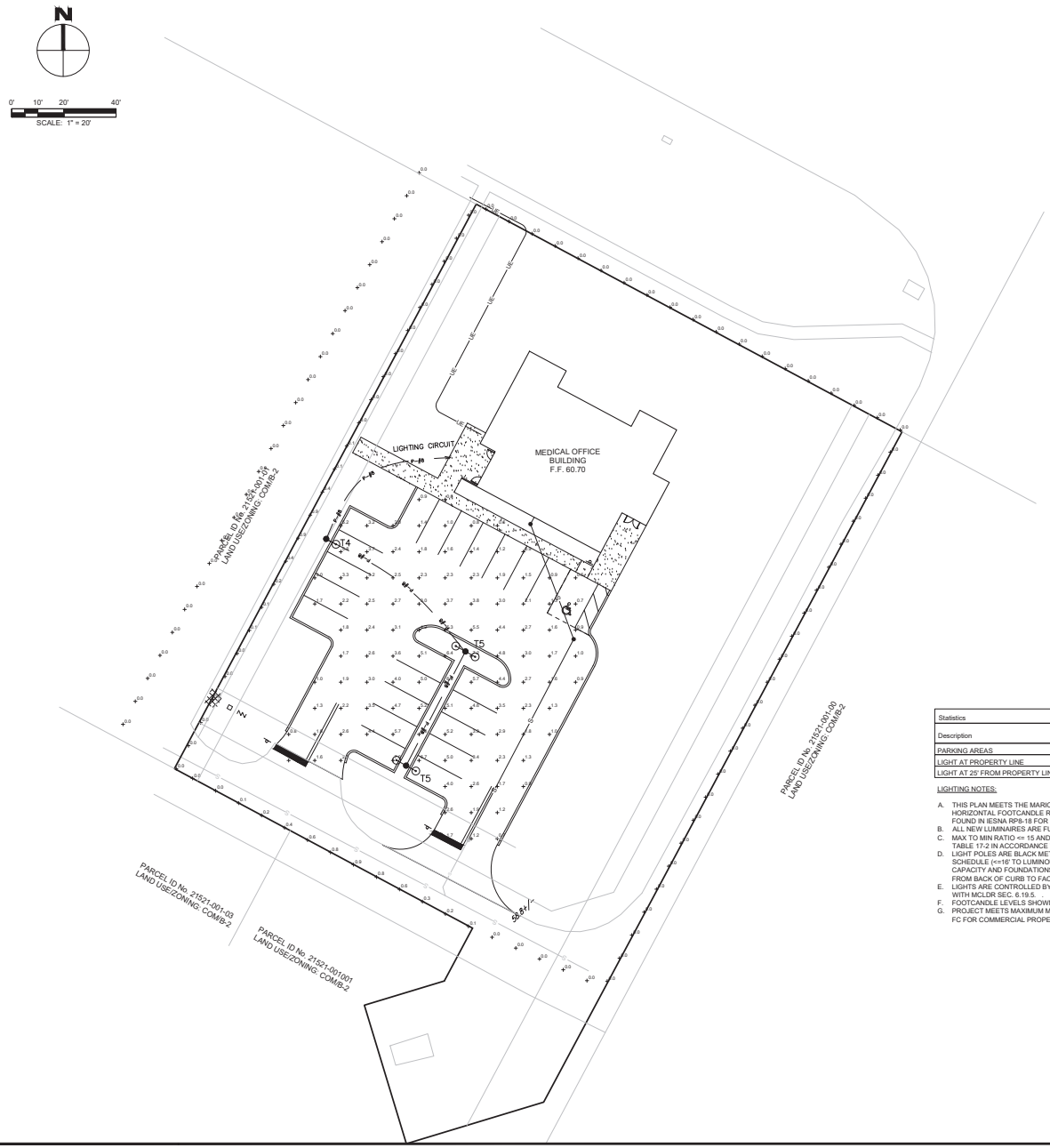
NO.	DATE	DESCRIPTION	BY
1	5/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
DATE: 2 / 25
DRAWING NO.:
VIEW NAME:
FIB. PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34471 (352) 622-0899
GOLF COURSE ARCHITECTURE SITE PLANNING
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE & IRRIGATION DETAILS
CHAMPION VISION
MARION COUNTY FLORIDA

SHEET L002 of ___



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING AREAS	+	2.8 fc	7.2 fc	0.5 fc	14.4:1	5.6:1	NOTES C
LIGHT AT PROPERTY LINE	+	N/A	0.9 fc	N/A	N/A	N/A	DESIGN TARGET <=1 FC
LIGHT AT 25' FROM PROPERTY LINE	+	N/A	0.0 fc	N/A	N/A	N/A	SEE NOTE H

LIGHTING NOTES:

A. THIS PLAN MEETS THE MARION COUNTY LAND DEVELOPMENT REGULATIONS (MCLDR) AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING IN ACCORDANCE WITH MCLDR SEC. 6.19.4.A.
B. ALL NEW LUMINAIRES ARE FULL CUT-OFF MEETING MCLDR SEC.6.19.6.C.
C. MAX TO MIN RATIO <= 15 AND MINIMUM ILLUMINATION >= .5 FC MAINTAINED FOR PARKING AREAS AS PER IESNA RP8-18 TABLE 17-2 IN ACCORDANCE WITH MCLDR SEC. 6.19.4.A.
D. LIGHT POLES ARE BLACK METAL (STEEL). MOUNTING HEIGHTS INCLUDING ABOVE GRADE AND ARE INCLUDED IN SCHEDULE (<=16' TO LUMINOUS OPENING MCLDR SEC. 6.19.6.E.(2)). CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 3' BACK OF SIDEWALK.
E. LIGHTS ARE CONTROLLED BY PHOTOCELL AND TIMER. SEE BUILDING ELECTRICAL PLANS FOR DETAILS IN ACCORDANCE WITH MCLDR SEC. 6.19.5.
F. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
G. PROJECT MEETS MAXIMUM MAINTAINED FOOTCANDLES WITHIN 25' OF THE ADJOINING PROPERTY MUST BE LESS THAN 1 FC FOR COMMERCIAL PROPERTIES. (MCLDR SEC.6.19.6.B.)

William T Stormant

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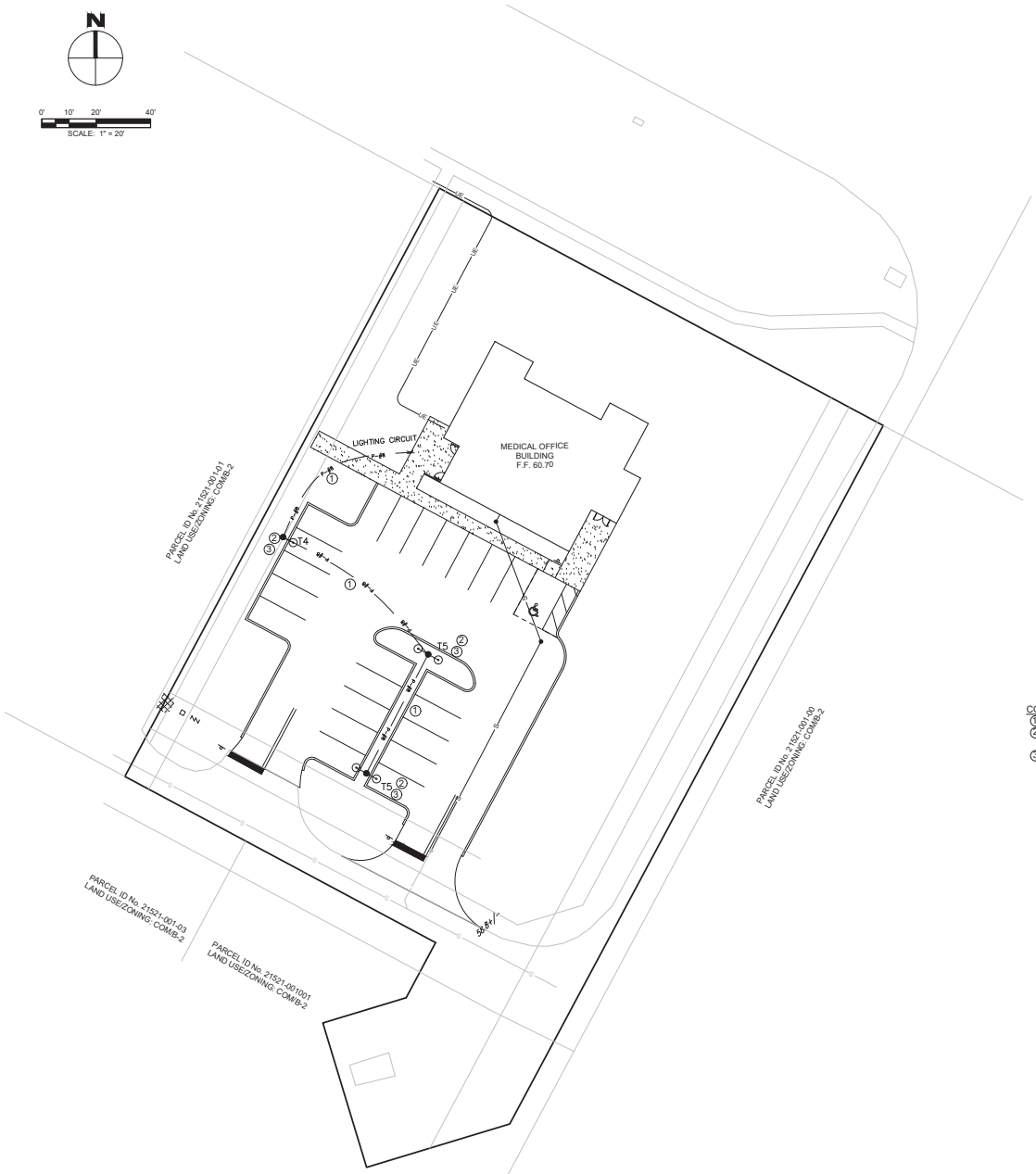
A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Photometric Plan

JOB No. 424
DATE: 3-10-2025
SCALE: 1" = 20'

P1



CONSTRUCTION NOTES:

1. RUN 2-#8 AND #8 EGC CU FOR LIGHTING FEEDER CONDUCTORS IN 1" C.
2. PROVIDE PULL BOXES ADJACENT TO EACH LIGHT POLE, WHERE NEEDED FOR PULLING DISTANCES AND WHERE REQUIRED BY CODE.
3. INSTALL LIGHTS AND DIRECT BURIED POLES, TYPICAL.

William T Stormant

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WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

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A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Lighting Plan

JOB No. 424
DATE: 3-10-2025
SCALE: 1" = 20'

P2

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR PARKING LIGHTING SYSTEMS. THE LIGHTING WILL BE FED AND CONTROLLED FROM PHOTOCELL AND TIME CLOCK. -THE BREAK OUT FOR THE WORK IS DETAILED BELOW.

1.1 PROVIDE ALL WIRING, PANEL, CONDUIT, POLES, LUMINAIRES, ACCESSORIES, BASES, PULL BOXES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED TO MEET CODE.

1.2 ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET THE MARION COUNTY DESIGN AND CONSTRUCTION STANDARDS AND THEIR POLICIES AND PRACTICES.

1.3 THIS DESIGN AND WORK SHALL COMPLY WITH ALL LEGALLY REQUIRED CODES AND STANDARDS, INCLUDING:
FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020)
NFPA 101, THE LIFE SAFETY CODE (2020)
NFPA 1, THE FIRE CODE (2020)
NFPA 70, NATIONAL ELECTRICAL CODE (2017)
FLORIDA BUILDING CODE (2020)
NATIONAL ELECTRICAL SAFETY CODE (2017) OR LATEST ADOPTED EDITION
ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) STANDARDS
UNDERWRITERS LABORATORY AND STANDARDS THAT APPLY TO THIS TYPE OF CONSTRUCTION
MARION COUNTY LAND DEVELOPMENT REGULATIONS.

1.4 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ORDERING FOR APPROVAL.

2.1 SECONDARY CABLES SHALL BE COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL CODE REQUIREMENTS: BLACK A PHASE. RED B PHASE, BLUE C PHASE, WHITE NEUTRAL AND GREEN EGC. EXCEPT WHERE NOTED ALL CONDUCTORS ARE #8.

2.2. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS.

2.3 GALVANIZED RIGID CONDUIT SHALL BE USED FOR ALL ABOVE GROUND APPLICATIONS AND WHERE EXPOSED TO DAMAGE.

2.4 BURIED WARNING TAPE FOR BURIED CABLE SHALL MEET OSHA REGULATION 1926-956 (C) (1). TAPE SHALL BE 6" WIDE WITH BLACK LETTERS IMPRINTED ON RED BACKGROUND. ACCEPTABLE MANUFACTURERS: ALLEN SYSTEM, REEF INDUSTRIES, EMPIRE LEVEL MFG, THOR ENTERPRISES, INC.

2.5. PULL BOXES SHALL BE MADE OF POLYMER CONCRETE BOX AND COVER. COVER HAVE "LIGHTING" LOGO. BOX SHALL HAVE LIVE LOADING DESIGNATION AASHTO H15 . MINIMUM BASIS OF DESIGN CDR (QUAZITE) PC1212HA0029. INCREASE SIZE AS NEEDED.

2.6. SECONDARY CONNECTIONS MADE WITHIN ENCLOSURES SHALL BE DIRECT BURIAL (SUBMERSIBLE) , BOLTED TYPE. APPROVED MANUFACTURERS ARE UTILCO, CMC, AND ESP.

2.7 FUSING FOR LIGHT FIXTURES SHALL BE GLR TYPE. THEY SHALL BE LOCATED IN THE HAND HOLE OF THE POLE.

2.8 SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS. POLES AND BASES SHALL HAVE A WIND LOAD RATING COMPLIANT WITH CURRENT CODES INCLUDING ANY ALLOWANCES FOR GUSTS.

3. INSTALLATION

3.1 GOOD WORKMANSHIP IS EXPECTED IN THE INSTALLATION OF ALL EQUIPMENT. ALL EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB.

3.2 ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ITEMS AND EQUIPMENT SHOWN AS PART OF THE GENERAL CONTRACT WHICH REQUIRE ELECTRICITY, INCLUDING CONTROL WIRING AND WIRING TO CONNECT EXISTING EQUIPMENT.

3.3 ALL ELECTRICAL EQUIPMENT AND SYSTEMS SHALL BE TESTED AND ADJUSTED FOR PROPER OPERATION. COMPLETE WIRING SYSTEM SHALL BE FREE OF SHORT CIRCUITS.

3.4 ADDITIONAL ITEMS NOT SHOWN MAY BE PRESENT AND LOCATIONS MAY DIFFER FROM THAT SHOWN. CONTRACTOR SHALL EXCAVATE AND CONDUCT DEMOLITION SO AS TO AVOID DAMAGE TO EXISTING ITEMS, SHALL NOTIFY OWNER AND ENGINEER AT ONCE OF ALL DAMAGE AND SHALL REPAIR DAMAGE TO ORIGINAL CONDITION TO THE SATISFACTION OF OWNER AND ENGINEER AT NO CHANGE IN CONTRACT AMOUNT.

3.5 ALL CONDUIT INSTALLED SHALL MEET MINIMUM COVER AS PER NEC: 18" COVER UNLESS UNDER STREETS AND PARKING WHERE IT SHALL BE INSTALLED AT 24" COVER.

3.6 CONDUIT CAN BE PVC EXCEPT WHERE ABOVE GROUND WHERE IT MUST BE RIGID GALVANIZED CONDUIT.

3.7 INSTALL BURIED WIRE WARNING TAPE 12" BELOW FINAL GRADE

3.8 ALL METAL BOXES, CABINETS, EQUIPMENT, ETC. SHALL BE GROUNDED AS REQUIRED BY CODE.

3.9 INSTALL EQUIPMENT GROUNDING CONDUCTOR (EGC) IN ALL FEEDER AND BRANCH CIRCUITS.

3.10 PULL BOXES LOCATED ADJACENT TO LIGHT POLES, PROVIDE A GROUND ROD IN THE BOX. A BARE CONDUCTOR FOR BONDING MUST BE RUN FROM THE ROD TO THE LIGHT POLE. ALSO, CONNECT THE EGC TO THE GROUND ROD. NO MECHANICAL CLAMPS ARE ALLOWED.

3.11 LOCATE PULL BOXES WITHIN 2' OF POLES. WHERE LOCATED ADJACENT TO SIDEWALK, INSTALL SQUARE TO SIDEWALK, PLUMB, THE TOP LEVEL AT SAME GRADE AS THE SIDEWALK.

3.12 ALL METALLIC CONDUIT TERMINATING IN OUTLET, JUNCTION OR PULL BOXES AND CABINETS MUST TERMINATE WITH AN INSULATING BUSHING AND DOUBLE LOCKNUTS EXCEPT AT BOXES WITH THREADED HUBS WHERE THEY MAY BE OMITTED.

3.13 ALL ELECTRICAL EQUIPMENT, DEVICES, ETC. LOCATED OUTDOORS SHALL BE WEATHERPROOF.

3.14 POLE BASES SHALL BE FORMED AND POURED IN PLACE WITH $\frac{1}{2}$" CHAMFER. INSTALL ANCHOR BOLTS, REBAR AND REBAR HOOPS AND 1 " CONDUIT. THE BASE SIZE AND STEEL REINFORCEMENT SHALL MEET MANUFACTURER SPECIFICATIONS AND SHALL BE ADEQUATE TO MEET THE FLORIDA BUILDING CODE. VERIFY ALL BOLT HOLE LOCATIONS.

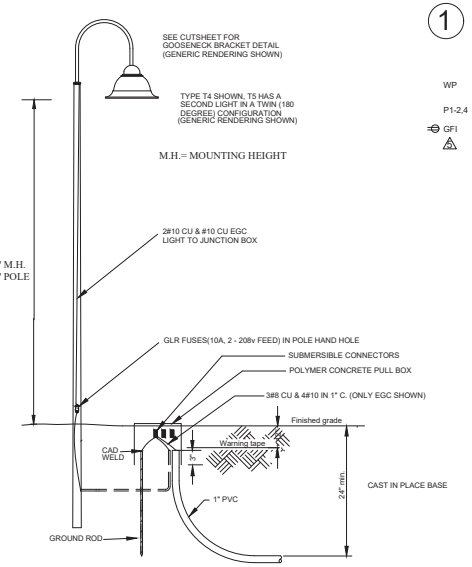
GENERAL NOTES:

THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

STREETLIGHT DETAIL (TYP.)
NOT TO SCALE

ELECTRICAL UTILITIES LEGEND

T	3 ϕ TRANSFORMER ON CONCRETE PAD
EX.	EXISTING
P-#8	2 #8 AND #8 CU EGC & 3#10 AND #10 EGC SECONDARY CONDUCTORS IN 1 1/4" AT 24" MIN. OR AS CODE REQUIRES FOR LIGHTING
P-#6	2 #6 AND #6 NEUTRAL SERVICE CONDUCTORS IN 1."AT 24" MIN. OR AS CODE REQUIRES
PB	PULL BOX, LID 12"X12" MINIMUM, UPSIZE AS NEEDED
	LIGHT AND POLE ON CONCRETE BASE. HATCHED CIRCLE INDICATES POLE, LARGER CIRCLE IS LIGHT SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.
T3, T4, T5	INDICATES TYPE OF LUMINAIRE AND LIGHTING DISTRIBUTION. SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.
1	CONSTRUCTION NOTE, SEE ASSOCIATED CONSTRUCTION NOTE ON SHEET P2
WP	WEATHER PROOF, NEMA 3R MINIMUM
P1-2,4	CIRCUITS 2&4 FROM PANEL 1, SEE PANEL SCHEDULE
GFI	GROUND FAULT INTERRUPTING RECEPTACLE.
5	REVISION 5

William T Stormant

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A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
SPECS, LEGEND AND DETAILS

JOB No.	424
DATE:	3-10-2025
SCALE:	1" = 20'

P3

	DATE
REVISIONS	

Lighting Schedule - PROVIDE ALL FIXTURES

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumen Multiplier	Each Lamp Lumens	Each Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	T4	1	HADCO	LIGHT CXFS 32 G3 T A 4H 730 A 7 ULS POLE RTS-15-5211-EMB-T4 & SINGLE ARM LUMEC MJ1A	DOME SHAPED FULL CUTOFF LUMINAIRE, FLAT GLASS, 3000K, LED LIGHT, BLACK FINISH ON 15' M.H./19' POLE WITH GOOSENECK ARM	.9	6109	71	TYPE 4 WITH HOUSE-SIDE SHIELD	15' M.H. 19' POLE	PROVIDE LIGHT, GOOSENECK ARM AND DIRECT BURIED POLE WITH COAL TAR COATING FOR EMBEDDED PORTION + 6".
	T5	2 (NOTE 2 POLES & 4 LIGHTS)	HADCO	(2)CXFS 48 G3 T A 5 730 A 5 WITH ULS POLE RTS-15-5211-EMB & (1) TWIN ARM LUMEC MJ2	(2) DOME SHAPED FULL CUTOFF LUMINAIRE, FLAT GLASS, 3000K, LED LIGHT, BLACK FINISH ON 15' M.H./19' POLE WITH TWIN GOOSENECK ARM	.9	7149	80	TYPE 5	15' M.H. 19' POLE	PROVIDE TWIN GOOSENECK ARM AND DIRECT BURIED POLE WITH COAL TAR COATING FOR EMBEDDED PORTION + 6".

ADDITIONAL LIGHT AND POLE SPECIFICATIONS:

A. POLE HAS 4" TENON 19' TAPERED ALUMINUM POLE DIRECT BURIED POLE 15' M.H. WALL THICKNESS 11 GAGE, COVER SHALL BE INCLUDED FINISH IS TEXTURED BLACK. ACCEPTABLE MANUFACTURER IS UNITED LIGHTING STANDARDS.
B. M.H. = MOUNTING HEIGHT
C. VERIFY POLE MEETS WIND LOADING REQUIREMENTS.

LIGHTING REPRESENTATIVE IS JIMMY NIX WITH SESCO LIGHTING
(904) 509-5629, JNIX@SESCOLIGHTING.COM

HADCO by Signify — Urban / PIMA / CXF5 Pendant

The Hadco Pima pendant family offers a simple modern take on the traditional pendant lantern, providing style and elegance to downtownareas, commercial developments, parks and residential communities. These pendants use the latest LED technology which mexmizes energy savings and provides uniform and comfortable light.

Project: Location: Cat.No: Type: Lamps: Qty: Notes:

Ordering guide — example: CXF5-32-G3-T-A-2-730-A-3-N-SP1-N

Series	LEDs	Generation	Mounting	Finish	Optics	CCT	Voltage	Drive current
CXF5 Pima	32 32 LEDs 48 48 LEDs 64 64 LEDs 80 80 LEDs	G3 Gen 3	T Top arm	A Black B White G Verde H Bronze I Gray J Green	2 Type 2 2H Type 2 w/HSS 3 Type 3 3H Type 3 w/HSS 3W Type 3 Wide 3WH Type 3 Wide w/HSS 4 Type 4 5 Type 5	730 Warm 3000K 740 Neutral 4000K	A 120–277 VAC B[1,2] 347–480 VAC	3 350mA 5 530 mA 7 700mA

Receptacle 7-pin is available for this luminaire but must be selected with the arm bracket. It is not part of the luminaire code. See bracket ordering guide for cooling.

Ordering guide (continued)

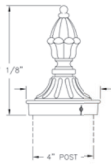
Drive Options	Surge protection
DA 4 Hrs 25% Reduction DB 4 Hrs 50% Reduction DC 4 Hrs 75% Reduction DD 6 Hrs 25% Reduction DE 6 Hrs 50% Reduction DF 6 Hrs 75% Reduction DG 8 Hrs 25% Reduction DH 8 Hrs 50% Reduction DJ 8 Hrs 75% Reduction DALI Compatible with DALI S FAWS Filed adjustable wattage slector SRD[3] Sensor ready driver, standard configuration SRDT[3] Sensor ready driver, alternate configuration N No dimming	SP1 10kV/20kA SP2 20kV/10kV

Footnotes
1. SD LED at 350mA and 530mA are not compatible with 347–480V.
2. 347–480V not compatible with optional dimming or optional programming.

CXF5-Pima 07/22 page 1 of 5

HADCO by Signify — Urban / Pole accessories / PC17-4 Post cap

Project: Location: Cat.No: Type: Lamps: Qty: Notes:



Ordering Guide
Example: PC17-4 ABS

Product Code	PC17-4	Post Cap
Finish	ABS	Antique Brass
	ACP	Antique Copper
	ARD	Antique Red
	ASI	Antique Silver
	BLK	Black
	BRN	Brown
	BRZ	Bronze
	FGN	Forest Green
	GRA	Granite
	IRN	Ironstone
	RBZ	Rustic Bronze
	SRT	Shadow Rust
	VBZ	Verde Bronze
	VCP	Verde Copper
	VGR	Verde Gris
	VTG	Vintage Copper
	WBZ	Weathered Bronze
	WHT	White

Specifications

CONSTRUCTION:
Cast aluminum finial and post cap. Post slips up into post cap at a 3/4" depth.

FINISH:
Resilient TGIC thermoset polyester powdered paint is electrostatically applied to every fixture. Specially formulated for Philips Outdoor Lighting, it provides UV protection, and the highest temperature rating in the industry. In addition to the standard color choices shown, a spectrum of custom colors is available.

MOUNTING:
Mount atop 4" dia. post.

Height:
7 1/8"

Width:
4 7/8"

Signify

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Signify North America Corporation, 200 Franklin Square Drive, Somerset, NJ 08873, Telephone 855-486-2278

Signify Canada Ltd, 281 Hillmount Road, Markham, ON, Canada L6C 2S3, Telephone 800-668-9008

Urban_Spec Sheet_HAN_3253.pdf 12/16 page 1 of 1

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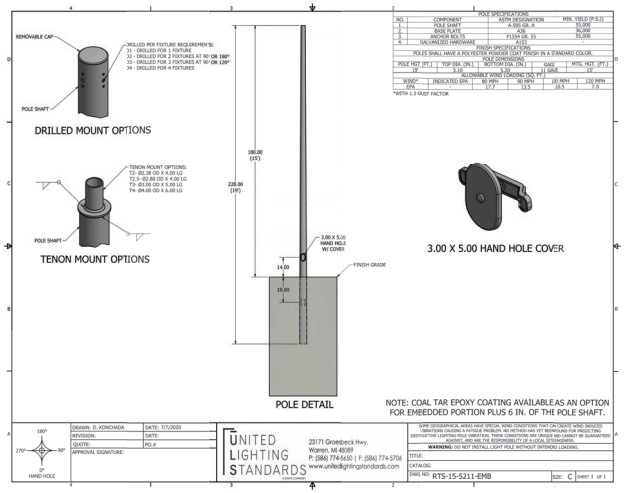
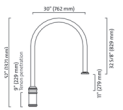


MJ
Fits 2.00 sq.ft. Weight: 13.0 lbs. (5.9 kg)



Specifications:
The MJ mounting arm features a 7 1/8" (7) (.060 mm) extruded-aluminum tube bent at a 180° angle welded to a cast-aluminum pole-top adaptor.
The luminaire adaptor will accept a luminaire equipped with Lumec's four-bolt mounting system.
The aluminum central pole adaptor slip-fits 9" (229 mm) over a 4" (102 mm), 5" (127 mm) or 5 9/16" (140 mm) O.D. post or tenon.
› The MJ bracket is offered with .G option (medallion to accept logo) see page 114.

Configurations 1A 2 M

Note: Lumec reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.

LUMEC

William T Stormant — Digitally signed by William T Stormant Date: 2025.05.29 17:56:03 -04'00'

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A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
CUT SHEETS AND SCHEDULE

JOB No.	424
DATE:	3-10-2025
SCALE:	1" = 20'

P4

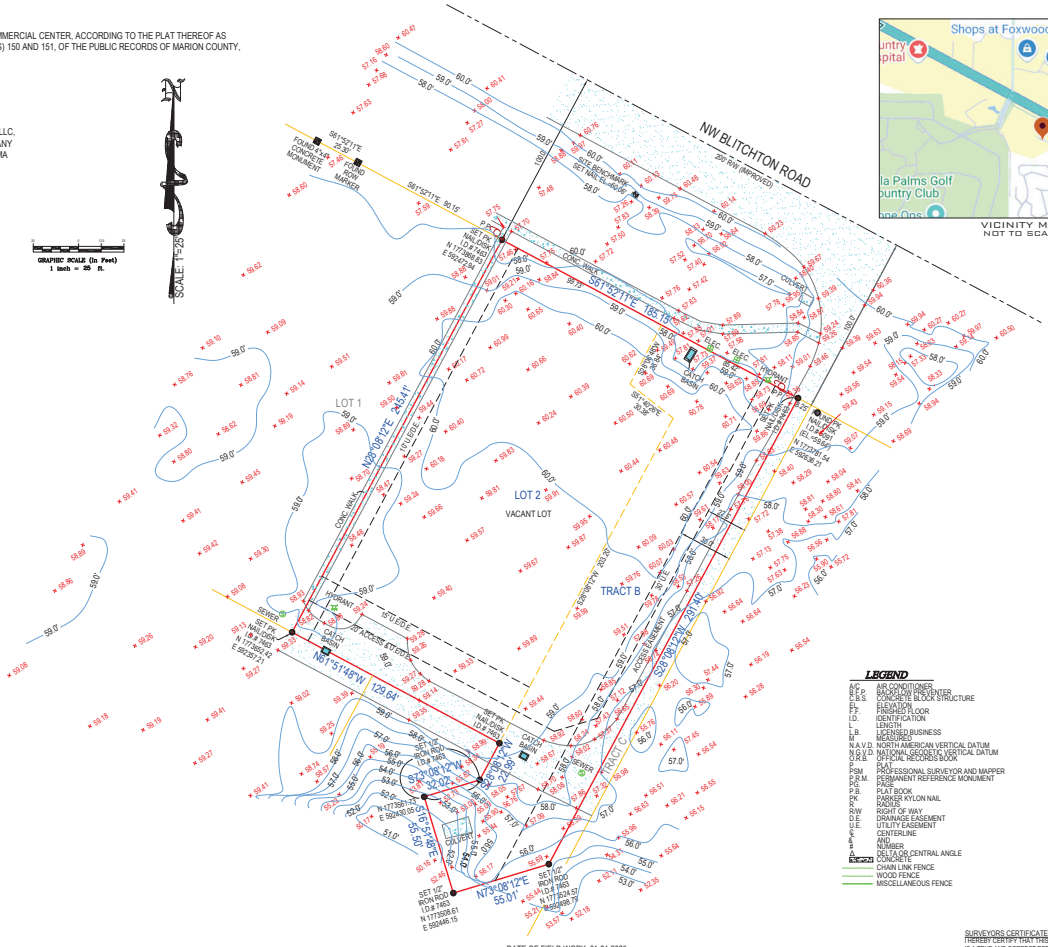
NO.	DATE
REV 05/2/06	

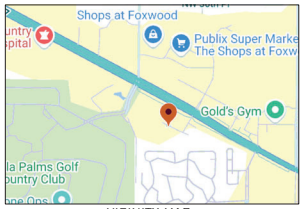
LEGAL DESCRIPTION:

LOTS 2, AND TRACT B, 27 WEST COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 150 AND 151, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:
-ROBINSON REAL ESTATE BUILDING LLC,
A FLORIDA LIMITED LIABILITY COMPANY
-FLORIDA CREDIT UNION, ISAOA/ATIMA
-KLEIN & KLEIN, PLLC
-FIRST AMERICAN TITLE
INSURANCE COMPANY

Flood Zone: X
Community Number: 120160
Panel: 12083C0504
Suffix: E
Base Flood Elevation: N/A
FIRM Date: 04-19-2017
FIRM Effect./Rev Date: 04-19-2017





VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
ELEV.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P.	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH PROPERTY LINE, HAVING A BEARING OF S 61° 52' 11: E.

DATE OF FIELD WORK: 01-21-2025
DATE OF MAP: 01-24-2025

REVISIONS:

1. ADDED CONTOUR LINES: 06-23-2025
2. STATE PLANE COORDS.& CONTOURS: 06-23-2025
3. ADDED NEW CONTOUR LINE: 08-01-2025
4) ADDED GRAPHIC SCALE: 08-06-2025

ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK " E 593 "
N.A.V.D. ELEVATION = 66.37'

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

David Cutler
Digitally signed by David Cutler
Date: 2025.08.11 09:40:03 -04'00'

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY AND TOPOGRAPHICAL SURVEY SURVEY OF
XXX AND XXX NW BLITCHTON RD
OCALA, FL 34482
PREPARED FOR:
MARC ROBINSON

Project	Sheet
C-670551	1 OF 1
Date	
07-25-2025	
Scale	
1"=25'	

COMPASS SURVEYING
62.50 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL
33407
PHONE: 561.640.4800
FAX: 561.640.0576
WWW.COMPASSSURVEYING.NET
LB # 7453

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20607 **Agenda Date:** 9/15/2025 **Agenda No.:** 5.2.

SUBJECT:
Westwood Trails PUD Master Plan (fka Villa Verde PUD)
7875 SW 75th Ave Ocala
Project #2023050058 #30991 Parcel #35461-000-00
Paolo Mastroserio

September 3, 2025

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Survey was within the 12-month date requirement at the time of submittal of the master plan. At the time of the improvement plan submission, a waiver or recertification of the survey may be necessary to meet the requirements of the LDC. If no construction activity occurs, a waiver would be supported by staff.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

8 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.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/30/24 - add waivers if requested in the future

10 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.

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: HOA documents showing compliance with Florida Friendly Landscape Principles to be submitted prior to first building CO

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Master Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

AR 30991

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 12/26/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: VILLA VERDE PUD MASTER PLAN
Parcel Number(s): 35461-000-00
Section 07 Township 16 Range 21 Land Use MR Zoning Classification PUD
Commercial☐ Residential☑ Industrial☐ Institutional☐ Mixed Use☑ Other
Type of Plan: MASTER PLAN
Property Acreage 18.13 Number of Lots 72 Miles of Roads X Miles of roads & driveways
Location of Property with Crossroads Property address is 7875 SW 75th Avenue, NE corner of the intersection of SW 80th Street & SW 75th Avenue.
Additional comments regarding this submittal 72 SINGLE FAMILY DETACHED UNITS

B. CONTACT INFORMATION *(fill in as applicable)*:

Engineer:
Firm Name: MASTROSERIO ENGINEERING INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # 352-572-3051
Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

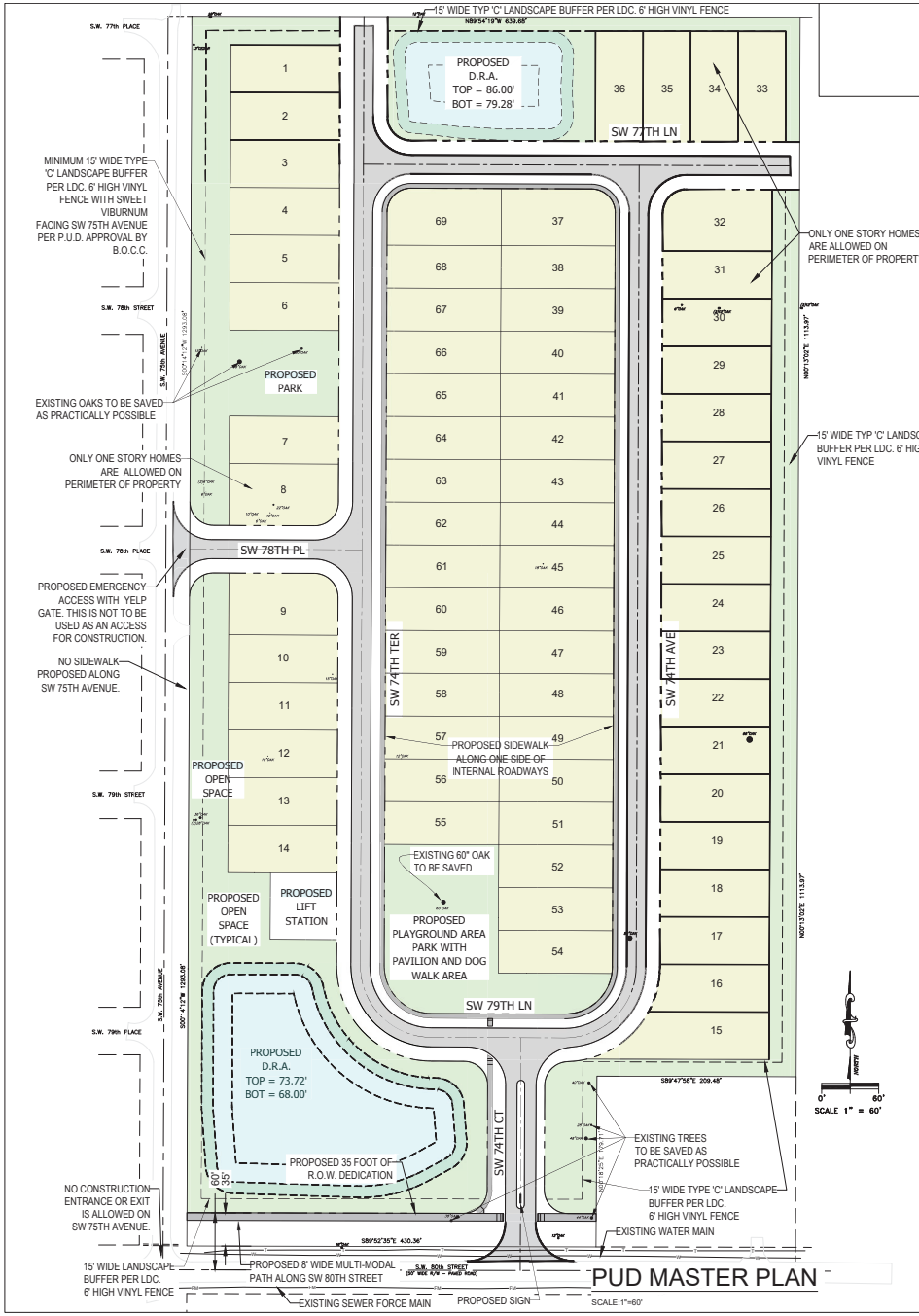
Surveyor:
Firm Name: ROGERS ENGINEERING, LLC Contact Name: RODNEY ROGERS
Mailing Address: 1105 SE 3RD AVE. City: OCALA State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone #
Email(s) for contact via ePlans:

Owner:
Owner: FUN N GAMES, LLC Contact Name: JON KURTZ, MGR.
Mailing Address: 230 NE 25TH AVE SUITE 100 City: OCALA State: FL Zip Code: 34471
Phone # 352-361-4524 Alternate Phone #
Email address: JONMKURTZ@YAHOO.COM

Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 7/2017

WESTWOOD TRAILS (fka VILLA VERDE)
P.U.D. MASTER PLAN



RECREATION/OPEN SPACE/MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA. 18.13 ACRES X 20% = 3.63 ACRES OF OPEN SPACE REQUIRED
15% OR 2.72 ACRES MUST BE M.F.L.A.
5.0% OR 0.907 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:
3.63 ACRES OF REQUIRED OPEN SPACE
2.72 ACRES OF THE 3.63 ACRES WILL BE MFLA
0.907 ACRES OF WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROVIDED & APPROVED TRAFFIC STUDY. NO OFFSITE TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

INTERNAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE ABUTTING ROADWAYS ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW 80TH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE B.O.C.C. REQUIREMENTS. BUFFER LAYOUT AND PLACEMENT WILL BE FINALIZED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS. IN ALL CASES INVOLVING BUFFERS WITH FENCING OR WALLS, THE PROPOSED LANDSCAPING WILL FACE THE ADJACENT LAND OWNER(S) AND THE WALL WILL BE PLACED BEHIND THE LANDSCAPING.

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 LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

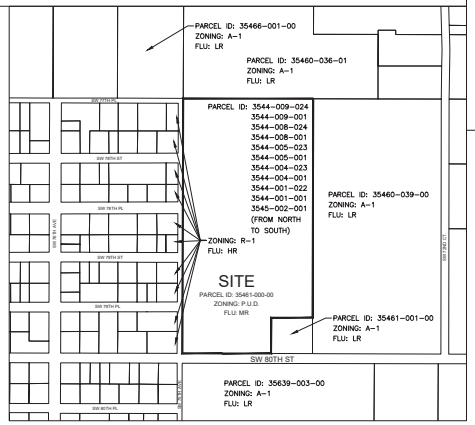
EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
MEDIUM RESIDENTIAL	4 D.U. PER ACRE	18.13 ACRES	72 UNITS

THEREFORE;

THIS PUD PLAN PROPOSES A MAXIMUM OF 69 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

1. PROJECT SITE IS LOCATED WITHIN SECTION 07, TOWNSHIP 16, RANGE 21.
2. THE TOTAL LAND AREA = 18.13 ACRES±
3. EXISTING SITE CHARACTERISTICS:
   THE EXISTING SITE IS CURRENTLY DEVELOPED AND UNDEVELOPED, MOSTLY CLEARED PASTURE LAND, WITH APPROXIMATELY 2% OF THE SITE HAVING SCATTERED TREE COVER. THE TERRAIN IS MOSTLY GENTLY ROLLING WITH APPROXIMATELY 99% OF THE SITE HAVING SLOPES OF 5% OR LESS. THE REMAINING PROPERTY HAS SLOPES BETWEEN 5 - 12%. THE SITE ELEVATIONS RANGE BETWEEN 68 AND 94. BASED UPON THE USDA SOIL SURVEY, THE SOILS ON THIS SITE ARE SANDY, WELL DRAINED SOILS WITH A DEPTH TO A CONFINING LAYER AND WATER TABLE OF GREATER THAN 6.5 FEET. THE NATURAL LOW AREAS ARE SHOWN ON THIS PLAN.
4. THE EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.
5. THE EXISTING ZONING IS P.U.D.
6. THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS; ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE OPEN SPACE / PARK SITES WITHIN THE PROPOSED NEIGHBORHOOD.
7. SEE PLAN FOR ADJACENT ZONING & LAND USE CLASSIFICATIONS.
8. THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 75TH AVENUE AND SW 80TH STREET. 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.
9. EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
10. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN ONE PHASE.
11. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
12. AN H.O.A. 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 OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.



LOCATION MAP

SCALE:1"=300'

TYPICAL LOT STANDARDS

(PRINCIPAL STRUCTURES)

LOT AREA	5,175 SF (MINIMUM)
LOT DEPTH	115 FEET (MINIMUM)
LOT WIDTH (INTERIOR)	45 FEET (MINIMUM)
LOT WIDTH (CORNER LOT)	60 FEET (MINIMUM)
FRONT SETBACK	20 FEET (MINIMUM)
SIDE SETBACK (INTERIOR)	5 FEET (MINIMUM)
SIDE SETBACK (CORNER LOT)	15 FEET (MINIMUM)
REAR SETBACK	15 FEET (MINIMUM)
MAXIMUM SINGLE FAMILY HOME HEIGHT	40 FEET
MAXIMUM ACCESSORY STRUCTURE HEIGHT	20 FEET

ACCESSORY STRUCTURES:

POOLS, SHEDS, & OTHER ACCESSORY STRUCTURES.
REAR SETBACK: 5 FEET (MINIMUM)

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE

FLOOD ZONE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 12019I0070'E, EFFECTIVE DATE APRIL 19, 2017.

BREAKDOWN OF ACREAGE: (EXISTING)

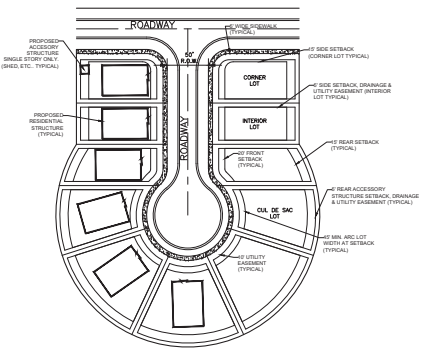
18.13 ACRES, MORE OR LESS (TOTAL)
18.13 ACRES WITH P.U.D. ZONING & MEDIUM RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

NONE AT THIS TIME

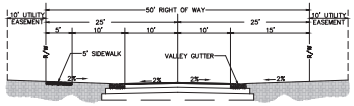
IMPORTANT PUD PLAN NOTE:

THIS PLAN AND DESIGN IS SUBJECT TO CHANGE BASED ON DRAINAGE AND UTILITY INFRASTRUCTURE DESIGN AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL. NO ADDITIONAL DENSITY IS ALLOWED. THE PROJECT MUST ADHERE TO THE REQUIRED OPEN SPACE CRITERIA AS SPECIFIED IN THE LAND DEVELOPMENT CODE.



LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 45 FT.
MINIMUM LOT DEPTH = 115 FT.
MINIMUM LOT SIZE = 5,175 S.F.
N.T.S.



SHEET INDEX:

C001 P.U.D. MASTER PLAN

REQUESTED WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

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, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO LICENSE No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471

OWNER'S CERTIFICATION:

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

JON KURTZ, MGR.
FUN N GAMES, LLC
230 NE 25TH AVE., SUITE 311
OCALA, FL 34471

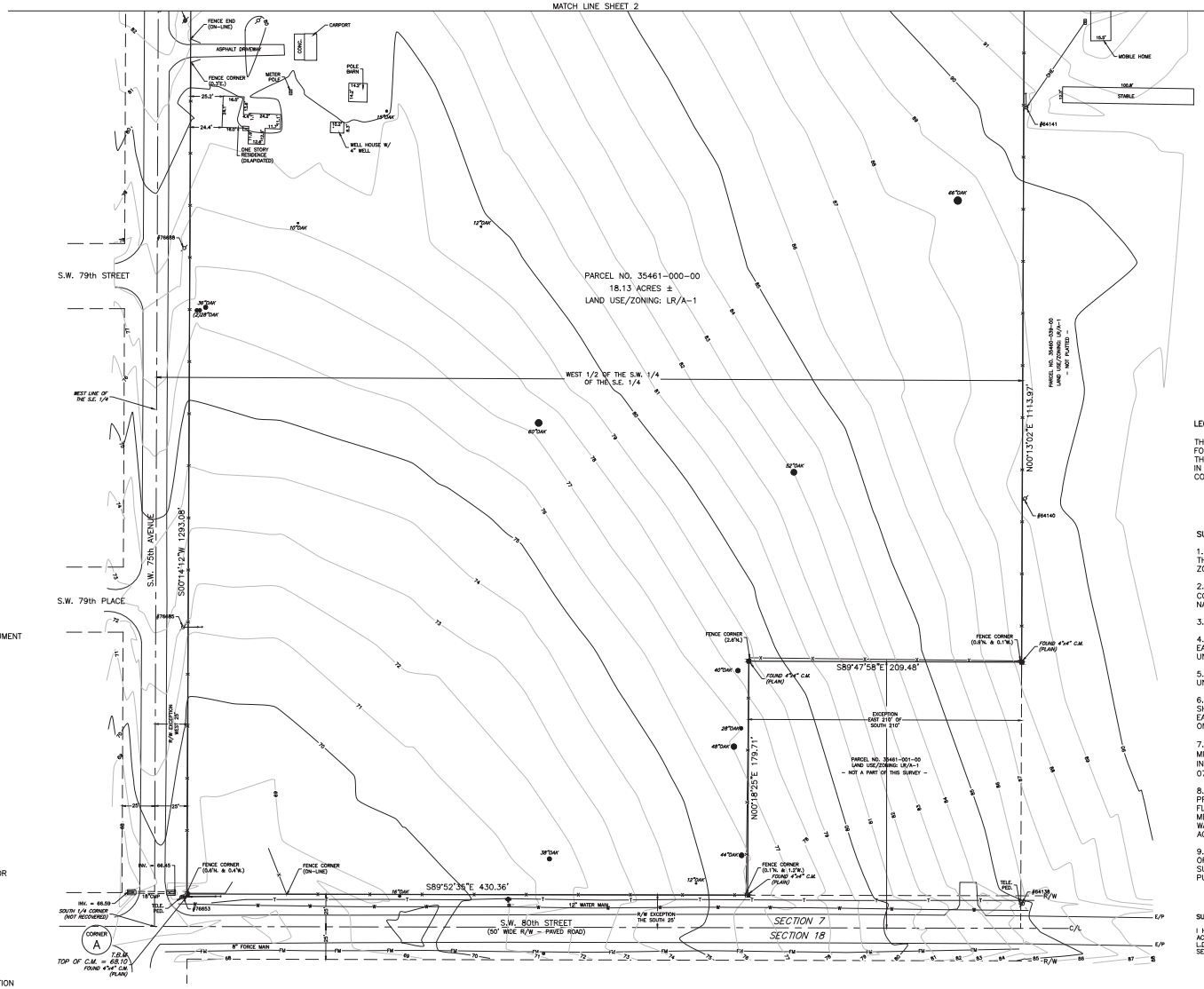
TITLE: WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN
LOCATION: MARION COUNTY, FL SEC. 7, TWP. 16, RGE. 21

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DATE:	REVISION
06-04-2025:	35' R/W DEDICATION S.W. 80TH STREET
05-08-2025:	PUD PLAN UPDATED FOR IMPROVEMENT PLAN
11-07-2024:	REVISED PER COUNTY COMMENTS
09-05-2024:	REVISED PER COUNTY COMMENTS

JOB#: 23-12

SHEET C1 OF 1


MATCH LINE SHEET 2
S.W. 79th STREET
S.W. 75th AVENUE
S.W. 79th PLACE
S.W. 80th STREET
(50' WIDE R/W - PAVED ROAD)
PARCEL NO. 35461-000-00
18.13 ACRES ±
LAND USE/ZONING: LR/A-1
WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4
WEST LINE OF THE S.E. 1/4
S00°14'12"W 1293.08'
N00°13'02"E 1113.97'
S89°47'58"E 209.48'
N00°18'25"E 179.71'
S89°52'36"E 430.36'
EXCEPTION EAST 210' OF SOUTH 210'
PARCEL NO. 35461-001-00
LAND USE/ZONING: LR/A-1
- NOT A PART OF THIS SURVEY -
PARCEL NO. 35460-038-00
LAND USE/ZONING: LR/A-1
- NOT A PART OF THIS SURVEY -
SECTION 7
SECTION 18
R/W EXCEPTION WEST 25'
R/W EXCEPTION THE SOUTH 25'
FENCE END (ON-LINE)
ASPHALT DRIVEWAY
CARPORT
CONC.
POLE BARN
METER POLE
FENCE CORNER (0.2'E.)
ONE STORY RESIDENCE (DILAPIDATED)
WELL HOUSE W/ 4" WELL
MOBILE HOME
STABLE
FENCE CORNER (2.6'N.)
FENCE CORNER (0.6'N. & 0.4'W.)
FENCE CORNER (0.1'N. & 1.2'W.)
FOUND 4"x4" C.M. (PLAIN)
FENCE CORNER (ON-LINE)
12" WATER MAIN
8" FORCE MAIN
TELE PED.
C/L
E/P
R/W
CORNER A
T.B.M.
TOP OF C.M. = 68.10'
FOUND 4"x4" C.M. (PLAN)
INV. = 66.59
SOUTH 1/4 CORNER (NOT RECOVERED)
#76653
#76655
#76656
#76657
#76658
#76659
#76660
#76661
#76662
#76663
#76664
#76665
#76666
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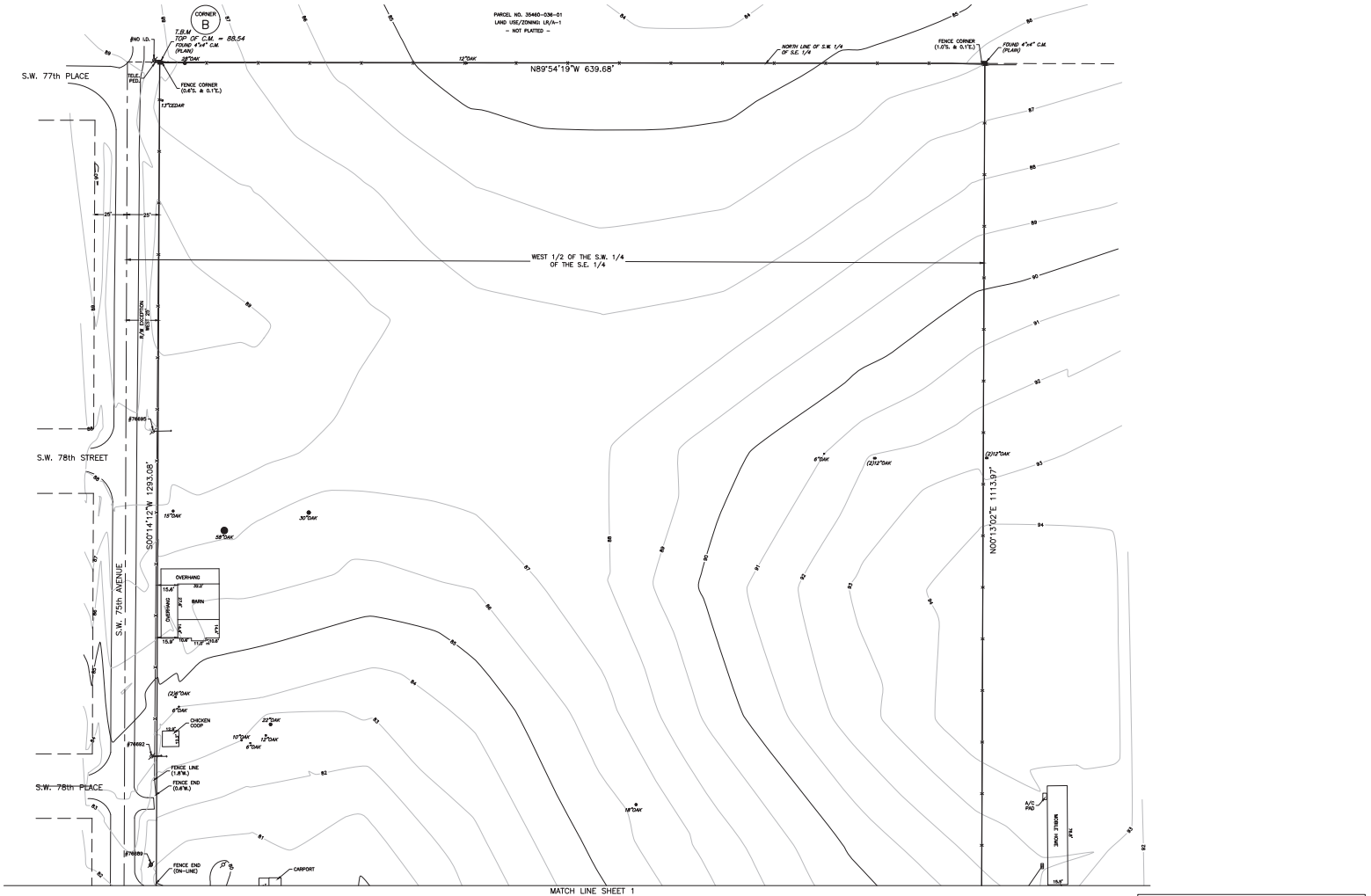


GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 40 ft.

LEGEND

P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT
	UTILITY POLE AND GUY ANCHOR
OH	OVERHEAD WIRES
x	FENCE
12"OAK	TREE (SEE TREE SCHEDULE)
75	GROUND CONTOUR
	TRAFFIC SIGNAL BOX
	SANITARY MANHOLE
	WATER METER
	WATER VALVE
	TRAFFIC SIGN
	STREET SIGN
	GAS MARKER
	FIBER OPTIC CABLE MARKER
C.M.E.S.	CONCRETE MITERED END SECTION
	LIGHT POLE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	ELECTRIC METER

SEE SHEET 1 FOR SURVEY NOTES AND LEGAL DESCRIPTION

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rrogers@rogerseng.com
Michelle M. Boyer, PSM
Fl. Reg. No. 7035
kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
FUN N GAMES, LLC.

JOB No.
23_36451-000-00

DATE
1-19-2023

SCALE
1" = 40'

SHEET
2 OF 2

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20608 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.1.

SUBJECT:
Stokes Electric-Major Site Plan - Waiver Request to Major Site Plan in Review
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.

This item was heard at the 8/18/25 DRC meeting and is being brought for reconsideration.

LDC 6.12.12.A, B, C & D - Sidewalks
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests waiver to not install sidewalks as no sidewalks are in this area.

August 12, 2025

PROJECT NAME: STOKES ELECTRIC-MAJOR SITE PLAN
PROJECT NUMBER: 2024120001
APPLICATION: MAJOR SITE PLAN #32260

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: 12/4/24-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: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: INFO
REMARKS: N/A

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU service area but outside connection distance to closest water main - defer to DOH for well review as shown on plan

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU service area but outside connection distance to closest sewer main - defer to DOH for septic review as shown on plan

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Primary Springs Protection & within the Ocklawaha BMAP

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 7/22/25 No fee for this review 6/19/25 - No fee for this review. 4.29.25 - No fee for this review. Previous Comment: $130 - to pay by phone call 352-671-8686 & reference Utility Review Fee for AR 32260

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: 6.16acres
6.16 x 1500gpd (well) = 9240gpd authorized sewage flow

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: INFO
REMARKS: Office Area: 15gpd/employee/8hour shift and 15gpd per 100sqft of office space
Warehouse: 15gpd/employee/8hour shift and 100gpd per loading bay
400gpd estimated per builder

13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: Will need Limited Use Water System Permit through the Department of Health in Marion County. Construction permit and $90 fee is required prior to drilling of the well. Please send application, fee, and design of water system to Evan.Searcy@FLHealth.gov

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System will also require an operating permit at $90/ year. Before the operating permit can be issued it will require water sampling, some of which may take weeks to receive results back. Please plan accordingly so there will be no delay during construction.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Septic system is at least 100' from proposed well and 75' from any neighboring wells

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO

REMARKS: Need well permits through the Department of Health in Marion County.
Need septic permits through the Department of Environmental Protection

17 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 environmental assessment.

18 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: Well/septic are proposed. Defer to MCU/DOH

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Per discussions with Ken Weyrauch - "In the future, if the use becomes warehousing then a Special Use Permit will be 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

AR 32260

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 03/24/2025 Parcel Number(s): 13338-000-01 Permit Number: 2024120001

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: STOKES ELECTRIC - MAJOR SITE PLAN 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): CDH REALTY, LLC.
Signature: _____
Mailing Address: 421 S PINE AVE. City: OCALA
State: FL Zip Code: 34471 Phone # 352-843-2856
Email address: CHUCK@STOKESFL.COM

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

Firm Name (if applicable): MASTROSERIO ENGINEERING,INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - SIDEWALKS
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO NOT INSTALL SIDEWALKS AS NO SIDEWALKS ARE IN THIS AREA.

DEVELOPMENT REVIEW USE:
Received By: Email 3/26/25 Date Processed: 3/27/25 BM Project # 2024120001 AR # 32260

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): _____

Revised 6/2021

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) 6.13.7 - GEOTECHNICAL CRITERIA
Reason/Justification for Request (be specific): THIS SITE HAD SOIL BORINGS TESTED AT THE TIME OF THE MASTER DRAINAGE PLAN DESIGN AND THEY FALL WITHIN THE FUTURE DRA EXPANSION. A WAIVER IS REQUESTED TO USE THE EXISTING SOIL BORING TESTS SINCE THEY DO FALL WITHIN THE DRA EXPANSION FOR THE ENTIRE DEVELOPMENT. SOIL BORINGS ARE CONSISTENT THROUGHOUT THE SITE.

Section & Title of Code (be specific) 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO ALLOW THE COMMENCEMENT OF CONSTRUCTION PRIOR TO MAJOR SITE PLAN APPROVAL AND APPROVE EARLY SITE WORK PERMIT. ONLY EARTHWORK IS REQUESTED WITH THIS WAIVER AND THIS CONSTRUCTION IS AT THE DEVELOPER'S RISK.

Section & Title of Code (be specific) 6.11.4B - CROSS ACCESS
Reason/Justification for Request (be specific): BASED ON OVERALL MASTER STORMWATER DESIGN AND EXISTING CONDITIONS. CROSS ACCESS CAN NOT BE PROVIDED DUE TO STORMWATER REQUIREMENTS AND IMPACTS.

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): _____

STOKES ELECTRIC - MAJOR SITE PLAN

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHNS WATER MANAGEMENT DISTRICT REGULATIONS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS. &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED, UNLESS SOD IS SPECIFICALLY PROPOSED.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS", TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110-2.3 AND 110-3. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 15 FEET UNLESS OTHERWISE SHOWN ON PLAN-PROFILE SHEETS.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

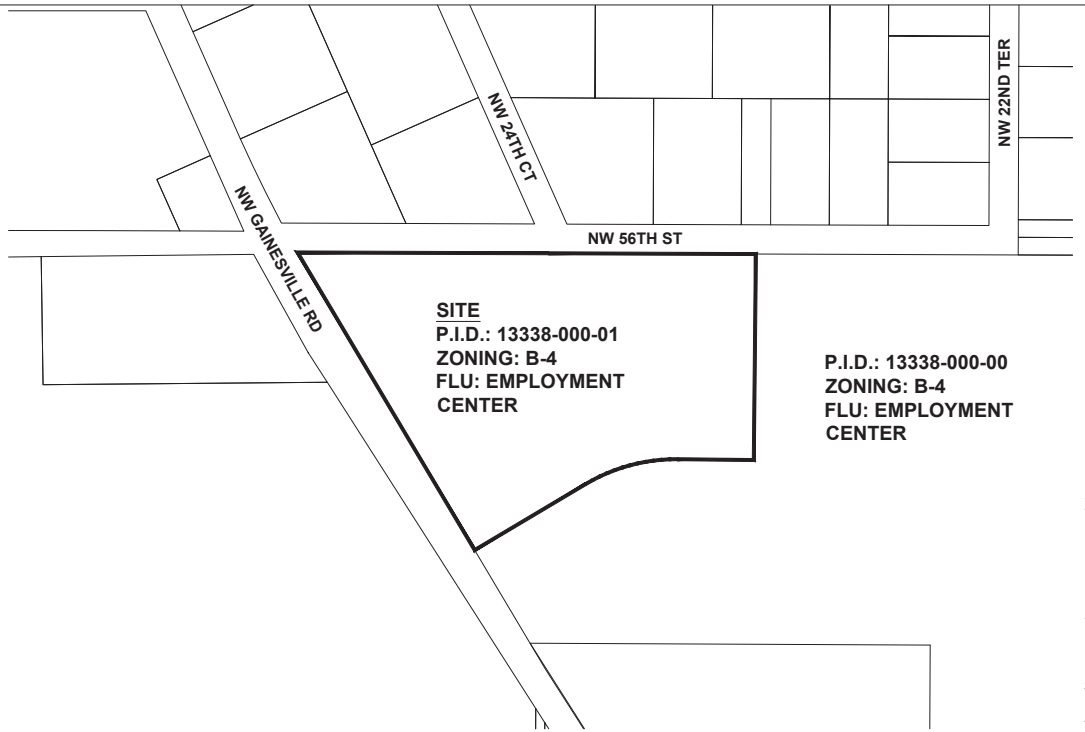
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

UTILITIES SERVICE PROVIDERS:

1. POWER (SECO)	(800) 694-8808
2. CABLE AND TELEPHONE (COX)	Scott_Osebold@cable.comcast.com
3. GAS (TECO)	(407) 420-2679
4. WATER & SEWER (MARION COUNTY)	(352) 307-6000

SUNSHINE STATE ONE CALL
CALL BEFORE YOU DIG
1-800-4324-770

811
Know what's below.
Call before you dig.



N

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GRAPHIC SCALE IN FEET

LOCATION MAP

SEC. 25, TWP. 14, RGE. 21
MARION COUNTY, FLORIDA

SITE DATA:

PROJECT NAME:	STOKES ELECTRIC - MAJOR SITE PLAN
PROJECT LOCATION:	SEC 25, TWP. 14, RGE. 21
P.I.D.:	13338-000-01
OWNER:	CDH REALTY, LLC.
ADDRESS:	421 S PINE AVE. OCALA, FL, 34471
TOTAL SITE AREA:	268,506 S.F. = 6.16 ACRES +/-
CURRENT ZONING:	B-4
FUTURE LAND USE:	COMMERCIAL
BUILDING SETBACKS:	40' FRONT, 10' SIDE, 25' REAR
BUILDING USE:	WAREHOUSE
BUILDING F.A.R.:	0.0669 (17,960 SF)

PROPOSED DEVELOPMENT:

THE EXISTING PARCEL IS LOCATED IN MARION COUNTY, FL. THE INTENT IS TO CONSTRUCT WAREHOUSING FOR STOKES ELECTRIC. THE PROPERTY WILL BE SERVED WITH A WELL AND SEPTIC SYSTEM. THE PROJECT ACCESS WILL CONNECT VIA A PROPOSED ASPHALT DRIVE OFF OF NW GAINESVILLE RD. THE PROPOSED CONSTRUCTION WILL CONSIST OF TWO WAREHOUSE BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

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 LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SURVEYOR

ROGERS ENGINEERING, LLC.
1105 SE 3RD AVE.
OCALA, FL 34471
352-622-9214

OWNER/DEVELOPER

CHUCK STOKES
CDH REALTY, LLC.
421 S PINE AVE.
OCALA, FL 34471
352-843-2856

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)

EXISTING COVERAGE:	
SITE AREA:	268,506 S.F. (100%)
OPEN SPACE:	268,506 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDING:	17,960 S.F. (6.69%)
PROPOSED PAVEMENT:	21,177 S.F. (7.89%)
PROPOSED ASPHALT MILLINGS:	33,510 S.F. (12.48%)
PROPOSED CONCRETE:	5,147 S.F. (1.92%)
TOTAL IMPERVIOUS:	77,794 S.F. (28.97%)
PROPOSED D.R.A.:	27,169 S.F. (10.12%)
PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.)	163,543 S.F. (60.91%)
REQUIRED OPEN SPACE PER CODE (20%):	53,701 S.F.

DRAINAGE CONSTRUCTION SPECIFICATION:

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

TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 10th EDITION.

USE ITE CODE 150 - WAREHOUSING
AVERAGE VEHICLE TRIP ENDS VS. 1,000 S.F.

17,960 S.F. / 1,000 S.F. PER UNIT = 17.96 UNITS
DAILY TRIPS = 32 TRIPS
AM PEAK HOUR TRIPS = 3, PM PEAK HOUR TRIPS = 3

MCU INSPECTION NOTE:

MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU 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 MCU'S CONSTRUCTION OFFICER AT 352-307-6163.

SIGHT DISTANCE NOTE:

ROADWAY CONNECTIONS TO NW GAINESVILLE ROAD MEET FDOT SIGHT DISTANCE CRITERIA.

BUILDING PUBLIC SAFETY NOTE:

BUILDING SHALL COMPLY WITH THE BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING 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.

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC.

2. TREE SURVEY WAS PROVIDED BY RODGERS ENGINEERING, LLC.

3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.

5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.

6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.

7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.

8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.

9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.

11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A PROPOSED WELL. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A SEPTIC SYSTEM AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.

4. WATER USAGE = 190 GPD

5. SEWER USAGE = 150 GPD

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE NORTHWESTERN SECTION OF MARION COUNTY, FLORIDA.

2. THE PROPERTY IS PRESENTLY ZONED B-4.

3. THIS PROJECT SHALL BE DEVELOPED BY CDH REALTY, LLC.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0086E, EFFECTIVE DATE 04-19-2017.

PLAN DATUM AND BENCHMARK NOTE:

VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14-031-0", PUBLISHED ELEVATION = 87.374, NAVD-88.

SITE LIGHTING NOTE:

ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING.

LEGAL DESCRIPTION:

PARCEL 1

LOT 15, BLOCK "D", SYLVIA ANN ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTH 1/2 OF THE SW 1/4, EAST OF U.S. HIGHWAY NO. 441, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AND COMMENCING AT THE NE CORNER THEREOF; THENCE S.0°07'06"W. A DISTANCE OF 1121. 86 FEET TO A POINT; THENCE N.89°45'15"W., 420 FEET TO A POINT; THENCE S.0°07'06"W., 210 FEET TO A POINT; THENCE N.89°45'15"W., 491.38 FEET TO A POINT; THENCE N.32°37'15"W., 59.63 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUING N.32°37'15"W., A DISTANCE OF 141.87 FEET TO A POINT; THENCE N.57°22'45"E., A DISTANCE OF 178.54 FEET TO A POINT; THENCE SOUTH 216.06 FEET TO A POINT; THENCE N.89°45'15"W., A DISTANCE OF 73.91 FEET TO THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL HEREIN CONVEYED, BEING IN MARION COUNTY, FLORIDA.

AND

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.0°34'55"W. ALONG THE WEST BOUNDARY OF NE 1/4 OF SW 1/4 OF SAID SECTION 25, 690.09 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OFU.S HIGHWAY 441, ALTERNATE, THENCE S.32°37'15"E. 550 FEET, THENCE N.57°22'45"E. 178.54 FEET, THENCE SOUTH 216.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD, THENCE S.89°45'15"E. 200 FEET, THENCE NORTH 429.20 FEET, THENCE EAST 420.58 FEET, THENCE NORTH 315 FEET, THENCE EAST 250.61 FEET TO THE EAST BOUNDARY OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, THENCE N.0°07'00"E. 535 FEET TO THE NE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, THENCE WEST ALONG THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 25, 1310.93 FEET TO THE POINT OF BEGINNING, ALL IN MARION COUNTY, FLORIDA.

PARCEL 2

THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING EAST OF OLD U.S. HIGHWAY NO. 441, MARION COUNTY, FLORIDA.

AS-BUILT NOTE:

EOR SHALL SUPPLY CAD AS-BUILTS INCLUDING NAD 83 W COORDINATES FOR ALL FEATURES PER CODE. AS-BUILTS SHALL BE SUBMITTED TO MCU A MINIMUM OF TWO WEEKS PRIOR TO THE FDEP CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AHEAD OF THE BILL OF SALE AND CLEARANCE REQUEST AND AVOID DELAY. DELAYED/ EXPIRED BACTS AS A RESULT OF INSUFFICIENT TIME SHALL BE OWNER/DEVELOPER'S SOLE EXPENSE.

INDEX OF SHEETS:

SHT. NO.	SHT. TITLE
C001	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE/GEOMETRY PLAN
C004	DRAINAGE & GRADING PLAN
C005	DETAILS
IR001-004	IRRIGATION PLANS
L001-004	LANDSCAPE PLANS
L0001-003	LANDSCAPE DETAILS
S001-004	SURVEY

PROPOSED WAIVERS:

WAIVERS REQUESTED FOR THIS PROJECT SUBMITTAL

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

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, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FDOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO, LICENSE No. 58691, STATE OF FLORIDA, PROFESSIONAL ENGINEER

PAOLO MASTROSERIO, P.E. 58691
C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)-840-9909

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN AND, SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES, WASH OUTS/EROSION, AND BUILD UP OF DEBRIS.

CHUCK STOKES
CDH REALTY, LLC.
421 S PINE AVE.
OCALA, FL 34471
352-843-2856

DATE:	REVISION DESCRIPTION:

SCALE: 1"=100'

MASTROSERIO ENGINEERING, INC
CA# 26159
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM

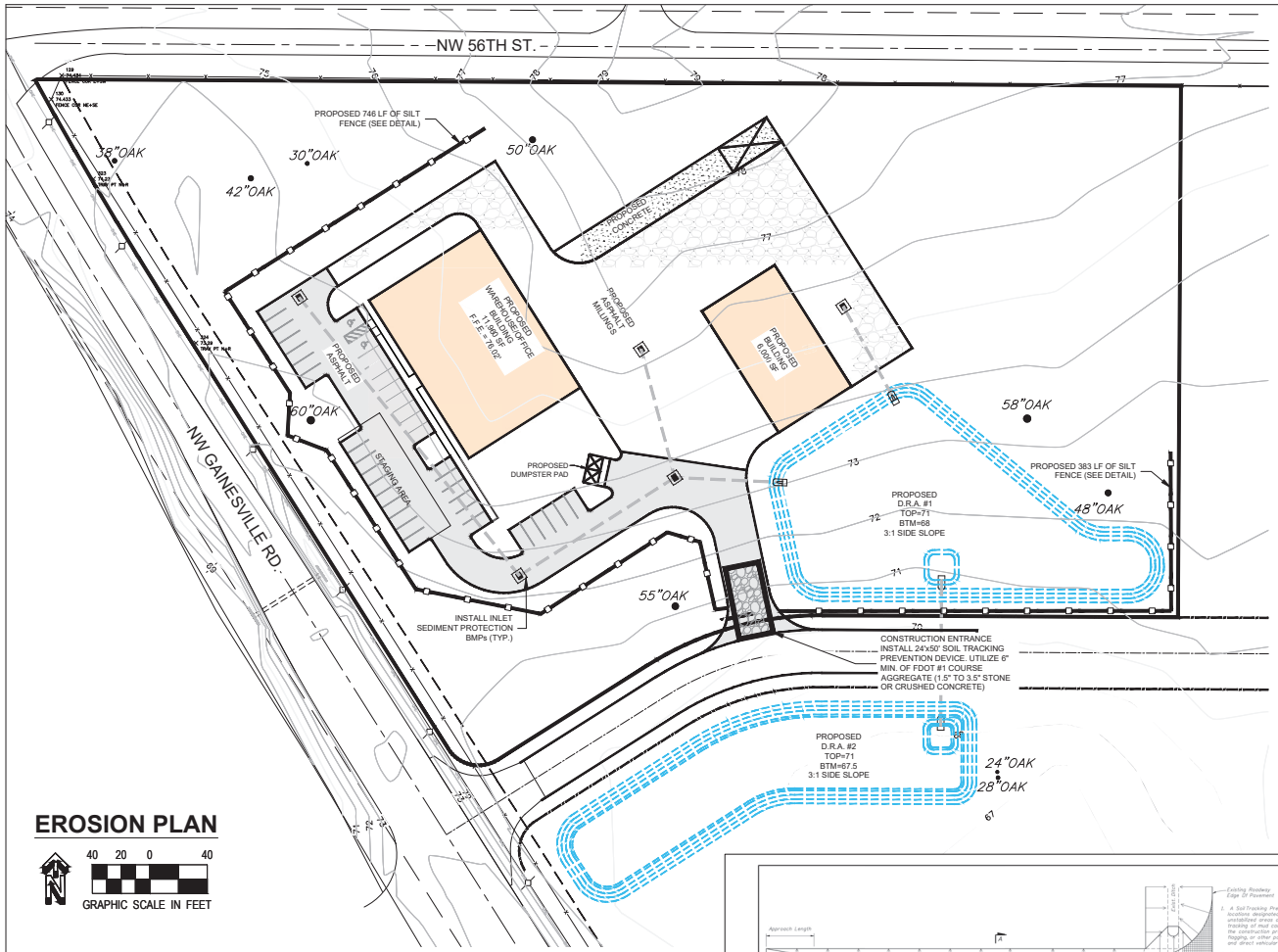
DRAWING FILE:	DESIGNED BY: PM
MASTER PLAN.DWG	DRAWN BY: AHC
DATE: 12-03-2024	CHECKED BY: PM

STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

JOB#: 24-03

TITLE: TITLE SHEET

SHEET C1 OF 5

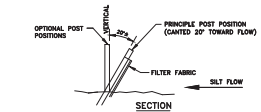


EROSION PLAN

N

40 20 0 40

GRAPHIC SCALE IN FEET

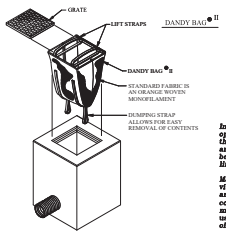


TYPE III SILT FENCE DETAIL

FDOT INDEX #102

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.



DANDY BAG DETAIL "B"

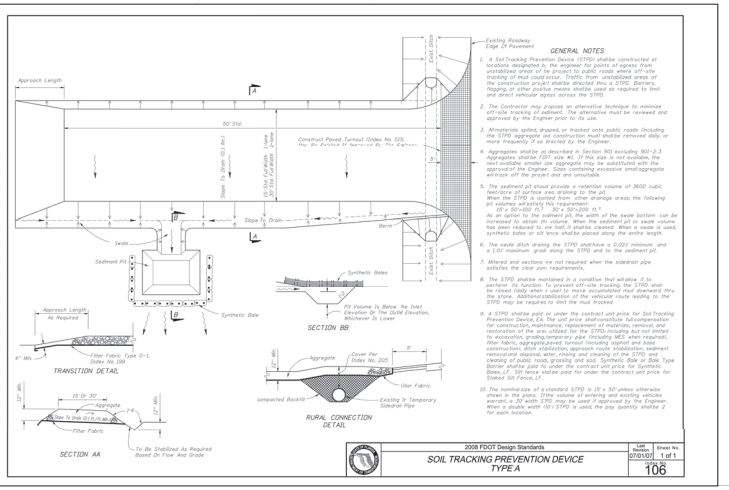
N.T.S.

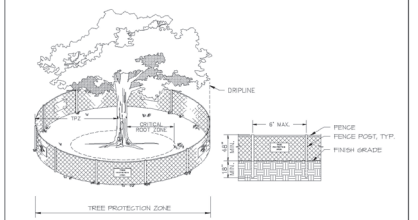
DANDY BAG ● II

Installation and Maintenance Guidelines

Installation: Remove the grate from catch basin. If using optional oil absorbents; place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag ● II so that the grate is below the top straps and above the lower ● straps. Holding the lifting devices, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the Dandy Bag ● II. If the containment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbents; replace absorbent when near saturation.





TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
2. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
3. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
4. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
5. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
6. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 ½" CALIPER.
7. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

Marion County FLORIDA PARKS AND RECREATION

MCBCC EFFECTIVE 10/12/2013

REVISION # N/A

TREE PROTECTION

7.3.4 LS 009

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2161
PAOLO@MASTROSERIOENG.COM

ENGINEER'S CERTIFICATION:

DATE:

PAOLO MASTROSERIO, P.E. #39811
MASTROSERIO ENGINEERING, INC. C.A.#28159
170 SE 32ND PLACE
OCALA, FL 34471

REVISION DESCRIPTION:	DATE:

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 12-03-2024

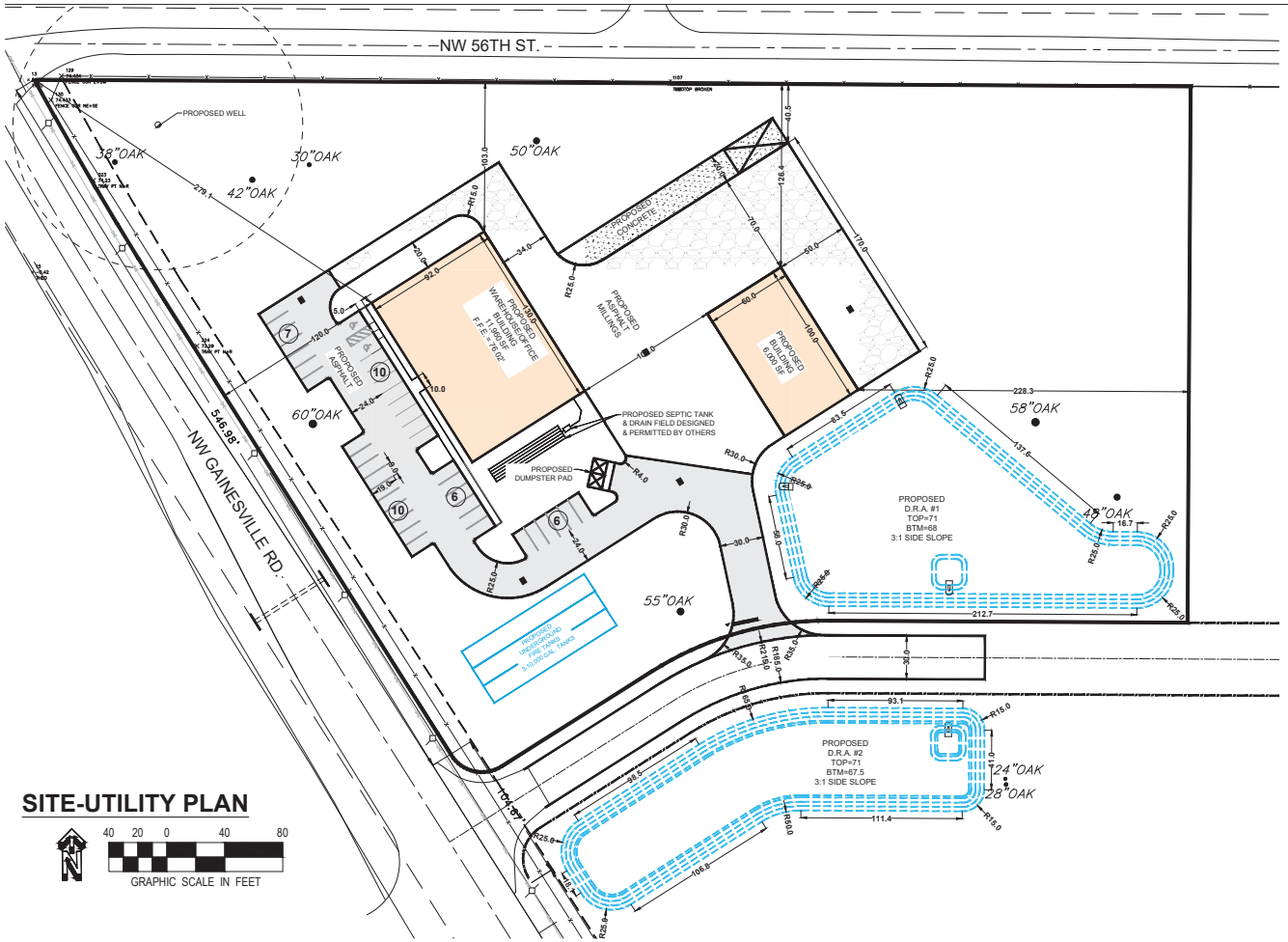
STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL, SEC: 25, TWP: 14, RGE: 21

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 40'

JOB#: 24-03

SHEET C2 OF 5



SITE-UTILITY PLAN

GRAPHIC SCALE IN FEET (40 20 0 40 80)

SITE DATA:

PROJECT NAME:	STOKES ELECTRIC - MAJOR SITE PLAN
PROJECT LOCATION:	SEC 25, TWP. 14, RGE. 21
P.I.D.:	13338-000-01
OWNER:	CDH REALTY, LLC.
ADDRESS:	421 S PINE AVE. OCALA, FL, 34471
TOTAL SITE AREA:	268,506 S.F. = 6.16 ACRES +/-
CURRENT ZONING:	B-4
FUTURE LAND USE:	COMMERCIAL
BUILDING SETBACKS:	40' FRONT, 10' SIDE, 25' REAR
BUILDING USE:	WAREHOUSE
BUILDING F.A.R.:	0.0669 (17,960 SF)

PROPOSED DEVELOPMENT:

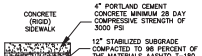
THE EXISTING PARCEL IS LOCATED IN MARION COUNTY, FL. THE INTENT IS TO CONSTRUCT WAREHOUSING FOR STOKES ELECTRIC. THE PROPERTY WILL BE SERVED WITH A WELL AND SEPTIC SYSTEM. THE PROJECT ACCESS WILL CONNECT VIA A PROPOSED ASPHALT DRIVE OFF OF NW GAINESVILLE RD. THE PROPOSED CONSTRUCTION WILL CONSIST OF TWO WAREHOUSE BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

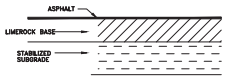
DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)

EXISTING COVERAGE:	
SITE AREA:	268,506 S.F. (100%)
OPEN SPACE:	268,506 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDING:	17,960 S.F. (6.69%)
PROPOSED PAVEMENT:	21,177 S.F. (7.89%)
PROPOSED ASPHALT MILLINGS:	33,510 S.F. (12.48%)
PROPOSED CONCRETE:	5,147 S.F. (1.92%)
TOTAL IMPERVIOUS:	77,794 S.F. (28.97%)
PROPOSED D.R.A.:	27,169 S.F. (10.12%)
PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.)	163,543 S.F. (60.91%)
REQUIRED OPEN SPACE PER CODE (20%):	53,701 S.F.

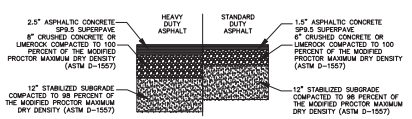


TYPICAL CONCRETE (RIGID) SIDEWALK SECTION

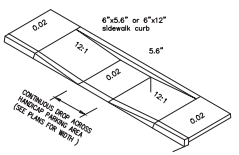


TYPICAL PAVMENT SECTION

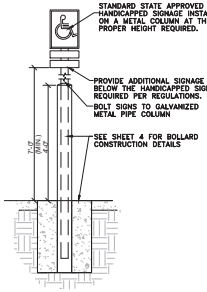
PROPOSED PAVING SPECIFICATIONS
1-1/4" ASPHALT SUPERPAVE 9.5
8" LIMEROCK (98% MAX. DENSITY, 100 LBR)
10" TYPE "B" STABILIZED SUBGRADE
(98% MAX. DENSITY, 40 LBR)



TYPICAL PAVEMENT (FLEXIBLE) SECTIONS



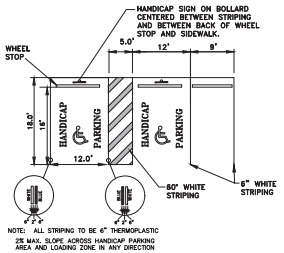
HANDICAP CURB DETAIL



HANDICAP SIGN POST DETAIL

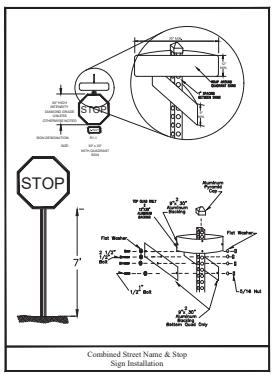
SIGNS SHALL CONFORM TO FDOT INDEX 17355

NOTES:
1. ALL LETTERS ARE 1.5" SERIES "C".
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ACCESSIBLE MARKINGS AND SIGNS TO CONFORM WITH FDOT INDEX 711-001 AND FDOT INDEX 700-102 RESPECTIVELY PER THE 2018-2019 REVISION.



NOTE: ALL STRIPING TO BE 6" THERMOPLASTIC
25 MAX. SLOPE ACROSS HANDICAP PARKING AREA AND LOADING ZONE IN ANY DIRECTION

PARKING SPACE DETAIL
HANDICAP & REGULAR
"ALL HANDICAPPED ACCESS AND PARKING" MUST COMPLY WITH FBC CHAPTER 11.



REVISION DESCRIPTION:	DATE:

ENGINEER'S CERTIFICATION:

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 12-03-2024

DATE:
PAOLO MASTROSERIO, P.E. 59691
MASTROSERIO ENGINEERING, INC. C.A.#29519
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
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OCALA, FL 34471
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PAOLO@MASTROSERIOENG.COM

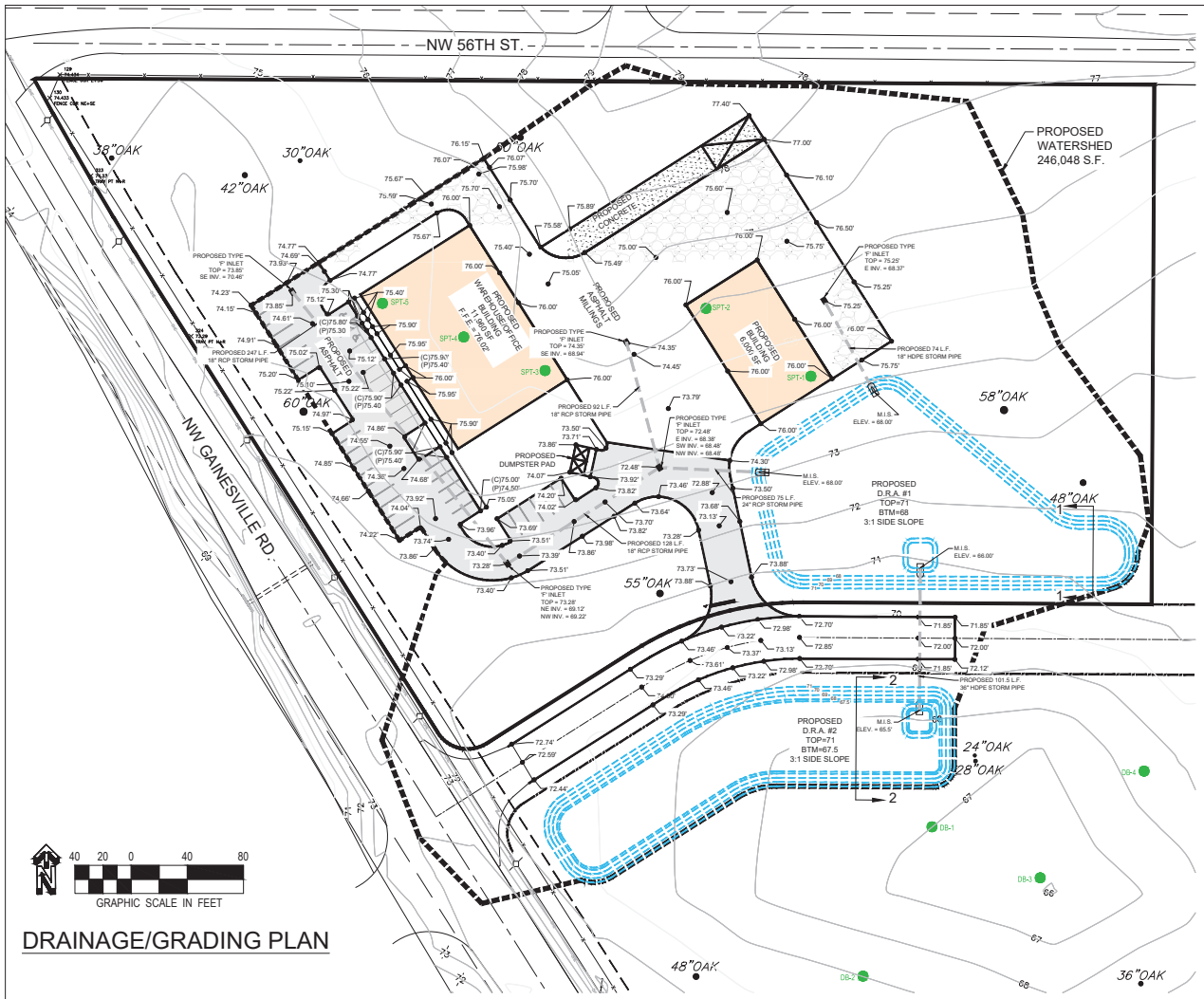
STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21

TITLE: SITE/GEOMETRY/UTILITY PLAN

SCALE: 1" = 40'

JOB#: 24-03

SHEET C3 OF 5



40 20 0 40 80

GRAPHIC SCALE IN FEET

DRAINAGE/GRADING PLAN

DRAINAGE SUMMARY:

1. THE RETENTION AREA SHALL BE PRIVATE.
2. THE RETENTION AREA SHALL TO BE MAINTAINED BY THE OWNER.
3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
5. 100YR/24HR PEAK RUNOFF RATE IS LESS THAN IN THE POST CONDITION THAN IN THE PRE CONDITION.
6. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A..
7. RUNOFF RATES & VOLUMES REFLECT "PONDS" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

DRAINAGE NOTES

1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS", AND IS DETERMINED BY INTERPOLATION OF TABLE 2-2A (PAGE 2-5).
3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF: THE VOLUME OF THE FIRST 1/2" OF RUNOFF FROM EACH WATERSHED, (SWFWMD), AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE OFFSITE FOR ANY OF THE STORMS MODELED UP TO A 100YR/24HR.
5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WMD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED. OTHERWISE IT SHALL BE FINISH GRADED AND SODDED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL. TYPE II SILT FENCE AND OPTIONAL DANDY BAGS SHALL BE USED AS PER DETAIL.

811 Know what's below. Call before you dig.

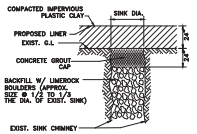
DRAINAGE DATA:

GIVEN:

DESIGN STORM:	100YR/24HR STORM
RAINFALL INCHES:	11.5"
SOIL TYPES:	"A"
IMPERVIOUS CURVE NUMBER:	98
PERVIOUS CURVE NUMBER:	39

NOTE FOR ALL DRA CONSTRUCTION:

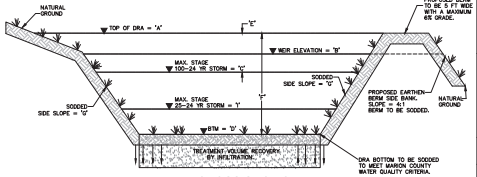
IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.



TYPICAL SINK CHIMNEY REPAIR DETAIL

D.R.A. SCHEDULE

DRA #	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'I'
1	71.0'	N/A	69.49'	67.5'	1.51'	3.5'	4:1	59.38'	68.63'



D.R.A. CROSS SECTION

N.T.S.

ENGINEER'S CERTIFICATION:

DATE:

P.O.C. MASTROSERIO, P.E. 65691
MASTROSERIO ENGINEERING, INC. C.A.#29189
179 SE 32ND PLACE
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MASTROSERIO ENGINEERING, INC
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PH: (352)433-2165
PAOLO@MASTROSERIOENG.COM

REVISION DESCRIPTION:	DATE:

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 12-03-2024

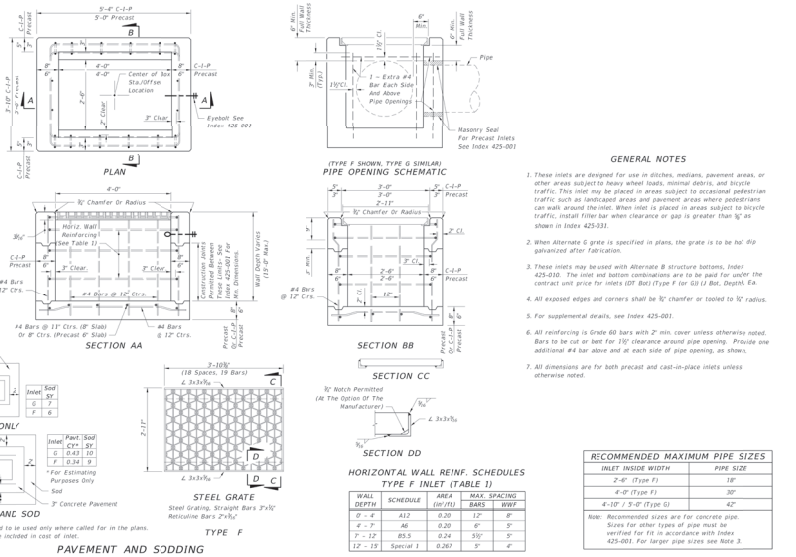
STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL. SEC.: 25, TWP: 14, RGE: 21

TITLE: DRAINAGE & GRADING PLAN

SCALE: 1" =40'

JOB#: 24-03

SHEET C4 OF 5



GENERAL NOTES

1. These inlets are designed for use in ditches, medians, pavement areas, or other areas subject to heavy wheel loads, minimal debris, and bicycle traffic. This inlet may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet. When inlet is placed in areas subject to bicycle traffic, install filler bar when clearance or gap is greater than ½" as shown in Index 425-031.
2. When Alternate G grate is specified in plans, the grate is to be hot dip galvanized after fabrication.
3. These inlets may be used with Alternate B structure bottoms, Index 425-010. The inlet end bottom combinations are to be paid for under the contract unit price for inlets (DT Bot) (Type F tor G)) (J Bot, Depth), Ea.
4. All exposed edges and corners shall be ½" chamfer or tooled to ½" radius.
5. For supplemental details, see Index 425-001.
6. All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening, as shown.
7. All dimensions are for both precast and cast-in-place inlets unless otherwise noted.

HORIZONTAL WALL REINF. SCHEDULES
TYPE F INLET (TABLE 1)

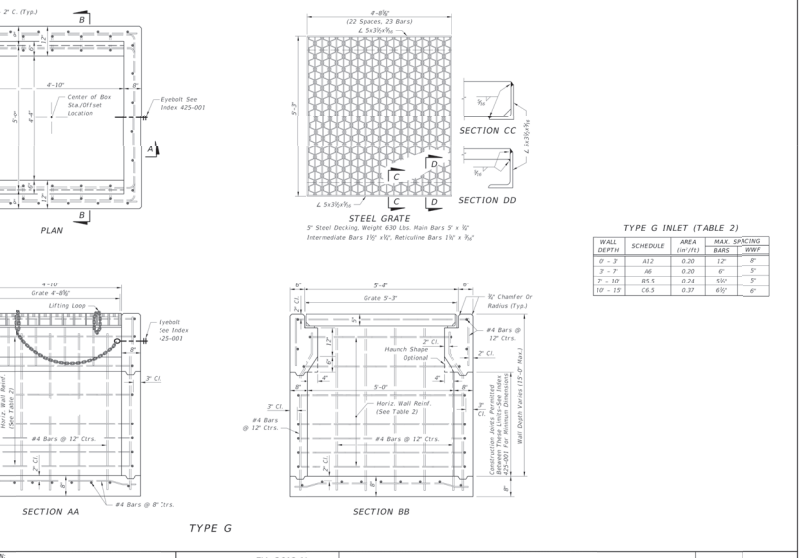
WALL DEPTH	SCHEDULE	AREA (in²/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 4'	A12	0.20	12"	8"
4' - 7'	A6	0.20	6"	5"
7' - 12'	B5.5	0.24	5½"	5"
12' - 15'	Special 1	0.263	5"	4"

RECOMMENDED MAXIMUM PIPE SIZES

INLET INSIDE WIDTH	PIPE SIZE
2'-6" (Type F)	18"
4'-0" (Type F)	30"
4'-10" / 5'-0" (Type G)	42"

Note: Recommended sizes are for concrete pipe. Sizes for other types of pipe must be verified for fit in accordance with Index 425-001. For larger pipe sizes see Note 3.

LAST REVISION	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
11/01/17					425-053	1 of 2



TYPE G INLET (TABLE 2)

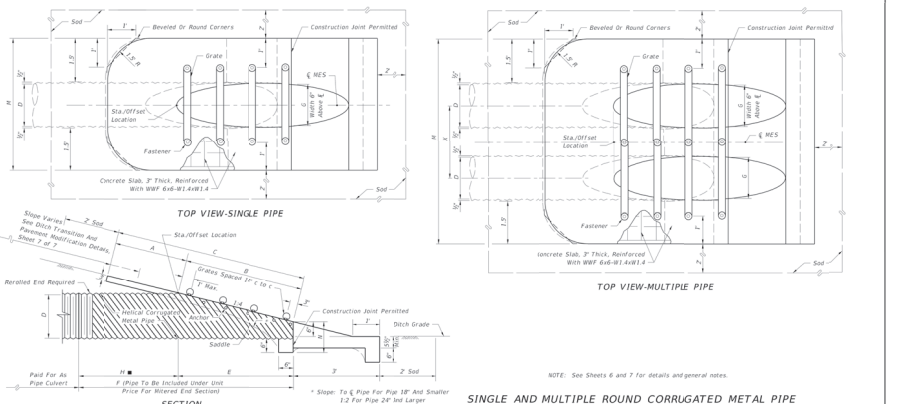
WALL DEPTH	SCHEDULE	AREA (in²/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 3'	A12	0.20	12"	8"
3' - 7'	A6	0.20	6"	5"
7' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

LAST REVISION	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
11/01/17					425-053	2 of 2

DIMENSIONS & QUANTITIES

D	X	A	B	C	E	F	G	H ■	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	GRATE SIZES Standard Weight Pipe	GRATE SIZES Extra Strong Pipe	CONCRETE (CY) Single Pipe	CONCRETE (CY) Double Pipe	CONCRETE (CY) Triple Pipe	CONCRETE (CY) Quad. Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad. Pipe	REMARKS
8"	2'-0"	2.5	0.72	3.22	0.7	4.0	0.58	3.3	3.75	5.75	7.75	9.75	1.04			0.52	0.80	1.22	1.54	7	8	8	9	
10"	2'-2"	2.5	1.34	3.84	1.3	5.0	0.81	3.7	3.92	6.08	8.25	10.41	1.04			0.64	0.99	1.34	1.70	7	8	9	10	
12"	2'-4"	2.5	2.00	4.56	2.0	6.0	1.00	4.0	4.08	6.42	8.75	11.08	1.04			0.68	1.19	1.48	1.88	7	8	10	11	
15"	2'-7"	2.5	3.09	5.59	3.0	7.0	1.23	4.0	4.33	6.92	9.50	12.08	1.04			0.64	1.30	1.35	1.71	8	9	10	11	
18"	2'-10"	2.5	4.12	6.62	4.0	8.0	1.41	4.0	4.58	7.42	10.25	13.08	1.04			0.69	1.39	1.49	1.89	9	10	11	12	
24"	3'-5"	2.5	6.18	8.68	6.0	10.0	1.73	4.0	5.08	8.50	11.92	15.33	1.04			0.83	1.34	1.82	2.34	10	11	13	14	
30"	4'-3"	2.5	8.25	10.75	8.0	12.0	2.00	4.0	5.58	9.83	14.08	18.33	1.04	2½"	3"	0.96	1.13	2.32	2.99	11	13	15	17	
36"	5'-1"	2.5	10.31	12.81	10.0	14.0	2.24	4.0	6.08	11.17	16.25	21.33	1.04	2½"	3"	1.08	1.92	2.77	3.62	12	14	17	19	
42"	6'-0"	2.5	12.37	14.87	12.0	16.0	2.45	4.0	6.58	12.58	18.58	24.58	1.04	2½"	3½"	1.20	2.76	3.34	4.61	13	16	18	21	
48"	6'-9"	2.5	14.43	16.93	14.0	18.0	2.65	4.0	7.08	13.83	20.58	27.33	1.04	2½"	3½"	1.80	3.31	4.02	5.14	14	17	20	23	
54"	7'-8"	2.5	16.49	18.99	16.0	20.0	2.83	4.0	7.58	15.25	22.92	30.58	1.04	3"	4"	1.76	3.58	5.34	7.14	15	19	22	26	
60"	8'-6"	2.5	18.55	21.05	18.0	22.0	3.00	4.0	8.08	16.58	25.08	33.58	1.04	3"	4"	1.94	4.03	6.12	8.20	17	20	24	28	

■ Values shown for estimating pipe quantities and are for information only.



NOTE: See Sheets 6 and 7 for details and general notes.

* Slope: To ℄ Pipe For Pipe 18" And Smaller 1:2 For Pipe 24" Ind Larger

LAST REVISION	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX	SHEET
11/01/17					430-022	2 of 7

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 12-03-2024

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 69891
STATE OF FLORIDA ENGINEERING INC. C.A.#2519
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
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P.PAOLO@MASTROSERIOENG.COM

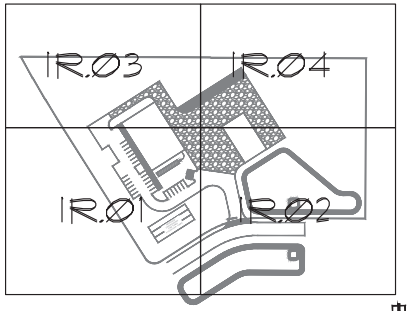
STOKES ELECTRIC - MAJOR SITE PLAN
MARION COUNTY, FL. SEC. 25, TWP. 14, RGE. 21

TITLE: CONSTRUCTION DETAILS

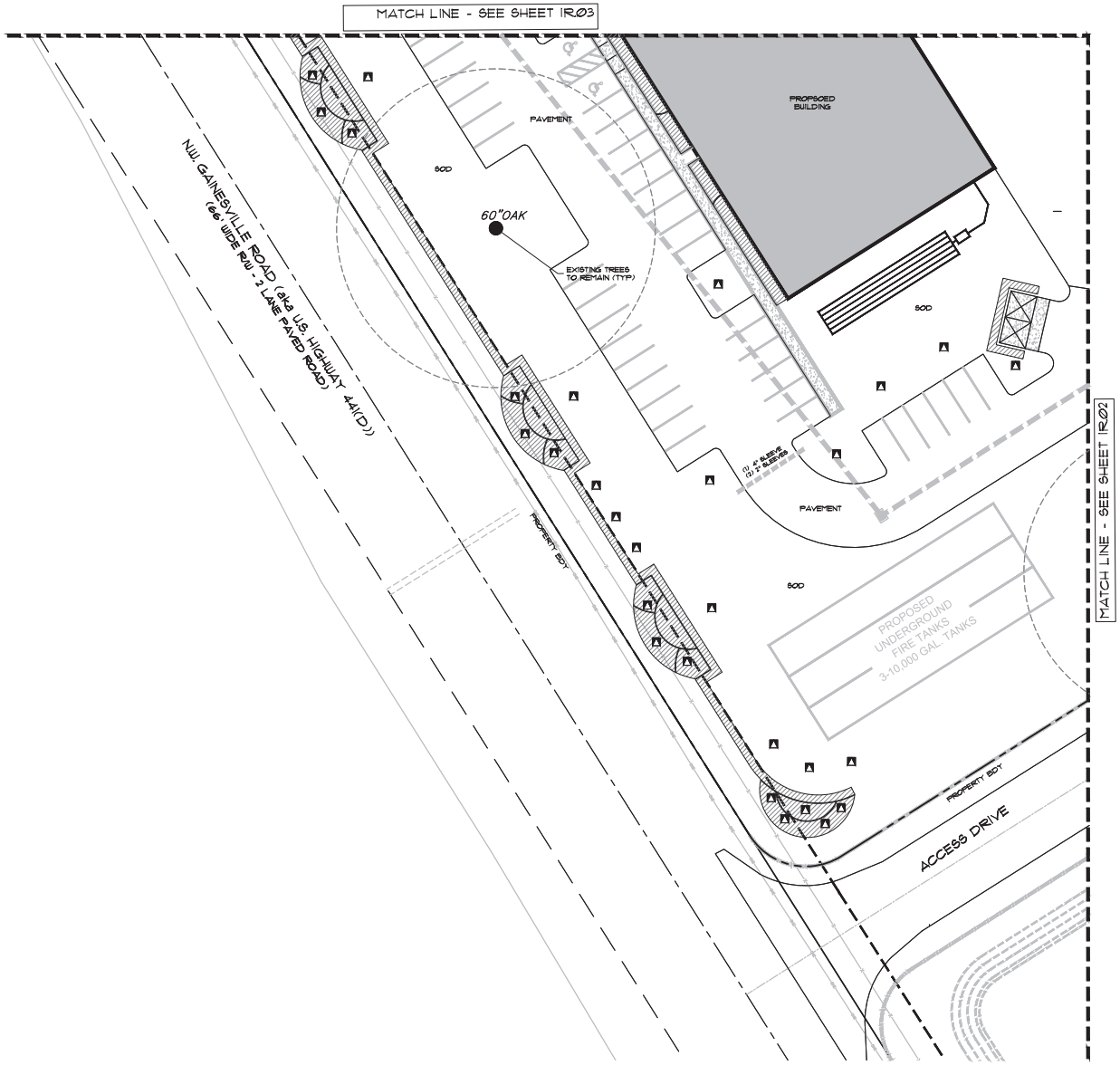
SCALE: N.T.S.

JOB#: 24-03

SHEET C5 OF 5



SHEET KEY MAP N.T.S.



LRDG
407-788-8774

NORTH

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DRWN BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

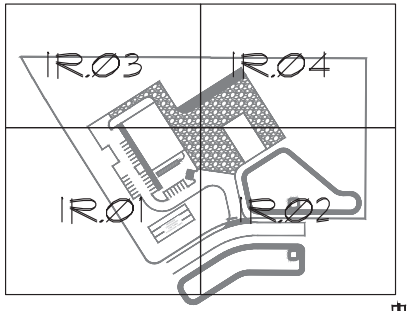
PREPARED FOR:
MASTROSERIO ENGINEERING

IRRIGATION PLAN

Landscape Architect In Charge: James H. Bailey
Registration # LA6666883
Certificate of Authorization LC 26000435
11/26/2024

DATE: 11-20-24
PROJECT NO.: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
IR.01



SHEET KEY MAP N.T.S.

MATCH LINE - SEE SHEET IR04

MATCH LINE - SEE SHEET IR01

PROPOSED BUILDING

PAVEMENT

SOD

58"OAK

EXISTING TREES TO REMAIN (TYP)

48"OAK

DRY RETENTION AREA

PROPERTY BDY

(1) 4" SLEEVE
(3) 2" SLEEVES

PAVEMENT

SOD

55"OAK

SOD

SOD

PROPERTY BDY

ACCESS DRIVE

24"OAK

28"OAK

LRDG
407-788-8774

NORTH

0' 10' 20'

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:
MASTROSERIO ENGINEERING

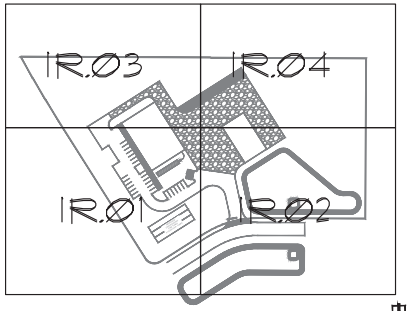
IRRIGATION PLAN

Landscape Architect
In Charge:
James H. Bailey

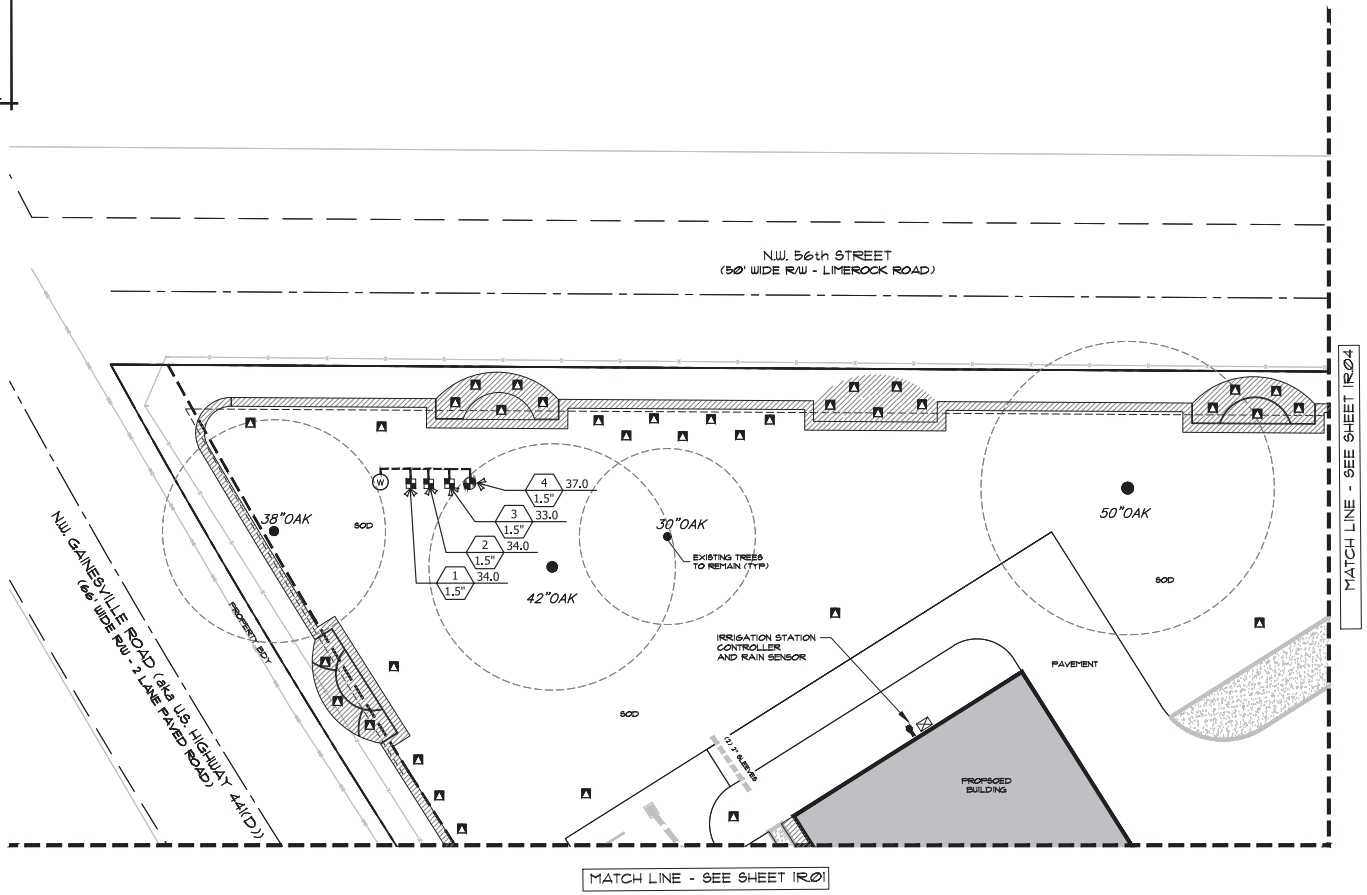
Registration # LA6666883
11/26/2024
Certificate of
Authorization LC 26000435

DATE: 11-20-24
PROJECT NO.: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
IR.02



SHEET KEY MAP N.T.S.



LRDG

NORTH

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:

MASTROSERIO ENGINEERING

IRRIGATION PLAN

Landscape Architect In Charge: James H. Bailey

Registration # LA6666883

11/26/2024

Certificate of Authorization LC 26000435

DATE: 11-20-24

PROJECT NO.: MAS024-14.01

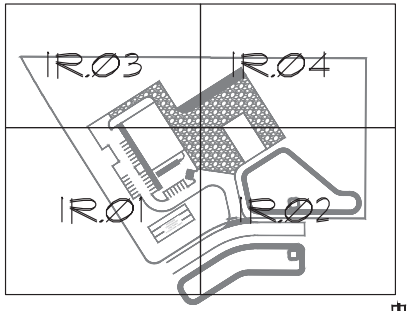
DRAWN BY: JHB

DESIGNED BY: BHR/JHB

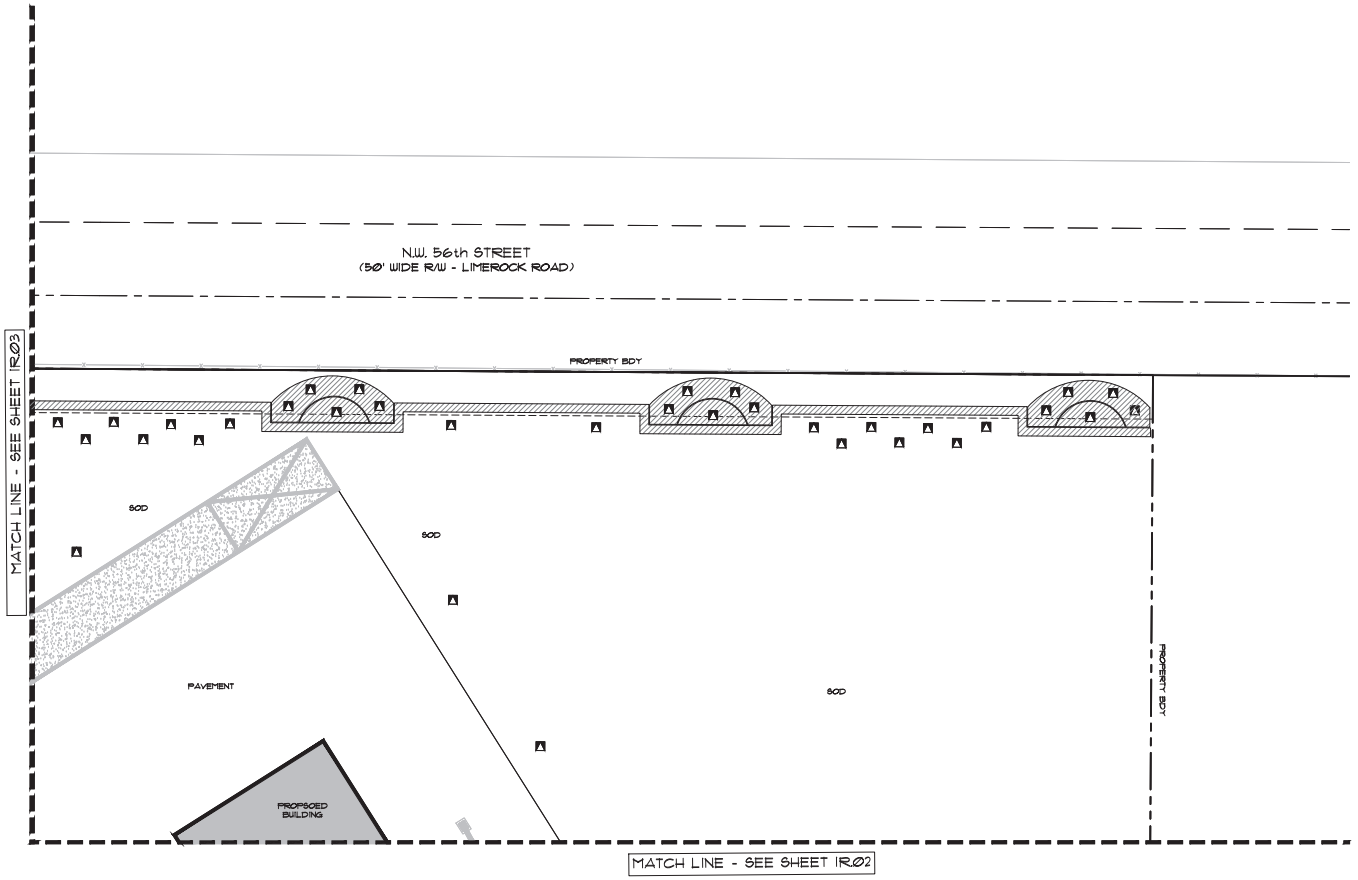
CHECKED BY: BHR

SHEET NO.

IR.03



SHEET KEY MAP N.T.S.



LRDG
427-732-8774

NORTH

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

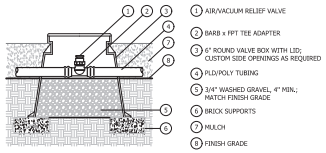
PREPARED FOR:
MASTROSERIO ENGINEERING

IRRIGATION PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LA 6666883
11/26/2024
Certificate of
Authorization LC 26000435

DATE: 11-20-24
PROJECT NO.: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

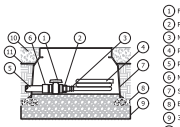
SHEET NO.
IR.04



1. AIR/VACUUM RELIEF VALVE
2. BARB x FPT TEE ADAPTER
3. 6" ROUND VALVE BOX WITH LID; CUSTOM SIDE OPENINGS AS REQUIRED
4. PLD/POLY TUBING
5. 3/4" WASHED GRAVEL, 4" MIN.; MATCH FINISH GRADE
6. BRICK SUPPORTS
7. MULCH
8. FINISH GRADE

AIR/ VACUUM RELIEF VALVE ON GRADE

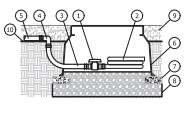
NOT TO SCALE



1. FPT MANUAL BALL VALVE
2. PVC REDUCER AS REQUIRED
3. MPT TO POLY ADAPTER
4. POLY TUBING, 3' MIN. LENGTH
5. PVC LATERAL OR FLUSH HEADER
6. MPT CONNECTION FROM LATERAL
7. STANDARD VALVE BOX
8. BRICK SUPPORTS (4)
9. 3/4" WASHED GRAVEL, 3" MIN.
10. MULCH
11. FINISH GRADE

MANUAL FLUSH VALVE - PVC

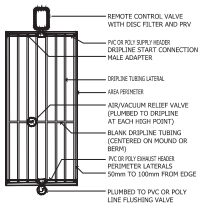
NOT TO SCALE



1. BARB VALVE
2. POLY TUBING, 3' MIN. LENGTH
3. POLY TUBING
4. BARB ELL
5. SINGLE POLY LINE
6. STANDARD VALVE BOX
7. BRICK SUPPORTS (4)
8. 3/4" WASHED GRAVEL, 3" MIN.
9. MULCH
10. FINISH GRADE

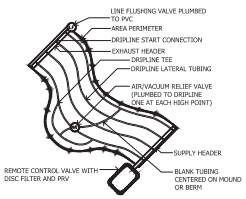
MANUAL FLUSH VALVE - POLY END RUN

NOT TO SCALE



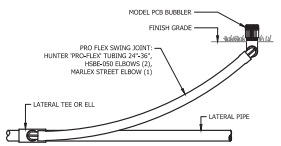
DRIPLINE END FEED LAYOUT

SCALE: NTS



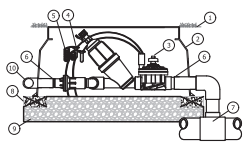
IRREGULAR AREAS : ODD CURVES

SCALE: NTS



HUNTER PCB BUBBLER

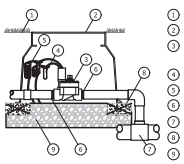
NOT TO SCALE



1. FINISH GRADE
2. VALVE BOX - JUMBO/ SUPER JUMBO SEE SCHEDULE FOR SIZE
3. DRIP ZONE KIT, WITH FILTER (TIP 45 DEGREES) AND REGULATOR
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" WASHED GRAVEL, 3" MIN.
10. LATERAL PIPE AND FITTINGS

HUNTER DRIP CONTROL KIT

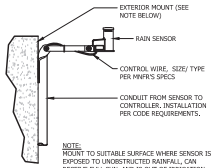
NOT TO SCALE



1. FINISH GRADE
2. STANDARD VALVE BOX
3. REMOTE CONTROL VALVE MODEL ICV WITH FLOW CONTROL (SEE PLAN FOR SIZE)
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" WASHED GRAVEL, 3" MIN.

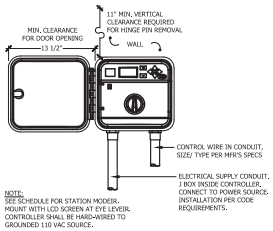
HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL

NOT TO SCALE



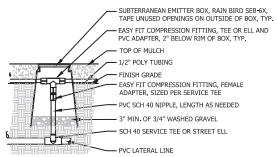
HUNTER RAIN-CLIK SENSOR

NOT TO SCALE



HUNTER CONTROLLER

NOT TO SCALE



PVC - TO - POLY TUBING CONNECTION

SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL		TYPE	ARC	PSI	GPM*	RADIUS
	Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm		
	Area to Receive Dripline Hunter PLD-06-12 (12), Contractor to verify per plans Dripline with 0.6 GPH emitters, non-draining, pressure compensating, at 12" O.C., and row spacing at 12" O.C., off-set emitters for triangular spacing.						
W	Irrigation Well, Provide backflow prevention per county code. Well to be sized to meet irrigation flow demands.						
	Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control Hunter ICV-151 - 1 1/2" Electric Globe Valve w/ Flow Control Hunter ICV-201 - 2" Electric Globe Valve w/ Flow Control						
	Hunter ICZ-151-40 Drip Controller (FLOW 20-60 GPM) w/ 1" HY100 Filter System. Super Jumbo Valve pit required						
	Hunter PRO-C Modular Station Controller Model: PC Outdoor Provide PCM Modules as required						
	Hunter Rain-Clik Sensor Mount in location with open view to sky.						
	Irrigation Mainline: 2" PVC Class 200 SDR 21						
	Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)						
	Sch 40 Irrigation Sleeve						

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

IRRIGATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
3. MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
5. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
6. REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLAN(S) PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.

B. THE SCOPE OF WORK SHALL INCLUDE:

1. PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
2. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
3. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
4. SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.

C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA/ LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/ SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.

D. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

E. ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

F. ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. http://ffbf.ifas.ufl.fl.edu

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

1. IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
2. WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/ OR FRIDAY.
3. WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
4. FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER INCH (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
5. ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.

NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PGV PRESSURE LOSS IN PSI				
Flow	1"		1½"	2"
GPM	Globe		Globe	Globe
1	1.1			
5	1.9			
10	1.9			
15	1.6			
20	3.3		3	1
30	9.2		3	1
35	16		3	2
40	20		3	2
50			4	1
60			5	2
80			5.5	3
100			9	5
120			11.5	6
135				8
150				10

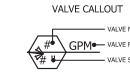
ZONE SCHEDULE	
1	DRIP ZONE
2	DRIP ZONE
3	DRIP ZONE
4	TREE BUBBLER

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS

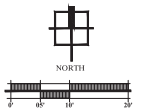
GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-220 GPM	4" PVC

VALVE CALLOUT



VALVE LOCATION SYMBOL

LRDG
407-738-8774



NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11-20-24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:

MASTRONARDO ENGINEERING

IRRIGATIONPLAN

Landscape Architect In Charge: James H. Bailey

11/26/2024

Registration # LA6666883
Certificate of Authorization LC 26000435

DATE: 11-20-24

PROJECT NO.: MAS024-14.01

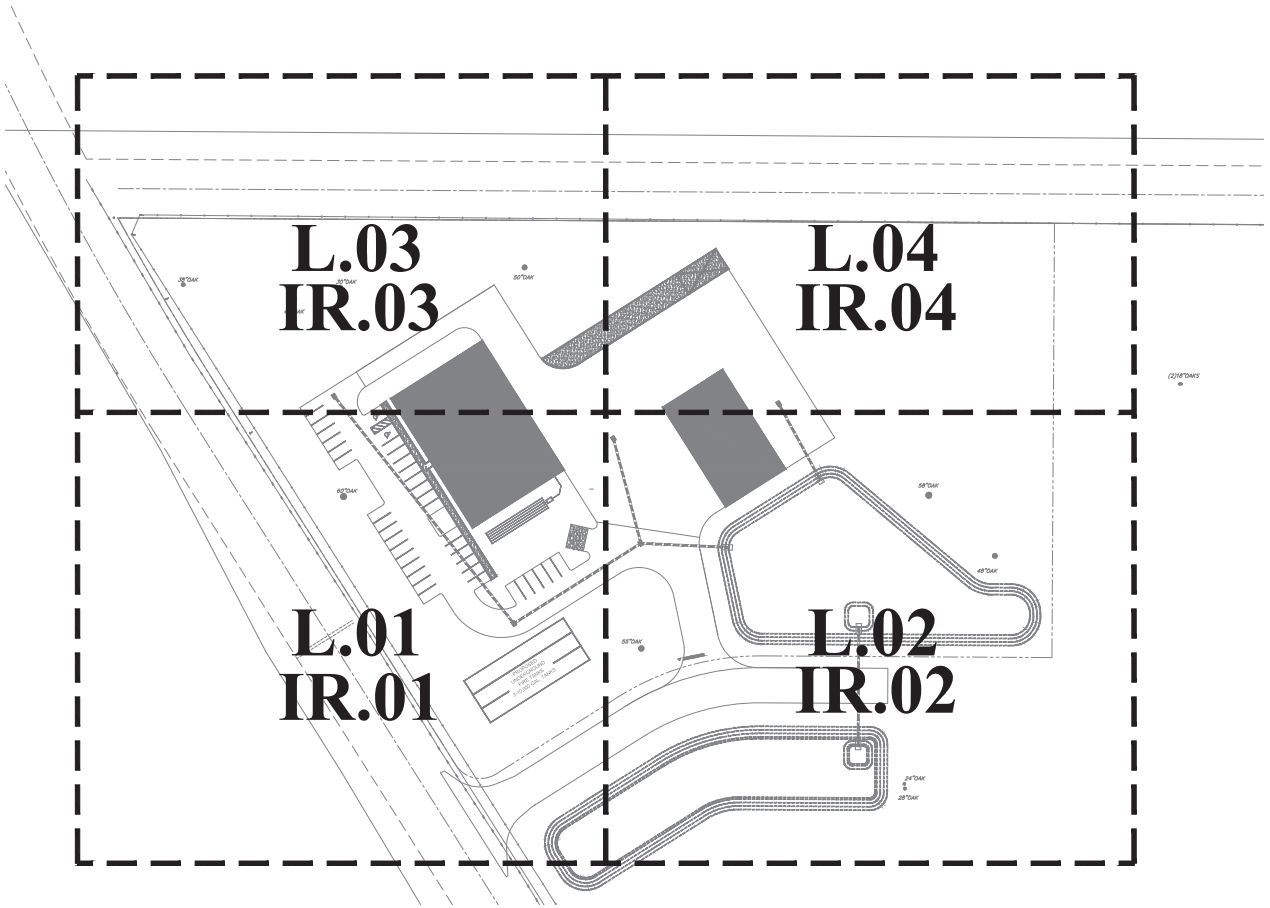
DRAWN BY: JHB

DESIGNED BY: BHR/JHB

CHECKED BY: BHR

SHEET NO.

IRD.01



LRDG

NORTH

0' 25' 50' 100'

SCALE: 1"= 50-0"

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:

MASTROSERIO ENGINEERING

SHEETS REFERENCE PLAN

Landscape Architect
In Charge:
James H. Bailey

11/26/2024

Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 11-20-24

PROJECT NO.: MAS024-14.01

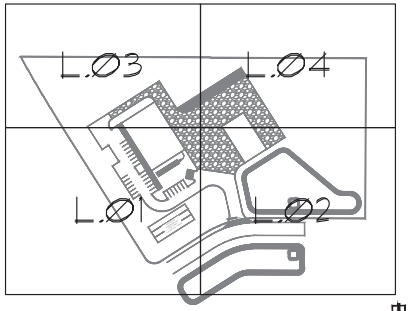
DRAWN BY: JHB

DESIGNED BY: BHR/JHB

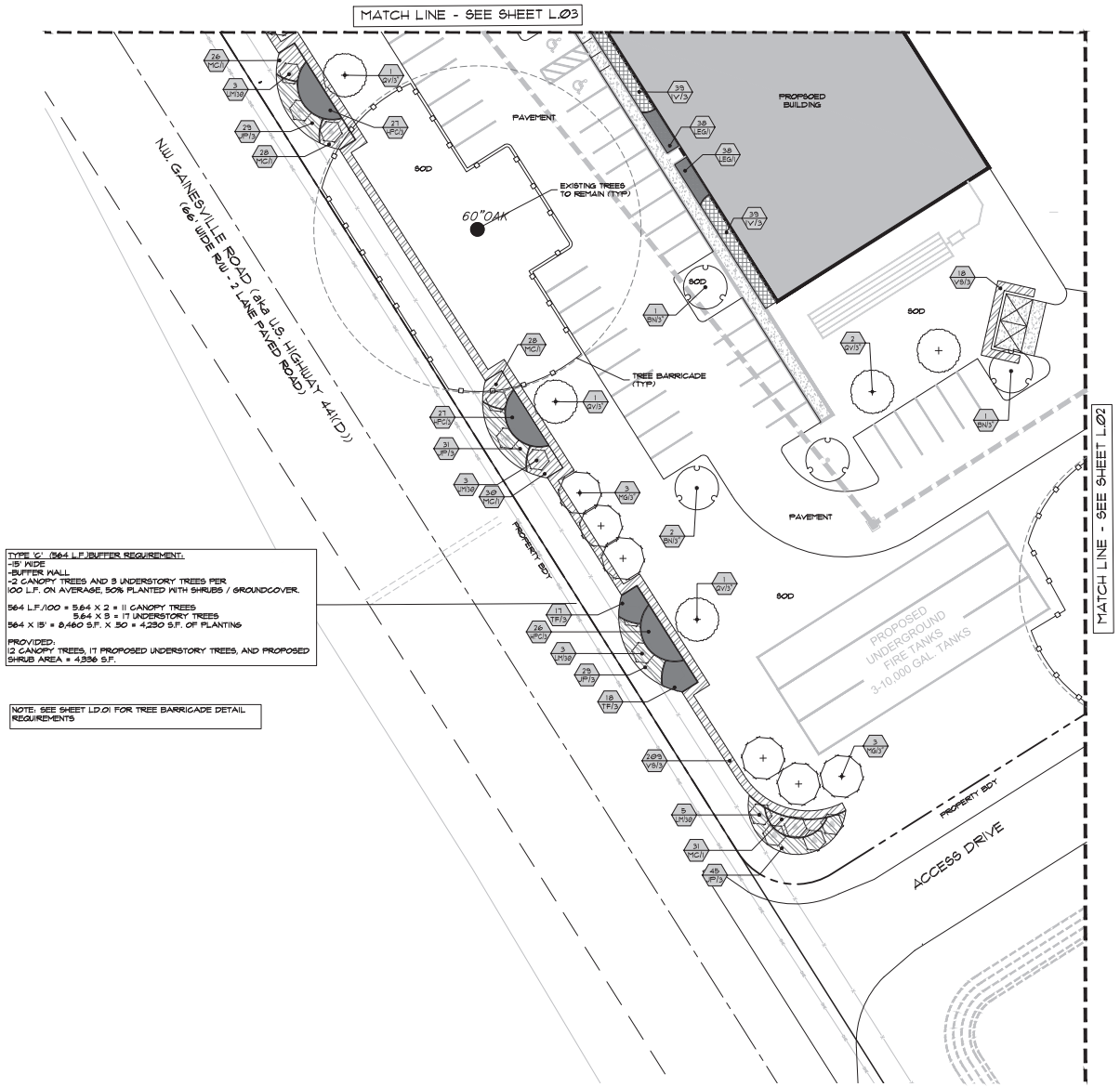
CHECKED BY: BHR

SHEET NO.

L.00



SHEET KEY MAP N.T.S.



TYPE 'C' (564 L.F./BUFFER REQUIREMENT:
-15' WIDE
-BUFFER WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

564 L.F./100 = 5.64 X 2 = 11 CANOPY TREES
5.64 X 3 = 17 UNDERSTORY TREES
564 X 15' = 8,460 S.F. X 50 = 4,230 S.F. OF PLANTING

PROVIDED:
12 CANOPY TREES, 17 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 4,336 S.F.

NOTE: SEE SHEET LD.01 FOR TREE BARRICADE DETAIL REQUIREMENTS

LRDG
427-732-8774

NORTH

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:
MASTROSERIO ENGINEERING

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey

Registration # LA6666883
11/26/2024
Certificate of
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DATE: 11-20-24
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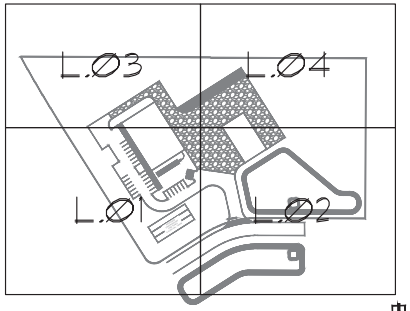
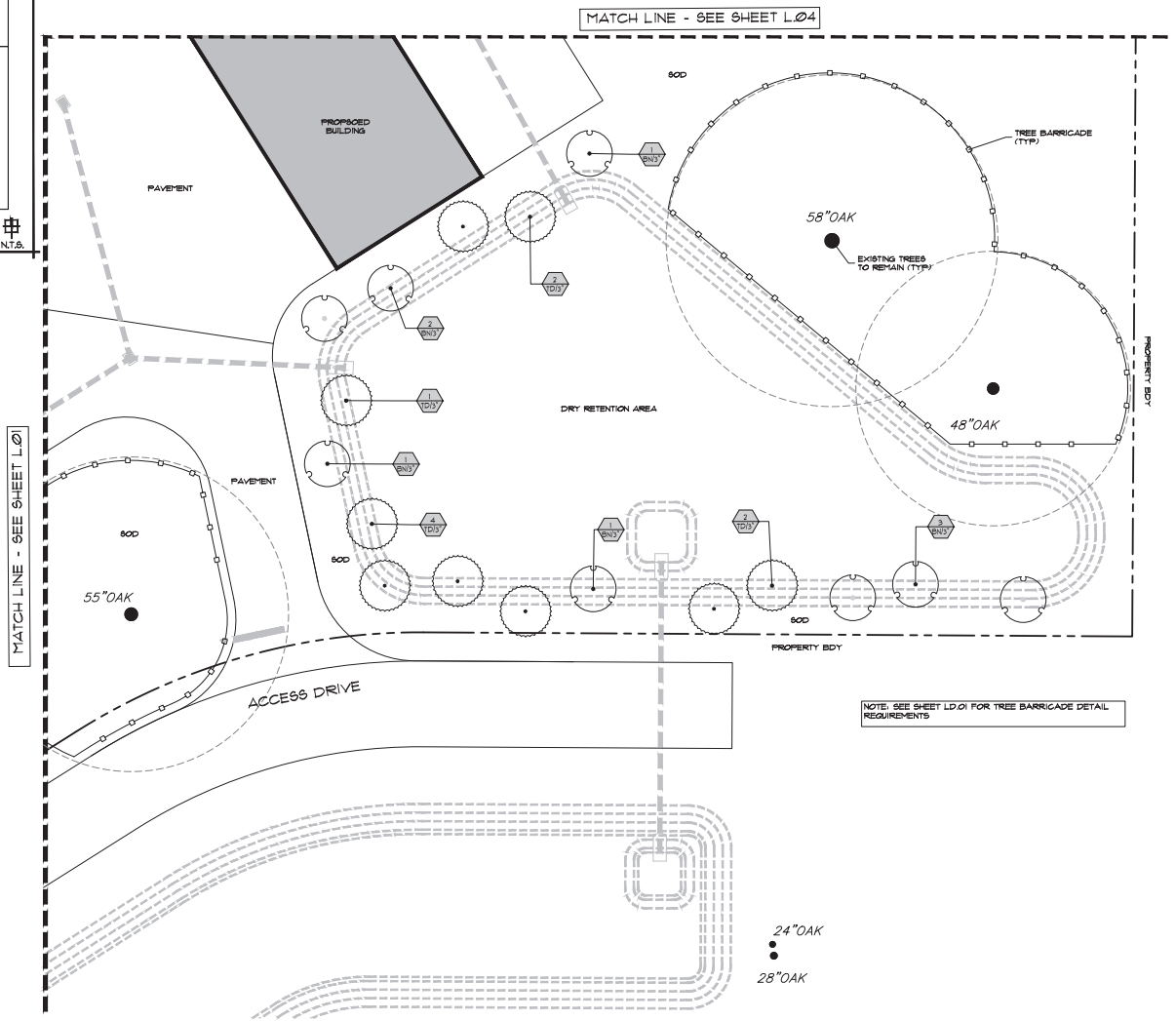
SHEET NO.
L.01



SHEET KEY MAP N.T.S.



LRDG
427-732-8774

NORTH

SCALE: 1"= 20'

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Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

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MASTROSERIO ENGINEERING

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey

Registration # LA6666883
11/26/2024
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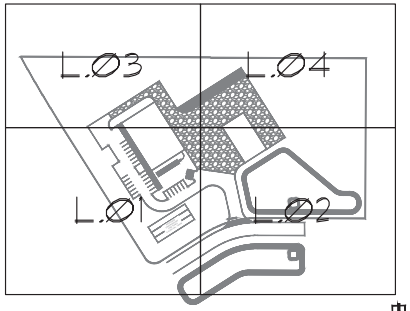
CHECKED BY: BHR

SHEET NO.
L.02

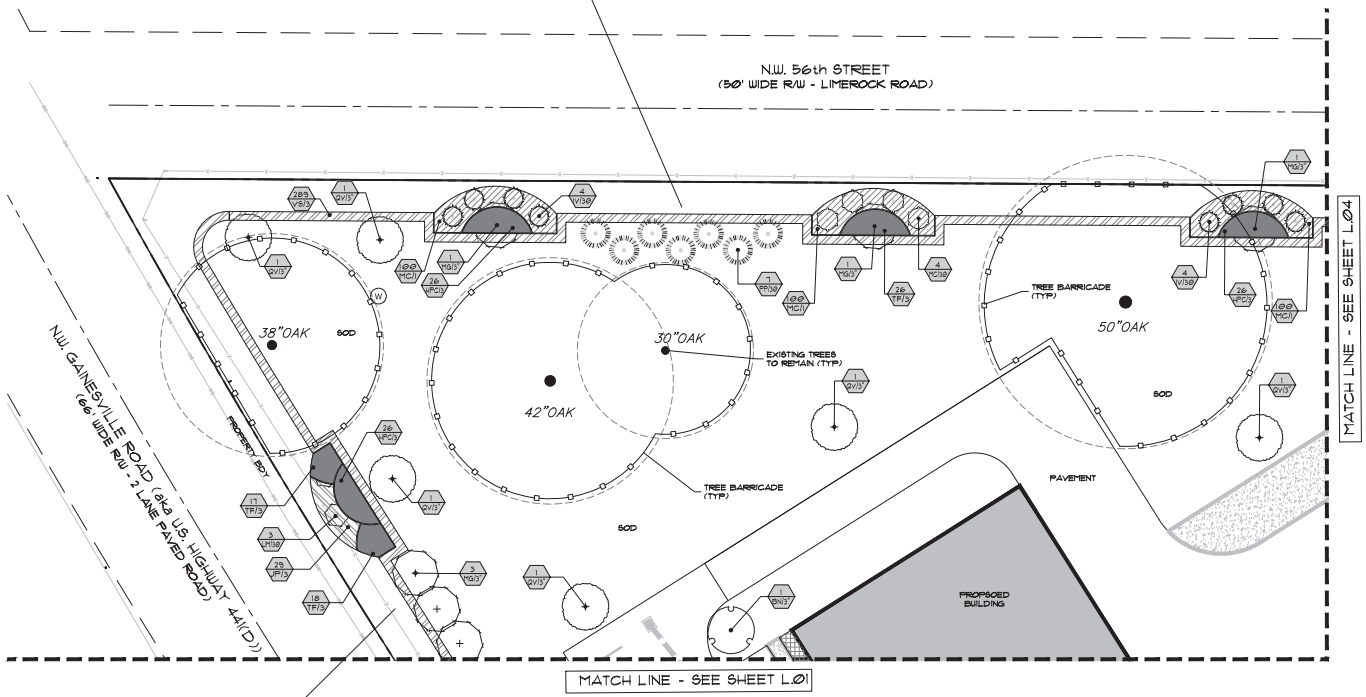


SHEET KEY MAP N.T.S.

TYPE 'C' (798 L.F.)BUFFER REQUIREMENT:
-15' WIDE
-BUFFER WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

798 L.F./100 = 7.98 X 2 = 16 CANOPY TREES
7.98 X 3 = 24 UNDERSTORY TREES
798 X 15' = 11,970 S.F. X .50 = 5,985 S.F. OF PLANTING

PROVIDED:
31 CANOPY TREES, 24 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 5,706 S.F.



TYPE 'C' (564 L.F.)BUFFER REQUIREMENT:
-15' WIDE
-BUFFER WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

564 L.F./100 = 5.64 X 2 = 11 CANOPY TREES
5.64 X 3 = 17 UNDERSTORY TREES
564 X 15' = 8,460 S.F. X .50 = 4,230 S.F. OF PLANTING

PROVIDED:
12 CANOPY TREES, 17 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 4,336 S.F.

NOTE: SEE SHEET LD.01 FOR TREE BARRICADE DETAIL REQUIREMENTS

LRDG
427-732-8774

NORTH
SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/20/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
MASTROSERIO ENGINEERING

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
LA 6666883
11/26/2024
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 11-20-24
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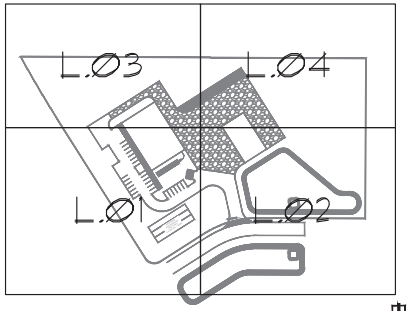
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
L.03



SHEET KEY MAP N.T.S.

TYPE 'C' (748 L.F.)BUFFER REQUIREMENT:
-15' WIDE
-BUFFER WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES PER
100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

748 L.F./100 = 7.48 X 2 = 16 CANOPY TREES
7.48 X 3 = 24 UNDERSTORY TREES
748 X 15' = 11,970 S.F. X 50 = 5,985 S.F. OF PLANTING

PROVIDED:
91 CANOPY TREES, 24 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 5,706 S.F.

N.W. 56th STREET
(50' WIDE R/W - LIMEROCK ROAD)

PROPERTY BDY

MATCH LINE - SEE SHEET L.Ø3

SOD

SOD

PAVEMENT

SOD

PROPERTY BDY

PROPOSED BUILDING

MATCH LINE - SEE SHEET L.Ø2

LRDG
427-732-8774

NORTH

SCALE: 1"= 20'

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11/26/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:
MASTRONERIO ENGINEERING

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LA6666883
11/26/2024
Certificate of
Authorization LC 26000435

DATE: 11-20-24
PROJECT NO.: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
L.04

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
IV/3@	12	ILEX VOMITORIA	YAUPON HOLLY	3@ GAL., B&B, 6' HT. X 3'-4 SPRD', 2" CAL., MULTI-TRUNK
CANOPY TREES				
BN/3"	13	BETULA NIGRA	RIVER BIRCH	65 GAL. OR RPG 13'-14' HT., 7'-8' SPR., 3"-3 1/2" CAL.
MG/3"	15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	CONT. OR RPG 15' HT., 7'-8' SPR., 3"-3 1/2" CAL., 2 1/2" DBH. MIN., PER CITY CODE
PP/3@	21	PINUS PALUSTRIS	LONG LEAF PINE	B&B., 6'-7' X 2'-3', 2 1/2" CAL. MIN:
QV/3"	16	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL. OR RPG, 12'-13' HT., 6'-7' SPR. 3" CAL.MIN.
TD/3"	9	TAXODIUM DISTICHUM	BALD CYPRESS	65 GAL. OR RPG, 13'-14' HT., 6'-7' SPR., 3 1/2" CAL. MIN./ NATIVE
UNDERSTORY TREES				
LIM/3@	17	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	3@ GAL., 6'-7' X 3'-4', MULTI-TRUNK, 5 CANES
MC/3@	12	MYRICA CERIFERA	WAX MYRTLE	3@ GAL., 6' HT. MIN X 4'-5', MULTI-TRUNK/ NATIVE
SHRUB AREAS				
HPC/3	184	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL.,15"-18" HT., 15"-18" SPR.,14" HT MIN, 36" O.C.
IV/3	78	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL., 14"-15" HT., 14"-15" SPR.,14" HT MIN, 36" O.C./ NATIVE
TF/3	148	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GAL., 24" X 24", 36" O.C.
VS/3	516	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18"-20" X 18"-20", FULL 36" O.C.
ORNAMENTAL GRASSES				
MC/1	743	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL., 18" HT. X 18"-20",18" HT MIN, SPR. 36" O.C.
GROUND COVERS				
JP/3	163	JUNIPERUS CHINENSIS 'PARSONI'	PARSONI JUNIPER	3 GAL., 12"-16" X 12"-16", 36" O.C.
LEG/1	16	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE	1 GAL., 5"-6 PPP, 18" O.C.

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	FLORIDA NATIVE	DROUGHT TOLERANT
MULCH		Hardwood Mulch	Min. 3" Thick Layer	N/A	N/A
SOD	Paspalum Notatum 'Argentina'	Argentine Bahia	All Pond Slopes - To Be Provided BY Site Contractor (Irrigated)	N	N

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

NATIVE PLANT CALCULATIONS

TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER): 2,023
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER): 1,251 (62% NATIVE)

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV 8, SEC 6.8.12).
2. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (NOTE PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE PROTECTION AND REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THE MARION COUNTY CODE:

1. TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS ARE REQUIRED TO ENSURE COMPLIANCE WITH THE MARION COUNTY CODE AND WITH PERMITTING REQUIREMENTS.
2. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PRESERVED. PROTECTION BARRICADES SHALL BE APPROVED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION, A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES TO BE PRESERVED. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CAUSE TO WITHHOLD APPROVAL UNTIL THEY ARE CORRECTED BY THE PERMITTEE AND RE-INSPECTED. FOLLOWING THE PRELIMINARY INSPECTION, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.
4. CONTRACTOR SHALL HAVE ALL AGREEMENTS AND PERMITS SECURED FOR DEMOLITION AND PROTECTION ON PROJECT SITE.
5. OWNER IS RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
6. TREES TO REMAIN SHALL BE PROTECTED PER THE MARION COUNTY, FLORIDA TREE PROTECTION AND REPLACEMENT SPECIFICATIONS, INCLUDING MINIMIZING ALTERATIONS TO THE SITE TOPOGRAPHY AND PROTECTING TREES FROM ANY DAMAGE TO PRESERVE THE LONG TERM VIABILITY OF EXISTING TREES.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ) OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TPZ OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
9. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS EVERY WEEK THROUGHOUT CONSTRUCTION. ANY BARRICADE OR SIGN THAT IS DAMAGED OR MISSING SHALL BE IMMEDIATELY REPLACED.
10. ANY TREE NOT PERMITTED FOR REMOVAL THAT IS DESTROYED OR DAMAGED SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.
11. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, AS APPROPRIATE, MAY BE ISSUED FOR ANY DEVELOPMENT INVOLVING THE REMOVAL OF TREES REQUIRING A PERMIT, UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.
12. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT. FOLLOWING FINAL INSPECTION, AND IF FOUND TO BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

MARION COUNTY CODE REQUIREMENTS

NOTE:
TREE REMOVAL, PRESERVATION, AND/ OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT
https://www.municode.com/library/fl/marion%20county

GENERAL NOTES: (REFER TO SEPERATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
9. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK http://ffl.ifas.ufl.edu
13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
15. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION, 6.9.6, AND ALL OTHER STATE AND LOCAL STATUES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED. IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.15 AND SEC. 6.9.10.
17. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY'S AND THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.9.7.

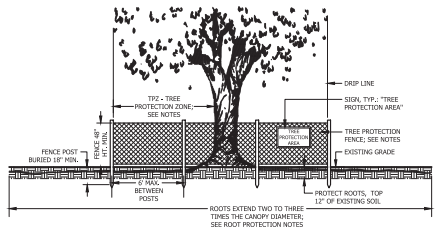
LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENTS

SITE: 6.16 AC (268,306 SF.)
SITE TREE REQUIREMENT: 1 / 3000 = 90 SHADE TREES
PROVIDED: 16 EXISTING SHADE TREES (8 COUNTED AS 2:1) 74 PROPOSED

OPEN SPACE REQUIREMENT.

REQUIRED: 19.16 AC X .20 = 3.83 AC (166,884 S.F.)
(SEE CIVIL PLANS FOR PROVIDED OPEN SPACE CALCULATIONS)



TREE PROTECTION BARRICADE DETAIL
NOT TO SCALE

TREE PROTECTION DETAIL NOTES:

1. BARRICADE AREAS MAY BE INCREASED IN SIZE OR COMBINED FOR MULTIPLE TREES, SO LONG AS BARRICADE DOES NOT ENCROACH INTO THE TREE CANOPY DRIP LINE.
2. BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING MATERIAL THAT SHALL REMAIN WHOLE THROUGHOUT THE DURATION OF CONSTRUCTION.
3. DAMAGED OR MISSING BARRICADES OR SIGNS SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
4. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
5. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
6. TREE PROTECTION ZONE: A CIRCULAR ZONE AROUND EACH PROTECTED TREE DEFINED AS FOLLOWS:
   a. IF THE DRIP LINE IS LESS THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF SIX (6) FEET AROUND THE TREE.
   b. IF THE DRIP LINE IS MORE THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, BUT LESS THAN TWENTY (20) FEET, THE ZONE SHALL BE THAT AREA WITHIN A RADIUS OF THE FULL DRIP LINE AROUND THE TREE.
   c. IF THE DRIP LINE IS TWENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF TWENTY (20) FEET AROUND THE TREE.

ROOT PROTECTION NOTES:

PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE TREE ROOTS, HAND CLEAR AND EXCAVATE USING NARROW-TINE SPADING FORKS, AND COMB SOIL TO EXPOSE ROOTS. DAMAGED ROOTS SHALL BE PRUNED WITH A SHARP, CLEAN TOOL. IMMEDIATELY FOLLOWING ROOT PRUNING, TREES SHALL BE THOROUGHLY WATERED AND HAVE A FOUR (4) INCH COVER OF CLEAN FILL.

LRDG
427-732-8774

NO.	DATE	DESCRIPTION	DWG BY:	CHK BY:
	11.20.24	INITIAL COUNTY SUBMITTAL		

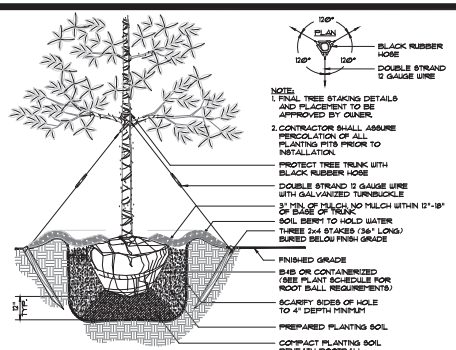
Stokes Electric
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
MASTROSIMO ENGINEERING

LANDSCAPE PLAN

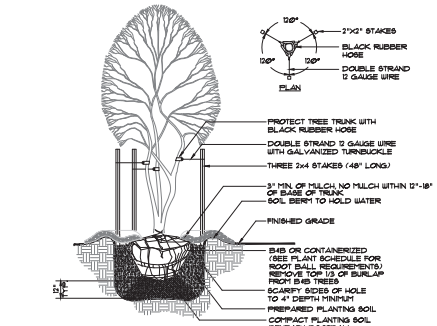
Landscape Architect
In Charge:
Jonas H. Bailey
LA 6666883
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 11-20-24
PROJECT NO: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
LD.01



LARGE TREE PLANTING DETAIL 1 LD.02
NOT TO SCALE



MULTI-STEM TREE PLANTING DETAIL 2 LD.02
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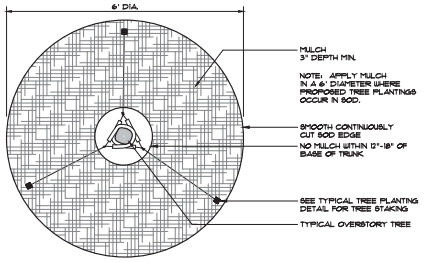
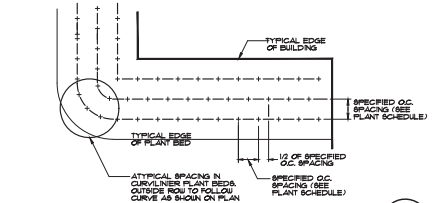
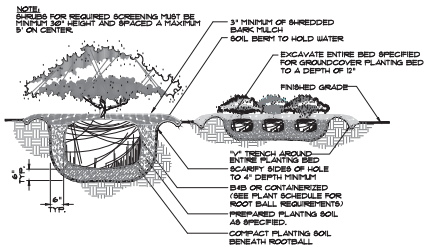


TYPICAL TREE MULCHING DETAIL IN SOD AREAS 3 LD.02
NOT TO SCALE



TYPICAL GROUND COVER SPACING DETAIL 4 LD.02
NOT TO SCALE



SHRUBS AND GROUNDCOVER PLANTING DETAIL 5 LD.02
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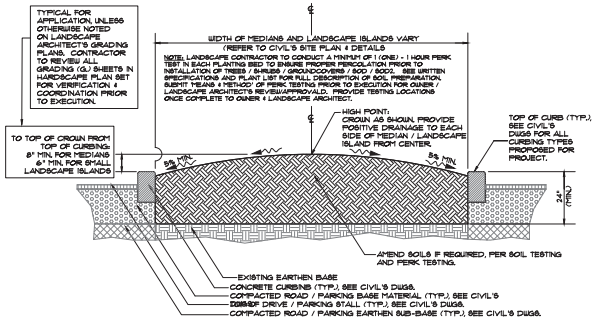
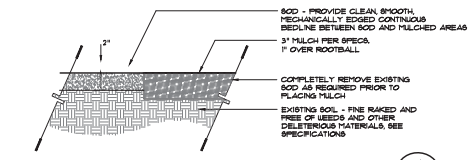
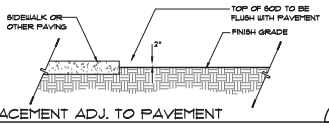


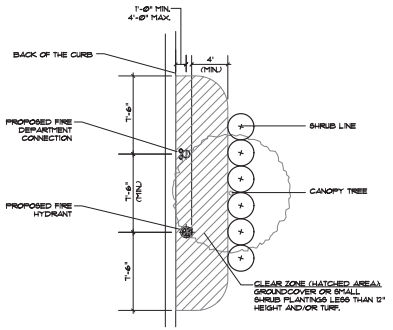
MEDIAN & LANDSCAPE ISLAND PLANTING BED PREPARATION DETAIL 6 LD.02
NOT TO SCALE



SOD PLACEMENT ADJ. TO MULCH 7 LD.02
NOT TO SCALE



SOD PLACEMENT ADJ. TO PAVEMENT 8 LD.02
NOT TO SCALE



FIRE HYDRANT / FDC PLANTING DETAIL 9 LD.02
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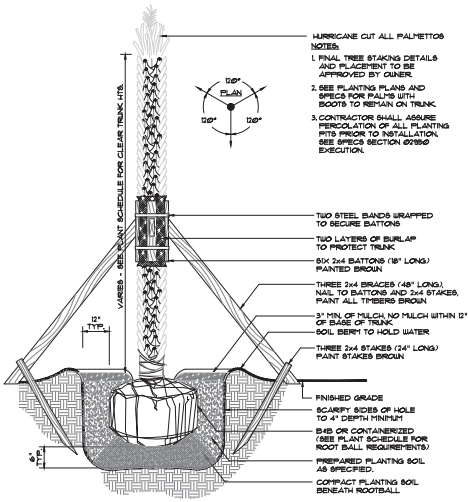

PALM TREE PLANTING DETAIL 10 LD.02
NOT TO SCALE

LRDG
427-738-8774

NO.	DATE	DESCRIPTION	DRWG BY:	CHK BY:
	11/20/24	INITIAL COUNTY SUBMITTAL		

Stokes Electric
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
MASTROSERIO ENGINEERING

LANDSCAPE DETAILS

Landscape Architect In Charge: James H. Bailey
LA 6666883
11/26/2024
Registration # LA6666883
Certificate of Authorization LC 26000435

DATE: 11-20-24
PROJECT NO.: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
LD.02

LANDSCAPE WORK- SECTION 02950

PART 1.1 GENERAL

1.01 WORK INCLUDED

A. LANDSCAPING

1. Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, sodding, cleanup, equipment, services, and maintenance of plantings until final acceptance of all landscaping work indicated on the Drawings and specified.
2. The Contractor will be required to obtain a ROW utilization permit from the governing jurisdiction for all work occurring in the ROW. The permit fee will be determined at such time and shall be submitted to the Owner for reimbursement, without any mark-up. The Owner's representative will coordinate plan review and approval for such permit.

B. RELATED WORK SPECIFIED ELSEWHERE

1. IRRIGATION SYSTEMS Section 02960

1.02 BID DOCUMENTS

A. For bidding purposes, the value of the contract shall be based on the contractor's take offs from the graphically drawn plans. If quantities differ from plan list, the drawn plan controls.

B. Bid documents shall include unit prices to justify the stated lump sums and provide unit costs in case of additions and /or deletions required during construction.

1.03 QUALITY ASSURANCE

A. REFERENCE SPECIFICATIONS AND STANDARDS

1. Standards as established by the Florida Nursery Growers Association (FNGA).

B. TESTS AND INSPECTIONS

1. Plants shall be subject to inspection and approval of the Owner's Representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work, inspection and tagging of plant material by Owner's Representative is for design intent only and does not replace the Owner's Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found to be damaged or root bound are to be rejected prior to planting.
2. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commencement of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

C. PERFORMANCE

1. All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified landscape foreman.
2. All work shall comply with applicable codes and regulations.
3. The work shall be coordinated with other trades to prevent conflicts.

1.04 SUBMITTALS

A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material, availability and source of plant material.

B. Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all tree, specimen and accent materials as indicated in the pre-construction meeting.

1.05 PROJECT CONDITIONS

A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.

B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

1.06 WARRANTY

A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for three (3) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.

B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for three (3) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.

C. The Contractor shall notify the Owner and Landscape Architect ten (10) days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.

D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

1.07 PRODUCT HANDLING

A. Delivery:

1. Plant transportation shall comply with all Federal and State regulations.
2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
3. The Contractor shall furnish Owner's Representative receipts for all amendments.
4. Deliver all plants with legible identification labels.
   a. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
   b. State correct plant name and size indicated on plant list.
   c. Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.
5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage:

Store plant material in shade and protect from weather.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.

1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES

A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

1.09 OWNER TAGGED MATERIALS

A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

1.10 JOB CONDITIONS

A. Protection: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He/She shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.

B. Existing Conditions:

1. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.
2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.
3. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner/Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

1.11 SAMPLES AND TESTS

A. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

PART 2.1 - PRODUCTS

2.01 MATERIALS

A. GENERAL:

1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names" or other designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.
2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.
   a. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
3. Measurements:
   a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper, and shall be measured 6 inches above the rootball for trees under 6 inches in caliper.
   b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The booted portion of the head of the palm shall be in proportion to the overall height of the palm.
4. Plant Protection. Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist and properly maintained until planted.

B. Plant Materials: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:

1. Container Grown Plants:
   a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants, which have become root bound or for which the system is too large for the size of the container, will not be acceptable.
   b. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
   c. Any container grown material that was previously tagged for the Job by the Owner/Landscape Architect shall have the locking tag visible on the tree until substantial completion has been awarded.
2. Balled and Burlapped Trees (if applicable):
   a. Plants so classified shall be dug with firm natural rootballs of earth coming from stellar climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The rootball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until final inspection.
   b. Burlap: Shall be pure burlap, 11 % organic material with the ability to decomposes.
   c. Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product, and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking tag visible on the trees until substantial completion has been awarded.
3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.
4. Grow Bag Plants: No grow bag plants shall be used.

C. Planting Materials:

1. Topsoil:
   a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.5 Topsoil from nut grass infested areas will not be acceptable.
   b. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
   c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 80 percent for other construction purposes.
2. Fertilizer: Fertilizer shall be a complete balanced blend formula, of which part of the elements shall be derived from organic sources. It shall nitrogen, phosphorus and potassium as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in sulfate form. Nitrogen shall be applied over all turf, shrub and tree areas at a rate of 1 pound per 1,000 square feet. The complete fertilizer analysis shall be approved by the Landscape Architect.
3. Weed Control: All planting beds shall be treated with the pre-emergent Treflan, as manufactured by Elanco Products Company, Division of Eli-Lilly Company, Indianapolis, Indiana, or approved equal. Contractor shall apply the pre-emergent prior to mulching as per manufacturer's instructions.
4. Mulch: Wood mulch shall be designer brown, grade 'A' clean, bright and free of weeds, roots, sticks and other debris unless specified otherwise.
5. Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and paid for the by the Contractor, who shall also furnish adequate watering equipment.
6. Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.03.C.5 hereinafter.

PART 3.1 - EXECUTION

3.01 INSPECTION

A. Insure that final grades to +/- 0.5in (0.20') have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.

B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.

C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

A. Soil Preparation:

1. All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.
2. Soil to be used for planting shall be free of rocks over 15cm (1/2") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.

B. Aesthetic Grading

1. Contractor shall be responsible for grading of berms, medians, and parking islands as indicated on the aesthetic grading plans.
2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent rock.
3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.
4. Contractor shall submit to Landscape Architect for approval of all aesthetic grading prior to any planting.

C. Final Grades:

1. Minor grading modifications may be required to establish the final grades.
2. Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
3. All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.
4. Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finished grades for earth excavation from planting pits and mulch.
6. Weeding: Before and during preliminary and final grading, dig out all weeds and grasses by the roots and dispose-of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following
   a. Nut grass.
   b. St. Augustine.
   c. Puncture Vine.
   d. Morning Glory.
   e. Johnson Grass.
   f. Also remove other noxious or invasive weeds encountered on the site.
7. Trenches: If sprinkler mains have been installed and grading and fertilizing has been completed, re-fill the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
8. Eliminate all erosion scars prior to commencing maintenance period.

D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 MATERIALS CONDITION

A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site or other site inspections, and in all cases:

1. Conditions: Plants shall be symetrical as typical for the variety and species; in a condition of healthy and vigorous growth free from plant diseases, insect pests, or their eggs; and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practices.
4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
7. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
8. Remove each plant from its container and plant in such a manner that when settled it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.

B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

C. Planting of trees, shrubs and groundcovers:

1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-ripped to 12" and tilled.
4. Center plants in pit or trench.
5. Face plants with fullest growth toward the best public view.
6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the rootball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 30 gallon or larger to be excavated to the depth of the rootball (allow 1-2" for settling) and as space allows, 24" clear of the rootball on all sides.
8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.
   a. Specimen trees to be planted prior to construction of finished grades shall be located by surveyor for position and finish-grade relationship to top of rootball.
9. When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set trees to finished grade and fill the pit with prepared soil, progressively settling the soil about the rootball by water jetting and flooding to remove voids.
10. Set tree in center of pit in a vertical position so that crown of ball will be level with finished grade after allowing for watering and settling.
11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas, and smooth to finished grade prior to laying sod.
12. Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.
13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the rootball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the rootball and adjacent soil.
14. Can removal:
   a. Cut cans on two sides with an acceptable can cutter.
   b. Do not injure rootball.
   c. Do not cut cans with spade or ax.
15. Box removal:
   a. Remove bottom of plant boxes before planting.
   b. Remove sides of box without damage to rootball after positioning plant and partially backfilling.
16. Plant Tablets:
   a. During installation, Gro-Power 7 gram or Agroform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufactures specifications.
   b. Planting tablets shall be set with each plant on the top of the rootball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
   c. Plant tablets shall be located 1/3 depth of the rootball.
17. Backfill:
   a. The remainder of the hole shall then be backfilled and tamped firm.
   b. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill material. Remove basin in all turf areas after initial watering.
18. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
19. Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All stakes shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.

D. Planting of Flowering Annuals:

1. Flowering Annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
2. The Annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each Annual bed shall receive a thin layer of Annual mulch.
3. Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedding mulch.
4. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of the Contract shall be repaired immediately.

E. Sod planting:

1. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.
3. Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints such as in laying bricks. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.
4. Watering: Do not lay sod in dry areas before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
5. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
6. Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
7. Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

3.04 CLEAN-UP

A. After all planting operations have been completed, remove all trash, excess, soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and or the last working day of each week. All trash shall be removed completely from the site.

B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:

1. Pre-Job conference - 7 days
2. Tree Tagging - 7 days
3. Final grade review - 48 hours
4. Plant material review - 48 hours
5. Plant layout review - 48 hours
6. Substantial completion walk-through - 7 days
7. Final walk-through - 7 days

B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.06 FIELD QUALITY CONTROL

A. All inspections herein specified shall be made by the Owner's Representative or his representative as the work progresses.

B. Protect work completed by other trades from damage.

3.07 PROTECTION

A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.

B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

3.08 FINAL ACCEPTANCE OF INSTALLATION

A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative.

B. Prior to final approval of work, do the following:

1. Reseed, resod or replant areas where necessary for full and even coverage.
2. Remove all debris resulting from landscape work.
3. Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
4. Fill all depressions and eroded ch Anh ela with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.

5. Address any items noted in the punch list from the substantial completion walk-through.

LRDG
427-732-5774

NO.	DATE	DESCRIPTION	DRWG BY:	CHK BY:
1	11.20.24	INITIAL COUNTY SUBMITTAL		

Stokes Electric

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:
MASTRONARDI ENGINEERING

LANDSCAPE SPECIFICATIONS

Landscape Architect In Charge: James H. Bailey

Registration # LA6666883
Certificate of Authorization LC 26000435

DATE: 11-20-24
PROJECT NO: MAS024-14.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
LD.03

A BOUNDARY & TOPOGRAPHIC SURVEY

FOR

CDH REALTY, LLC

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET (50 FEET WIDE); THENCE S89°39'59"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 359.23 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°20'06"W, 370.00 FEET; THENCE N89°39'58"W, 247.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH; HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 32°34'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 127.95 FEET (CHORD BEARING AND DISTANCE OF S74°02'33"W, 126.23 FEET); THENCE S57°45'06"W, 123.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET (CHORD BEARING AND DISTANCE OF N77°14'54"W, 35.36 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. GAINESVILLE ROAD (66 FEET WIDE); THENCE N32°14'54"W ALONG SAID EAST RIGHT-OF-WAY LINE, 376.24 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 2831.90 FEET AND A CENTRAL ANGLE OF 03°28'19"; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.61 FEET (CHORD BEARING AND DISTANCE OF N30°30'49"W, 171.58 FEET) TO A POINT OF INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND AFORESAID SOUTH RIGHT-OF-WAY LINE OF N.W. 56th STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°39'59"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 438.97 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14-031-0", PUBLISHED ELEVATION = 87.374, NAVD-88.
3. FIELD SURVEY DATE: 6/14/2023.
4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1. SECTION 472.027, FLORIDA STATUTES.

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

LEGEND

T.B.M.	TEMPORARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH FLOOR	PG.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
INV.	INVERT		UTILITY POLE AND GUY ANCHOR
C.M.	CONCRETE MONUMENT	OHE	OVERHEAD WIRES
I.R.	IRON ROD		FENCE
R/W	RIGHT OF WAY		CONCRETE
E/P	EDGE OF PAVEMENT		ASPHALT
C/L	CENTERLINE		TREE (SEE TREE TABLE)
SEC.	SECTION	75	GROUND CONTOUR
TWP.	TOWNSHIP	C.M.E.S.	CONCRETE MITERED END SECTION
RGE.	RANGE		TELEPHONE PEDESTAL
R	RADIUS		ELECTRIC METER
D or Δ	CENTRAL ANGLE		
L	ARC LENGTH		
CB	CHORD BEARING		
LC	LENGTH OF CHORD		

DATE	REVISION

Robert L. Rogers, PE
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rrogers@rogerseng.com

Rodney K. Rogers, PSM
FL Reg. No. 5624
rkrogers@rogerseng.com

Mekelle M. Boyer, PSM
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kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

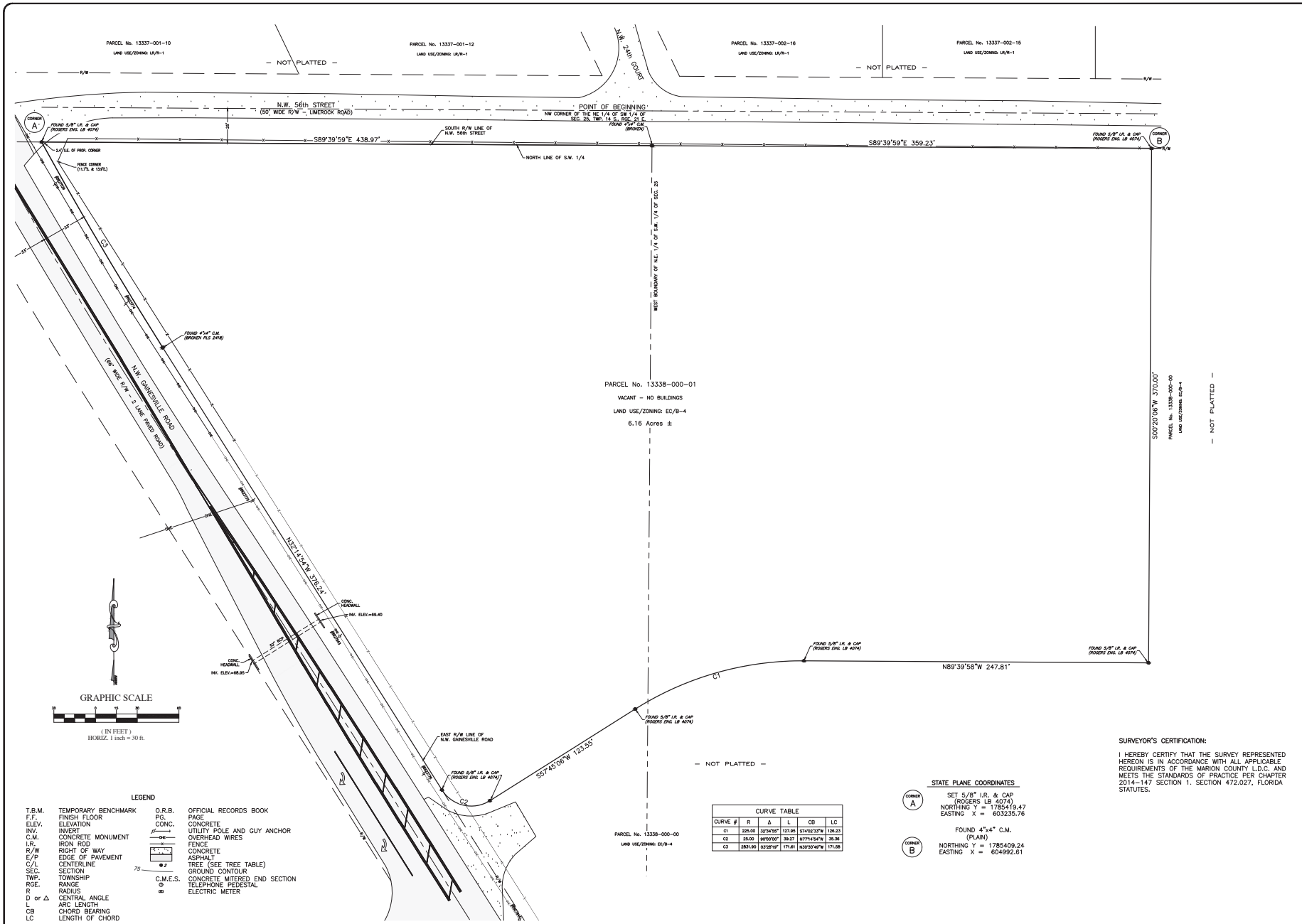
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CDH REALTY, LLC

JOB No.
KB_13338-000-00

DATE
9/3/2024

SCALE
N.T.S.

SHEET
1 OF 4



REVISION	DATE

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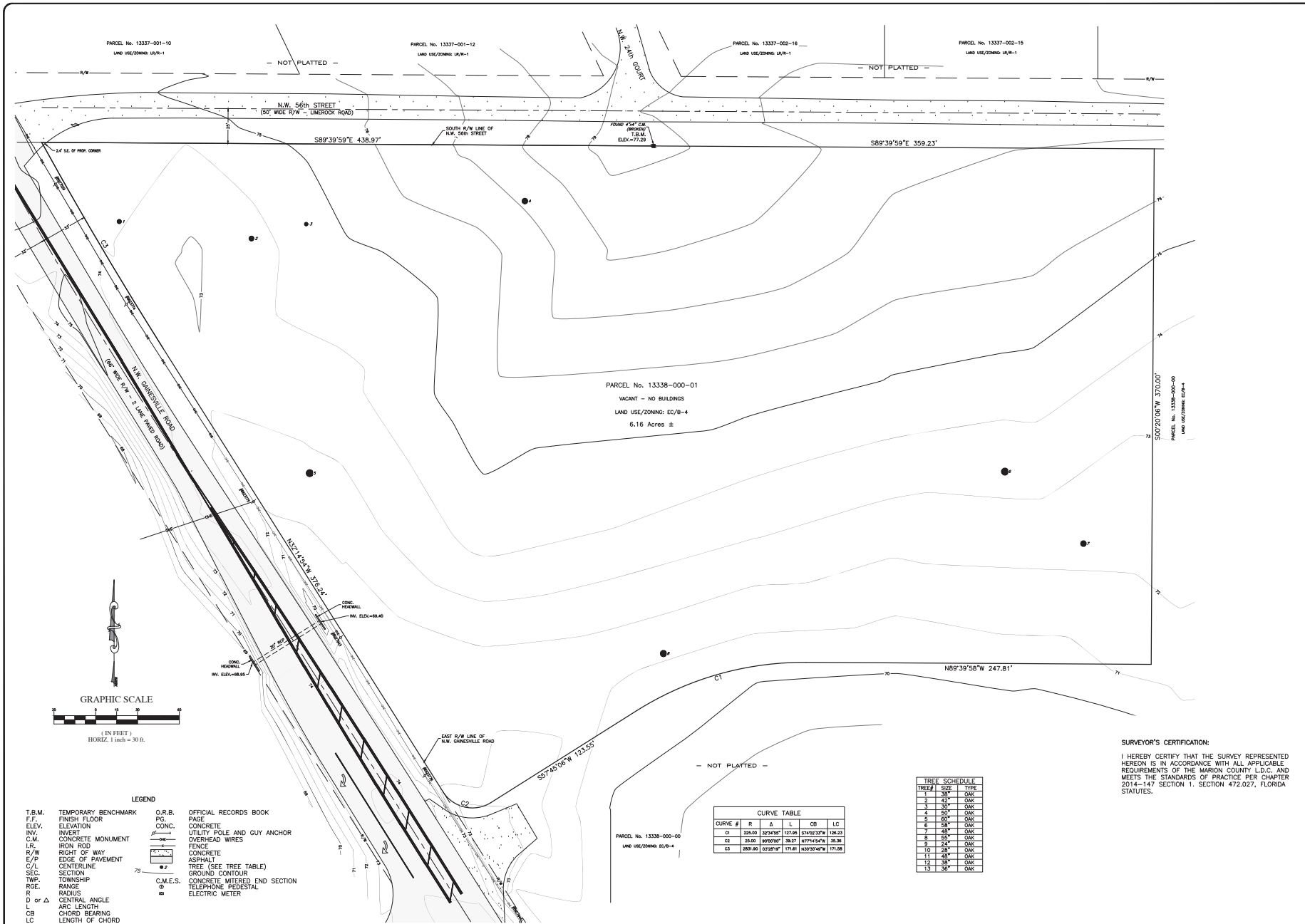
SHEET
2 OF 4



LEGEND

T.B.M.	TEMPORARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH FLOOR	PG.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
INV.	INVERT		UTILITY POLE AND GUY ANCHOR
C.M.	CONCRETE MONUMENT	OHE	OVERHEAD WIRES
I.R.	IRON ROD		FENCE
R/W	RIGHT OF WAY		CONCRETE
E/P	EDGE OF PAVEMENT		ASPHALT
C/L	CENTERLINE		TREE (SEE TREE TABLE)
SEC.	SECTION		GROUND CONTOUR
TWP.	TOWNSHIP	C.M.E.S.	CONCRETE MITERED END SECTION
RGE.	RANGE		TELEPHONE PEDESTAL
R	RADIUS		ELECTRIC METER
D or Δ	CENTRAL ANGLE		
L	ARC LENGTH		
CB	CHORD BEARING		
LC	LENGTH OF CHORD		

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C1	225.00	32°34'55"	127.95	S74°02'33"W	126.23
C2	25.00	90°00'00"	39.27	N77°14'54"W	35.36
C3	2831.90	03°28'19"	171.61	N30°30'48"W	171.58

TREE SCHEDULE		
TREE #	SIZE	TYPE
1	38"	OAK
2	42"	OAK
3	30"	OAK
4	50"	OAK
5	60"	OAK
6	58"	OAK
7	48"	OAK
8	55"	OAK
9	24"	OAK
10	28"	OAK
11	45"	OAK
12	38"	OAK
13	36"	OAK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1; SECTION 472.027, FLORIDA STATUTES.

REVISION	DATE

Robert L. Rogers, PE
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DATE
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SCALE
1" = 30'

SHEET
3 OF 4

LEGEND

T.B.M.	TEMPORARY BENCHMARK	O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISH FLOOR	PG.	PAGE
ELEV.	ELEVATION	CONC.	CONCRETE
INV.	INVERT		UTILITY POLE AND GUY ANCHOR
C.M.	CONCRETE MONUMENT	OHE	OVERHEAD WIRES
I.R.	IRON ROD		FENCE
R/W	RIGHT OF WAY		CONCRETE
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SHEET
4 OF 4

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20609 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.2.

SUBJECT:
On Top Of The World - Skye at Candler Hills West - Waiver Request to Improvement Plan in Review
Project #2025070026 #33058 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path sand pedestrian facilities outside of the residential pods.

LDC 2.22.4 Tree Removal
CODE states: Assessment Methodology for Existing Trees: Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees. 1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection. 2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following: a. If the area likely has more than 100” per acre pre-development, the landscape shall be designed to replace a minimum of 100” per acre post-development (no survey provided). b. If the area may have more or less than 100” per acre pre-development, the landscape shall be designed to have a minimum 100” per acre post-development (no survey provided). c. If the area likely has much less than 100” per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre. 3. Following construction, the actual remaining protected areas shall be documented on final as- built plans provided to the county.
APPLICANT request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached.

LDC 6.7.4 & 6.7.8 Shade Trees & Tree Replacement

CODE states: Required and Provided Trees: 1. The use of 2-inch shade trees and #7 (5-6’ ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites. 2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation. 3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements. 4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees and updated as needed according to the as-built plans.
APPLICANT requests to allow 2-inch shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference.

LDC 6.8.2 and 6.9.2A Submittal Requirements

CODE states Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA): Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate “upgrade” planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request.
APPLICANT requests to allow landscape submittals to be 90 days following improvement plan approval.

September 11, 2025

PROJECT NAME: ON TOP OF THE WORLD - SKYE AT CANDLER HILLS WEST
PROJECT NUMBER: 2025070026
APPLICATION: IMPROVEMENT PLAN #33058

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage easements/ROW shall be included on the final plat.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage tracts/ROW shall be included on the final plat.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.5 - Flood Plain & Protection
STATUS OF REVIEW: INFO
REMARKS: Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.

4 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.

5 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.

6 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.

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: INFO
REMARKS:

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/12/25 - Review items are within context of waivers listed on Sheet 01.01 as being presumed valid; any determination otherwise would require a more detailed review during future resubmittals.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/24/25-add waivers if requested in future

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Improvement Plan
STATUS OF REVIEW: INFO
REMARKS: 08/01/2025 RM
Verified owner name with sSunbiz and checked project list.
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the

public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please confirm that the geotechnical engineer's recommendations for further testing and potential remediation of karst features will be pursued. Any remediation required will need to be documented via as-builts and a note will need to be included on the improvement plans.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state “I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved 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 and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if

you need examples of O&M manuals accepted in the past.

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.38 - Maintenance of improvements
STATUS OF REVIEW: NO
REMARKS: 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained…

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 8/11/25 - Parking at the mail kiosks do not conform to LDC Sec. 6.11.8.I, Table 6.11-7. Configuration as currently shown with a 90 degree parking angle requiring a 24' drive aisle which is not provided. Consider leveraging the Florida Greenbook for an acceptable alternative - CH 3 C.7.h.1 provides details regarding efficient designs for parking parallel to the street.

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.1 - Purpose and intent
STATUS OF REVIEW: NO
REMARKS: 8/11/25 - Include "FDOT Greenbook" and "FDOT Design Standard Index" as a generalized design reference standard listed under Sheet 02.01, General Notes # 3.

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 8/12/25 - Sidewalks are required along one side of the street. Staff supports a waiver to the construction of sidewalks which must be reviewed and approved by the DRC.

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: 7/28/25 Parcel is within BLCCDD Service Area. A letter from BLCCDD stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure BLCCDD has seen and approved utility connections, as they are not part of MCU's review process.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: NO
REMARKS: This item shall remain a NO until the preliminary plat (AR 33059) is approved.

Per zoning comment for AR 33059: Staff was only able to identify Terralea master plan for PUD case no. 061214Z as the most recent update to development standards. Please provide narrative explaining discrepancy in standards, including but not limited to:
- Minimum lot dimensions

- Corner side setback
- Reduced setbacks for accessory structures without solid roof

26 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.6.5.B - Verify Status of MEAS
STATUS OF REVIEW: NO
REMARKS: If applicable, please provide an Environment Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan.
STATUS OF REVIEW: NO
REMARKS: Please indicate most recent PUD rezoning case/applicable master plan AR numbers on cover sheet.

28 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Road names have been issued and have been labeled on Sheets RN.01 & RN.02. Please label roads accordingly on all future submittals.

29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please provide Tree preservation Plan, and signed and sealed Landscape and Irrigation plans for review

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

33058

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/5/25 Parcel Number(s): 35300-000-00 Permit Number: AR#33058 (IP)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: On Top of the World-Skye at Candler Hills West 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): On Top of the World Communities, L.L.C.
Signature:
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # (352) 854-0805
Email address: Lisa_Lazaro@colenbuilt.net

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Cameron Hines, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg #100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): A sidewalk is not required per the master OTOW cross section.
A sidewalk is not required per the master OTOW cross section.
outside of the residential pods.

DEVELOPMENT REVIEW USE:
Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2025070026 AR # 33058

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):

Revised 6/2021

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 2.22.4 Tree Removal
Reason/Justification for Request (be specific): Request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached. Please see "Landscape Submittals" attachment

Section & Title of Code (be specific) Section 6.7.4 & 6.7.8 Shade Trees & Tree Replacement
Reason/Justification for Request (be specific): Request to allow 2" shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see "Landscape Submittals" attachment

Section & Title of Code (be specific) Section 6.8.2 and 6.9.2 Submittal Requirements
Reason/Justification for Request (be specific): Request to allow landscape submittals to be 90 days following improvement plan approval.

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): _____

Revised 6/2021

Waiver for Landscape Submittals (updated 04-12-2023)

Sec. 2.22.4 - Tree Removal

Assessment Methodology for Existing Trees:

Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees.

1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection.
2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following:
    a. If the area likely has more than 100" per acre pre-development, the landscape shall be designed to replace a minimum of 100" per acre post-development (no survey provided).
    b. If the area may have more or less than 100" per acre pre-development, the landscape shall be designed to have a minimum 100" per acre post-development (no survey provided).
    c. If the area likely has much less than 100" per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre.
3. Following construction, the actual remaining protected areas shall be documented on final as-built plans provided to the county.

Sec. 6.7.4 & 6.7.8 - Shade Trees and Tree Replacement Requirements

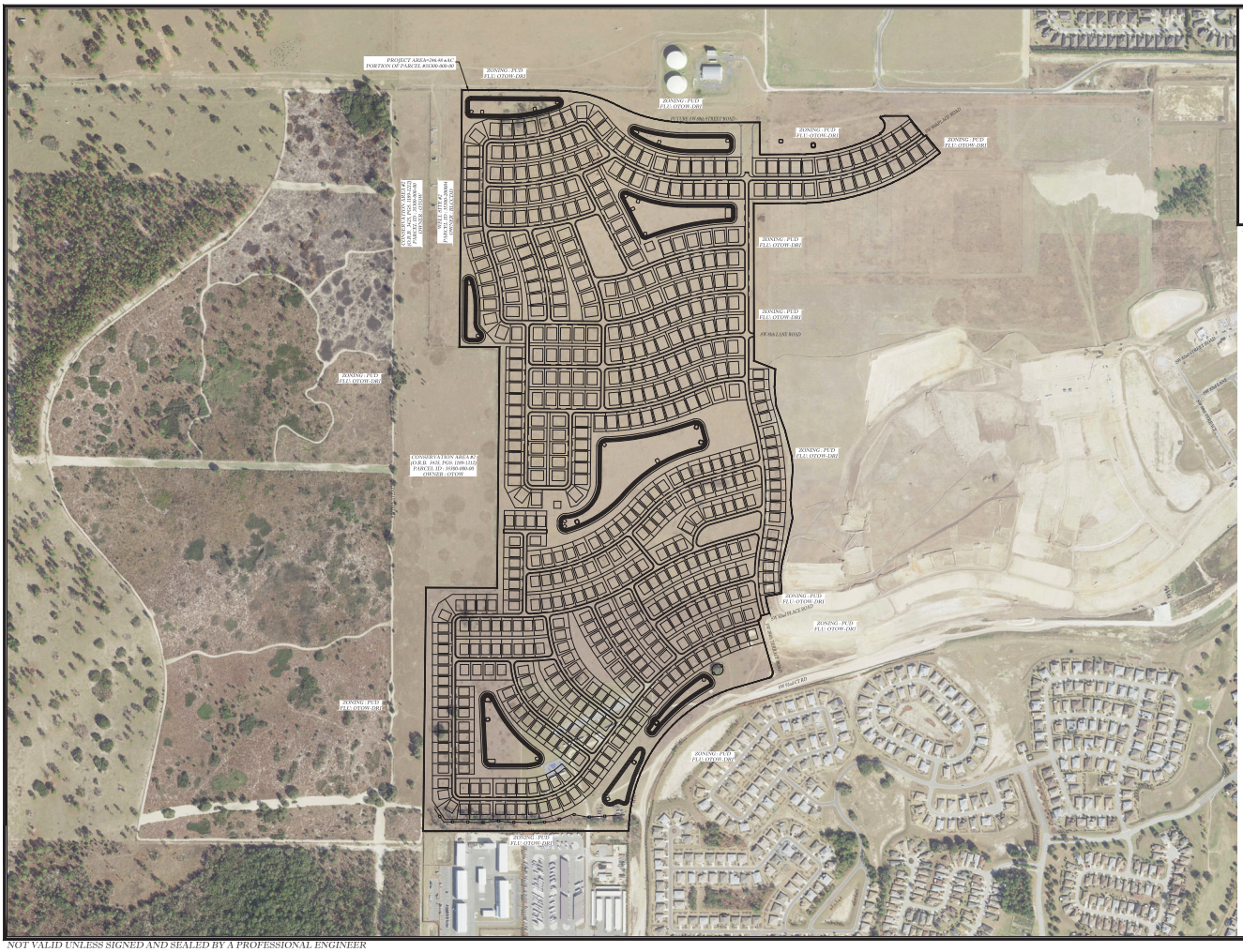
Required and Provided Trees:

1. The use of 2" shade trees and #7 (5-6' ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites.
2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation.
3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements.
4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees, and updated as needed according to the as-built plans.

Section 6.8.2 & 6.9.2 - Landscape and Irrigation Submittal Requirements

Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA):

Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate "upgrade" planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request.


PROJECT AREA=244.40 ±AC
PORTION OF PARCEL #35300-000-00
ZONING: PUD
FLU: OTOW-DRI
ZONING: PUD
FLU: OTOW-DRI
SW 95th STREET ROAD
ZONING: PUD
FLU: OTOW-DRI
ZONING: PUD
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SW 95th LANE ROAD
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SW 93rd PLACE ROAD
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ZONING: PUD
FLU: OTOW-DRI
SW 95th STREET ROAD
SW 95th LANE
SW 93rd PLACE ROAD
SW 93rd CT
SW 93rd PLACE ROAD

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20611 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.3.

SUBJECT:
On Top Of The World - Skye at Candler Hills West - Waiver Request to Preliminary Plat in Review
Project #2025070027 #33059 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT request: A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path sand pedestrian facilities outside of the residential pods.

August 27, 2025

SUBJECT: **DRC INFORMATIONAL LETTER**
PROJECT NAME: ON TOP OF THE WORLD - SKYE AT CANDLER HILLS WEST
PROJECT NUMBER: 2025070026
APPLICATION: PRELIMINARY PLAT #33059

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: INFO
REMARKS: Road names have been issued and labeled on Sheets 03.01, 03.02, 03.03, 03.04, 03.05, 03.06, 03.07, 03.08, 03.09, 03.10, 03.11, 03.12, 03.13, 03.14, 03.15, 03.16, 03.17, 03.18, 03.19, 03.20, 03.21, 03.22. Please label roads accordingly on all future submittals.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. (3) OTOW - Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales. Typical lot detail in plan set only depicts 5' on each side of property lines. Detail in final plat needs to account for swale or conveyance system.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please confirm whether or not the recommendations included in the Karst Analysis will be followed.

10 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.

11 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when assigned by 911 management.

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/12/25 - Review items are within context of waivers listed on Sheet 01.01 as being presumed valid; any determination otherwise would require a more detailed review during future resubmittals.

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/17/25-add waivers if requested in future

15 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.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
STATUS OF REVIEW: INFO
REMARKS: The subsequent Final Plat will be required to identify the intended purposes and ownerships of the subdivision's tracts, etc. As such, staff has observed some items that will clarification or adjustment with the final plat as follows:
1) In most OTOW plats, the roadway is typically identified as Tract "A". On Sheets 3.01 and 3.02 the roadway does not reach SW 80th Street and is included in a Tract "B" that extends east and west. PLEASE PROVIDE AN EXPLANATION regarding this proposed configuration - such as it is related to phasing, and/or construction of SW 80th Street and its platting for instance.
2) Some tracts are identified as being contained wholly within other tracts - Tract "G" totally within Tract "H". The final plat will need to address how ingress/egress to those isolated/internal tracts is established regardless of future ownership of the tracts.
3) The plat identifies "well site #2" lying west of the plat area (e.g., Sheets 3.04, 3.05, 3.08, 3.09) that appears to be intended to be a stand alone parcel; however, it will require being appropriately platted/replatted as well. PLEASE PROVIDE AN EXPLANATION as to why that well site #2 is not being included in this plat.

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: This plat is located within the Bay Laurel Community Development District (BLCDD) utility service area. As noted on Sheet 01.01, all parcels within this plat will be served by BLCDD. Marion County Utilities has no comments on the preliminary plat. However, BLCDD should be notified of the submittal so they may provide comments in accordance with their utility code.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: Waivers included. Please indicate most recent PUD case.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)
STATUS OF REVIEW: INFO
REMARKS: Within Bay Laurel Utilities service area.

20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs? If so, a separate sign permit will be required.

21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X, X -1%
No ESOZ
Secondary Springs Protection Zone

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Checked SunBiz and Project Map -EMW 7.24.25
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

24 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.J - Metes and bounds description legal description
STATUS OF REVIEW: NO
REMARKS: Please provide.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.38 - Maintenance of improvements
STATUS OF REVIEW: NO
REMARKS: 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained…

26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 8/7/25 - Parking suggested with the Mail Kiosks on sheets 03.07, 03.08, and 03.14 are inconsistent with LDC - make adjustments indicated by improvement plan review since both plan sets are being submitted simultaneously.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 8/12/25 - Sidewalks are required along one side of the street. Staff supports a waiver to the construction of sidewalks which must be reviewed and approved by the DRC.

28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: NO
REMARKS: Revise the plan to add the following advisory note:
"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, AND 6950/487-497."

29 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan

STATUS OF REVIEW: NO
REMARKS: Please indicate all applicable PUD rezoning cases/master plan AR numbers

30 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Incorrect zoning classification for properties to the west of the project area. Please update to non-PUD classifications.

31 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2
STATUS OF REVIEW: NO
REMARKS: Please indicate minimum lot area, minimum lot dimensions, and maximum lot coverage for all single-family lot types. See Additional Zoning Comments.

32 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements
STATUS OF REVIEW: NO
REMARKS: See Additional Zoning Comments.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
STATUS OF REVIEW: NO
REMARKS: See zoning comments for item 2.12.4

34 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please indicate buffers on plat sheets, as well as typical buffer sections.

35 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...
STATUS OF REVIEW: NO
REMARKS: Please label all tracts for recreational purposes on sheet 03.01.

36 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.
STATUS OF REVIEW: NO
REMARKS: If applicable, please provide an Environment Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks.
STATUS OF REVIEW: NO

REMARKS: See zoning comments for item 2.12.4

38 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: Please indicate most recent applicable PUD case. Staff was only able to identify Terralea master plan for PUD case no. 061214Z as the most recent update to development standards. If possible, please provide narrative explaining discrepancy in standards, including but not limited to:
- Minimum lot dimensions
- Corner side setbacks
- Reduced setbacks for accessory structures without solid roof

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
STATUS OF REVIEW: NO
REMARKS: Provide MFLA locations and area calculations

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Confirm with Planning and Zoning what buffers are 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

33059

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/5/25 Parcel Number(s): 35300-000-00 Permit Number: AR#33059 (PP)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: On Top of the World-Skye at Candler Hills West 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): On Top of the World Communities, L.L.C.
Signature:
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # (352) 854-0805
Email address: Lisa_Lazaro@colenbuilt.net

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Cameron Hines, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg #100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

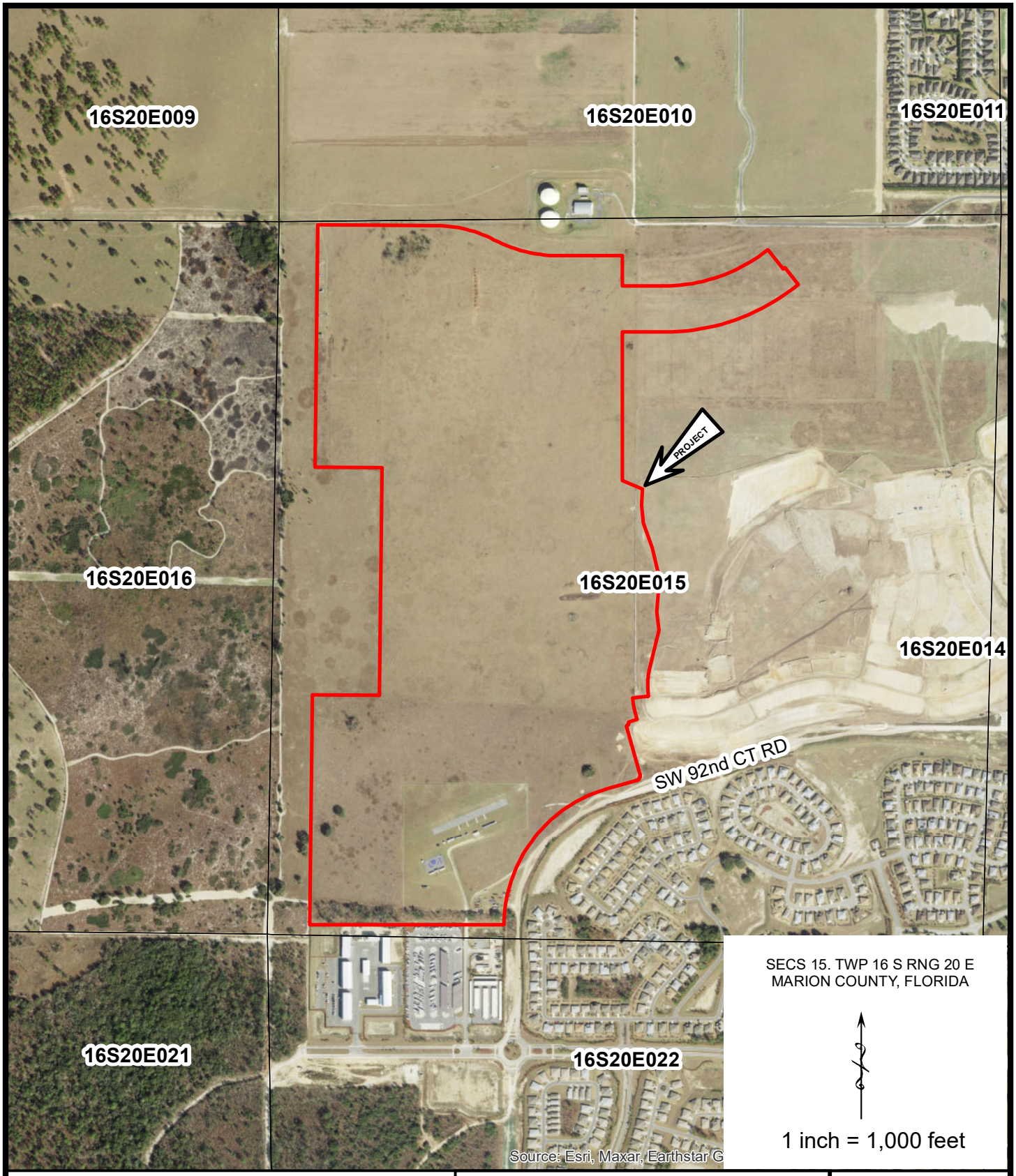
D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path sand pedestrian facilities outside of the residential pods.

DEVELOPMENT REVIEW USE:
Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2025070026 AR # 33059

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):

CLEAR FORM

Revised 6/2021



SECS 15. TWP 16 S RNG 20 E
MARION COUNTY, FLORIDA

1 inch = 1,000 feet

Tillman & Associates
ENGINEERING, LLC.

OTOW - Skye at Candler Hills West

Marion County

Aerial Location Map

DATE 2/21/2025
DRAWN BY RV
CHKD. BY CH
JOB NO. 24-9127

SHT. 1 OF 5

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20612 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.4.

SUBJECT:
Commerce North - PUD Master Plan
McGinley Family Limited Partnership; McGinley Mine North; McGinley Property, Richard
5077 SW Hwy 484 Ocala
Project #2018070064 #27373 Parcel #41200-056-00
Tillman & Associates Engineering

September 11, 2025

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Final drainage easements and right-of-way need will be reviewed and assessed at the improvement plan and final platting phases. Minimum easements widths to be per the LDC.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Stormwater master plan sheet indicates that there is runoff coming onto this site from offsite. This will need to be accommodated in the stormwater improvements made onsite.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan(s).

9 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.

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 12/20/21 - Add waivers if requested in the future

11 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.

12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: INFO
REMARKS: Please note that the parcels indicated in cover sheet have since been changed, per MCPA, since the initial submittal of this Master Plan.

13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.
STATUS OF REVIEW: INFO
REMARKS: Typicals in sheet 03 follow standards for single-family attached. Staff notes that no light industrial uses are proposed in this Master Plan.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: 1/21/25 - Define a "modified" 475 overlay buffer. A modified buffer was not approved with PUD. Additionally, no renderings showing what plants/trees buffers include was provided as a means to verify.
Buffer Widths need to comply with the PUD approval letter.
6/16/25 - New landscape sheet details added for Buffer 11.01 and Buffer 11.02 describing the modified 20' Wide 475A buffer.
191107Z approval letter conditions states that specific buffer areas need to comply with current CR 475A Overlay Buffer requirements in the applicable code section.
The proposed modified 475A buffers A-A, B-B, and C-C comply with code requirement for buffer width, berm specs, number/type/spacing of trees, and layered visual effect for shrubs/groundcover.
Code states that an eight-foot sidewalk is required for the 475A buffer. Applicant proposes to use the existing twelve-foot sidewalk for Section C-C which exceeds code requirements. Applicant proposes to use the existing five-foot sidewalk without expanding it for Sections A-A and B-B. Five (5) feet deviates from code's required eight (8) feet width, so the Applicant will need explain the deviation to BCC and get BCC to approve this deviation as required by 191107Z approval letter condition #3.
8/27/25 - In sheet 11, Staff notes that boundary line between shared boundary between PID 41200-056-03 (commercial) and McGinley Landing Phase 1 subdivision (residential) are partially aligned by public access ROW with final alignment connection to be determined at final design. Pursuant to Table 7A of PUD

conditions, internal buffers shall comply with LDC at time of development; however, modifications shall be considered through waiver process.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Show adjacent streets serving development
STATUS OF REVIEW: INFO
REMARKS: For future reference, please indicate SW 133rd Street Road on all sheets given proposed connection.

16 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: Master signage plan provided in sheet 12. Future development review processes, including subdivisions/Major Site Plans, shall be based on provided signage plan and LDC sign provisions.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: 6/18/ 25 - [1] Staff reviewed Phasing plan-13 v4 (uploaded 1/7/25) and Phasing Plan-13 v5 (uploaded 6/9/25). Phase 1a and Phase 1b were combined into a cohesive Phase 1, and Phase 5 was removed from Phasing Plan-13 v5. The number of phases was not adjusted. Please explain why these changes were made. Also, please explain changes made to future submittals, if any.
[2] Staff reviewed history of waivers. Four (4) waivers were submitted and approved by DRC in 2022/2023 under AR 28208 for pre-plat of McGinley Landing. These waivers only apply to the land area associated with AR 28208. The applicant will need to schedule a DRC meeting to apply the waivers to the master plan. Once associated with the master plan, the waivers would then apply to all future sub-projects such as the pre-plat for phase 1 commercial currently under review (AR #32120).
8/27/25 - Please note that Item 2 still applies. Only one waiver has been specifically applied to this Master Plan submittal.

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL: Subject to the following:'
1) County Engineer approval and acceptance of alternative vehicular connection method (e.g., cross access easement in lieu of a direct roadway) from SW 57th AVenue Road west to SW 133rd Street though the southwest corner of the overall PUD site,
2) The central north-south roadway connecting from SW 57th Avenue Road to SW 54th Court through the McGinley Residential Subdivision Phase II shall remain a publicly accessible through street that shall not be gated,
3) All final PUD signage shall comply with the Master Sign Plan and the LDC, whichever may be more restrictive per PUD Condition #5.

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: INFO
REMARKS: Zoning Dept to confirm buffer requirements

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

27373

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 PLAN APPLICATION

Date: 9/8/2021

A. PROJECT INFORMATION:

Project Name: Commerce North Master Plan
Parcel Number(s): 41200-056-03, 41200-056-02, 41200-056-00, 41200-056-08
Section 9,16 Township 17 Range 21 Land Use EC Zoning Classification PUD
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☑ Mixed Use ☐ Other None
Type of Plan: MASTER PLAN
Property Acreage 306.02 Number of Lots 800 Miles of Roads
Location of Property with Crossroads Hwy 484 and SW 49th CT RD
Additional information regarding this submittal: Initial submittal of Master Plan

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

☑ **Engineer:**
Firm Name: Tillman and Associates Engineering, LLC Contact Name: David Tillman/Jeff McPherson
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: PERMITS@TILLMANENG.COM

☐ **Surveyor:**
Firm Name: Pickett and Associates INC. Contact Name:
Mailing Address: 475 SOUTH FIRST AVENUE City: Bartow State: FL Zip Code: 33830
Phone # 863-533-9095 Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: Coyote Crossing Holdings, LLC Contact Name: Richard McGinley
Mailing Address: 5700 SW 484 City: Ocala State: FL Zip Code: 34473
Phone # 352-875-6519 Alternate Phone #
Email address:

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

Revised 6/2021

CLEAR FORM

COMMERCE NORTH
MASTER PLAN

SECTIONS 9, 16 TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS DEVELOPMENT CONTAINS ± 312.98 ACRES

PARCEL # 41200-056-03, 41200-056-02, 41200-056-00, 41200-056-08

FUTURE LAND USE: EMPLOYMENT CENTER
ZONING: P.U.D (PLANNED UNIT DEVELOPMENT)

WAIVERS

CODE 6.12.2 RIGHT OF WAY WIDTH- WAIVER APPROVED TO ALLOW 30FT. OF PAVEMENT WITHIN 15FT UTILITY EASEMENT ON EITHER SIDE.
CODE 6.12.9 SUBDIVISION ROADS AND RELATED INFRASTRUCTURE- WAIVER APPROVED TO REDUCE DESIGN SPEED TO A MINIMUM OF 30 MPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD
CODE 6.6.6/6.8.2 BUFFERS AND LANDSCAPE PLAN REQUIREMENTS - WAIVER APPROVED TO DEFER THE BUFFER ON THE FUTURE AMENITY SITE ALONG THE SW 57TH AVENUE ROAD FRONTAGE (+/- 280 FEET) ON THE NORTH SIDE OF THE ROAD). DESIGN SHALL BE PROVIDED ALONG WITH THE AMENITY IMPROVEMENT PLANS
LDC 2.1.3. - ORDER OF PLAN APPROVAL
WAIVER APPROVED PRE-PLAT AND IMPROVEMENT PLAN APPROVAL PRIOR TO MASTERPLAN APPROVAL FOR EARLY WORK.
THE EXISTING TURN LANES ADJACENT TO THE DEVELOPMENT MEET THE PROPOSED TRIPS BASED ON THESE PLANS SETS. AN AGREEMENT TO BE PUT IN PLACE TO MEMORIALIZE THE OFFSITE TURN LANE IMPROVEMENTS PER THE APPROVED TRAFFIC STUDY.

DATE APPROVED

07-11-2022
06-20-2022
03-10-2022
03-27-2023

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Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

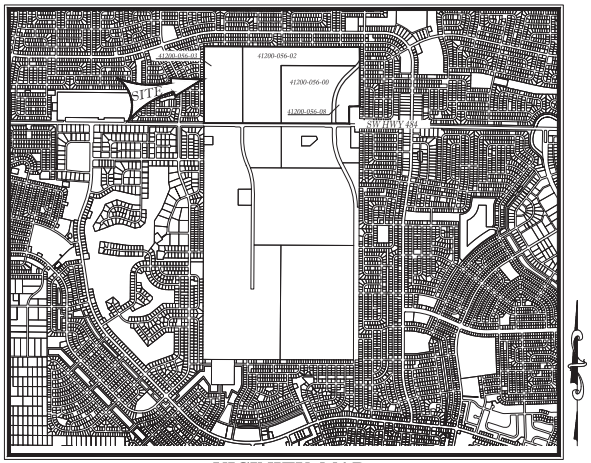
LEGAL DESCRIPTION

41200-056-03
SEC 09 TWP 17 RGE 21
W 1/2 OF NW 1/4 N OF SR 484
EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.

41200-056-02
SEC 09 TWP 17 RGE 21
N 1/4 OF NE 1/4 & E 1/2 OF NW 1/4 EX S 50 FT FOR RD
EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.
EXCEPT SW 49TH AVE N OF 484 DESC AS FOLLOWS:
COM AT E 1/4 OF SEC 9 TH N 89-44-18 W 420.80 FT TH N 00-15-42 E 60 FT TO POB TH N 89-44-18 W 550.50
FT TH N 45-15-42 E 46.67 FT TH N 00-15-42 E 301.03 FT TH N 14-50-09 E 51.66 FT TH N 00-15-42 E 206.04 FT BEG OF CURVE CONCAVE SELY HAVING RAD OF 1492 FT A CENTRAL ANGLE OF 46-54-27 CHORD BEARING & DIS OF N 23-42-56 E 1187.66 FT TH NELY ALG ARC OF CURVE A DIS OF 1221.49 FT TH N 47-10-09 E 397.92 FT TO BEG OF CURVE CONCAVE NWLY HAVING RAD OF 895 FT & CENTRAL ANLGE OF 16-20-10 & CHORD BEARING & DIS OF N 39-00-04 E 254.32 FT ALG ARC OF CURVE 255.18 FT TH S 00-11-14 W 205.10 FT TO BEG OF NON TANGENT CURVE CONCAVE NWLY HAVING RAD OF 1015 FT & CENTRAL ANGLE OF 06-19-28 & CHORD BEARING & DIS OF S 44-00-25 W 111.98 FT TH ALG ARC OF 112.04 TH S 47-10-09 W 397.92 FT PT BEING BEG OF CURVE CONCAVE SELY HAVING RAD OF 1356.21 FT & CENTRAL ANGLE OF 46-54-27 & CHORD BEARING & DIS OF S 23-42-56 W 1079.57 FT TH SWLY ALG ARC OF CURVE 1110.31 FT TH S 00-15-42 W 555.59 FT TH S 40-03-15 E 43.27 FT TH S 89-44-18 E 301.50 FT TH S 75-09-50 E 51.66 FT TO POB.

41200-056-00
SEC 09 TWP 17 RGE 21
COM 666.69 FT S OF NE COR FOR POB TH W 2653 FT S 1951.26 FT TO NLY ROW SR 484 E ALG ROW 2652.83 FT N 1950.40 FT TO POB
EXCEPT AS FOLLOWS:
BEG AT TH SW COR OF BLK 1033 OF MARION OAKS UNIT SEVEN, SAID POINT BEING ON TH N OF CR 484 (100 FT ROW) TH N 89-44-25 W 350 FT TH N 00-11-16 E 590 FT TH S 89-44-25 E 350 FT TH S 00-11-16 W 590 FT TO TH POB
EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.
EXCEPT SW 49TH AVE N OF 484 DESC AS FOLLOWS:
COM AT E 1/4 OF SEC 9 TH N 89-44-18 W 420.80 FT TH N 00-15-42 E 60 FT TO POB TH N 89-44-18 W 550.50 FT TH N 45-15-42 E 46.67 FT TH N 00-15-42 E 301.03 FT TH N 14-50-09 E 51.66 FT TH N 00-15-42 E 206.04 FT BEG OF CURVE CONCAVE SELY HAVING RAD OF 1492 FT A CENTRAL ANGLE OF 46-54-27 CHORD BEARING & DIS OF N 23-42-56 E 1187.66 FT TH NELY ALG ARC OF CURVE A DIS OF 1221.49 FT TH N 47-10-09 E 397.92 FT TO BEG OF CURVE CONCAVE NWLY HAVING RAD OF 895 FT & CENTRAL ANLGE OF 16-20-10 & CHORD BEARING & DIS OF N 39-00-04 E 254.32 FT ALG ARC OF CURVE 255.18 FT TH S 00-11-14 W 205.10 FT TO BEG OF NON TANGENT CURVE CONCAVE NWLY HAVING RAD OF 1015 FT & CENTRAL ANGLE OF 06-19-28 & CHORD BEARING & DIS OF S 44-00-25 W 111.98 FT TH ALG ARC OF 112.04 TH S 47-10-09 W 397.92 FT PT BEING BEG OF CURVE CONCAVE SELY HAVING RAD OF 1356.21 FT & CENTRAL ANGLE OF 46-54-27 & CHORD BEARING & DIS OF S 23-42-56 W 1079.57 FT TH SWLY ALG ARC OF CURVE 1110.31 FT TH S 00-15-42 W 555.59 FT TH S 40-03-15 E 43.27 FT TH S 89-44-18 E 301.50 FT TH S 75-09-50 E 51.66 FT TO POB.

41200-056-08
SEC 09 TWP 17 RGE 21
NE 1/4 OF SEC 9 LYING S & E SW 49TH CT RD ROW
EXC THE S 640 FT OF E 350 FT &
EXC CNTY RD 484
BEING MORE PART DESC AS:
COM AT SE COR OF NE 1/4 OF SEC 9 TH N 00-11-30 E 640 FT TO POB TH N 00-11-30 E 1364.86 FT TO INTERSECTION WITH SW 49TH CT RD SAID PT BEING ON A CURVE CONCAVE NWLY HAVING A RAD OF 1015 FT A CENTRAL ANGLE OF 6-20-16 TH PROCEED SWLY ALONG THE ARC OF SAID CURVE AND SAID ELY ROW 112.27 FT (CHORD BEARING & DIST OF S 44-00-01 W 112.22 FT) TO A PT OF TANGENCY TH CONT S 47-10-09 W 397.92 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SELY HAVING A RAD 1356.21 FT & CENTRAL ANGLE OF 46-54-28 TH SWLY ALONG THE ARC OF SAID CURVE & SAID ELY ROW LINE 1110.32 FT (CHORD BEARING & DIST OF S 23-42-56 W 1079.57 FT) TO THE PT OF TANGENCY TH CONT S 00-15-42 W 555.59 FT TH S 40-03-15 E 43.27 FT TH S 89-44-18 E 301.50 FT TH S 75-09-50 E 51.66 FT TH S 89-44-31 E 70.73 FT TO THE INTERSECTION WITH W LINE OF E 350 FT OF SAID NE 1/4 TH N 00-11-30 E 580 FT TO A PT ON N LINE OF THE S 640 FT OF SAID NE 1/4 TH S 89-41-31 E 350 FT TO POB



VICINITY MAP
SCALE: 1" = 2,000'

0 2,000' 4,000'
SCALE: 1"=2,000'

INDEX OF SHEETS

01	COVER SHEET
02-03	DEVELOPMENT STANDARDS
04	AERIAL PHOTOGRAPH
05-5B	EXISTING CONDITIONS PLAN
06	LAND USE AND ZONING PLAN
07	MASTER PLAN
08	CIRCULATION PLAN
09	MASTER DRAINAGE PLAN
10	MASTER UTILITY PLAN
11	BUFFER PLAN & TREE PRESERVATION PLAN
12	SIGNAGE PLAN
13	PHASING PLAN
14	TYPICAL CROSS SECTIONS
15	ARCHITECTURAL STYLES
S1-S4	TOPOGRAPHIC AND TREE SURVEY (ROGERS ENGINEERING, LLC)

NOTES:

1. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
2. 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, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

RICHARD W. McGINLEY
COYOTE CROSSING HOLDINGS LLC

ENGINEER 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.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

RODNEY K. ROGERS, P.S.M.
ROGERS ENGINEERING, LLC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

OWNER/DEVELOPER:
ROAD RUNNER RESOURCES LLC
RICHARD W. McGINLEY
5700 SW HWY 484
OCALA, FL 34473
PHONE: (352)- 875-6519

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 307-1947 FAX (352) 307-2420

SURVEYOR:
ROGERS ENGINEERING, LLC.
RODNEY K. ROGERS, P.S.M.
1105 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 622-9214

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS
DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA
COVER

DATE 4/3/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

s:\marion county\mcginley property north\PLANNING\master plans (2021)\18-4102 01-Cover.dwg, 01, 4/3/2025 1:08:48 PM

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SECTION 1: PUD REZONING CONDITIONS

1. The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 9/11/2019) reflected in Table #6A, including development uses, types, standards, & amounts; buffer requirements; and architectural graphic images as listed within this approval.
2. The project uses and maximum development amounts shall comply with those listed in Table #6B, and be developed consistent with those applicable development standards as listed in Table #6C.
3. Project landscaping and buffers shall be provided consistent with the information outlined in Tables #7A, #7B, and #7C and consistent with the following:
   a. No design waivers may be obtained without obtaining Marion County Board of County Commission approval through a duly noticed and advertised public hearing consistent with the LDC's notice provisions at the applicant's expense.
   b. The buffers may be phased to coordinate with on-site development; however the Development Review Committee (DRC) may determine and require the extension or inclusion of a buffer segment in order to prevent or avoid creating gaps to areas intended to be buffered. In the event the then applicant disagrees with the determination of the DRC, the applicant may appeal the DRC's determination to the Board for final evaluation and determination.
4. Adjustments to increase/decrease and/or relocate the development use areas shown on the PUD Plan, and reflected in Table #6A, may occur subject to compliance with the PUD development standards listed in Tables #6B and #6C and buffer standards listed in Tables #7A, #7B, and #7C. Any such adjusted use locations along the overall PUD perimeter shall be subject to their respective corresponding buffer requirements consistent with prior condition #3.
5. 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.
6. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC.
7. Cross parallel access connections shall be provided internally within the PUD within and between the PUD's uses, along with the general street connections to the north, east, and west of the overall PUD as reflected in Table #6A.
8. The PUD's final access management plan for SW Hwy 484 and SW 49th Avenue shall be completed prior to or in conjunction the PUD Master Plan, or an equivalent, and a project traffic study completed to the satisfaction of the County Engineer that provides for evaluation of the access management.
9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project traffic study shall be completed to the satisfaction of the County Engineer. Phased traffic analysis may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's build-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases.
10. Approval of this PUD Rezoning, including its Conceptual Plan and accompanying conditions does not and is not considered an approval constituting vesting of the proposed and/or maximum development amounts. Subsequent development of the PUC shall be subject to compliance with LDC Division 1.8 – *Concurrency Management* and concurrency approval and certification may be undertaken in phases as desired at the time of continued development.

SECTION 2: GENERAL STANDARDS

1. PUD APPROVAL WILL BE OBTAINED FOR EACH PHASE AND/OR TRACT, AND EACH WILL REQUIRE PLATTING. PORTIONS OF PHASES CAN BE PLATTED.
2. OPEN SPACE REQUIREMENTS SHALL ADHERE TO SEC. 6.6.6 - OPEN SPACE OF THE MARION COUNTY LDC.
3. THE MINIMUM CONSTRUCTION REQUIREMENT FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 6 OF THE LAND DEVELOPMENT CODE.
4. MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS PER SEC 6.8.5 NEW RESIDENTIAL DEVELOPMENTS. THIS DEVELOPMENT IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE, 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.
5. STORMWATER TREATMENT WILL BE PROVIDED PER THE LAND DEVELOPMENT CODE REQUIREMENTS. TREATMENT MAY INCLUDE THE USE OF VEGETATED NATURAL BUFFERS BUT MAY INCLUDE SWALES IN LIEU OF VEGETATED NATURAL BUFFERS.
6. ROAD NAMES FOR THE PROJECT WILL BE PROVIDED BY OWNER AND SUBMITTED THROUGH 911 ADDRESSING. ROAD NAMES ARE SUBJECT TO CHANGE BASED ON LAYOUT CHANGES. ALL ROAD NAMES CHANGED THROUGH 911.
7. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, AND DEVELOPMENT OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
8. THE LAYOUT OF THE COMMERCE NORTH MASTER PLAN ILLUSTRATED ON THIS MASTER PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE.
9. INTERNAL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS, HOWEVER WAIVERS THROUGH DRC MAY BE CONSIDERED EXTERNAL BUFFERS SHALL COMPLY WITH TABLE 7B OF APPROVAL PUD..
10. ALL OPEN SPACE / COMMON AREAS SHALL BE OPERATED AND MAINTAINED BY DEVELOPER, OR BY A PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR SUCH PURPOSE.

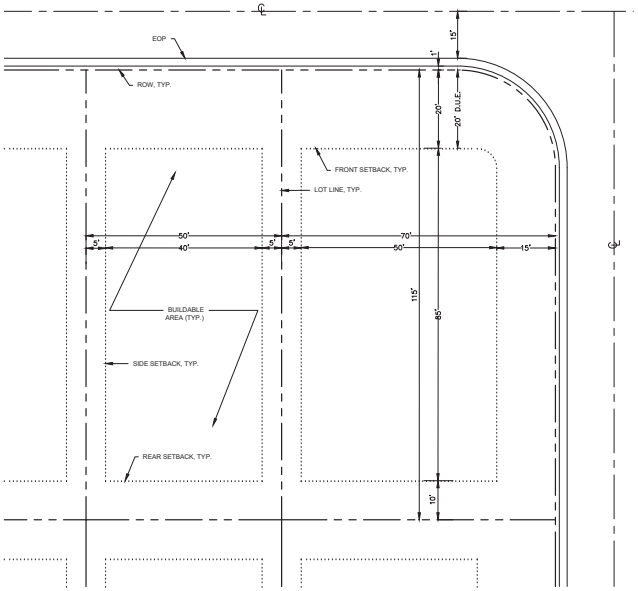
SECTION 3: ABBREVIATIONS

1. AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS.
2. ASME - AMERICAN SOCIETY OF MECHANICAL ENGINEERS.
3. ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
4. BMP - BEST MANAGEMENT PRACTICE(S).
5. C.L. - CENTERLINE OF RIGHT OF WAY
6. CRA - COMMUNITY REDEVELOPMENT AREA.
7. D.U.E. - DRAINAGE & UTILITY EASEMENT
8. D.E. - DRAINAGE EASEMENT
9. EPA - UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
10. FAA - FEDERAL AVIATION ADMINISTRATION.
11. FAR - FLOOR AREA RATIO.
12. FBC - FLORIDA BUILDING CODE.
13. FDC - FIRE DEPARTMENT CONNECTION.
14. FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
15. FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION.
16. FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY.
17. FFPC - FLORIDA FIRE PREVENTION CODE.
18. FIRM - FLOOD INSURANCE RATE MAP.
19. FPS - FEET PER SECOND.
20. FWC - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION.
21. GFA - GROSS FLOOR AREA.
22. GPD - GALLONS PER DAY.
23. GPM - GALLONS PER MINUTE.
24. HOA - HOME OWNERS ASSOCIATION.
25. HUD - HOUSING AND URBAN DEVELOPMENT.
26. LDC - LAND DEVELOPMENT CODE.
27. MFLA - MARION FRIENDLY LANDSCAPING AREA.
28. MGD - MILLION GALLONS PER DAY.
29. NEC - NATIONAL ELECTRIC CODE.
30. OSHA - THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
31. P&Z - PLANNING AND ZONING COMMISSION.
32. PUD - PLANNED UNIT DEVELOPMENT.
33. RV - RECREATIONAL VEHICLE.
34. SJRWMD - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
35. SPZ - SPRINGS PROTECTION ZONE.
36. SUP - SPECIAL USE PERMIT.
37. SWFWMD - SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
38. UF/IFAS - UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURE SCIENCE.
39. UGB - URBAN GROWTH BOUNDARY.
40. USDA - UNITED STATES DEPARTMENT OF AGRICULTURE.
41. USGS - UNITED STATES GEOLOGICAL SURVEY.
42. WTP - WATER TREATMENT PLANT.
43. WWTF - WASTEWATER TREATMENT FACILITY.

SECTION 4: DEFINITIONS

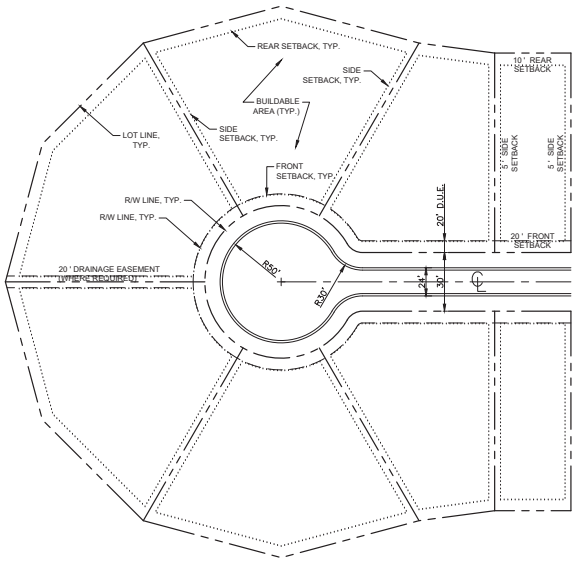
1. APPLICANT: THE PROPERTY OWNER, THE DULY AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER, OR THE LESSEE OR OCCUPANT OF SAID PROPERTY WHO SUBMITS A COUNTY SERVICE OR DEVELOPMENT APPLICATION TO AND FOR SAID PROPERTY AND WHO CAN BE BOUND TO ALL LEGAL OBLIGATIONS RELATED TO SUCH REQUEST.
2. BERM: A MOUND OF SOIL, EITHER NATURAL OR MANMADE.
3. BOARD: THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS.
4. BUFFER: AN AREA WITHIN A PROPERTY OR SITE, GENERALLY ADJACENT TO AND PARALLEL WITH THE PROPERTY LINE, EITHER CONSISTING OF NATURAL EXISTING VEGETATION OR CREATED BY THE USE OF TREES, SHRUBS, BUFFER WALLS, BUFFER FENCES, OR BERMS, DESIGNED TO LIMIT CONTINUOUSLY THE VIEW OF OR SOUND FROM THE SITE TO ADJACENT SITES, PROPERTIES, OR WATER BODIES.
5. BUFFER FENCE: A PERMANENT OPAQUE VERTICAL STRUCTURE PROVIDING A BARRIER WITH A FINISHED HEIGHT OF SIX FEET MEASURED FROM THE ADJACENT GRADE OR AT A HEIGHT AS REQUIRED OTHERWISE.
6. BUFFER WALL: A PERMANENT OPAQUE VERTICAL STRUCTURE WITH CONCRETE COMPONENTS INCLUDING, BUT NOT LIMITED TO PILLARS, PANELS, BLOCK OR BRICK, USED WITHIN A BUFFER MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND PROVIDING A BARRIER (WHETHER FOR SOUND, WIND, OR, VIEWS) WITH A FINISHED HEIGHT OF SIX FEET MEASURED FROM THE ADJACENT GRADE OR AT A HEIGHT AS REQUIRED OTHERWISE.
7. BUILDABLE AREA: AS IT RELATES TO HAMLETS, RURAL VILLAGE DISTRICT, AND RURAL TOWN, THE REMAINING LAND AREA ELIGIBLE FOR DEVELOPMENT PURPOSES ONCE AREAS OF OPEN SPACE AND OPEN WATER ARE SUBTRACTED FROM THE GROSS DEVELOPMENT LOT/PARCEL/SITE.
8. BUILDING: ANY STRUCTURE DESIGNED FOR THE HABITATION OF PERSONS OR ANIMALS OR FOR SHELTER OF PROPERTY.
9. BUILDING PERMIT: A PERMIT ISSUED BY MARION COUNTY PURSUANT TO THE PROVISIONS OF ARTICLE 2 OF THE MARION COUNTY CODE OF ORDINANCES, CONSISTENT WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE AS ESTABLISHED BY THE STATE OF FLORIDA.
10. BUILDING SIGN: A SIGN DISPLAYED UPON OR ATTACHED TO ANY PART OF THE EXTERIOR OF A BUILDING, INCLUDING WALLS, WINDOWS, DOORS, PARAPETS, MARQUEES, AND ROOF SLOPES OF 45 DEGREES OR STEEPER.
11. CENTRALIZED SYSTEM: A WATER WITHDRAWAL, TREATMENT, AND DISTRIBUTION SYSTEM (INCLUDING FIRE HYDRANTS) OR A WASTEWATER COLLECTION, TREATMENT, AND DISPERSAL SYSTEM THAT SERVES THE NEEDS OF ONE OR MORE RESIDENTIAL OR NON-RESIDENTIAL DEVELOPMENT PROJECTS. CENTRALIZED SYSTEMS ARE GENERALLY OWNED, OPERATED, AND MAINTAINED BY MARION COUNTY, OR A PUBLIC SERVICE COMMISSION-CERTIFICATED ENTITY. TYPES OF FACILITIES AND SYSTEMS NOT COVERED BY THE FOREGOING GENERAL DEFINITION ARE FOUND IN § 367.022 FS.
12. CHANGE OF USE: A DISCONTINUANCE OF AN EXISTING USE AND THE SUBSTITUTION OF A USE OF A DIFFERENT KIND OR CLASS.
13. CLEARING: THE UPROOTING OR REMOVAL OF VEGETATION IN CONNECTION WITH DEVELOPMENT. THIS TERM DOES NOT INCLUDE YARD MAINTENANCE OPERATIONS OR OTHER SUCH ROUTINE PROPERTY CLEAN-UP ACTIVITIES.
14. COMPREHENSIVE PLAN: THE MARION COUNTY COMPREHENSIVE PLAN AS ADOPTED BY THE BOARD PURSUANT TO CH. 163 FS.
15. CONTRACTOR: THE PERSON, FIRM, OR CORPORATION WITH WHOM THE CONTRACT FOR WORK HAS BEEN MADE BY THE OWNER, THE DEVELOPER, OR THE COUNTY IN ACCORDANCE WITH ANY APPLICABLE STATE LAWS.
16. CONVENIENCE STORE: ANY RETAIL ESTABLISHMENT OFFERING FOR SALE FOOD PRODUCTS, HOUSEHOLD, AND SUNDRY ITEMS, BEVERAGES, GASOLINE, AND OTHER SIMILAR GOODS, BUT NOT INCLUDING SALES OF PRESCRIPTION DRUGS, ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, OR ANY FORM OF USED MERCHANDISE SALES, PERSONAL SERVICES, REPAIR SERVICES, OR ANY OUTDOOR SALES, SERVICE, STORAGE, OR DISPLAY OTHER THAN APPROVED ACCESSORY GASOLINE PUMPS.
17. COUNTY: THE GOVERNMENT OF MARION COUNTY AS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; OR THE PHYSICAL JURISDICTIONAL LIMITS OF MARION COUNTY AS THOSE BOUNDARIES DESCRIBED IN § 7.42 FS.
18. COUNTY ENGINEER: THE PROFESSIONAL ENGINEER RETAINED BY THE BOARD OF COUNTY COMMISSIONERS IN THE CAPACITY OF ADMINISTERING THE OFFICE OF THE COUNTY ENGINEER. THE COUNTY ENGINEER MAY APPOINT DESIGNEES TO SPECIFIC MANAGEMENT AND OPERATION FUNCTIONS AS APPROPRIATE.
19. DEVELOPABLE AREA: THE PORTION OF A PROJECT AREA THAT LIES OUTSIDE SOVEREIGN SUBMERGED LANDS.
20. DEVELOPER: THE PERSON, FIRM, ENTITY, OR CORPORATION ENGAGED IN DEVELOPING OR IMPROVING REAL ESTATE FOR USE OR OCCUPANCY.
21. DEVELOPMENT: ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO, BUILDINGS OR OTHER STRUCTURES, TANKS, TEMPORARY STRUCTURES, TEMPORARY OR PERMANENT STORAGE OF EQUIPMENT OR MATERIALS, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATIONS, DRILLING OPERATIONS OR ANY OTHER LAND DISTURBING ACTIVITIES. AS IT RELATES TO VESTED RIGHTS, SHALL MEAN THE PARTICULAR DEVELOPMENT AUTHORIZED BY UNEXPIRED FINAL LOCAL DEVELOPMENT ORDER ISSUED FOR A SPECIFIC PROJECT IS CONTINUING IN GOOD FAITH. ALSO SEE §§ 163.3164(14), 163.3221(4), AND 380.04 FS.
22. DEVELOPMENT AGREEMENT: AN AGREEMENT BETWEEN MARION COUNTY AND ADDITIONAL PARTIES SPECIFYING REQUIREMENTS OF THE PARTIES IN RELATION TO A DEVELOPMENT APPLICATION. DEVELOPMENT AGREEMENTS ARE AUTHORIZED BY THE "FLORIDA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT," §§ 163.3220–163.3243 FS AND ARE SUBJECT TO THE APPLICABLE PROVISIONS OF THOSE SECTIONS.
23. DIAMETER AT BREAST HEIGHT (DBH): THE DIAMETER OF A TREE TRUNK MEASURED AT 4.5 FEET ABOVE ADJACENT GRADE ELEVATION.
24. DRAINAGE DETENTION AREA (DDA): SEE WATER DETENTION AREA.
25. DRAINAGE RETENTION AREA (DRA): SEE WATER RETENTION AREA.
26. DRIPLINE: AN IMAGINARY LINE ON THE GROUND DEFINED BY VERTICAL LINES EXTENDING FROM THE OUTERMOST TIPS OF TREE TO THE GROUND OR THE AREA WITHIN A RADIUS OF ONE FOOT FOR EACH ONE INCH DBH OF THE TREE, WHICHEVER IS GREATER.
27. DRIVEWAY APRON: THAT PORTION OF A DRIVEWAY LYING BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE EDGE OF THE TRAVEL LANE OF THE STREET.
28. DROUGHT TOLERANT VEGETATION: PLANTS WHICH HAVE THE ABILITY TO SURVIVE WITHOUT SUPPLEMENTAL IRRIGATION THROUGH PERIODS OF DROUGHT CHARACTERISTIC OF THE NORTH-CENTRAL FLORIDA REGION, EXCLUDING INVASIVE PLANT SPECIES.
29. ELEVATED BUILDING: A NON-BASEMENT BUILDING BUILT TO HAVE THE LOWEST FLOOR ELEVATED ABOVE THE GROUND LEVEL BY FOUNDATION WALLS, POSTS, PIERS, COLUMNS, PILINGS, OR SHEAR WALLS.
30. ELEVATION: THE VERTICAL HEIGHT OR HEIGHTS RELATIVE TO A DEFINED DATUM.
31. ENCROACHMENT: THE PLACEMENT OF FILL, EXCAVATION, BUILDINGS, PERMANENT STRUCTURES OR OTHER DEVELOPMENT INTO A FLOOD HAZARD AREA WHICH MAY IMPEDE OR ALTER THE FLOW CAPACITY OF RIVERINE FLOOD HAZARD AREAS.
32. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): THE FEDERAL AGENCY THAT, IN ADDITION TO CARRYING OUT OTHER FUNCTIONS, ADMINISTERS THE NATIONAL FLOOD INSURANCE PROGRAM.
33. FENCE: A VERTICAL STRUCTURE USED TO PROVIDE A PHYSICAL DIVISION BETWEEN AREAS.
34. FLAG LOT: A PARCEL OF LAND SHAPED LIKE A FLAG WITH A NARROW STRIP PROVIDING ACCESS; THE BULK OF THE PROPERTY CONTAINS NO FRONTAGE.
35. FLOOD INSURANCE RATE MAP (FIRM): THE OFFICIAL MAP OF THE COMMUNITY ON WHICH THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS DELINEATED BOTH SPECIAL FLOOD HAZARD AREAS AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY. [ALSO DEFINED IN FBC, B, SECTION 202.]
36. FLOOD PLAIN ELEVATIONS: THE ELEVATIONS ESTABLISHED ALONG WATERBODIES AND IN CLOSED DRAINAGE BASINS WHICH REPRESENT THE HYDRAULIC GRADIENTS FOR THE PREDICTED 25-YEAR AND 100-YEAR FLOOD PLAINS. THE 100-YEAR FLOOD PLAIN IS SHOWN ON THE ADOPTED MARION COUNTY FLOOD INSURANCE RATE MAPS. THE ELEVATIONS MAY BE ESTABLISHED BY THE FLOOD PLAIN ADMINISTRATOR OR DESIGNEE; BY A FLORIDA LICENSED SURVEYOR AND MAPPER AND APPROVED BY THE FLOOD PLAIN ADMINISTRATOR OR ALONG THE RAINBOW RIVER AS ESTABLISHED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PROFILES DATED JULY 13, 1973.
37. FLOOR AREA: AREA OF ALL FLOORS OF BUILDINGS OR STRUCTURES, MEASURED TO THE OUTSIDE OF THE EXTERIOR WALLS.
38. FLOOR AREA RATIO (FAR): THE GROSS FLOOR AREA OF ALL BUILDINGS OR STRUCTURES ON A LOT DIVIDED BY THE TOTAL LOT AREA.
39. FLORIDA BUILDING CODE: THE FAMILY OF CODES ADOPTED BY THE FLORIDA BUILDING COMMISSION, INCLUDING: FLORIDA BUILDING CODE, BUILDING; FLORIDA BUILDING CODE, RESIDENTIAL; FLORIDA BUILDING CODE, EXISTING BUILDING; FLORIDA BUILDING CODE, MECHANICAL; FLORIDA BUILDING CODE, PLUMBING; FLORIDA BUILDING CODE, FUEL GAS.
40. FREEBOARD: THE ADDITIONAL HEIGHT, USUALLY EXPRESSED AS A FACTOR OF SAFETY IN FEET, ABOVE A FLOOD LEVEL FOR PURPOSES OF FLOOD PLAIN MANAGEMENT. FREEBOARD TENDS TO COMPENSATE FOR MANY UNKNOWN FACTORS, SUCH AS WAVE ACTION, BRIDGE OPENINGS AND HYDROLOGICAL EFFECT OF URBANIZATION OF THE WATERSHED THAT COULD CONTRIBUTE TO FLOOD HEIGHTS GREATER THAN THE HEIGHT CALCULATED FOR A SELECTED FREQUENCY FLOOD AND FLOODWAY CONDITIONS.
41. GREEN SPACE: A PARCEL OR AREA OF LAND WHICH IS DEVELOPED, PLANTED, AND MAINTAINED WITH TREES, SHRUBS, GROUNDCOVERS OR TURFGRASS OR A COMBINATION THEREOF, AND IS RESERVED FOR A YARD AREA, LANDSCAPE AREA, PUBLIC OR PRIVATE PARK OR RECREATION AREA, DRAINAGE RETENTION AREAS AND OTHER SIMILAR AREAS.
42. GROUND SIGN: A SIGN THAT IS SUPPORTED BY ONE OR MORE COLUMNS, UPRIGHT POLES, OR BRACES EXTENDED FROM THE GROUND OR FROM AN OBJECT ON THE GROUND, OR THAT IS ERECTED ON THE GROUND, WHERE NO PART OF THE SIGN IS ATTACHED TO ANY PART OF A BUILDING.
43. HEIGHT OF BUILDING: THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE AT THE CENTER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF, TO THE DECK LINE FOR A MANSARD ROOF AND THE HEIGHT OF THE RIDGE FOR GABLE, HIP, AND GAMBREL ROOFS.
44. ILLUMINATED SIGN: A SIGN WHICH CONTAINS A SOURCE OF LIGHT OR WHICH IS DESIGNED OR ARRANGED TO REFLECT LIGHT FROM AN ARTIFICIAL SOURCE INCLUDING INDIRECT LIGHTING, NEON, INCANDESCENT LIGHTS AND BACKLIGHTING.
45. IMPERVIOUS SURFACES: THOSE SURFACES WHICH DO NOT ABSORB WATER INCLUDING BUT NOT LIMITED TO, BUILDINGS, PAVED PARKING AREAS, DRIVEWAYS, ROADS, SIDEWALKS, PATIOS AND ANY AREAS COVERED BY BRICK, CONCRETE, CONCRETE PAVERS, OR ASPHALT PAVING MATERIALS.
46. INDUSTRIAL/COMMERCIAL PARK: A TRACT OF LAND THAT IS PLANNED, DEVELOPED, AND OPERATED AS AN INTEGRATED FACILITY FOR A NUMBER OF INDIVIDUAL INDUSTRIAL OR COMMERCIAL OR MIXED USES.
47. INFRASTRUCTURE: FACILITIES AND SERVICES NEEDED TO SUSTAIN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ACTIVITIES. INFRASTRUCTURE INCLUDES, BUT IS NOT LIMITED TO, WATER AND SEWER, STREETS, STREET SIGNAGE, DRAINAGE, PARKS AND OPEN SPACE, AND OTHER PUBLIC FACILITIES.
48. INSTITUTIONAL USE: A NONPROFIT, RELIGIOUS, OR PUBLIC USE, SUCH AS A CHURCH, LIBRARY, PUBLIC OR PRIVATE SCHOOL, HOSPITAL, COMMUNITY HOME, CONVALESCENT HOME, ADULT CONGREGATE LIVING FACILITY, OR GOVERNMENT OWNED OR OPERATED BUILDING, STRUCTURE, OR LAND USED FOR PUBLIC PURPOSE OR BENEFIT.
49. IRRIGATION: THE APPLICATION OF WATER BY MANMADE MEANS TO PLANT MATERIAL AND TURFGRASS..
50. KARST FEATURE: A LANDFORM THAT HAS BEEN MODIFIED BY DISSOLUTION OF SOLUBLE ROCK, INCLUDING LIMESTONE OR DOLOSTONE. THESE INCLUDE SPRINGS, SPRING RUNS, SINKHOLES, SOLUTION PIPES, SWALLETS AND SWALLOW HOLES. A DIRECTLY OR INDIRECTLY CONNECTED KARST FEATURE IS ONE WHERE NO CONFINING LAYER OF SEDIMENT EXISTS TO PREVENT RUNOFF FROM DIRECTLY OR INDIRECTLY ENTERING THE FLORIDAN AQUIFER SYSTEM.
51. LANDSCAPABLE AREA: THE ENTIRE PARCEL LESS THE BUILDING FOOTPRINT, NATURAL WATER FEATURES, SURFACED AND UN-SURFACED DRIVEWAYS AND PARKING AREAS, ROAD RIGHTS-OF WAY, HARDSCAPES SUCH AS DECKS AND PATIOS, AND OTHER NON-PLANTED AREAS. LANDSCAPABLE AREA EXCLUDES GOLF COURSE PLAY AREAS, OTHER INTENSIVE RECREATION AREAS (E.G. SOCCER FIELDS, BALL DIAMONDS, ETC.) AND ANY PART OF A CONSTRUCTED STORMWATER MANAGEMENT SYSTEM THAT HAS A DESIGN SLOPE OR STORAGE DEPTH THREE FEET OR GREATER.
52. LANDSCAPE ARCHITECT: THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE.
53. LANDSCAPE ISLAND: A RAISED AREA, USUALLY CURBED, PLACED TO GUIDE TRAFFIC AND SEPARATE LANES, AND USED FOR LANDSCAPING, SIGNAGE, OR LIGHTING.
54. LEASABLE/INTERIOR AREA: THE AREA OF OPEN FLOOR SPACE WITHIN A STRUCTURE'S EXTERIOR WALLS AND EXCLUDING THE INTERIOR WALLS.
55. LOT: A DESIGNATED PARCEL, TRACT, OR AREA OF LAND ESTABLISHED BY A PLAT OR OTHERWISE AS PERMITTED BY LAW AND TO BE USED, DEVELOPED, OR BUILT UPON AS A UNIT.
56. LOT AREA: THE SIZE OF A LOT MEASURED WITHIN THE LOT LINES AND EXPRESSED IN TERMS OF ACRES OR SQUARE FEET.
57. LOT DEPTH: THE DIMENSION FROM THE CENTER OF THE FRONT OF THE LOT TO THE CENTER OF THE REAR OF THE LOT.
58. LOT LINE: THE BOUNDARY LINE OF A LOT.
59. LOT LINE, FRONT: THE LINE ABUTTING THE STREET RIGHT-OF-WAY OR POINT OF ACCESS WHICH FOR CORNER LOTS SHALL BE DETERMINED BY THE PROPERTY OWNER.
60. LOT LINE, REAR: THE LOT LINE OPPOSITE TO AND MOST CLOSELY PARALLELING THE FRONT LOT LINE.
61. LOT LINE, SIDE: ANY LOT LINE OTHER THAN A FRONT OR REAR LOT LINE.
62. LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE FRONT PROPERTY LINE. FOR LOTS LOCATED ON A CURVE, IT SHALL BE THE CHORD DISTANCE OF THE CURVE AT THE FRONT PROPERTY LINE.
63. MANUFACTURING: A COMMERCIAL OR INDUSTRIAL ACTIVITY INVOLVED IN THE RESEARCH, DEVELOPMENT, ASSEMBLY, PRODUCTION, TESTING, OR PROCESSING OF GOODS, MATERIALS, COMPONENTS, DEVICES, EQUIPMENT, OR SYSTEMS.
64. MARKET VALUE: AS IT RELATES TO FLOODPLAIN MANAGEMENT, THE PRICE AT WHICH A PROPERTY WILL CHANGE HANDS BETWEEN A WILLING BUYER AND A WILLING SELLER, NEITHER PARTY BEING UNDER COMPULSION TO BUY OR SELL AND BOTH HAVING REASONABLE KNOWLEDGE OF RELEVANT FACTS. AS USED IN ARTICLE 5, DIVISION 3, THE TERM REFERS TO THE MARKET VALUE OF BUILDINGS AND STRUCTURES, EXCLUDING THE LAND AND OTHER IMPROVEMENTS ON THE PARCEL. MARKET VALUE CAN BE ESTABLISHED BY AN INDEPENDENT CERTIFIED APPRAISAL (OTHER THAN A LIMITED OR CURBSIDE APPRAISAL, OR ONE BASED ON INCOME APPROACH), ACTUAL CASH VALUE (REPLACEMENT COST DEPRECIATED FOR AGE AND QUALITY OF CONSTRUCTION OF BUILDING), OR ADJUSTED TAX-ASSESSED VALUES ADJUSTED TO APPROXIMATE MARKET VALUE BY A FACTOR PROVIDED BY THE PROPERTY APPRAISER.
65. NATIVE TREE: A SELF-SUPPORTING WOODY PLANT WHICH NORMALLY GROWS TO A HEIGHT OF TEN FEET OR MORE AND WHICH IS CLASSIFIED AS NATIVE VEGETATION.
66. NATIVE VEGETATION: THOSE SPECIES OCCURRING WITHIN THE STATE BOUNDARIES PRIOR TO EUROPEAN CONTACT, ACCORDING TO THE BEST AVAILABLE SCIENTIFIC AND HISTORICAL DOCUMENTATION. IT INCLUDES THOSE SPECIES UNDERSTOOD AS INDIGENOUS, OCCURRING IN NATURAL ASSOCIATIONS AND HABITATS THAT EXIST PRIOR TO SIGNIFICANT HUMAN IMPACTS.
67. NATURAL AREA: UNDEVELOPED LANDS CONSIDERED TO BE IN, OR MAINTAINED IN, AN UNDISTURBED OR UNMODIFIED CONDITION WHICH PROVIDE HABITAT OR NATURAL OPEN SPACE.
68. OCCUPANT (OCCUPANCY): ONE WHO HAS CERTAIN LEGAL RIGHTS TO OR CONTROL OVER THE PREMISES HE OCCUPIES; THE STATE OF BEING AN OCCUPANT.
69. OFF-SITE SIGN: A SIGN THAT IDENTIFIES OR COMMUNICATES A COMMERCIAL OR NON-COMMERCIAL MESSAGE RELATED TO AN ACTIVITY CONDUCTED, OR SERVICE RENDERED, OR A COMMODITY SOLD AT A LOCATION OR ON A PARCEL OTHER THAN WHERE THE SIGN IS LOCATED.
70. ON-SITE SIGN: A SIGN THAT IDENTIFIES OR COMMUNICATES A COMMERCIAL OR NON-COMMERCIAL MESSAGE RELATED TO AN ACTIVITY CONDUCTED, SERVICE RENDERED, OR A COMMODITY SOLD, AT THE LOCATION WHERE THE SIGN IS INSTALLED.
71. OPEN SPACE: LAND AREA RESTRICTED OR NOT DEVELOPED DEPENDING ON ITS DESIGNATION AS NATURAL OPEN SPACE OR IMPROVED OPEN SPACE CONSISTENT WITH THE PROVISIONS OF SECTION 6.6.6.
72. OUTSIDE STORAGE: THE STORAGE OR DISPLAY, OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, OF MERCHANDISE OFFERED FOR SALE OR RENT AS A PERMITTED USE OR OF EQUIPMENT, MACHINERY, AND MATERIALS USED IN THE ORDINARY COURSE OF A PERMITTED USE.
73. OWNER: THE PERSON, FIRM, CORPORATION, OR GOVERNMENTAL UNIT HOLDING TITLE OF THE REAL ESTATE UPON WHICH CONSTRUCTION IS TO TAKE PLACE.
74. PARCEL: A CONTINUOUS QUANTITY OF LAND IN THE POSSESSION OF OR OWNED BY, OR RECORDED AS THE PROPERTY OF THE SAME PERSON OR PERSONS. A PARCEL MAY CONSIST OF CONTIGUOUS PLATTED LOTS.
75. PARKING AREA: AN OPEN AREA, OTHER THAN A STREET OR OTHER PUBLIC WAY, USED FOR THE PARKING OF MOTOR VEHICLES.
76. PARKING SPACE: AN AREA PROVIDED FOR THE PARKING OF A MOTOR VEHICLE.
77. PERMEABILITY: THE CAPACITY OF A POROUS MEDIUM FOR TRANSMITTING WATER.
78. PLANNED UNIT DEVELOPMENT (PUD): A DESIGNATED CONTIGUOUS AREA OF PROPERTY FOR THE COMPREHENSIVE DEVELOPMENT OF A SINGLE USE OR OF MIXED USES.
79. PLAT: A MAP, OR DELINEATED REPRESENTATION OF THE SUBDIVISION OF LANDS, BEING A COMPLETE EXACT REPRESENTATION OF THE SUBDIVISION AND COMPLYING WITH THIS CODE AND CH. 177 FS.
80. POINT OF CONNECTION: THE OUTLET SIDE OF THE METER DESIGNATED TO SERVE THE CUSTOMER.
81. POTABLE WATER: WATER THAT IS SUITABLE FOR HUMAN CONSUMPTION.
82. PRINCIPAL STRUCTURE: A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED.
83. PRINCIPAL USE: THE PRIMARY OR PREDOMINANT USE OF A LOT, PARCEL, STRUCTURE, OR STRUCTURE AND LAND IN COMBINATION.
84. PROJECT AREA: THE LIMITS OF THE LAND AREA IDENTIFIED ON A PLAN WHERE PROJECT IMPROVEMENTS AND FEATURES ARE PROPOSED.
85. RECLAIMED WATER: WATER THAT HAS RECEIVED AT LEAST ADVANCED SECONDARY TREATMENT AND HIGH LEVEL DISINFECTION. WATER RECEIVING ADDITIONAL TREATMENT MAY BE USED IN PUBLIC ACCESS AREAS, WHEN IN COMPLIANCE WITH THE FDEP REQUIREMENTS PURSUANT TO 62-40 FAC.
86. RETAIL SALES: ANY BUSINESS ACTIVITY, AND RELATED SERVICES, CUSTOMARILY SELLING GOODS AND COMMODITIES FOR PROFIT.
87. RETAINING WALL: A STRUCTURE ERECTED BETWEEN LANDS OF DIFFERENT ELEVATION TO PROTECT STRUCTURES OR TO PREVENT THE LOSS OF EARTH FROM THE UPPER SLOPE LEVEL.
88. ROOF SIGN: A SIGN PLACED ABOVE THE ROOF LINE OF A BUILDING OR ON OR AGAINST A ROOF SLOPE OF LESS THAN 45 DEGREES AS MEASURED FROM THE VERTICAL PLANE.
89. RUNOFF: THE SURFACE FLOW OF STORMWATER.
90. RURAL AREA: LANDS LOCATED OUTSIDE THE URBAN GROWTH BOUNDARY (UGB) AS DESIGNATED BY THE COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES MAP

RESIDENTIAL DEVELOPMENT STANDARDS



TYPICAL LOT DETAIL

NOT TO SCALE



TYPICAL CUL-DE-SAC DETAIL

NOT TO SCALE

TABLE 6B: McGINLEY COMMERCE PARK NORTH PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
Maximum Aggregate Residential Amount: Up to 1,997 dwelling units (based on 124.83 acres of Employment Center at 16 DU/AC).	
COMMERCIAL	Range of allowable uses shal conform to B-4 (REGIONAL BUSINESS) zoning uses as listed inthe Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. *Special Use Permit.* *Maximum up to 6,098,240 GSF (based on 154 acres at a REDUCED maximum Floor Area Ratio of 1.00).*
LIGHT INDUSTRIAL	Range of allowable uses shall conform to MI-1 (LIGHT INDUSTRIAL) zoning uses as listed in the Marion County Lanc Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. *Special Use Permit.* *Maximum up to 1,524,600 GSF (based on 35 acres at a maximum Floor Area Ratio of 1.00).*
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.	

TABLE 6C: McGINLEY COMMERCE PARK NORTH PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks[1, 2]			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner[3]	
Single-Family Residential Detached[4]							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	5'/10'	10'
Single-Family Residential Attached (Duplex)[4]							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	10'
Multiple-Family Residential (Apartment, Condominium, Townhome)[4]							
Overall Principle Structure	40'	60'	2,400 SF	20'	20'	10/15'	50'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Accessory	N/A	N/A	N/A	25'	25'	Int - 0'/Ext. – 10'	20'
Mechanical	N/A	N/A	N/A	25'	25'	Int - 0'/Ext. – 10'	10'
***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS**							
Principal = Primary habitable occupied structure (e.g., residential unit/building, club house, common recreation amenities (e.g. pools, playgrounds) etc.); **Accessory** = Customary individual unit residential accessory uses (e.g. storage sheds, individual unit swimming pool and/or screen enclosure, etc.); **Mechanical** = Individual residential unit air-conditioner units and pool pumps, etc.							
Commercial							
Comply with B-4 (Regional Business) zoning uses and development standards.							

* COMMERCIAL DEVELOPMENT STANDARDS

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REVISIONS

DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

DEVELOPMENT STANDARDS

DATE 4/3/2025
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CHKD. BY JMM
JOB NO. 22-8198

03

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NORTH

0 300' 600'

SCALE: 1" = 300'

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COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 7/18/2025
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04

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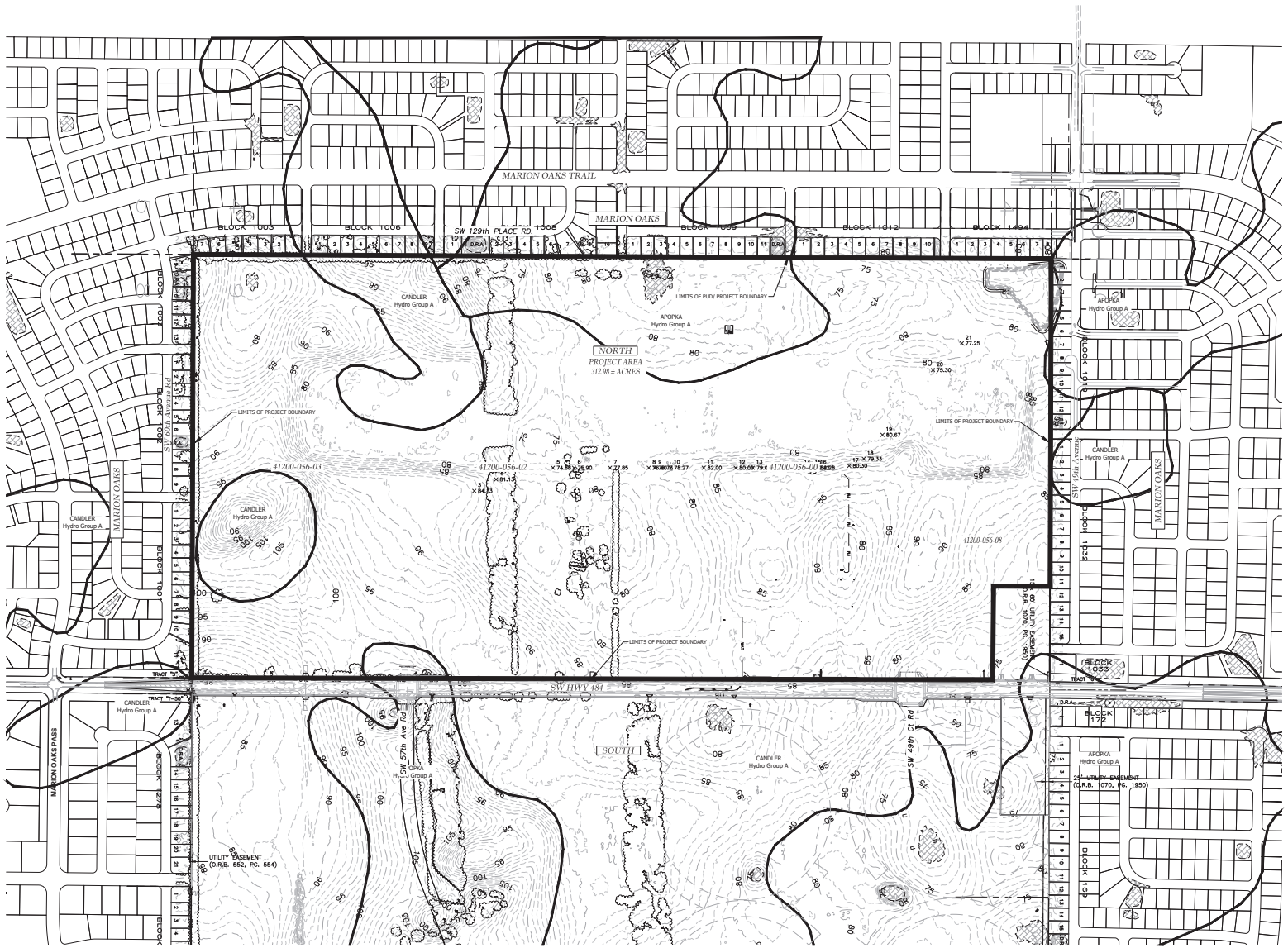
\\TAE-DC\LandProjects\Marion County\McGinley Property North\PLANNING\Master Plans (2021)\18-4102 04 Aerial Photograph.dwg, 7/18/2025 11:18:13 AM, DWG To PDF.pc3



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COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

EXISTING CONDITIONS

DATE 4/3/2025
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JOB NO. 22-8198

05

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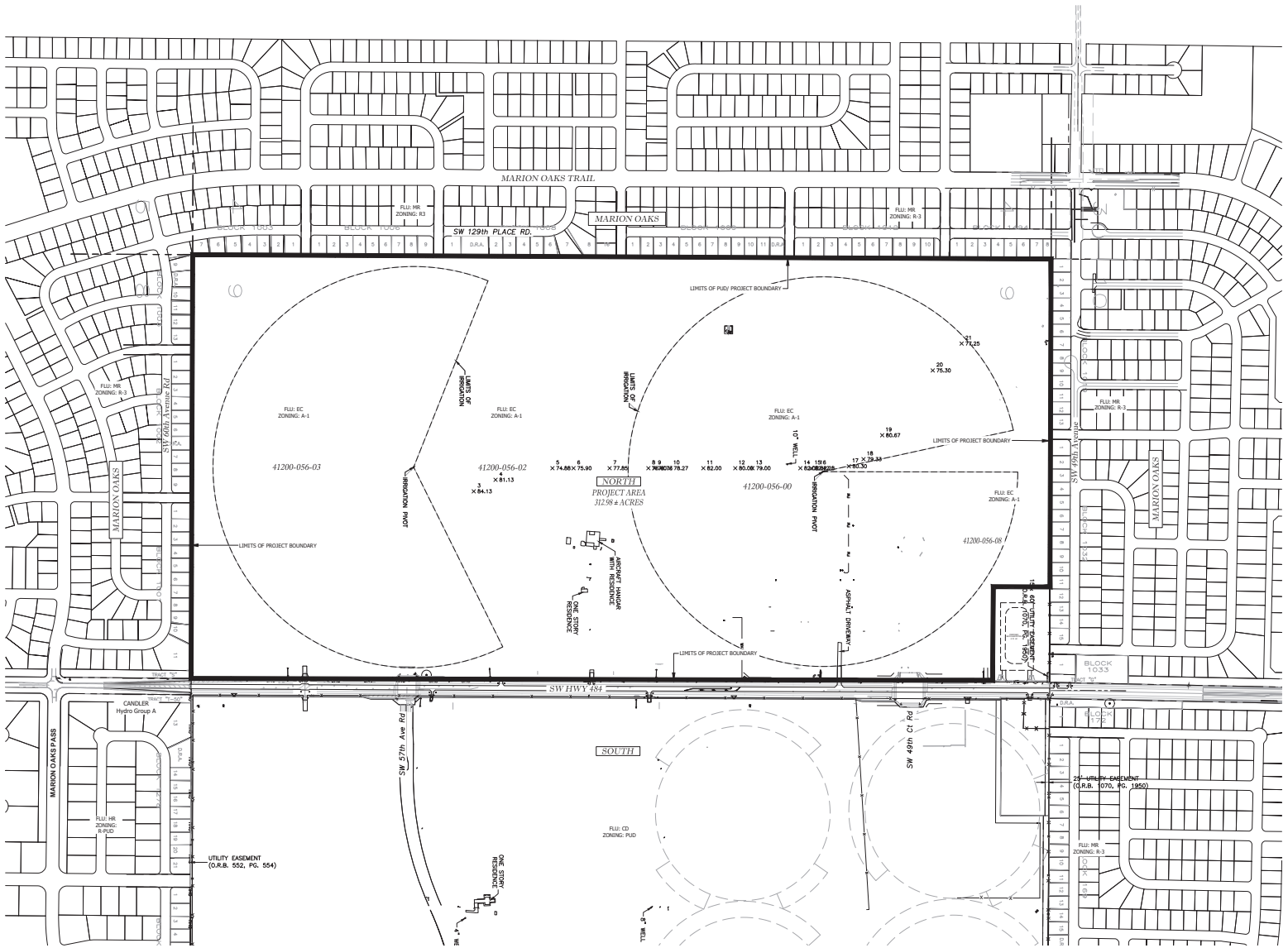
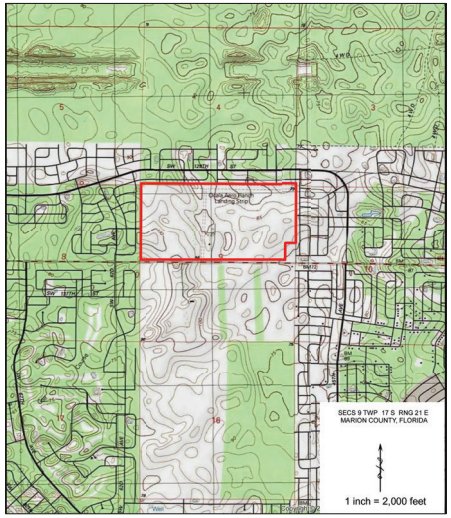
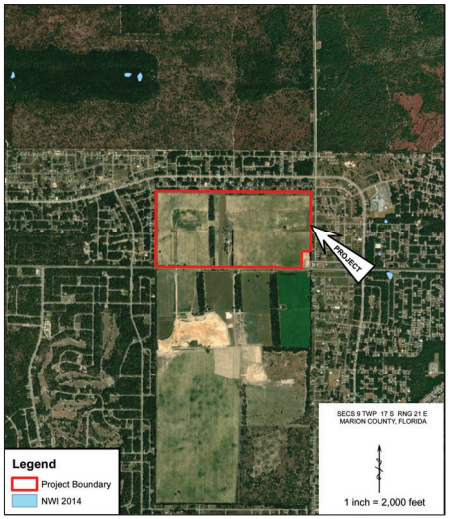
s:\marion county\mcginley property north\PLANNING\master plans (2021)\18-4102 05 Existing Conditions.dwg, 05, 4/3/2025 1:09:56 PM

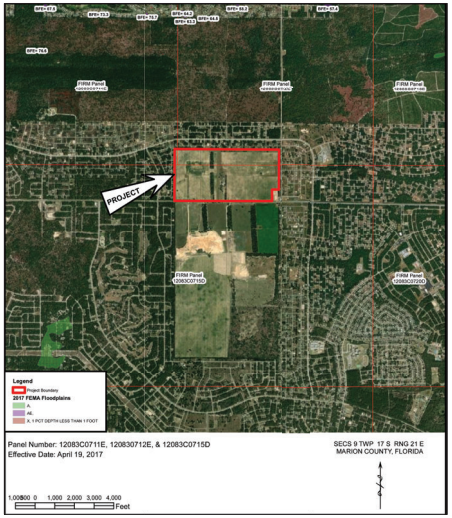

MARION OAKS TRAIL
SW 129th PLACE RD.
MARION OAKS
SW 49th Avenue Rd
SW 57th Ave Rd
SW HWY 484
MARION OAKS PASS
LIMITS OF PUD/ PROJECT BOUNDARY
LIMITS OF PROJECT BOUNDARY
IRRIGATION PIVOT
41200-056-03
41200-056-02
41200-056-00
41200-056-08
NORTH
PROJECT AREA
312.98 ± ACRES
SOUTH
AIRCRAFT HANGAR WITH RESIDENCE
ONE STORY RESIDENCE
ASPHALT DRIVEWAY
10" WELL
8" WELL
UTILITY EASEMENT (O.R.B. 552, PG. 554)
25' UTILITY EASEMENT (O.R.B. 1070, PG. 1950)
FLU: EC
ZONING: A-1
FLU: MR
ZONING: R-3
FLU: HR
ZONING: R-PUD
FLU: CD
ZONING: PUD
CANDLER Hydro Group A
BLOCK 1033
BLOCK 1034
BLOCK 1035
BLOCK 1036
BLOCK 1037
BLOCK 1038
BLOCK 1039
BLOCK 1040
BLOCK 1041
BLOCK 1042
BLOCK 1043
BLOCK 1044
BLOCK 1045
BLOCK 1046
BLOCK 1047
BLOCK 1048
BLOCK 1049
BLOCK 1050
BLOCK 1051
BLOCK 1052
BLOCK



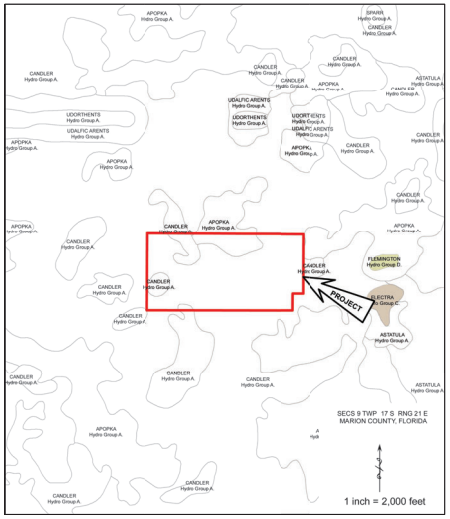
USGS QUAD MAP



NATIONAL WETLAND INVENTORY MAP



FEMA MAP



SOILS MAP

*NOTE: ENVIORNMENTAL, KARST, AND GEOLOGICAL ASSESSMENTS TO BE PROVIDED PRIOR TO APPROVAL OF DEVELOPMENT

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REVISIONS

DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

EXISTING CONDITIONS

DATE 4/3/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

05B

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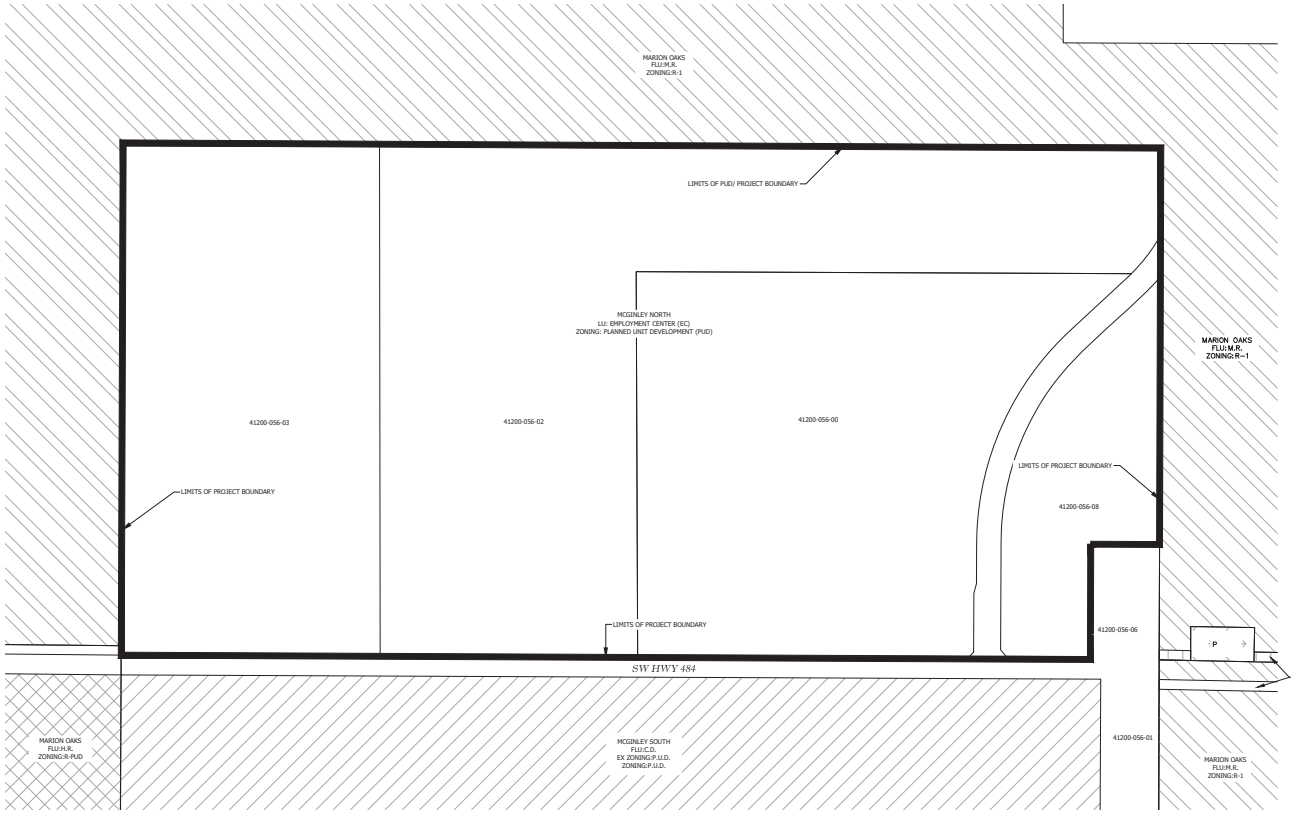

FUTURE LAND USE
LEGEND

- EMPLOYMENT CENTER
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- PRESERVATION
- PUBLIC
- PLANNED UNIT DEVELOPMENT

NORTH

0 300' 600'

SCALE: 1" = 300'

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COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

FUTURE LAND USE & ZONING PLAN

DATE 4/3/2025
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JOB NO. 22-8198

06

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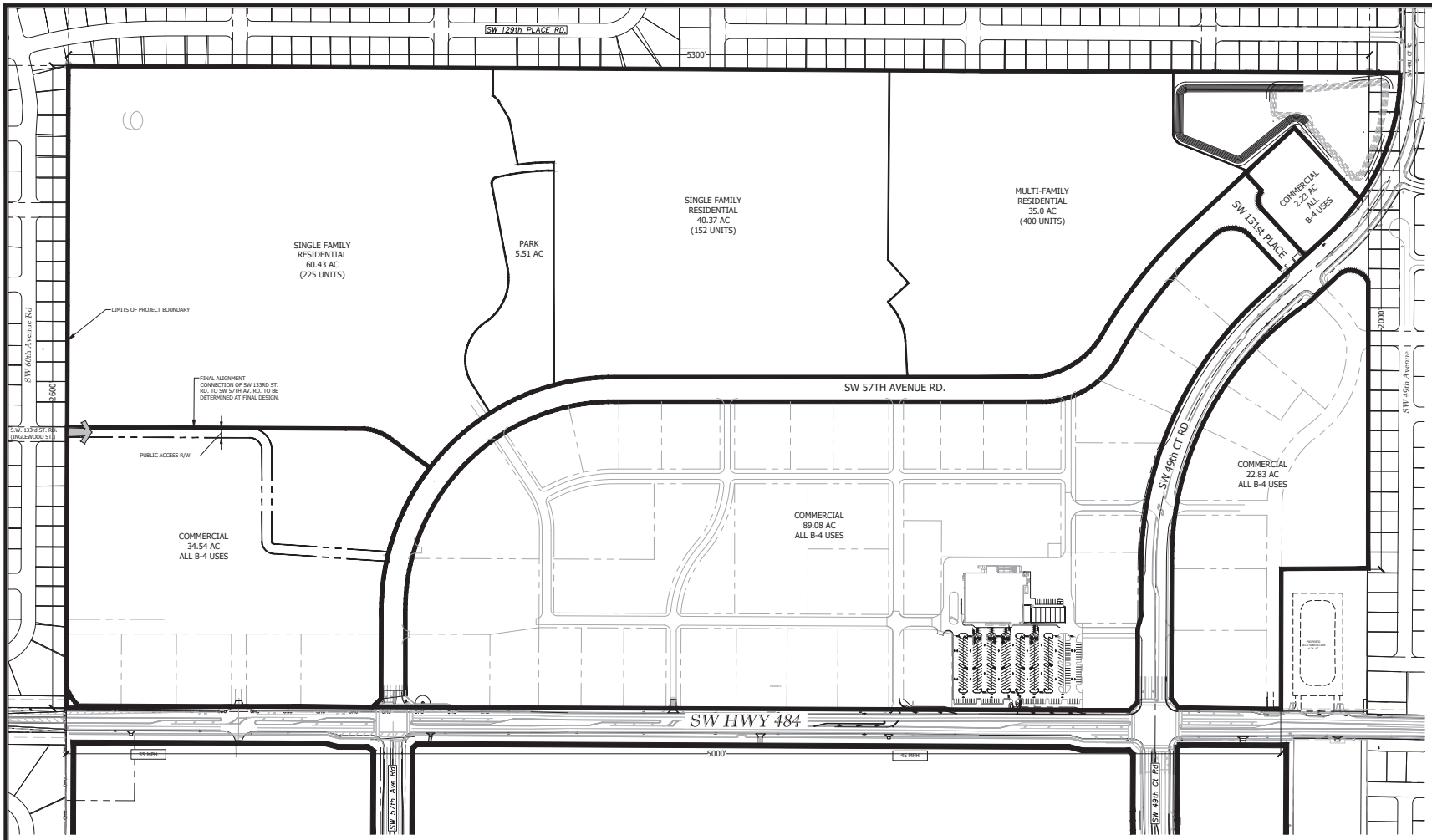
s:\marion county\mcginley property north\PLANNING\master plans (2021)\18-4102 06 Land use and Zoning Plan.dwg, 06, 4/3/2025 1:10:36 PM



LEGEND

- COMMERCE NORTH PUD BDY.
- R/W LINE (PUBLIC / PRIVATE)

NOTE:
ALL CONSTRUCTION ACCESS IS TO COME FROM SW 49th AVENUE ROAD OR FROM CR 484. NO LOCAL SUBDIVISION STREETS SHALL BE USED FOR CONSTRUCTION ACCESS.

SITE DATA

PARCELS:
41200-056-03, 41200-056-02, 41200-056-00, 41200-056-08

TOTAL PROJECT AREA: 312.98 AC.

ALLOWABLE USES:
SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS.

LAND USE AREAS:
COMMERCIAL: 152.14 AC. (6,627,218.4 sf)
RESIDENTIAL: 141.11 AC. (6,146,751.6 sf)
ROWs: 19.75 AC. (860,310 sf)
(6,708,240 sf GSF MAX.)

TOTAL DRA AREA:
PROVIDED: 49.21 AC. (15.72%)

OPEN SPACE:
REQUIRED: 61.20 AC (306.02 AC X 0.20).
PROVIDED: 61.20 AC TO BE SHOWN ON DEVELOPMENT SUBMITTALS

MFLA:
REQUIRED: 61.20 AC (306.02 X 0.15).
PROVIDED: TO BE DETERMINED.

BUILDING HEIGHT:
SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:
SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS & COVER SHEET.

PROPOSED BUFFERS
SEE SHEET 11.01 BUFFER PLAN

PROPOSED BUILDING UNITS
RESIDENTIAL = 800 UNITS
COMMERCIAL = TO BE DETERMINED

UTILITIES
PUBLIC WATER AND SEWER UTILITIES SHALL BE PROVIDED BY MARION COUNTY UTILITIES FOR ALL INDUSTRIAL AND COMMERCIAL DEVELOPMENT.

NORTH

0 200' 400'

SCALE: 1" = 200'

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DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

MASTER PLAN

DATE 8/19/2025
DRAWN BY GH, NR
CHKD. BY IMM
JOB NO. 22-8198

07

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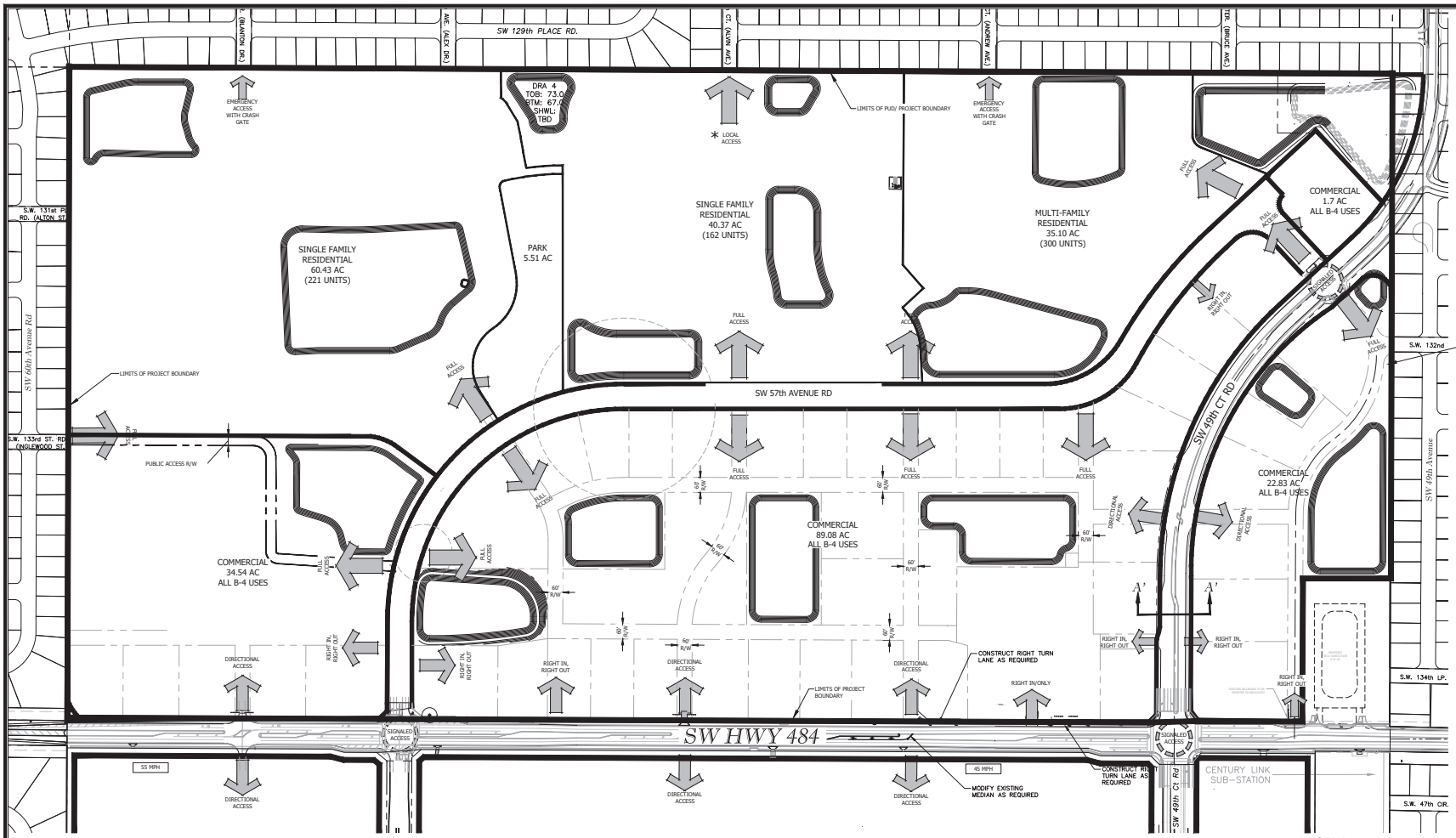

LEGEND

- COMMERCE NORTH PUD BDY.
- R/W LINE (PUBLIC / PRIVATE)

*NOTE:
CONNECTIVITY TO COMMERCIAL FROM RESIDENTIAL WILL BE SHOWN ON IMPROVEMENT PLAN.

LEGEND

- FULL ACCESS
- DIRECTIONAL ACCESS
- RIGHT IN, RIGHT OUT
- SECTION CUT; SEE TYPICAL CROSS SECTIONS PLAN
- SIGNALED ACCESS
- 55 MPH — POSTED SPEED LIMIT

NORTH

0 200' 400'

SCALE: 1" = 200'

NOTES:

1. LAND USES: EMPLOYMENT CENTER
2. FINAL ACCESS LOCATION CAN BE MODIFIED THRU DRC REVIEW.
3. ALL CONSTRUCTION ACCESS IS TO COME FROM SW 49th AVENUE ROAD OR FROM CR 484, NO LOCAL SUBDIVISION STREETS SHALL BE USED FOR CONSTRUCTION ACCESS.
4. DRA LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES. DRA'S ARE SUBJECT TO CHANGE IN CONSTRUCTION PLANS.
5. TRAFFIC IMPACT ANALYSIS AND ROUTE PLAN TO BE PROVIDED PRIOR TO APPROVAL OF DEVELOPMENT.
6. EMERGENCY ACCESS WILL HAVE CRASH GATES REQUIRED BY MCFR

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DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

CIRCULATION PLAN

DATE: 8/19/2025
DRAWN BY: GH, NR
CHKD. BY: JMM
JOB NO.: 22-8198

08

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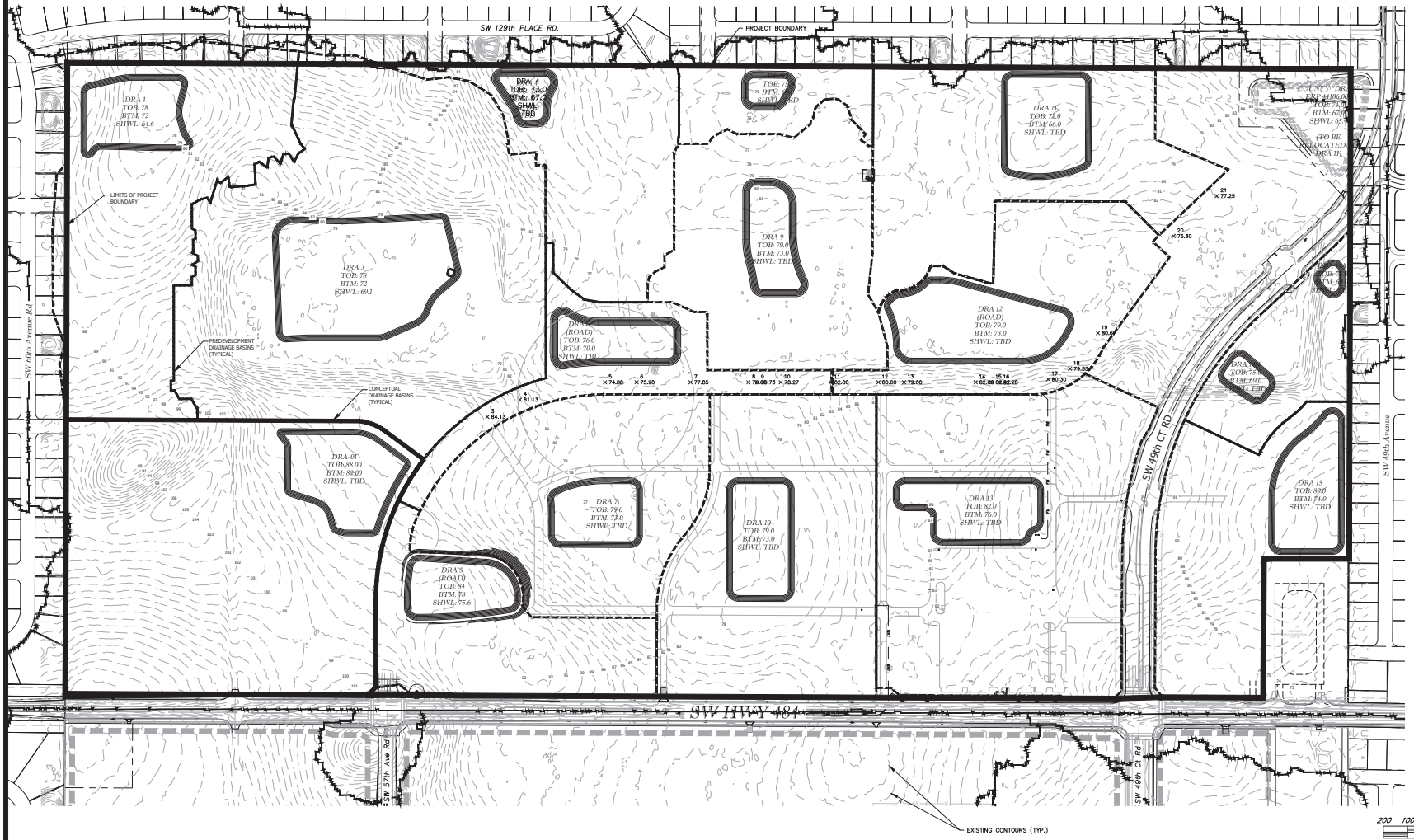

LEGEND

- COMMERCE NORTH PUD BDY.
- BASINS LINES

GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
- PROPOSED SWALE BOTTOM
- PROPOSED STRUCTURE ID
- POND CONSTRUCTION POINTS

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COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE 8/19/2025
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09

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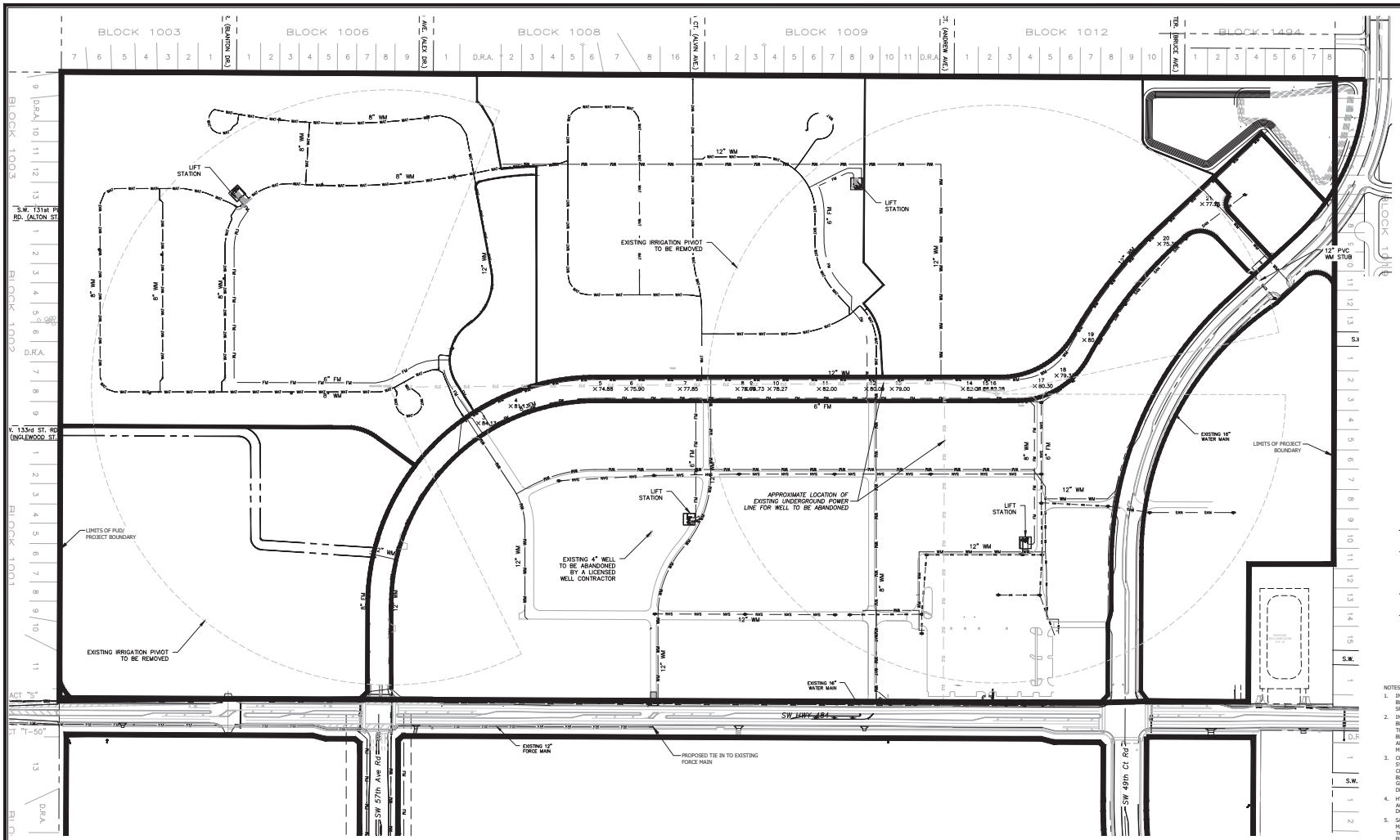

UTILITIES LEGEND

PROPOSED

- SAN — SANITARY
- WAT — WATER MAIN
- LIFT STATION
- FM — FORCEMAIN
- D.U.E.

NOTES:

1. IN ACCORDANCE WITH SECTION 6.18.5, COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE ALARM OR FIRE SPRINKLER SHALL INSTALL A KNOX BOX.
2. IN ACCORDANCE WITH NFPA 1 CHAPTER 11.10.1, BUILDINGS 20,000 SF OR GREATER SHALL BE SUBJECT TO THE MINIMUM RADIO SIGNAL STRENGTH POLICY. BUILDINGS SHALL BE TESTED BY A THIRD PARTY AND ANY MODIFICATIONS SHALL BE MADE TO MEET THE MINIMUM POLICIES.
3. COMMERCIAL BUILDINGS THAT REQUIRE A SPRINKLER SYSTEM MUST HAVE THE FIRE DEPARTMENT CONNECTION 1.5 TIMES THE HEIGHT OF THE BUILDING AWAY. FIRE HYDRANT MUST BE NO GREATER THAN 100 FEET FROM THE FIRE DEPARTMENT CONNECTION.
4. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
5. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE REQUIRED MAJOR SITE PLAN OF THIS PROJECT.
6. WATER AND SEWER CAPACITY ARE TO BE PROVIDED PRIOR TO APPROVAL OF THE DEVELOPMENT
7. LOCATIONS OF TEMPORARY SEPTIC SYSTEMS AND WELLS TO BE PROVIDED PRIOR TO APPROVAL OF THE DEVELOPMENT.

LEGEND

- COMMERCE NORTH PUD BDY.
- R/W LINE (PUBLIC / PRIVATE)

200 100 0 200 400

SCALE IN FEET
1" = 200'

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MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 8/19/2025
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JOB NO. 22-5198

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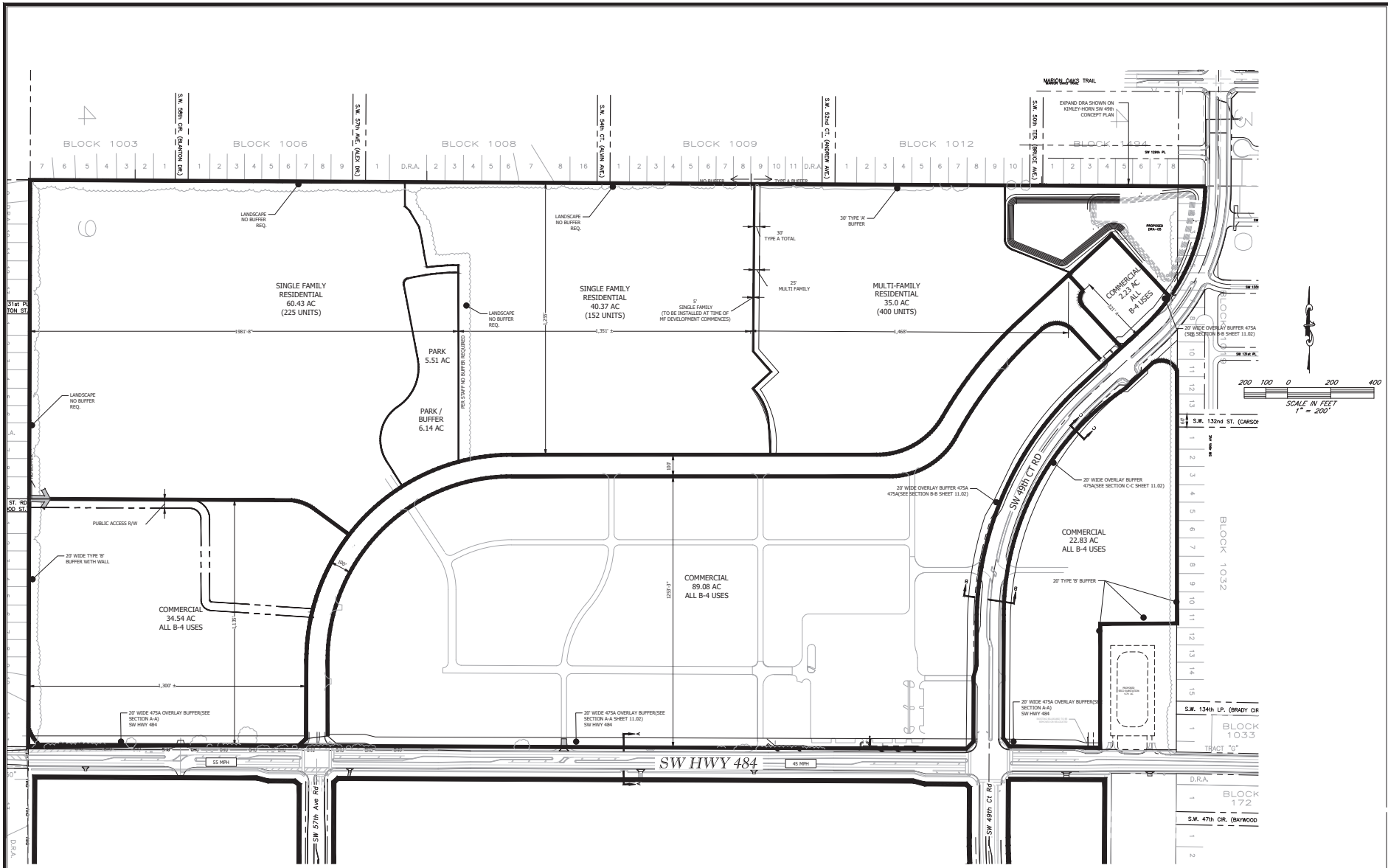

LEGEND

— COMMERCE NORTH PUD BDY.

— R/W LINE (PUBLIC / PRIVATE)

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COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

BUFFER AND TREE PRESERVATION PLAN

DATE 8/19/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

11.01

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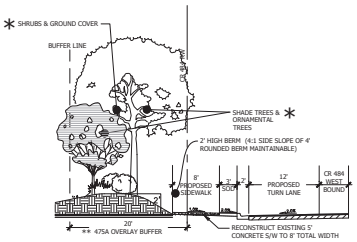
Table 6:	CURRENT LAND DEVELOPMENT CODE BUFFER REQUIREMENTS							
		PERMITTED OR EXISTING USE						
		AG	SFR	MF	COM	IND	PUB	ROW
PROPOSED USE	AG	-	-	-	-	-	-	-
	SFR	E	-	C	A	B	C	C
	MF	E	A	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	D
	PUB	E	B	C	C	C	-	C

Table 7: CURRENT LAND DEVELOPMENT CODE BUFFER STANDARDS

TYPE	Minimum *Width* (FT)	Wall (Fence)	Shade Trees	Accent-Ornament Trees	Shrubs Required	Ground-cover Required	Shrubs & Ground-cover (min %)	Turfgrass
A	30	N	3	5	Y	Y	50	Y
B	20	Y	2	3	Y	Y	50	Y
C	15	N	2	3	Y	Y	50	Y
D	15	Y	2	3	Y	Y	25	Y
E	5	N	4	6	Y*	Prohibited	n/a	Prohibited

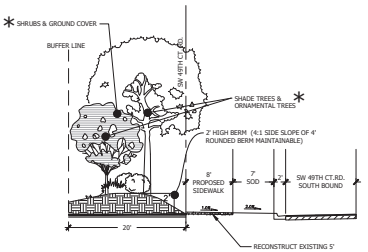
*Type E Buffer requires contnuous double-staggered hedgerow and prohibits groundcover and turfgrass within the buffer.
Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].



20' WIDE 475A OVERLAY BUFFER
SECTION A-A
SCALE: N.T.S.

* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

MODIFIED 20' WIDE 475A OVERLAY BUFFER
THE 20-FOOT LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPE PLANTINGS ON A BERM WHICH SHALL NOT BE LESS THAN TWO FEET IN HEIGHT. A MINIMUM OF TWO SHADE TREES AND THREE ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF SHALL BE PROVIDED IN THE BUFFER. SHRUBS AND GROUNDCOVER SHALL BE PROVIDED TO CREATE A LAYERED VISUAL EFFECT.



20' WIDE 475A OVERLAY BUFFER
SECTION B-B
SCALE: N.T.S.

* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

MODIFIED 20' WIDE 475A OVERLAY BUFFER
THE 20-FOOT LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPE PLANTINGS ON A BERM WHICH SHALL NOT BE LESS THAN TWO FEET IN HEIGHT. A MINIMUM OF TWO SHADE TREES AND THREE ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF SHALL BE PROVIDED IN THE BUFFER. SHRUBS AND GROUNDCOVER SHALL BE PROVIDED TO CREATE A LAYERED VISUAL EFFECT.

BUFFERS

TABLE 7A: McGINLEY – COMMERCE PARK NORTH PUD – INTERNAL BUFFER

Comply with LDC at time of development; however internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process.

TABLE 7B: McGINLEY – COMMERCE PARK NORTH PUD - EXTERNAL BUFFERS

Direction	Adjoining	PUD Uses	Buffer Required
PUD AREA WEST OF SW 49TH AVENUE EXTENSION			
North	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
South	SE Highway 484	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
East	SW 49th Avenue Extension	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
West	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
PUD AREA EAST OF SW 49TH AVENUE EXTENSION			
Northwest - West	SW 49th Avenue Extension	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - West	SE Highway 484	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - East	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.
East – North	Marion Oaks SFR/Greenbelt	Commercial (May vary)	Comply with LDC at time of development, if any.
East – South	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.

LDC = Marion County Land Development Code
Dev. Dependent = Potential buffer requirement depending on development type/form proposed.

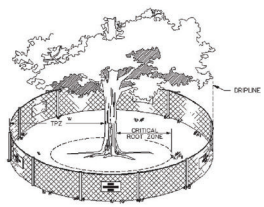
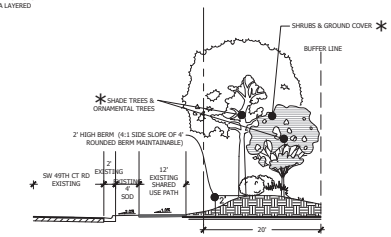


FIGURE 6.7-1 TREE PROTECTION ZONES

C.TREE PROTECTION BARRICADES SHALL BE:
(1)NO LESS THAN FOUR FEET IN HEIGHT.
(2)CONSTRUCTED OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
(3)POSTED WITH HIGHLY VISIBLE SIGNS PLACED ON THE TREE PROTECTION BARRICADES AT EACH QUADRANT OF SINGLE PROTECTED TREES AND ALONG DRIPLINES OF GROUPS OF TREES BEING PROTECTED AT 50-FOOT INTERVALS OR LESS. SIGNS SHALL INCLUDE THE WORDS "TREE PROTECTION ZONE."
D.PRE-CONSTRUCTION TREE PROTECTION.
(1)THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
(2)PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES, OR GROUPS OF TREES, WITHIN THE CONSTRUCTION AREA WHICH ARE TO BE PRESERVED.
E.TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:
(1)THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
(2)THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
(3)THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
(4)IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

(ORD. NO. 13-20, § 2, 7-11-2013)



20' WIDE 475A OVERLAY BUFFER
SECTION C-C
SCALE: N.T.S.

* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

20' WIDE 475A OVERLAY BUFFER
THE 20-FOOT LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPE PLANTINGS ON A BERM WHICH SHALL NOT BE LESS THAN TWO FEET IN HEIGHT. A MINIMUM OF TWO SHADE TREES AND THREE ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF SHALL BE PROVIDED IN THE BUFFER. SHRUBS AND GROUNDCOVER SHALL BE PROVIDED TO CREATE A LAYERED VISUAL EFFECT.

MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2.12.25. - MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC 6.8.5
MARION-FRIENDLY LANDSCAPING AREA (MFLA):
THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

SEC. 6.7.3. - TREE PROTECTION

A.DESIGN FOR THE PROTECTION OF TREES.
(1)EVERY REASONABLE EFFORT SHOULD BE MADE TO MINIMIZE TREE REMOVAL. TREE PRESERVATION SHALL BE AN INTEGRAL PART OF THE SITE PLANNING OR SUBDIVISION DESIGN PROCESS. TREE PRESERVATION SHALL BE CONCEIVED IN A TOTAL PATTERN THROUGHOUT THE SITE, INTEGRATING THE VARIOUS ELEMENTS OF SITE DESIGN, PRESERVING AND ENHANCING THE PARTICULAR IDENTITY OF THE SITE.
(2)THE PRESERVATION OF EXISTING TREES AND VEGETATION FOR USE AS PERIMETER LAND USE BUFFERS SHALL BE CONSIDERED DURING THE SITE DESIGN PROCESS AND IMPLEMENTED TO PRESERVE HABITAT WHILE LOWERING THE COST OF DEVELOPMENT.
(3)IN ALL CASES, A POST-DEVELOPMENT RATIO OF SHADE TREES TO THE AREA OF THE SITE AS REQUIRED IN SECTION 6.7.4.
(4)ALL TREES WITH A DBH OF 10 INCHES OR LARGER SHALL BE CONSIDERED PROTECTED TREES UNLESS LISTED BY THE UF/IFAS ASSESSMENT OF NON-NATIVE PLANTS, "PROHIBITED" OR "INVASIVE - NOT RECOMMENDED" TABLES, AS UPDATED.
(5)A PROPER EVALUATION SHALL BE MADE TO DETERMINE IF EXISTING PROTECTED TREES, OR GROUPS OF TREES, ARE GOOD CANDIDATES FOR PRESERVATION BEFORE FINAL SITE PLANS ARE DEVELOPED. THE EVALUATION SHALL BE USED TO GUIDE DECISIONS ABOUT TREE PRESERVATION, TREE PROTECTION, AND TREE REMOVAL AND SHALL INCLUDE:
(A)DETERMINATION OF SPECIES OF TREE(S);
(B)ASSESSMENT OF THE HEALTH OF THE TREE(S);
(C)DETERMINATION OF THE CONDITION OF THE TREE(S) BASED ON THE SPECIES, HEALTH, AND AGE AND WHETHER THE TREE(S) WILL PROVIDE A LASTING VALUE TO THE FINISHED PROJECT (TREES WITH FAST GROWTH HABITS AND HAVE A SHORTER LIFE SPAN MAY NOT BE DESIRABLE);
(D)ASSESSMENT OF THE SIZE (DBH AND CANOPY) OF THE TREE(S);
(E)ASSESSMENT OF THE RARITY, UNIQUENESS, AND CHARACTER OF THE TREE(S);
(F)ASSESSMENT OF THE HISTORIC VALUE, STATUS AS A SPECIMEN TREE, OR OTHER OUTSTANDING QUALITY;
(G)AN GENERAL OVERVIEW OF THE SITE AND WHETHER THE TREE(S) WILL PROVIDE A LASTING AND POSITIVE CONTRIBUTION TO THE SITE AND GENERAL SURROUNDINGS, AND
(H)DETERMINATION IF ANY MINOR ALTERNATIONS TO THE SITE TOPOGRAPHY WILL IMPACT THE LONG-TERM VIABILITY OF PRESERVING EXISTING TREES.
B.TREE PROTECTION ZONES ARE AS FOLLOWS:
(1)TREE PROTECTION ZONE (TPZ) IS A DEFINED AREA SURROUNDING THE TRUNK OF A TREE (OR GROUP OF TREES) TO BE PRESERVED, INTENDED TO PROTECT ROOTS AND SOIL TO ENSURE FUTURE TREE HEALTH AND STABILITY.
(A)ALL TREE MEASUREMENTS FOR TREE PROTECTION AND PRESERVATION SHALL BE MADE AT 4.5 FEET ABOVE GRADE TO ESTABLISH THE CORRECT DIAMETER AT BREAST-HEIGHT (DBH).
(B)THE TPZ SHALL BE LOCATED AT THE DRIPLINE OF THE TREE (OR GROUP OF TREES) TO BE PRESERVED. FOR TREE PROTECTION REQUIREMENTS, THE DRIPLINE SHALL BE INDICATED ON A PLAN AS REQUIRED IN SECTION 6.7.6.E AND DETERMINED BY EITHER OF THE FOLLOWING METHODS:
1.FIELD LOCATION BY EITHER A SURVEYOR AND MAPPER, A LANDSCAPE ARCHITECT, OR A CERTIFIED ARBORIST, OR
2.UTILIZING A "DESKTOP CANOPY" RULE GENERALLY UNDERSTOOD AS USING ONE FOOT FOR EVERY INCH OF DBH. FOR EXAMPLE, A 30-INCH DIAMETER TREE WOULD HAVE A 30-FOOT RADIUS DRIPLINE.
(2)THE CRITICAL ROOT ZONE (CRZ) IS THE AREA OF SOIL AROUND A TREE TRUNK WHERE ROOTS ARE LOCATED THAT PROVIDE STABILITY AND UPTAKE OF WATER AND MINERALS REQUIRED FOR TREE SURVIVAL.
(A)NO EXCAVATION, FILLING, TRENCHING, OR OTHER INTENSE DISRUPTION OF THE ROOT ZONE IS ALLOWED WITHIN THE CRZ.
(B)THE CRZ IS ESTABLISHED ON A TREE-BY-TREE BASIS THROUGH ON SITE REVIEW AND ASSESSMENT BY EITHER A LANDSCAPE ARCHITECT OR A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION.
(C)DAMAGE TO ROOTS IN THIS AREA MAY RESULT IN PENALTIES OR FINES.
(3)THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE MAY REDUCE THE LIMITS OF THE TPZ TO ALLOW AUTHORIZED CONSTRUCTION TO OCCUR.
(4)NO REDUCTION OF THE TPZ OR REMOVAL OF BARRICADES MAY OCCUR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY'S LANDSCAPE ARCHITECT.
(5)THE TPZ MAY BE TEMPORARILY REDUCED IN SIZE AND/OR BARRICADES MAY BE TEMPORARILY REMOVED TO ALLOW FOR MINOR CONSTRUCTION OR MAINTENANCE WITHIN THE TPZ. BARRICADES SHALL BE REINSTALLED AS SOON AS WORK WITHIN THE TPZ IS COMPLETED.
(6)THE TPZ SHALL NOT BE REDUCED TO ANY POINT WITHIN THE CRZ.

Tillman & Associates
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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

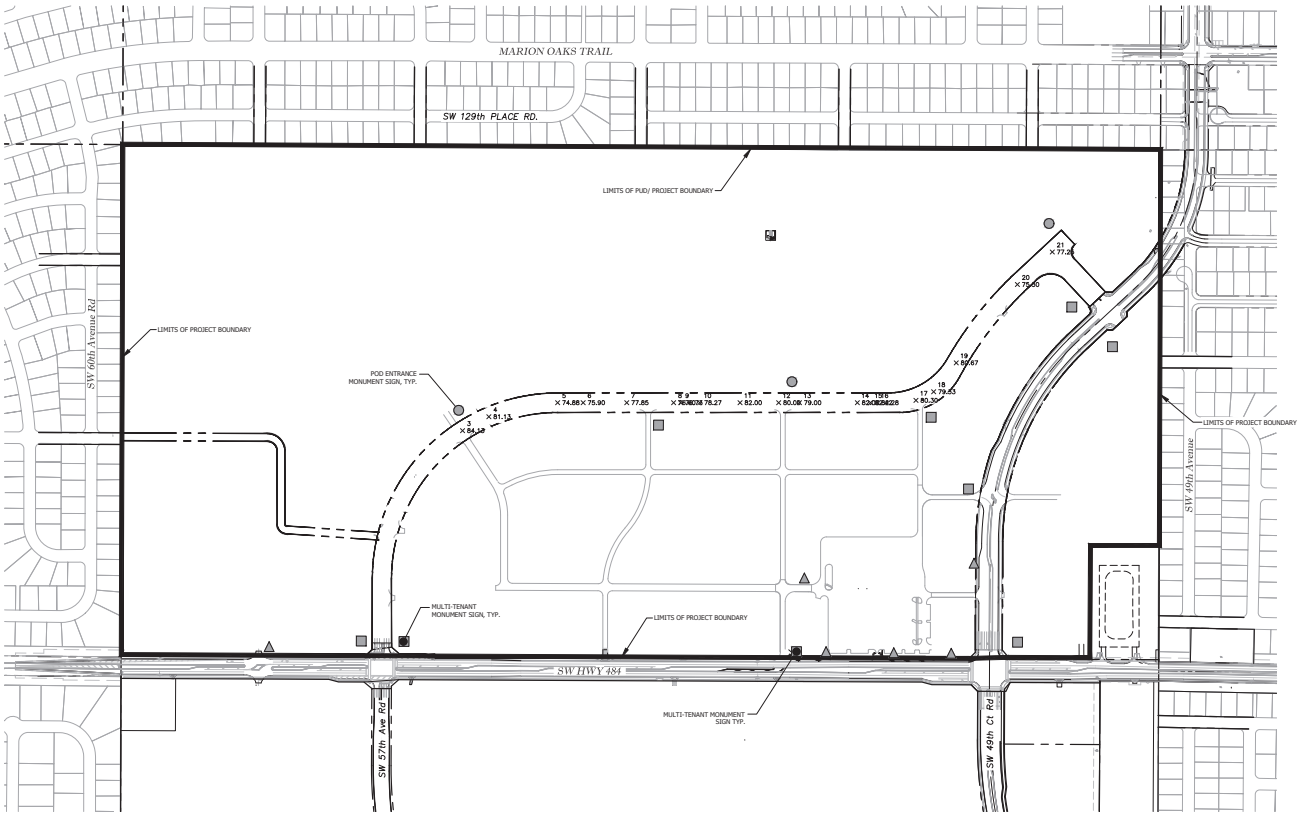
BUFFER AND TREE PRESERVATION PLAN

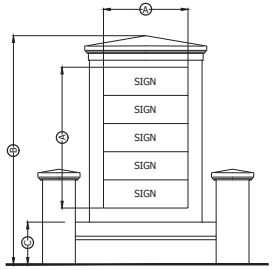
DATE 8/19/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

11.02

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

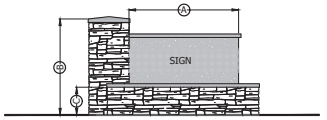
NOTE:
1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W





MULTI-TENANT MONUMENT SIGN
NOT TO SCALE

NOTE:
1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W
3. ALL OTHER ON-SITE SIGNAGE WILL COMPLY WITH THE MARION COUNTY LDC DIVISION 4.4



MONUMENT SIGN - SUBDIVISION ENTRANCE
NOT TO SCALE

MONUMENT SIGN - POD ENTRANCE
NOT TO SCALE

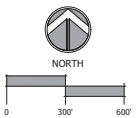
Multi- Tenant (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	**Dimensions**	
Large freestanding sign with multiple signage cabinets that house a range of tenant signs.	Sign area maximum; See Table 4.4-3 MC LDC	A
	Height (Max): 30'	B
Standard	Pedestal Height (min/max) 2'/5	C
Monument signs may only be illumniated by a steady light source	**Placement and Setback**	
For permitted non-residential uses, including places of worship, one freestanding sign, not to exceed one square foot in sign area for every two lineal feet of street frontage and one wall sign not to exceed 24 square feet in sign area. Total aggregate sign area shall not exceed 200 square feet.	The onsite identification or directory sign shall be located in the area between the structure and the access street and shall be set back a minimum of five feet from the front property line.	
The sign format shall also contain common design elements, such as placement, color, shape, or style of lettering, which lend a unified appearance to the signs of the occupants within the complex.		

Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	**Dimensions**	
A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal.	Sign area maximum; 64 sf single face; 128 sf total	A
	Height (Max): 10'	B
Standard	Pedestal Height (min/max) 2'/5	C
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.	Setback; 5' from front and side property line	
Monument signs shall match the style of their associated building	**Number of Signs**	
	Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign.	
Monument signs may only be illumniated by a steady light source		

LEGEND

— COMMERCE NORTH PUD BDY.

— · — · — R/W LINE (PUBLIC / PRIVATE)



SCALE: 1" = 300'

Mines & Associates
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Office: (352) 387-4640 Fax: (352) 387-4545

REVISIONS

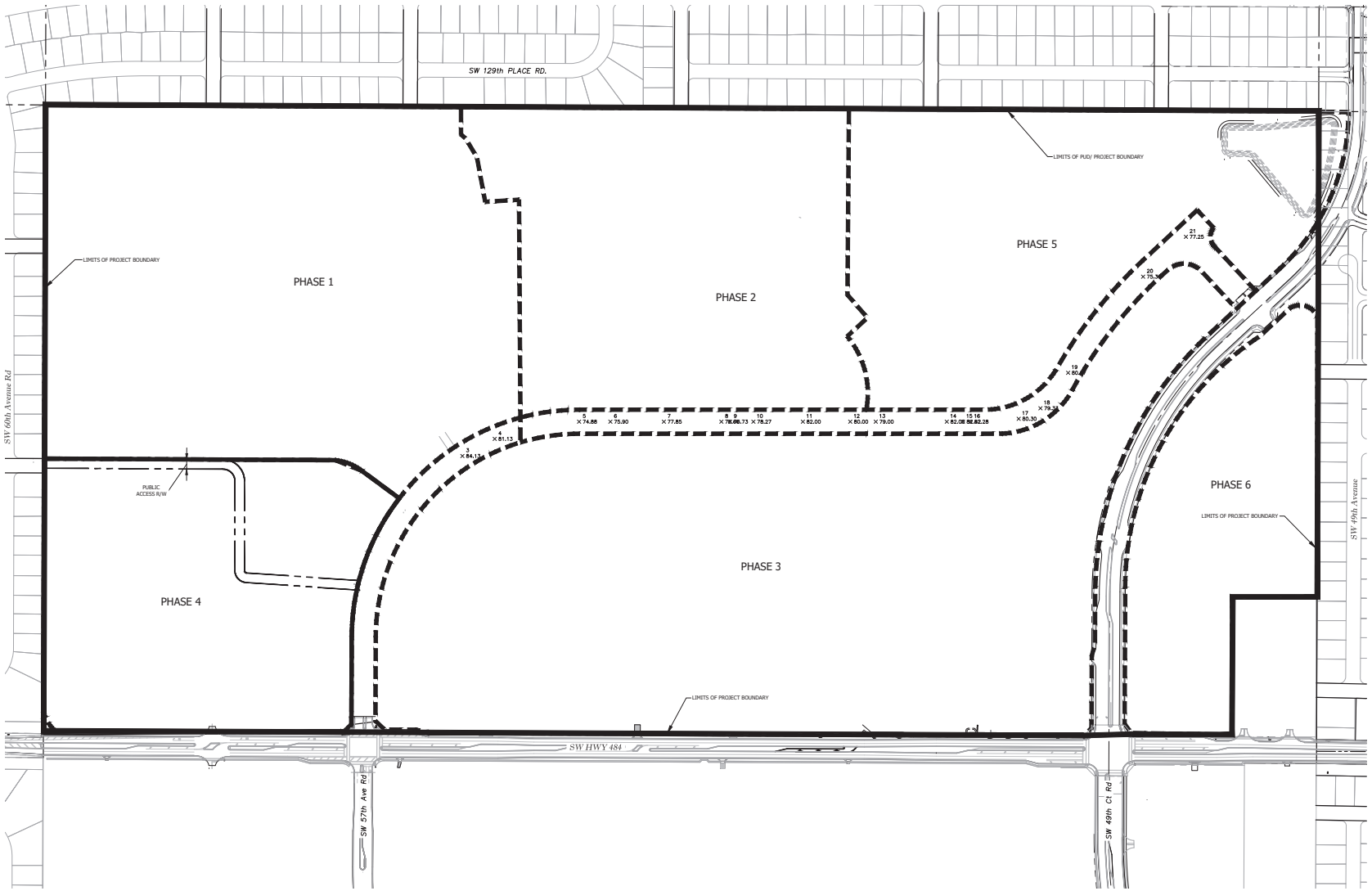
DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

SIGNAGE PLAN

DATE 8/19/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, AND DEVELOPMENT OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.

LEGEND

— COMMERCE NORTH PUD BDY.

– – – PHASING LINE

Tillman & Associates
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REVISIONS

DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

PHASING PLAN

DATE 8/19/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

13

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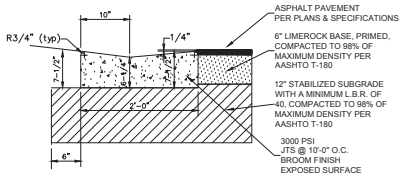
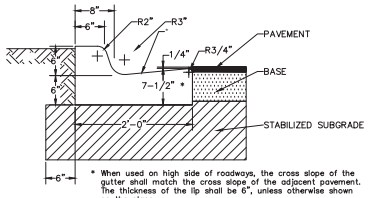


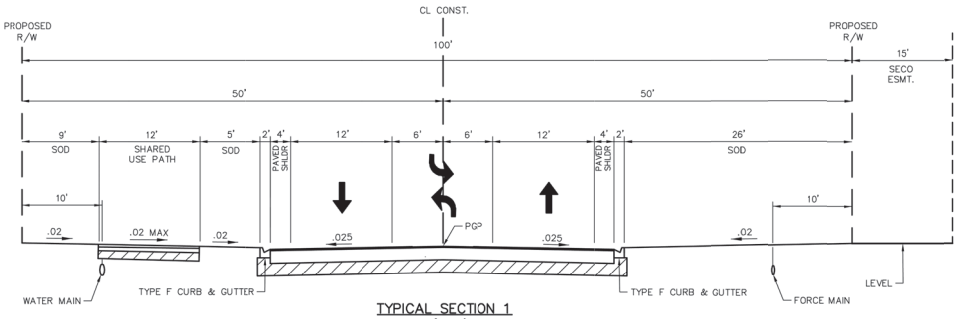
DROP CURB DETAIL

N.T.S



TYPE F CURB

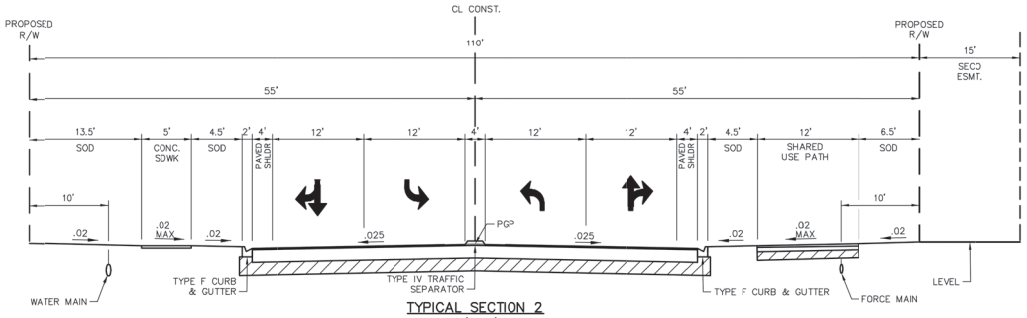
N.T.S



TYPICAL SECTION 1

100' R/W

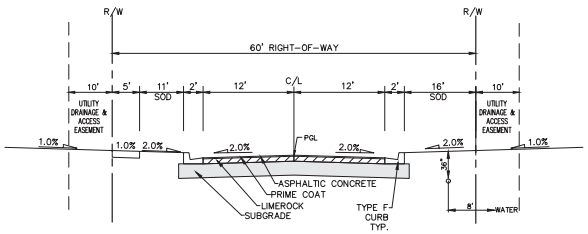
SW 57TH AVENUE RD.



TYPICAL SECTION 2

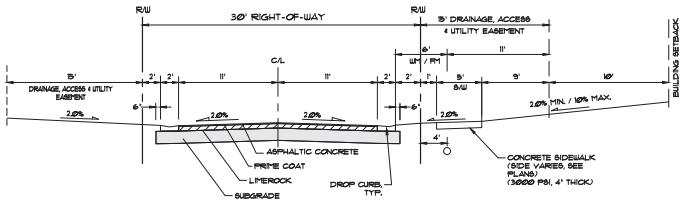
110' R/W

SW 49TH CT RD



60' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S



RESIDENTIAL

30' PRIVATE RIGHT-OF-WAY

ROADWAY SECTION

N.T.S

NOTE:
ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

Mittauer & Associates, INC.
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REVISIONS

DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

TYPICAL CROSS SECTIONS

DATE 5/13/2025
DRAWN BY GH, NR
CHKD. BY IMM
JOB NO. 22-8198

14

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S:\Marion County\McGinley Property North\PLANNING\Master Plans (2021)\18-4102 14 Typical Cross Sections.dwg, 14, 5/13/2025 4:28:33 PM

RETAIL

RESTAURANT

MULTI-FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

NOTE:
1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT. FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

Wilson & Associates
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REVISIONS

DATE

COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

ARCHITECTURAL STYLES

DATE 4/3/2025
DRAWN BY GH, NR
CHKD. BY JMM
JOB NO. 22-8198

15

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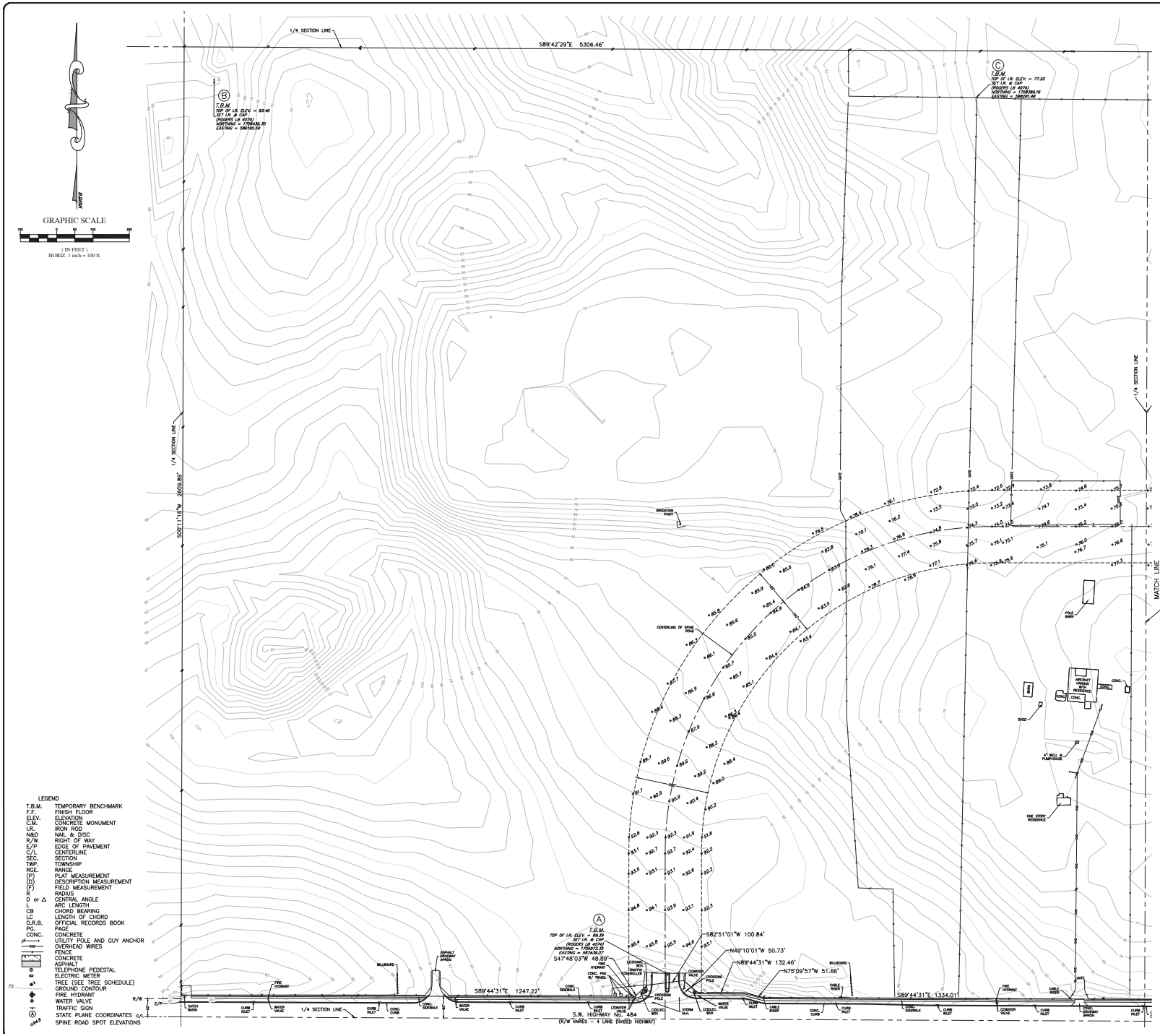


SURVEY REPORT:

1. VERTICAL DATA SHOWN HEREON IS BASED ON THE MARION COUNTY VERTICAL CONTROL STATION "TBM–081721 RM1", ELEVATION: 71.236 NAVD–88.

2. FIELD SURVEY DATE: 1–6–2022

3. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAVD–83, AND DERIVED FROM THE L–NET NETWORK.

4. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON PREVIOUS BOUNDARY SURVEYS OF THESE SAME LANDS AND PREPARED BY THIS FIRM.

5. THE TREE LOCATION SURVEY WAS LIMITED TO ALL TREES 10" DIAMETER OR LARGER.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

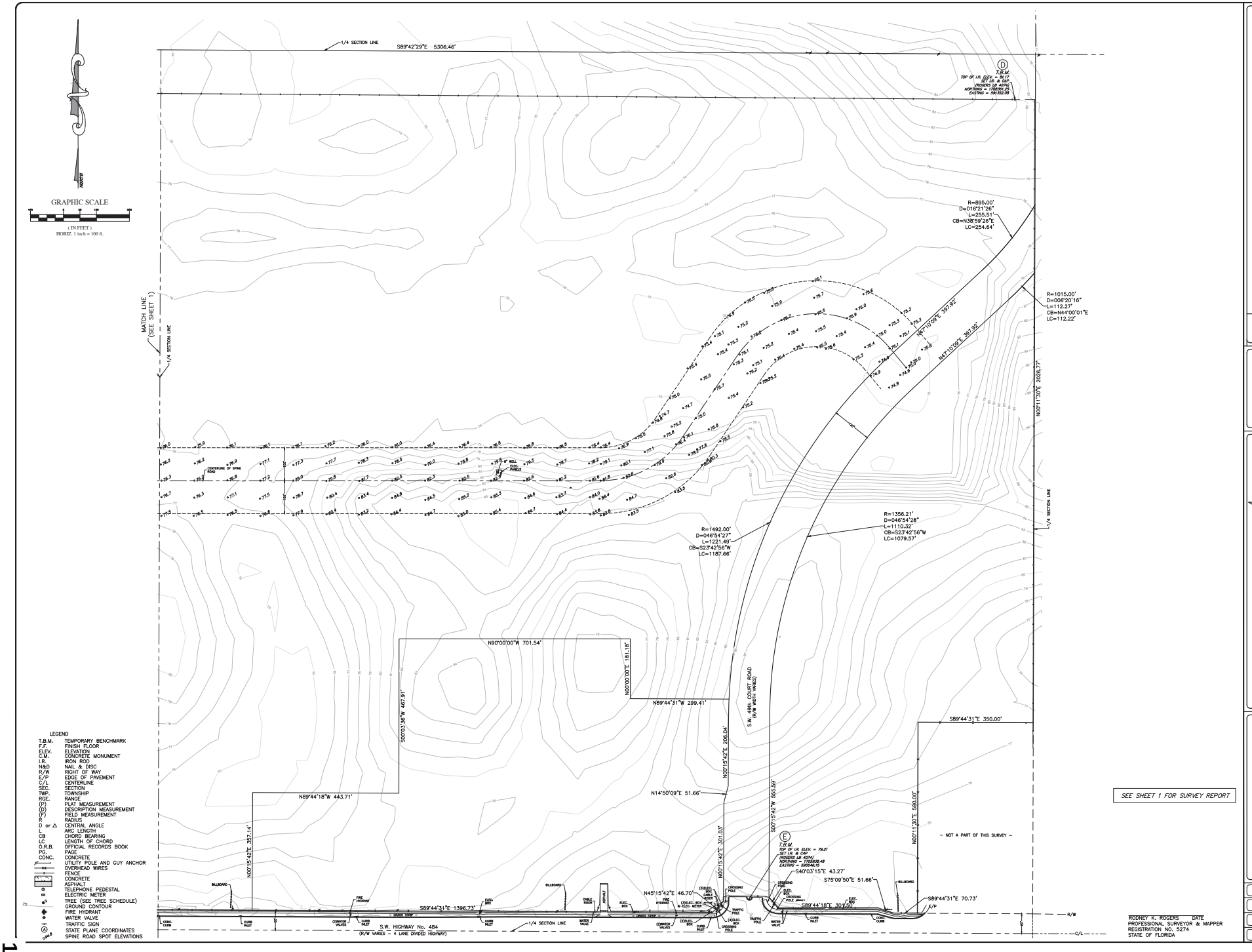
Robert L. Rogers, PE
Reg. No. 57932
rrogers@rogerseng.com

Rodney K. Rogers, PSM
Reg. No. 5274
rrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A TOPOGRAPHIC & TREE SURVEY
FOR
COYOTE CROSSING HOLDINGS, LLC.
Topographic Map

JOB No. 21_MASTER
DATE 1–6–2022
SCALE 1" = 100'
SHEET 1 OF 4



LEGEND

T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
OHE	OVERHEAD WIRES
	FENCE
	CONCRETE
	ASPHALT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	TREE (SEE TREE SCHEDULE)
	GROUND CONTOUR
	FIRE HYDRANT
	WATER VALVE
	TRAFFIC SIGN
A	STATE PLANE COORDINATES
SPINE S	SPINE ROAD SPOT ELEVATIONS

SEE SHEET 1 FOR SURVEY REPORT

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

REVISION	DATE

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rrogers@rogerseng.com

Rodney K. Rogers, PSM
Vice Pres. 622-9214
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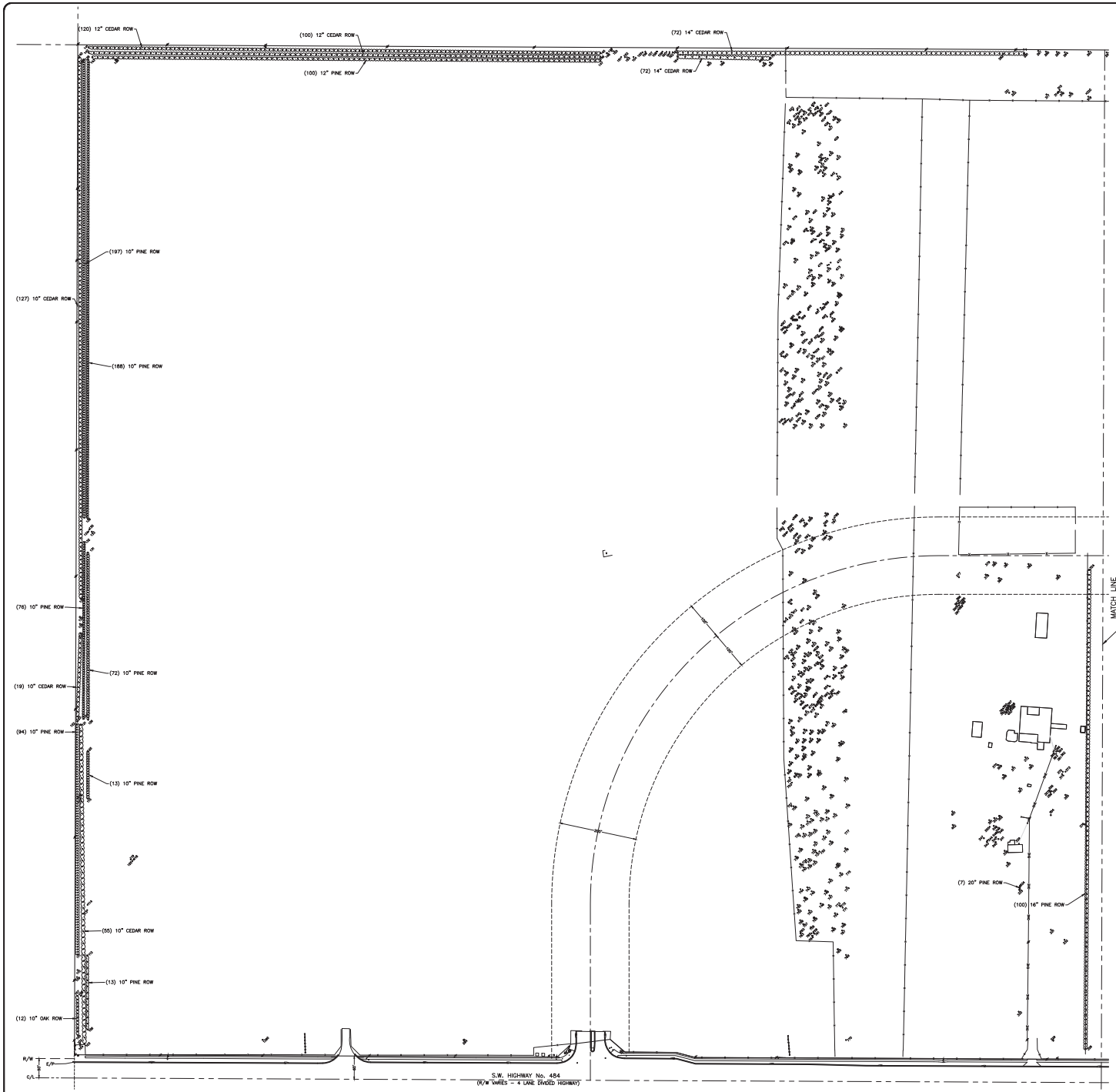
A TOPOGRAPHIC & TREE SURVEY
FOR
COYOTE CROSSING HOLDINGS, LLC.
Topographic Map

JOB No.	21_MASTER
DATE	1-6-2022
SCALE	1" = 100'
SHEET	2 OF 4



NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORIZ. 1 inch = 100 ft.

TREE SCHEDULE

Point Number	Full Description
101	12" PINE
102	18" OAK
103	18" OAK
104	18" OAK
105	18" OAK
106	12" PINE
107	12" OAK
108	18" CEDAR
109	12" PINE
110	12" PINE
111	12" PINE
112	12" PINE
113	12" PINE
114	10" PINE
115	10" PINE
116	10" PINE
117	18" CEDAR
118	42" OAK
119	28" OAK
120	28" OAK
121	12" PINE
122	12" PINE
123	18" CEDAR
124	10" PINE
125	10" PINE
126	10" PINE
127	12" CEDAR
128	12" OAK
129	36" OAK
130	12" CEDAR
131	10" PINE
132	10" PINE
133	18" PINE
134	12" PINE
135	18" MAGNOLIA
136	10" PINE
137	10" PINE
138	10" PINE
139	10" PINE
140	18" CEDAR
141	18" CEDAR
142	18" CEDAR
143	10" PINE
144	24" UNKOWN T.
145	18" CEDAR
146	18" CEDAR
147	10" PINE
148	14" OAK X 2
149	24" OAK
150	18" CEDAR
151	18" CEDAR
152	18" CEDAR
153	18" CEDAR
154	18" CEDAR
155	12" OAK
156	24" OAK
157	30" OAK
158	18" OAK X 2
159	12" OAK
160	12" OAK
161	12" OAK
162	24" OAK
163	18" CEDAR
164	12" CEDAR
165	12" PINE
166	12" PINE
167	12" PINE
168	10" PINE
169	10" PINE
170	12" OAK
171	24" OAK
172	24" OAK
173	18" OAK X 2
174	18" PINE
175	48" OAK
176	14" PINE
177	12" PINE
178	10" PINE
179	10" PINE
180	10" PINE
181	12" PINE
182	10" PINE
183	10" PINE
184	10" PINE
185	14" PINE
186	10" PINE X 2
187	14" PINE
188	10" PINE
189	12" PINE
190	14" PINE
191	10" PINE
192	14" PINE
193	10" PINE
194	10" PINE
195	10" PINE
196	14" PINE
197	14" PINE
198	10" PINE
199	10" PINE
200	14" PINE
201	14" PINE
202	14" PINE
203	10" PINE
204	14" PINE
205	14" PINE
206	14" PINE
207	10" PINE
208	12" PINE
209	10" PINE
210	12" PINE
211	12" PINE
212	12" PINE
213	12" PINE
214	14" PINE
215	14" PINE
216	14" PINE
217	10" PINE
218	10" PINE
219	10" PINE
220	10" PINE
221	10" PINE
222	10" PINE
223	10" PINE
224	12" PINE
225	12" PINE
226	12" PINE
227	14" PINE
228	10" PINE
229	10" PINE
230	10" PINE
231	18" PINE
232	12" PINE
233	12" PINE
234	14" PINE
235	14" PINE
236	14" PINE
237	10" PINE
238	10" PINE
239	12" PINE

Point Number	Full Description
240	12" PINE
241	18" PINE
242	30" PINE
243	30" PINE
244	10" OAK
245	10" PINE
246	10" OAK
247	10" OAK
248	10" OAK
249	14" OAK
250	12" OAK
251	12" OAK
252	12" OAK
253	10" OAK
254	10" OAK
255	10" OAK X 2
256	12" PINE
257	10" PINE
258	10" PINE
259	10" PINE
260	10" OAK
261	10" OAK
262	10" OAK
263	10" OAK
264	10" OAK
265	10" OAK
266	14" PINE
267	14" PINE
268	10" OAK
269	10" OAK
270	10" OAK
271	12" OAK
272	12" OAK
273	10" OAK
274	10" OAK
275	10" OAK
276	10" OAK
277	12" OAK
278	30" OAK X 3
279	10" OAK
280	10" OAK
281	12" CEDAR
282	14" OAK
283	42" OAK X 3
284	42" OAK
285	12" PINE
286	30" CEDAR
287	30" PINE
288	30" PINE
289	30" PINE
290	30" PINE
291	30" PINE
292	30" PINE
293	30" PINE
294	30" PINE
295	12" PINE
296	30" PINE
297	30" PINE
298	30" PINE
299	30" PINE
300	30" PINE
301	30" CEDAR
302	30" PINE
303	30" PINE
304	30" PINE
305	12" PINE
306	30" PINE
307	30" CEDAR
308	30" PINE
309	30" PINE
310	30" OAK X 3
311	30" OAK
312	30" OAK
313	30" OAK X 3
314	30" OAK
315	18" OAK
316	18" OAK
317	18" OAK
318	12" OAK
319	12" OAK
320	18" MAGN
321	30" PINE
322	30" PECAN
323	30" OAK
324	18" OAK
325	18" OAK
326	18" OAK
327	18" OAK
328	18" OAK
329	18" OAK
330	12" OAK
331	18" OAK
332	18" OAK
333	18" OAK
334	18" OAK
335	18" OAK
336	18" OAK
337	18" OAK
338	18" OAK
339	12" OAK
340	18" OAK
341	18" OAK
342	18" OAK
343	18" OAK
344	18" OAK
345	12" OAK
346	12" OAK
347	18" OAK
348	18" OAK
349	12" OAK
350	18" OAK
351	14" OAK
352	36" OAK X 4
353	12" OAK X 2
354	10" PALM
355	32" SAS
356	24" SAS
357	12" OAK
358	12" OAK
359	18" OAK
360	12" OAK
361	14" OAK
362	18" OAK
363	18" OAK
364	10" PALM
365	14" OAK
366	14" OAK
367	14" OAK
368	18" OAK
369	18" OAK

Point Number	Full Description
370	18" OAK
371	18" OAK
372	18" OAK
373	18" OAK
374	18" OAK
375	18" OAK
376	18" OAK
377	18" OAK
378	18" OAK
379	18" OAK
380	18" OAK
381	18" OAK
382	18" OAK
383	18" OAK
384	18" OAK
385	18" OAK
386	18" OAK
387	18" OAK
388	18" OAK
389	18" OAK
390	18" OAK
391	18" OAK
392	18" OAK
393	18" OAK
394	18" OAK
395	18" OAK
396	18" OAK
397	18" OAK
398	18" OAK
399	18" OAK
400	18" OAK
401	18" OAK
402	18" OAK
403	18" OAK
404	18" OAK
405	14" OAK
406	12" OAK
407	12" OAK
408	18" OAK
409	18" OAK
410	12" OAK
411	12" OAK
412	12" OAK X 3
413	14" OAK
414	14" OAK
415	14" OAK
416	18" OAK
417	12" OAK
418	12" OAK
419	12" OAK
420	12" OAK X 2
421	14" OAK
422	12" OAK
423	14" OAK
424	12" OAK
425	18" OAK
426	18" OAK
427	18" OAK
428	14" OAK
429	46" OAK
430	14" OAK
431	18" OAK
432	14" OAK
433	14" OAK
434	18" OAK
435	14" OAK
436	12" OAK X 2
437	18" OAK
438	12" OAK
439	12" OAK
440	18" OAK
441	18" OAK
442	12" OAK
443	14" OAK
444	14" OAK
445	18" OAK
446	18" OAK
447	30" OAK X 2
448	18" OAK
449	14" OAK
450	18" OAK
451	18" OAK
452	18" OAK
453	14" OAK
454	18" OAK
455	12" OAK
456	12" OAK X 3
457	18" OAK
458	14" OAK
459	18" OAK
460	14" OAK
461	18" OAK
462	12" OAK
463	12" OAK X 3
464	14" OAK
465	12" OAK
466	14" OAK
467	12" OAK
468	18" OAK
469	18" OAK
470	12" OAK
471	18" OAK
472	18" OAK
473	12" OAK
474	12" OAK
475	14" OAK
476	14" OAK
477	12" OAK
478	12" OAK
479	14" OAK
480	14" OAK
481	18" OAK
482	18" OAK
483	12" OAK X 4
484	18" OAK
485	12" OAK
486	12" OAK
487	14" OAK
488	18" OAK
489	18" OAK
490	18" OAK
491	18" OAK
492	14" OAK
493	14" OAK
494	14" OAK
495	24" OAK X 3
496	14" OAK
497	12" OAK
498	12" OAK
499	18" OAK
500	18" OAK
501	12" OAK
502	14" OAK
503	12" OAK
504	18" OAK
505	18" OAK
506	18" OAK
507	14" OAK X 2
508	18" OAK
509	12" OAK X 3
510	12" OAK
511	14" OAK
512	14" OAK
513	18" OAK
514	14" OAK
515	30" OAK X 3
516	18" OAK
517	18" OAK
518	30" OAK X 3
519	28" OAK
520	18" OAK
521	14" OAK
522	18" OAK
523	14" OAK
524	12" OAK
525	28" OAK
526	18" OAK
527	18" OAK

Point Number	Full Description
528	12" OAK X 2
529	24" OAK X 2
530	14" OAK X 3
531	10" OAK
532	10" OAK
533	12" OAK
534	10" OAK
535	14" OAK
536	14" OAK
537	14" OAK X 2
538	12" OAK
539	14" OAK
540	18" OAK
541	12" OAK
542	12" OAK
543	10" OAK
544	30" OAK
545	14" OAK
546	10" OAK X 2
547	12" OAK
548	12" OAK
549	30" OAK
550	14" OAK
551	18" OAK X 2
552	18" OAK X 2
553	36" OAK
554	12" OAK
555	14" OAK
556	10" OAK
557	10" OAK X 2
558	40" OAK
559	40" OAK
560	18" OAK
561	18" OAK
562	36" OAK
563	14" OAK
564	12" OAK
565	12" OAK
566	30" OAK
567	14" OAK
568	40" OAK
569	40" OAK
570	18" OAK
571	20" OAK X 4
572	14" OAK
573	18" OAK
574	12" OAK X 3
575	10" OAK
576	12" OAK
577	12" OAK
578	12" OAK
579	30" OAK
580	16" OAK
581	14" OAK
582	50" OAK
583	14" OAK
584	30" OAK
585	12" OAK
586	14" OAK
587	30" OAK
588	30" OAK
589	16" OAK
590	14" OAK
591	14" OAK
592	30" OAK
593	12" OAK
594	18" OAK
595	20" OAK X 2
596	14" OAK
597	14" OAK
598	16" OAK
599	12" OAK
600	12" OAK
601	12" OAK
602	18" OAK
603	14" OAK X 3
604	12" OAK
605	12" OAK
606	12" OAK X 3
607	16" OAK
608	14" OAK
609	12" OAK X 3
610	30" OAK
611	22" OAK
612	12" OAK
613	12" OAK
614	30" OAK
615	36" OAK
616	12" OAK
617	12" OAK
618	18" OAK
619	12" OAK
620	14" OAK
621	20" OAK
622	18" OAK X 2
623	14" OAK
624	12" OAK
625	12" OAK
626	30" OAK
627	12" OAK X 2
628	12" OAK
629	12" OAK
630	12" OAK
631	20" PINE
632	10" OAK
633	30" OAK
634	12" OAK
635	24" OAK
636	16" OAK
637	18" OAK X 3
638	12" OAK
639	12" OAK
640	12" OAK
641	12" OAK
642	12" OAK
643	14" OAK
644	12" OAK
645	14" OAK X 4
646	14" OAK
647	12" OAK
648	12" OAK
649	12" OAK
650	12" OAK
651	18" OAK
652	18" OAK
653	18" OAK
654	14" OAK X 3
655	14" OAK
656	16" OAK
657	10" OAK X 3
658	10" OAK
659	12" OAK
660	10" OAK
661	10" OAK
662	14" OAK

Point Number	Full Description
663	18" OAK
664	36" OAK
665	36" OAK
666	12" OAK
667	12" OAK X 2
668	12" OAK
669	30" OAK
670	12" OAK
671	18" OAK X 2
672	14" OAK
673	36" OAK
674	14" OAK
675	18" OAK
676	22" OAK
677	14" OAK X 2
678	14" OAK
679	22" OAK
680	12" OAK
681	14" OAK
682	36" OAK
683	30" OAK
684	12" OAK
685	12" OAK
686	12" OAK
687	18" OAK X 5
688	18" OAK X 5
689	12" OAK
690	20" OAK
691	12" OAK
692	36" OAK
693	12" OAK
694	12" OAK
695	18" OAK
696	12" OAK
697	14" OAK
698	12" OAK
699	12" OAK
700	12" OAK
701	12" OAK X 3
702	14" OAK
703	12" OAK
704	12" OAK
705	12" OAK
706	12" OAK
707	12" OAK
708	18" OAK
709	18" OAK
710	12" OAK
711	12" OAK
712	14" OAK
713	14" OAK
714	14" OAK
715	14" OAK
716	18" OAK
717	12" OAK
718	18" OAK
719	12" OAK
720	12" OAK
721	12" OAK X 2
722	12" OAK
723	12" OAK
724	12" OAK
725	12" OAK
726	12" OAK
727	18" OAK
728	14" OAK
729	18" OAK
730	12" OAK
731	12" OAK
732	14" OAK
733	14" OAK
734	12" OAK
735	10" OAK X 2
736	30" OAK
737	12" OAK
738	12" OAK
739	12" OAK
740	12" OAK X 3
741	18" OAK
742	12" OAK
743	12" OAK
744	12" OAK
745	12" OAK
746	12" OAK X 3
747	30" OAK
748	12" OAK
749	12" OAK
750	12" OAK
751	18" OAK
752	12" OAK X 3
753	18" OAK
754	18" OAK
755	12" OAK X 5
756	14" OAK
757	10" OAK X 2
758	12" OAK
759	12" OAK
760	12" OAK
761	12" OAK
762	14" OAK X 3
763	18" OAK
764	12" OAK X 2
765	12" OAK X 3
766	12" OAK X 2
767	12" OAK
768	12" PINE
769	12" PINE
770	12" PINE
771	18" OAK
772	36" OAK
773	36" OAK
774	18" OAK
775	18" OAK
776	18" OAK
777	36" OAK
778	18" OAK
779	22" OAK
780	18" OAK
781	18" OAK X 3
782	12" OAK
783	12" OAK
784	26" OAK
785	12" OAK
786	14" OAK
787	12" OAK X 4
788	12" OAK
789	12" OAK
790	18" OAK
791	18" OAK
792	18" OAK X 3
793	18" OAK
794	12" OAK
795	18" OAK
796	18" OAK
797	12" OAK
798	12" OAK
799	22" OAK
1000	18" PINE

SEE SHEET 1 FOR SURVEY REPORT

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

REVISION	DATE

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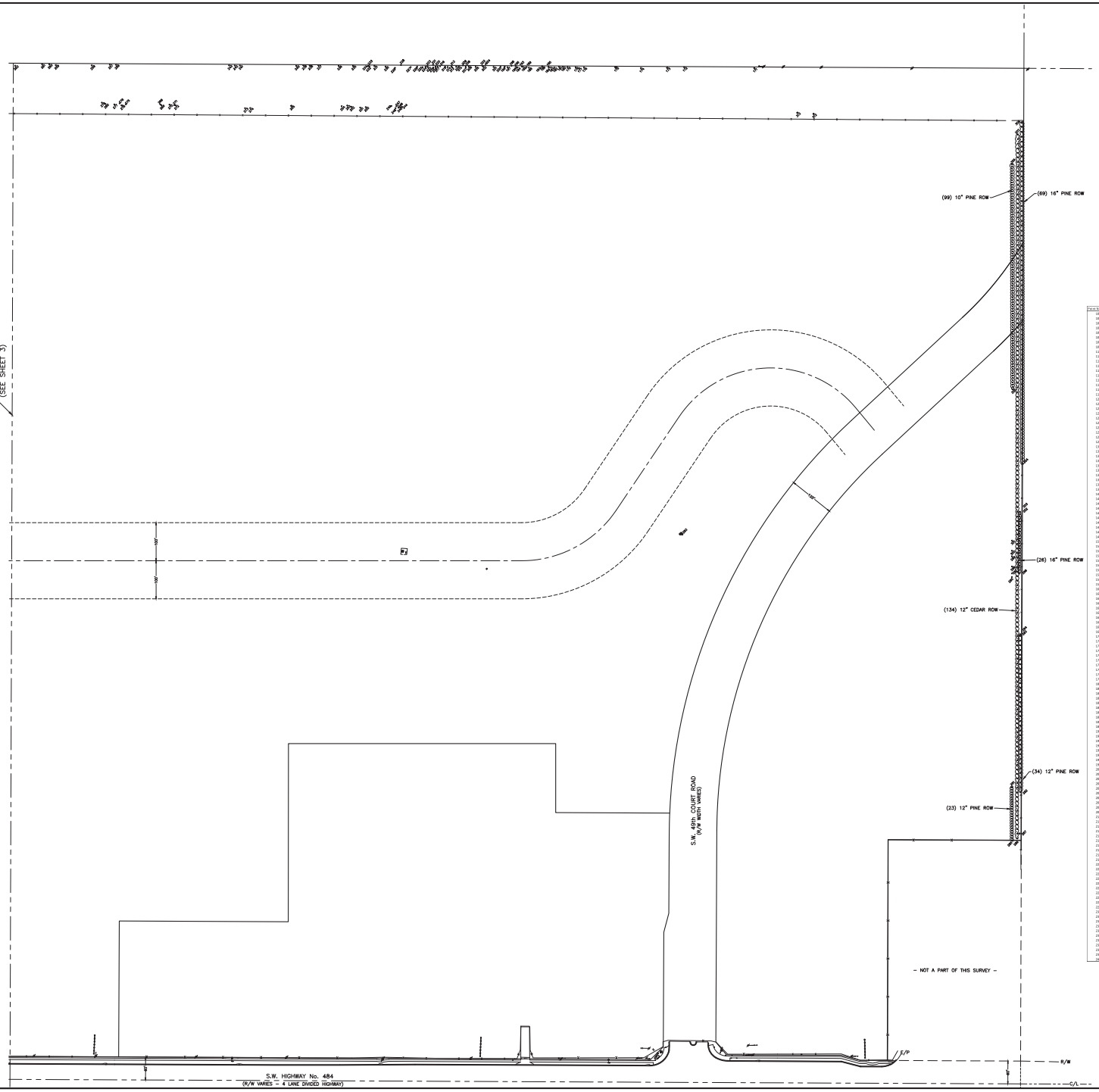
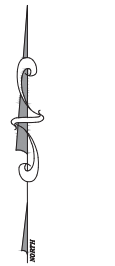
A TOPOGRAPHIC & TREE SURVEY
FOR
COYOTE CROSSING HOLDINGS, LLC.
Tree Location Map

JOB No.
21_MASTER
DATE
1-6-2022
SCALE
1" = 100'
SHEET
3 OF 4





GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 100 ft.

TREE SCHEDULE

Point Number	Full Description
183	14" PINE
184	14" OLEAN
185	14" PINE
186	10" PINE
187	12" OAK
188	10" CEDAR
189	12" PINE
190	12" PINE
191	10" PINE
192	10" PINE
193	10" PINE
194	10" PINE
195	12" PINE
196	10" PINE
197	12" CEDAR
198	10" PINE
199	12" PINE
200	12" PINE
201	12" PINE
202	12" PINE
203	10" PINE
204	10" PINE
205	14" PINE
206	10" PINE
207	12" PINE
208	10" PINE
209	10" PINE
210	10" PINE
211	10" PINE
212	10" PINE
213	10" PINE
214	10" PINE
215	10" PINE
216	10" PINE
217	10" PINE
218	10" PINE
219	10" PINE
220	10" PINE
221	10" PINE
222	10" PINE
223	10" PINE
224	12" PINE
225	12" PINE
226	12" PINE
227	12" PINE
228	12" PINE
229	12" OAK
230	18" PINE
231	18" PINE
232	12" PINE
233	12" PINE
234	14" PINE
235	14" PINE
236	10" PINE
237	10" PINE
238	10" PINE
239	12" PINE
240	12" PINE
241	12" PINE
242	18" PINE
243	18" PINE
244	10" OAK
245	10" OAK
246	10" OAK
247	10" OAK
248	10" OAK
249	14" OAK
250	14" OAK
251	10" OAK
252	12" OAK
253	10" OAK
254	10" OAK
255	18" OAK X 2
256	12" PINE
257	12" PINE
258	18" PINE
259	12" PINE
260	12" PINE
261	10" OAK
262	10" PINE
263	14" PINE
264	14" PINE
265	14" PINE
266	14" PINE
267	14" PINE
268	10" OAK
269	10" OAK
270	10" OAK
271	10" OAK
272	10" OAK
273	10" OAK
274	10" OAK
275	10" OAK
276	12" OAK
277	12" OAK
278	18" OAK X 2
279	10" OAK
280	10" OAK
281	12" CEDAR
282	14" OAK
283	42" OAK X 2
284	42" OAK
285	12" PINE
286	30" CEDAR
287	18" PINE
288	18" PINE
289	18" PINE
290	18" PINE
291	30" OAK
292	12" PINE
293	18" PINE
294	30" OAK
295	12" PINE
296	24" PINE
297	18" PINE
298	18" PINE
299	18" PINE
300	18" PINE
301	18" PINE
302	14" PINE
303	10" OAK
304	18" PINE
305	12" PINE
306	18" PINE
307	30" CEDAR
308	18" PINE
309	12" OAK
310	14" OAK
311	30" OAK
312	30" OAK
313	30" OAK
314	30" OAK
315	30" CEDAR
316	30" OAK
317	30" OAK
318	30" PINE
319	30" PINE
320	18" PALM
321	30" OAK
322	36" OAK
323	30" OAK
324	30" OAK
325	18" PINE
326	30" OAK
327	30" OAK
328	30" OAK
329	30" OAK
330	30" OAK
331	12" MAG
332	18" MAG
333	30" OAK
334	30" OAK
335	30" CEDAR
336	30" OAK
337	30" OAK
338	30" OAK
339	30" OAK
340	30" OAK
341	30" OAK
342	30" OAK
343	30" OAK
344	30" OAK
345	12" OAK
346	12" OAK
347	18" OAK
348	18" OAK
349	30" OAK
350	30" OAK
351	16" OAK
352	30" OAK
353	12" OAK X 2
354	18" MAG
355	36" MAG
356	30" MAG
357	12" OAK
358	30" OAK
359	30" OAK
360	30" OAK
361	18" OAK
362	18" OAK
363	30" OAK
364	12" OAK
365	12" OAK
366	30" OAK
367	18" OAK X 2
368	18" OAK X 2
369	18" OAK
370	18" OAK
371	30" OAK
372	12" OAK
373	30" OAK
374	12" OAK
375	12" OAK
376	12" OAK
377	12" OAK
378	30" OAK
379	30" OAK
380	14" OAK
381	30" OAK
382	30" OAK
383	14" OAK
384	18" OAK X 2
385	14" OAK
386	30" OAK
387	14" OAK
388	12" OAK
389	30" OAK
390	30" OAK
391	12" OAK X 2
392	12" OAK
393	12" OAK
394	12" OAK
395	12" OAK
396	12" OAK
397	30" OAK
398	30" OAK
399	30" OAK
400	14" OAK
401	14" OAK
402	30" OAK
403	30" OAK
404	30" OAK
405	14" OAK
406	12" OAK
407	12" OAK
408	30" OAK
409	30" OAK
410	12" OAK
411	12" OAK
412	12" OAK X 2
413	14" OAK
414	14" OAK
415	16" OAK
416	30" OAK
417	12" OAK
418	12" OAK
419	12" OAK
420	12" OAK X 2
421	18" OAK X 2
422	12" OAK
423	14" OAK
424	12" OAK
425	30" OAK
426	16" OAK
427	30" OAK
428	14" OAK
429	30" OAK
430	18" OAK X 2
431	12" OAK
432	14" OAK
433	16" OAK
434	30" OAK
435	14" OAK X 2
436	14" OAK X 2
437	30" OAK
438	30" OAK
439	30" OAK
440	30" OAK
441	12" OAK
442	12" OAK
443	30" OAK
444	16" OAK
445	30" OAK
446	30" OAK
447	18" OAK X 2
448	18" OAK X 2
449	16" OAK
450	30" OAK
451	12" OAK
452	30" OAK
453	16" OAK
454	18" OAK
455	12" OAK
456	18" OAK X 2
457	30" OAK
458	18" OAK X 2
459	14" OAK
460	16" OAK
461	30" OAK
462	12" OAK
463	18" OAK X 2
464	16" OAK
465	12" OAK
466	12" OAK
467	12" OAK
468	12" OAK
469	14" OAK
470	12" OAK
471	30" OAK
472	30" OAK
473	12" OAK
474	12" OAK
475	12" OAK
476	12" OAK
477	18" OAK X 2
478	18" OAK X 2
479	14" OAK
480	14" OAK
481	14" OAK
482	30" OAK
483	18" OAK X 2
484	18" PALM
485	30" OAK
486	30" OAK
487	30" OAK
488	30" OAK
489	12" OAK
490	30" OAK
491	16" OAK
492	18" OAK X 2
493	30" OAK
494	18" OAK
495	30" OAK
496	12" OAK
497	30" OAK
498	30" OAK
499	30" OAK
500	30" OAK
501	12" OAK
502	14" OAK
503	12" OAK
504	30" OAK
505	30" OAK
506	30" OAK
507	14" OAK X 2
508	30" OAK
509	12" OAK X 2
510	12" OAK
511	16" OAK
512	30" OAK
513	30" OAK
514	12" OAK
515	18" OAK X 2
516	12" OAK
517	30" OAK
518	18" OAK X 2
519	30" OAK
520	30" OAK
521	14" OAK
522	30" OAK
523	30" OAK
524	12" OAK
525	12" OAK
526	30" OAK
527	30" OAK
528	12" OAK X 2
529	14" OAK X 2
530	14" OAK X 2
531	18" OAK
532	18" OAK
533	12" OAK
534	18" OAK
535	14" OAK
536	14" OAK
537	18" OAK X 2
538	12" OAK X 2
539	12" OAK
540	18" OAK
541	12" OAK
542	12" OAK
543	16" OAK
544	14" OAK
545	14" OAK
546	12" OAK X 2
547	12" OAK X 2
548	12" OAK
549	18" OAK
550	14" OAK
551	30" OAK X 2
552	40" OAK X 2
553	14" OAK
554	12" OAK
555	14" OAK
556	14" OAK
557	14" OAK
558	18" OAK
559	18" OAK
560	18" OAK
561	14" PALM
562	16" OAK
563	14" OAK
564	12" OAK
565	12" OAK
566	12" OAK
567	12" OAK
568	14" OAK
569	18" OAK
570	16" OAK
571	20" OAK X 4
572	24" OAK
573	30" OAK X 2
574	30" OAK X 3
575	12" OAK
576	12" OAK
577	12" OAK
578	12" OAK
579	36" OAK
580	14" OAK
581	14" OAK
582	30" OAK
583	14" OAK
584	30" OAK X 2
585	12" OAK
586	14" OAK
587	12" OAK
588	16" OAK
589	12" OAK
590	14" OAK
591	14" OAK
592	18" OAK
593	30" OAK X 3
594	12" OAK
595	30" OAK X 3
596	18" OAK
597	14" OAK
598	14" OAK
599	12" OAK
600	18" OAK
601	18" OAK
602	12" OAK
603	18" OAK X 3
604	12" OAK X 3
605	14" OAK
606	12" OAK X 3
607	14" OAK
608	12" OAK
609	12" OAK
610	12" OAK
611	12" OAK
612	12" OAK
613	12" OAK
614	18" OAK
615	36" OAK
616	12" OAK
617	12" OAK
618	18" OAK
619	14" OAK
620	14" OAK
621	28" OAK
622	12" OAK
623	12" OAK
624	14" OAK
625	14" OAK
626	28" OAK
627	12" OAK X 3
628	12" OAK
629	12" OAK
630	12" OAK
631	18" PINE
632	18" OAK
633	12" OAK
634	12" OAK
635	20" OAK
636	14" OAK
637	30" OAK X 3
638	12" OAK
639	18" OAK
640	12" OAK
641	12" OAK
642	12" OAK
643	12" OAK
644	12" OAK X 3
645	30" OAK X 3
646	14" OAK
647	12" OAK
648	16" OAK
649	12" OAK
650	12" OAK
651	12" OAK
652	14" OAK
653	18" OAK
654	30" OAK X 3
655	16" OAK
656	14" OAK
657	30" OAK X 3
658	30" OAK
659	30" OAK
660	30" OAK
661	30" OAK
662	30" OAK
663	14" OAK
664	14" OAK
665	18" OAK
666	18" OAK
667	12" OAK
668	12" OAK
669	12" OAK X 2
670	18" OAK
671	30" OAK X 2
672	18" OAK
673	18" OAK
674	12" OAK
675	12" OAK
676	30" OAK
677	12" OAK X 2
678	14" OAK
679	12" OAK
680	12" OAK
681	30" OAK
682	14" OAK
683	12" OAK
684	12" OAK
685	12" OAK
686	12" OAK
687	30" OAK
688	30" OAK X 3
689	12" OAK
690	30" OAK
691	12" OAK
692	30" OAK X 3
693	12" OAK
694	14" OAK
695	12" OAK
696	12" OAK
697	12" OAK
698	12" OAK
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700	12" OAK
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717	12" OAK
718	18" OAK
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720	12" OAK
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726	12" OAK
727	18" OAK
728	14" OAK
729	14" OAK
730	12" OAK
731	12" OAK
732	12" OAK
733	12" OAK
734	12" OAK
735	18" OAK X 2
736	30" OAK
737	18" OAK
738	12" OAK
739	14" OAK
740	12" OAK
741	12" OAK
742	18" OAK
743	12" OAK
744	12" OAK
745	12" OAK
746	12" OAK X 3
747	36" OAK
748	42" OAK
749	30" OAK
750	30" OAK
751	12" OAK
752	14" OAK X 2
753	18" OAK
754	18" OAK
755	12" OAK X 4
756	14" OAK
757	18" OAK X 2
758	12" OAK
759	12" OAK
760	12" OAK
761	12" OAK
762	18" OAK
763	30" OAK
764	12" OAK X 2
765	12" OAK X 2
766	12" OAK X 2
767	12" OAK
768	20" OAK
769	12" PINE
770	14" OAK
771	12" OAK
772	14" OAK
773	14" OAK
774	14" OAK
775	30" OAK
776	30" OAK
777	14" OAK
778	14" OAK
779	14" OAK
780	14" OAK
781	12" OAK X 2
782	12" OAK
783	12" OAK
784	12" OAK
785	18" OAK
786	18" OAK
787	12" OAK X 4
788	12" OAK
789	12" OAK
790	14" OAK
791	12" OAK
792	30" OAK X 3
793	18" OAK
794	12" OAK
795	18" OAK
796	36" OAK
797	12" OAK
798	12" OAK
799	12" OAK
800	14" OAK
801	12" OAK
802	30" OAK X 3
803	12" OAK
804	12" OAK
805	18" OAK
806	12" OAK
807	12" OAK
808	12" OAK
809	12" OAK
810	12" OAK
811	12" OAK

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20613 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.5.

SUBJECT:
West Mini Farms - Waiver Request to Major Site Plan
Project #2025050077 #33267 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

This item was tabled at the 9/8/25 meeting.

LDC 2.18.4.C Construction, completion, and close out
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

September 4, 2025

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: DISCUSSION: Three applications related to the site are "under review" - a Preliminary Plat (AR# 33240), Improvement Plan (AR# 33241), and Ag Lot Split (AR# 32905).
- Clarification as to which AR this Waiver request is affiliated to is needed.
The overall site includes property conveyed by deed to Marion County for right-of-way purposes. The companion grading plan indicates proposed work that would include the right-of-way properties.
* System records do not indicate if the process to abrogate/close the road rights-of-way has been initiated. Prior to conducting any work, this process at least needs to be initiated.
Additionally, discussions regarding the abrogation/closing of the rights-of-ways have noted that it will be accompanied by the conveyance of a new right-of-way extending north to south along the site's east boundary to "restore/reconnect" the existing rights-of-way to the east so they do not become "dead-end" roadways.
* How will that conveyance be coordinated/provided?
Current LDC provisions require rights-of-way to the public/County be "developed" consistent with the LDC in effect at the time of creation and conveyance.
*To "not build" the replacement right-of-way requires obtaining an additional waiver. A recent issue of concern is that should such a "not to construct" waiver be granted, properties with an "ag exemption" as determined by MCPA are not exempt form of assessments for improvements such as roadways and such costs cannot be imposed on other assessment recipients, which then requires the County fund the cost for the exempt properties - this area features a number of such potentially exempted properties which is a concern. Some of these concerns may be more effectively addressed by pursing "platting" for the site after all - as that may allow for the addressing the overall issue for the public rights-of-way as the County would "sign off and participate" in the platting - "surrendering" the old rights-of-way to be developed while receiving the new public right-of-way along the east boundary. This waiver could then be considered and potentially issued in conjunction with the Preliminary Plat and Improvement Plans.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Reccomended denial, at this time there have not been other plans submitted for this project

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Parcel 34979-000-00 is within the Marion County Utility Service area, currently outside of connection distance based on the previously submitted concept plans. MCU has no comment on waiver. MCU reserves the right to make comments on future site plans, plats, etc.
Parcel is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Property is heavily wooded, tree mitigation plan required - staff does not support

6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: No objections

9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: 8/21/25 - Waiver was denied during the DRC meeting on 8/4/25 due to the right-of-way abrogation having not occurred. Right-of-way abrogation has not been heard by the DRC, otherwise, Traffic has no concerns with this request provided an appropriate construction entrance has been approved, constructed, and will be utilized to avoid tracking sediment onto the public roadway.

Marion County Florida - Interactive Map

8/21/2025, 10:56:35 AM

1:9,028

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

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Marion County Property Appraiser, Marion County BOCC

Marion County Board of County Commissioners
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

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

33267

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8/20/25 Parcel Number(s): 34979-000-00 Permit Number: 33241

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: West Mini Farms 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): Carl West, Manager
Signature: _____
Mailing Address: 9140 SW 52ND TERR City: Ocala
State: FL Zip Code: 34476 Phone # 352-208-1489
Email address: carl@west2westconst.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

DEVELOPMENT REVIEW USE:
Received By: email 8/20/25 Date Processed: 8/21/25 kah Project # 2025050077 AR # 33267

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): _____

Revised 6/2021

PERMITS:

1. MARION COUNTY - AGRICULTURAL LOT SPLIT
2. SWFWMD - INDIVIDUAL ERP
3. FDEP - NPDES (BY OTHERS)

IMPROVEMENT PLANS
WEST MINI FARMS

SECTION 19, TOWNSHIP 16 SOUTH , RANGE 20 EAST
MARION COUNTY, FLORIDA

WAIVERS:

- 2.16.1.B(8)(C) - COUNTY MSBU - APPROVED 6/4/2025 SUBJECT TO ESTABLISHING HOME OWNER'S ASSOCIATION FOR MAINTENANCE OF ROADS AND DRAINAGE

MARION COUNTY APPROVAL STAMP

NOTES:

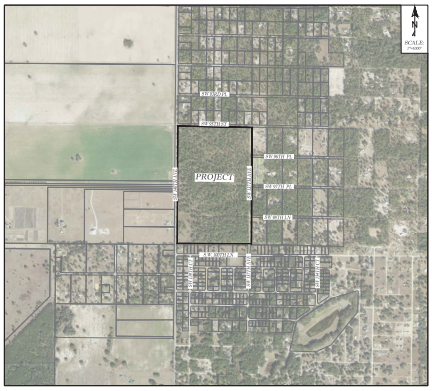
1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0678E, EFFECTIVE DATE OF APRIL 17, 2017, THE PROPERTY DESCRIBED HERON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. IF ANY EXISTING WELLS NEED TO BE ABANDONED, THEY SHALL BE ABANDONED PER SWFWMD CRITERIA FAC 40D-3.531(2).
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS

THIS SITE CONTAINS:
TOTAL LOTS = 9
TOTAL MILES OF ROADWAY = 0.20 MILES
PROJECT AREA = 96.79 ± ACRES
PARCEL # 34979-000-00
FLU - RURAL LAND
ZONING - A1

Call 48 Hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	GEOMETRY SHEET
06.01	GRADING PLAN
07.01	PLAN & PROFILE
08.01 - 08.02	CONSTRUCTION DETAILS
09.01	EROSION CONTROL PLAN
10.01	EROSION CONTROL DETAILS
1 - 1	BOUNDARY SURVEY (PREPARED BY GRADEWORKS, LLC)



HORIZONTAL DATUM:

FLORIDA STATE PLANE WEST COORDINATE SYSTEM (NAD 83).

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS:

BEARINGS ARE BASED ON FOUND MONUMENTATION,VIA STATE PLANE COORDINATES (SPCS3-FLORIDA (WEST)).

BENCHMARKS:

BM#1 FOUND 5/8" IRON ROD & CAP (ILLEGIBLE) 0.36 N X 0.07W ELEVATION = 70.77'
BM#2 FOUND 4X4 CM NOID 0.62 S X 0.11W ELEVATION = 58.50'

LEGAL DESCRIPTION:

THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4, THE WEST 1/4 OF THE NE 1/4 OF SW 1/4, THE WEST 1/4 OF THE SE 1/4 OF THE SW 1/4, OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAYS AS DESCRIBED IN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 87, PAGE 160, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

OWNER'S CERTIFICATION

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

CARL WEST, MANAGER

ENGINEER 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.

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JOHN C. COUNTS JR
GRADEWORKS, LLC
REGISTERED LAND SURVEYOR NO. 4480
STATE OF FLORIDA

OWNER/DEVELOPER:

SW 140TH LLC
CARL WEST
9140 SW 52ND ST
OCALA, FL 34476
PHONE: (352) 208-1489

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE, BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:

GRADEWORKS, LLC
JOHN C. COUNTS JR.
851 NW 24TH CT , SUITE 101
OCALA, FLORIDA 34475
PHONE: (352) 804-0086

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. - Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-4540 FAX: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

COVER SHEET

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 01.01

GENERAL NOTES

1. ALL NOTES ON THIS SHEET ARE GENERAL IN NATURE. ALL NOTATION AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERCEDE THESE NOTES IF CONTRADICTORY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF MARION COUNTY AND FDOT.
4. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. WHERE SACKS OF OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCES APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
7. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED OF THE APPLICABLE LEGEND.
8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL NOTIFY MARION COUNTY ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W'S.
10. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT OF WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
11. PER SECTION 81.371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEMS INCLUDED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC SECTION 6.16.B AND RETURNED IN MADEK M. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
14. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU 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 MCU'S CONSTRUCTION OFFICER AT 352-307-6360.
15. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 6.15A OF THE MARION COUNTY LAND DEVELOPMENT CODE.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER CONTRACTOR MUST RECEIVE APPROVAL OF THE ALTERNATIVE PIPE MATERIAL FROM THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO INSTALLATION. IN ORDER TO REQUEST APPROVAL OF AN ALTERNATIVE MATERIAL, THE CONTRACTOR SHALL SUBMIT A LETTER 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 (IF) PROTECTION FOR PIPE ENDS. COUNTY WILL REVIEW THE REQUEST AND PROVIDE FEEDBACK. (IF ALTERNATIVE PIPE IS APPROVED AND USED, THE LAST RUN OF STORM PIPE SHALL BE RCP FOR UV PROTECTION.)
7. ALTERNATIVE PIPE MATERIALS SHALL BE ANCHORED AGAINST FLOTATION IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
9. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
10. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
11. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
12. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT.
13. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO (I) PROTECT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SOIL THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
14. ALL RCP STORM WATER PIPE SHALL MEET THE CCHER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
15. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED BY FDOT INDEX 280.
16. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
17. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
18. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION. IF THE POND BOTTOM BECOMES COMPACTED DURING CONSTRUCTION OR A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

FIRE DEPARTMENT

1. THE STRUCTURES IN NO CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 6TH EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER MARION COUNTY CRITERIA: FIRE HYDRANTS SHALL BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDING LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. 6TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL BE COLOR MEDALLION WITH TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. 6TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. 6TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIALS.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291 (2002). ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

AS-BUILT NOTES

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF LITTLES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND DIMENSIONED AS REQUIRED FOR ACCURATE LOCATION. DRAWINGS SHALL ALSO SHOW ACTUAL PIPE/CONDUIT MATERIAL, CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE RODS SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PERMANENT THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED."

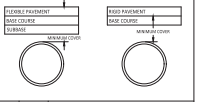
EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THIS EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION TO ENSURE THAT THE REQUIRED SURFACE WATER STORAGE VOLUME WITHIN THE AREA TO BE SERVED AT FINISH GRADE IS PROVIDED. TO PROVIDE REQUIRED RETENTION STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PROVIDE SATISFACTORY ATTENUATION AND ADDITIONAL RECORDS OF PROTECTION SHALL BE REQUIRED BY THE CONTRACTOR IN ORDER TO COMPLY WITH L.A.C. 62-40 AND MARION COUNTY DESIGN CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

CLEARANCE

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 96 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED RECORD DRAWINGS AND ANY OTHER NECESSARY CERTIFICATIONS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS FROM: L.W.P.M.M.D. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 10 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

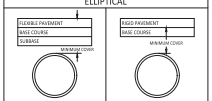
TABLE 1.0 - CORRUGATED ALUMINUM PIPE COVER



		MINIMUM COVER - ROUND PIPE - 2.8" x 0.8" CORRUGATION (2" x 1" CORRUGATION) (SPIRAL RIB)				
		SHEET THICKNESS IN INCHES (GAGE)				
		0.06	0.075	0.105	0.135	0.164
D (IN.)	A (SQ.FT.)	[16]	[14]	[12]	[10]	[8]
12	0.8	12"	12"	NA	NA	NA
15	1.2	12" (12")	12" (12")	NA	NA	NA
18	1.8	12" (12")	12" (12")	12"	NA	NA
21	2.4	12" (12")	12" (12")	12"	NA	NA
24	3.1	12" (12")	12" (12")	12"	NA	NA
30	4.9	12" (15")	12" (15")	12" (15")	NA	NA
36	7.1	NS (12") (24")	12" (12") (18")	12" (12") (18")	12"	NA
42	9.6	NS (12")	NS (12") (21")	12" (12") (21")	12"	NA
48	12.6	NS (12")	NS (12")	12" (12") (24")	12" (12") (24")	12"
54	15.9	NS (12")	NS (12")	NS (12") (24")	NS (12") (24")	12"
60	19.6	NS (12")	NS (12")	NS (12") (24")	NS (12") (24")	NS
66	23.8	NS (12")	NS (12")	NS (12")	NS (12") (24")	NS (12")
72	28.3	NS (12")	NS (12")	NS (12")	NS (12") (24")	NS (12")
78	33.2	NS (12")	NS (12")	NS (12")	NS (12")	NS (12")
84	38.5	NS (12")	NS (12")	NS (12") (21")	NS (12") (21")	12" (12")
90	44.2	(12")	(12")	(12")	(12") (24")	(12")
96	50.3	NS	NS	(12")	(12")	(12")
102	56.7	NS	NS	(12")	(12")	(13")
108	63.6	NS	NS	NS	(14")	(14")
114	70.9	NS	NS	NS	(15")	(15")
120	78.5	NS	NS	NS	(15")	(15")
132	95	NS	NS	NS	NS	(17")

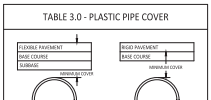
- NA = NOT AVAILABLE
- NS = NOT SUITABLE

TABLE 2.0 - CONCRETE PIPE COVER - ROUND & ELLIPTICAL



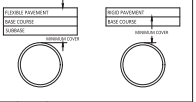
UNPAVED OR FLEXIBLE PAVEMENT:	RIGID PAVEMENT:
12"	9"

TABLE 3.0 - PLASTIC PIPE COVER



PIPE TYPE & SIZE:	MINIMUM COVER:
CORRUGATED POLYETHYLENE	
12" - 48"	18"
60"	30"
CORRUGATED POLYPROPYLENE	
12" - 48"	24"
60"	30"
CORRUGATED POLYVINYLCHLORIDE	
ALL	24"
STEEL REINFORCED POLYETHYLENE	
30" - 60"	12"
66" - 72"	18"
84" - 96"	24"
108"	30"
120"	36"

TABLE 4.0 - CORRUGATED STEEL ROUND PIPE COVER



		MINIMUM COVER - ROUND PIPE - 2.6" x 0.4" CORRUGATION (3" x 1" CORRUGATION) (SPIRAL RIB)				
		SHEET THICKNESS IN INCHES (GAGE)				
		0.064	0.079	0.109	0.138	0.168
D (IN.)	A (SQ.FT.)	(16)	(14)	(12)	(10)	(8)
12	0.79	12"	12"	NA	NA	NA
15	1.23	12"	12"	NA	NA	NA
18	1.77	12" (12")	12" (12")	12"	NA	NA
21	2.4	12" (12")	12" (12")	12" (12")	NA	NA
24	3.14	12" (12")	12" (12")	12" (12")	NA (12")	NA
30	4.91	12" (12")	12" (12")	12" (12")	NA (12")	NA
36	7.1	12" (12") (12")	12" (12") (12")	12" (12") (12")	12" (12")	NA
42	9.6	12" (12") (12")	12" (12") (12")	12" (12") (12")	12" (12")	NA
48	12.6	12" (12") (12")	12" (12") (12")	12" (12") (12")	12" (12") (12")	12"
54	15	12" (12") (14")	12" (12") (14")	12" (12") (14")	12" (12") (14")	12"
60	19.6	NS (12")	NS (12") (15")	12" (12") (15")	12" (12") (17")	12"
66	23.8	NS (12")	NS (12") (15")	12" (12") (17")	12" (12") (17")	12" (12")
72	28.3	NS (12")	NS (12")	NS (12") (18")	12" (12") (18")	12" (12")
78	33.2	NS (12")	NS (12")	NS (12") (18")	NS (12") (18")	12" (12")
84	38.5	NS (12")	NS (12")	NS (12") (21")	NS (12") (21")	12" (12")
90	44.2	(12")	(12")	(12")	(12") (24")	(12")
96	50.3	NS	NS	(12")	(12")	(12")
102	56.7	NS	NS	(13")	(13")	(13")
108	63.6	NS	NS	(14")	(14")	(14")
114	70.9	NS	NS	(15")	(15")	(15")
120	78.5	NS	NS	(15")	(15")	(15")
132	95	NS	NS	NS	(17")	(17")

- NA = NOT AVAILABLE
- NS = NOT SUITABLE

MARION COUNTY APPROVAL STAMP

ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
OFFICE: (352) 732-3212 FAX: (352) 873-4545
CERTIFICATE OF AUTHORIZATION #4595

REVISIONS

DATE

GENERAL NOTES

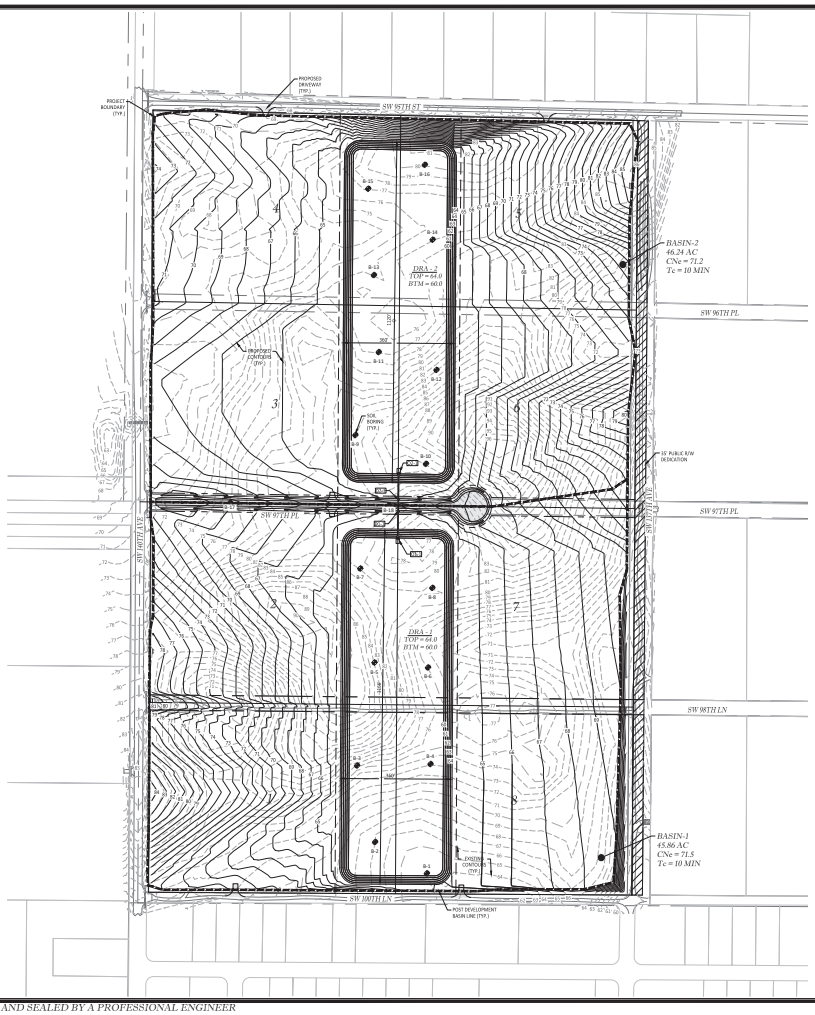
IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

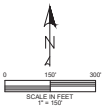
DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

PROJECT AREA=96.79 ±AC.
PORTION OF PARCEL #34970-000-00
SW 80TH ST
SW 90TH ST
SW 95TH ST
SW 100TH ST
SW 105TH ST
SW 110TH ST
SW 115TH ST
SW 120TH ST
SW 125TH ST
SW 130TH ST
SW 135TH ST
SW 140TH ST
SW 145TH ST
SW 150TH ST
SW





GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SWALE BOTTOM
- D-22 PROPOSED STRUCTURE ID
- GRATE INLET

MARION COUNTY APPROVAL STAMP

Thomas & Cullens ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
OFFICE (352) 237-6052 FAX (352) 237-2945
CERTIFICATION OF AUTHORIZATION #4596

REVISIONS

DATE

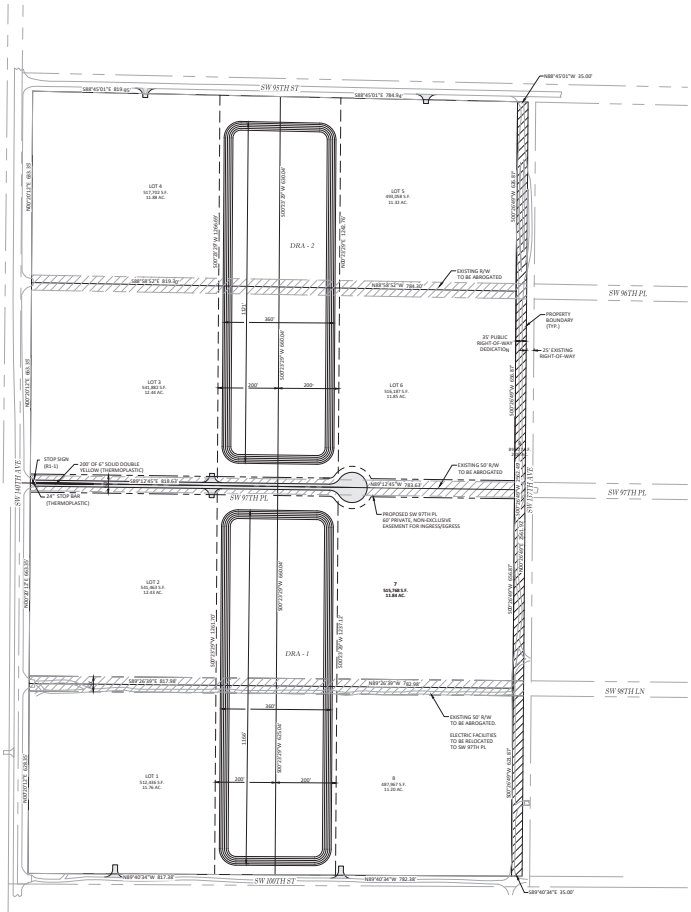
IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

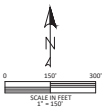
MASTER DRAINAGE PLAN

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





MARION COUNTY APPROVAL STAMP

SITE DATA:

OWNER/DEVELOPER:
SW 140TH LLC

PARCEL: 34979-000-00

PROJECT AREA:
TOTAL = 96.79 ± AC.

MINIMUM BUILDING LOT
LINE SETBACKS:
FRONT - 25'
REAR - 25'
SIDE - 25'

MAX BUILDING HEIGHT: 50'

SUMMARY:

FUTURE LAND USE.....RURAL LAND
TOTAL AGRICULTURAL LOT SPLIT.....9 LOTS
GROSS AREA.....96.79 ACRES ±
ZONING.....A1
ROAD LENGTH.....0.21 MILES

NOTES:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 60' RIGHT-OF-WAY WIDTH.
3. THE PROPERTY LINES GO TO THE MIDDLE OF THE ROAD, WHERE APPLICABLE. THE ROADWAY WILL BE IN A PRIVATE, NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS, ALLOWING PUBLIC USE FOR EMERGENCY, UTILITY AND DRAINAGE PURPOSES. ALL SITE IMPROVEMENTS IN THE EASEMENT SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING THE MAINTENANCE OF THE EASEMENT.
4. LOT 9 WILL BE DEDICATED TO MARION COUNTY FOR PUBLIC RIGHT-OF-WAY.

Morris & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 732-3440 Fax: (352) 732-3545
CERTIFICATE OF AUTHORIZATION #28796

REVISIONS

DATE

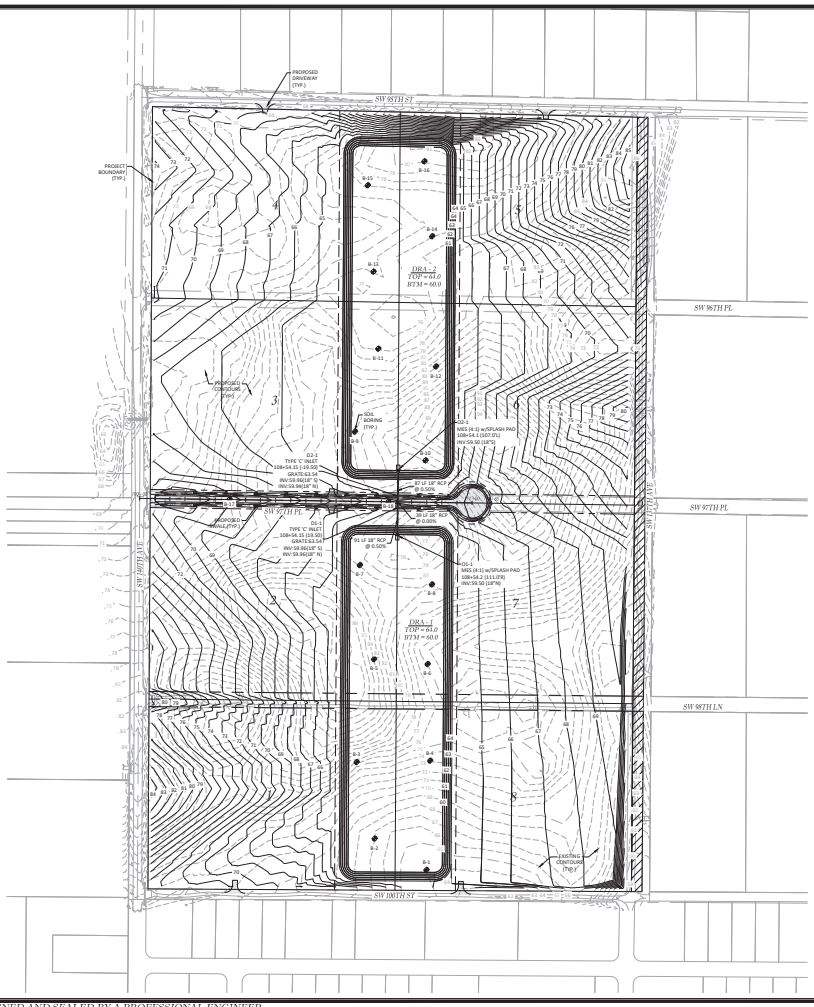
IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 8/19/2025
DRAWN BY AS
CHKD. BY DMM
JOB NO. 24-9146

SHT. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

N

0 150' 300'

SCALE IN FEET
1" = 150'

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SWALE BOTTOM
- D-22 PROPOSED STRUCTURE ID

IMPORTANT:

NO GRADING SHALL OCCUR IN THE EXISTING ROAD RIGHTS-OF-WAY UNTIL AFTER THE ABROGATION (VACATION) HAS BEEN APPROVED BY MARION COUNTY

Thomas & Cullens ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
OFFICE (352) 237-2411 FAX (352) 351-4545
CERTIFICATE OF AUTHORIZATION #4429

REVISIONS

DATE

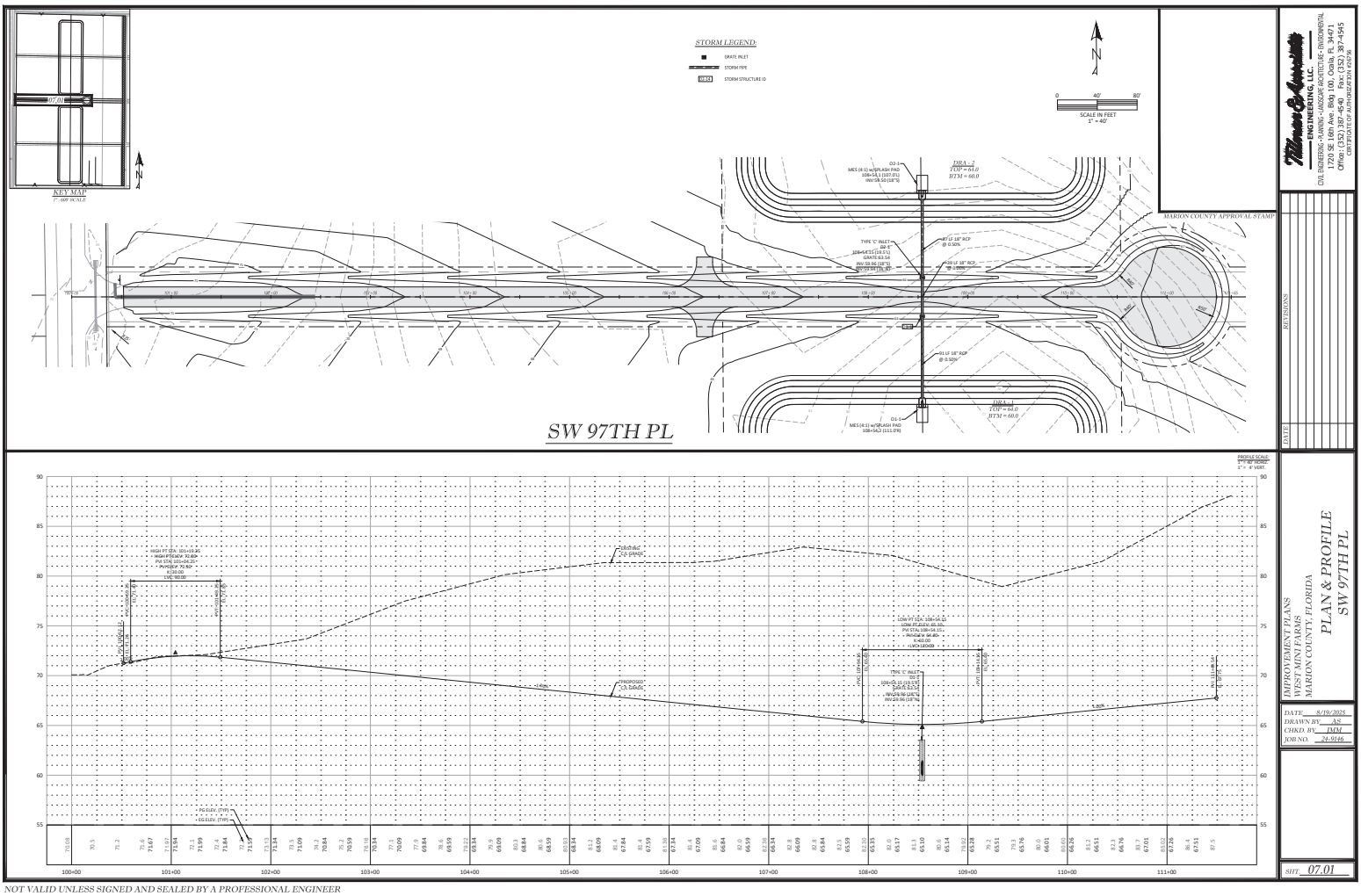
IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

GRADING PLAN

DATE 8/19/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9146

SHT. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 351-8282 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #4278

REVISIONS

DATE

IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

PLAN & PROFILE
SW 97TH PL

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 07.01

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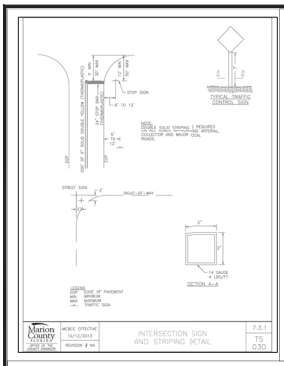
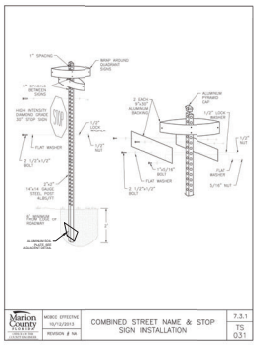


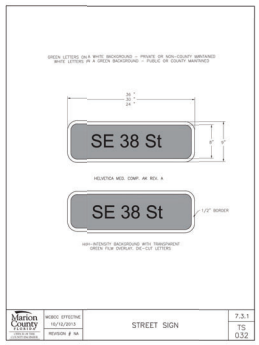
Marion County — MCBOC EFFECTIVE 10/12/2013 — REVISION # NA

INTERSECTION SIGN AND STRIPING DETAIL — 7.3.1 TS 0.30



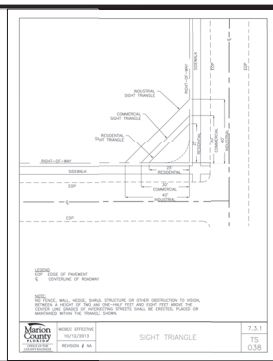
Marion County — MCBOC EFFECTIVE 10/12/2013 — REVISION # NA

COMBINED STREET NAME & STOP SIGN INSTALLATION — 7.3.1 TS 0.31



Marion County — MCBOC EFFECTIVE 10/12/2013 — REVISION # NA

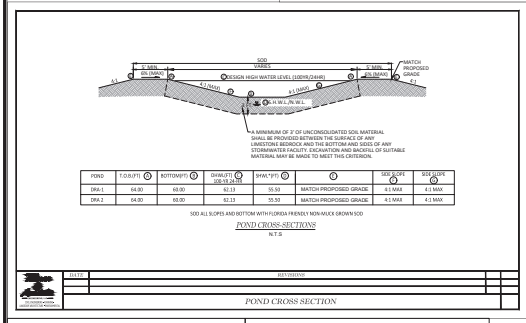
STREET SIGN — 7.3.1 TS 0.32



Marion County — MCBOC EFFECTIVE 10/12/2013 — REVISION # NA

SIGHT TRIANGLE — 7.3.1 TS 0.58

MARION COUNTY APPROVAL STAMP



POND	T.O.B.(FT) A	BOTTOM(FT) B	EXAM.(FT) C DIR 18.2.8	SHWL* (FT) D	E	SIDE SLOPE F	SIDE SLOPE G
DRA-1	64.80	60.00	62.13	55.50	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX
DRA-2	64.80	66.00	62.13	55.50	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

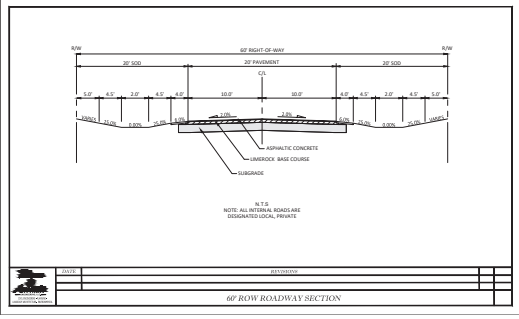
SOD ALL SLOPES AND BOTTOM WITH FLORIDA FRIENDLY NON-MUCK GROWN SOD

POND CROSS-SECTION

N.T.S.

DATE REVISIONS

POND CROSS SECTION

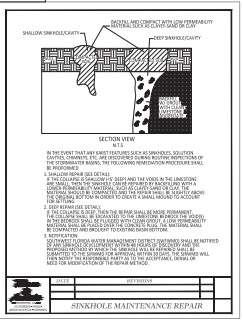


N.T.S.

NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

DATE REVISIONS

60' ROW ROADWAY SECTION



N.T.S.

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE ENCOUNTERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

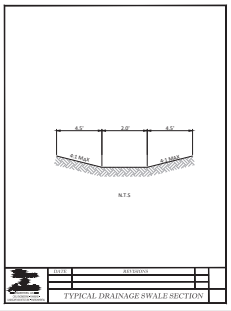
1. SHALLOW REPAIR (SEE DETAIL)
IF THE COLLAPSE SHALL BE SMALL (LESS THAN 5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOOSER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE BACKFILL MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND GRADED TO CREATE A SMALL DEPRESSION TO ACCOMODATE FOR SETTLING.

2. DEEP REPAIR (SEE DETAIL)
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOIDS). THE LIMESTONE VOIDS SHALL BE FILLED WITH CONCRETE PLUG. THE BACKFILL MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND GRADED TO EXISTING BASIN BOTTOM.

3. NOTIFICATION
ALL PERMITTED FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND TO DETERMINE IF ANY REMEDIAL ACTION IS REQUIRED. A REPORT SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

DATE REVISIONS

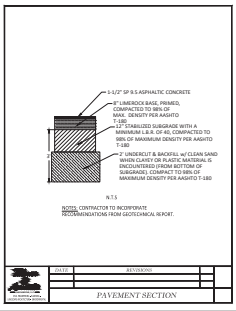
SINKHOLE MAINTENANCE REPAIR



N.T.S

DATE REVISIONS

TYPICAL DRAINAGE SWALE SECTION



N.T.S

NOTE: CONTRACTOR TO INCORPORATE RECOMMENDATIONS FROM GEOTECHNICAL REPORT.

DATE REVISIONS

PAVEMENT SECTION

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Thomas & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
OFFICE: (352) 351-8282 FAX: (352) 351-8545
CERTIFICATE OF AUTHORIZATION #4909

REVISIONS

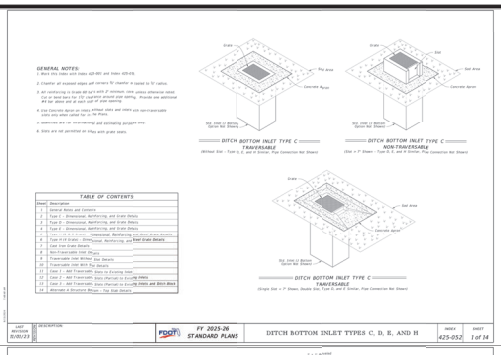
DATE

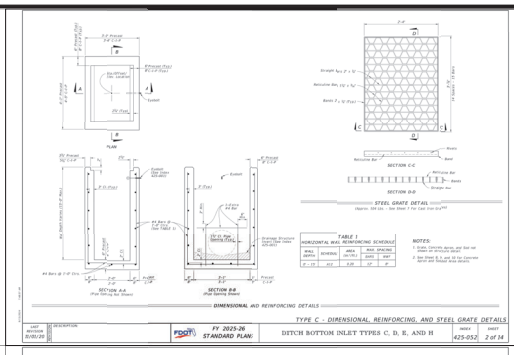
IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

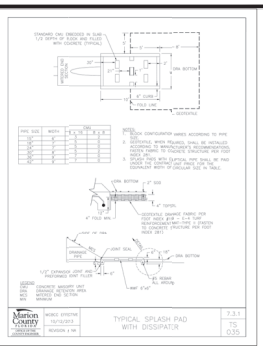
CONSTRUCTION DETAILS

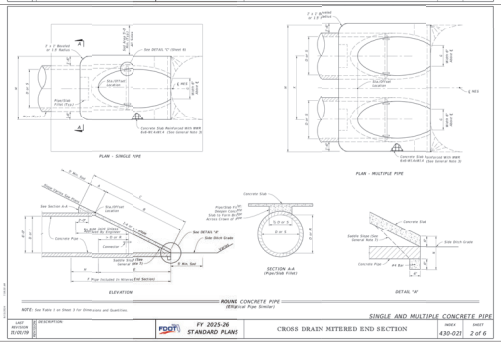
DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

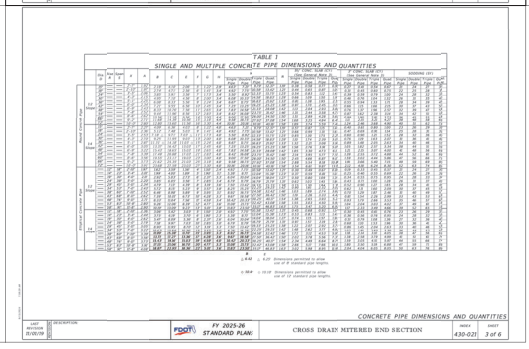
SHT. 08.01











ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
OFFICE: (352) 732-8162 FAX: (352) 351-4545
CERTIFICATE OF AUTHORIZATION #4376

REVISIONS
DATE

IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

CONSTRUCTION DETAILS

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 08.02

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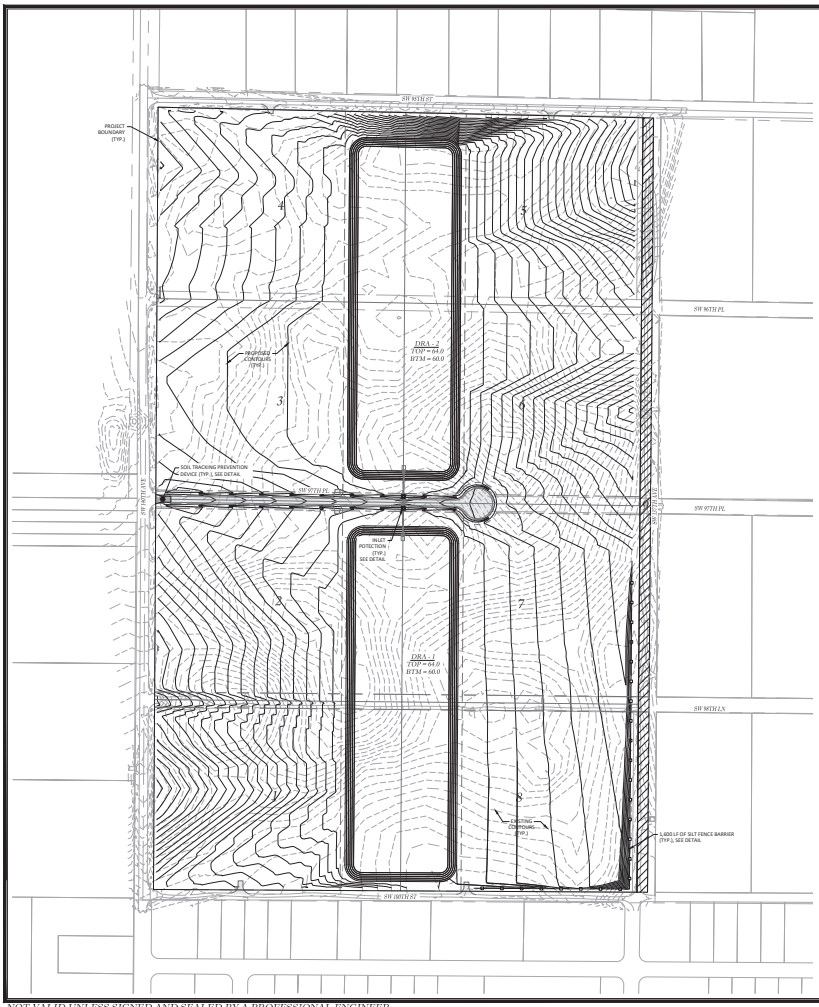

MARION COUNTY APPROVAL STAMP

N

0 150' 300'

SCALE IN FEET
1" = 150'

EROSION CONTROL LEGEND

PROPOSED SILT FENCE

GENERAL NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

Thomas & Cutting ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
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CERTIFICATE OF AUTHORIZATION #4429

REVISIONS

DATE

IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

EROSION & SEDIMENT CONTROL PLAN

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 09.01

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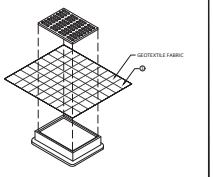
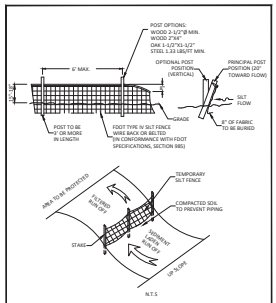


INLET PROTECTION DETAIL:

1. TRIM EXCESS FABRIC IN THE FLOWLINE TO WITHIN 3" OF GRATE.

DATE | REVISIONS

INLET PROTECTION DETAIL

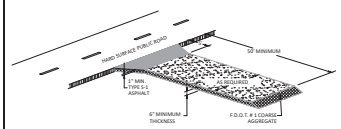


N.T.S

SILT FENCE DETAIL

DATE | REVISIONS

SILT FENCE DETAIL



NOTES:

MAINTAIN EXISTING DRAINAGE FLOW WITH 24" RCP CULVERT TO EXTEND A MINIMUM OF 5' EITHER SIDE OF GRAVEL ENTRANCE. CULVERT TO HAVE A MINIMUM COVER OF 18" AND A MINIMUM SLOPE OF 0.5%.

N.T.S.

GRAVEL CONSTRUCTION ENTRANCE DETAIL

DATE | REVISIONS

GRAVEL CONSTRUCTION ENTRANCE DETAIL

MARION COUNTY APPROVAL STAMP

Marion Engineering, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
OFFICE (352) 732-3455 FAX (352) 732-3545
CERTIFICATION OF AUTHORIZATION # 26796

REVISIONS | DATE

IMPROVEMENT PLANS
WEST MINI FARMS
MARION COUNTY, FLORIDA

EROSION SEDIMENT CONTROL DETAILS

DATE 8/19/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9146

SHT. 10.01

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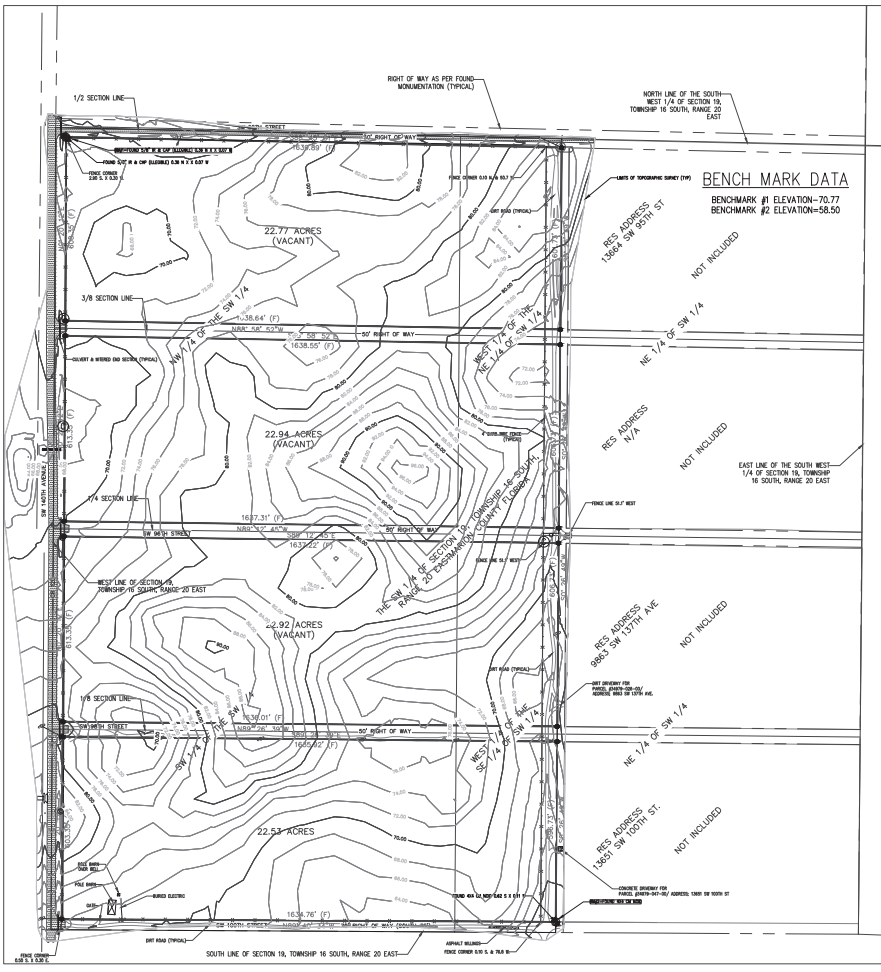


BENCH MARK DATA

BENCHMARK #1 ELEVATION=70.77
BENCHMARK #2 ELEVATION=58.50

LEGEND

- (N) =NORTH
- (S) =SOUTH
- (E) =EAST
- (W) =WEST
- (P) =PLAT
- (D) =DEED
- (F) =FIELD
- (E-) ELECTRICAL SERVICE & MAINS
- (SP) =STATE PLANE
- =SIGN
- =CABLEMARKER/RISER
- =BENCHMARK
- =SET IRON ROD AND CAP (GRADEWORKS LB 7946)
- =FOUND IRON ROD AND CAP LB 2418
- =FOUND CONCRETE MONUMENT
- =FOUND IRON ROD
- =POWER POLE
- =ASPHALT PAVEMENT
- =FENCE (4' BARB WIRE)
- =OVERHEAD ELECTRIC LINES

N W E S

LEGAL DESCRIPTION

The NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the West 1/4 of the NE 1/4 of SW 1/4, the West 1/4 of the SE 1/4 of the SW 1/4, of Section 19, Township 16 South, Range 20 East, lying and being in Marion County, Florida, Less and Except rights of ways as described in Right of Way Deed recorded in Official Records Book 87, Page 160, Public Records of Marion County, Florida.

NOTES:

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE BASED ON FOUND MONUMENTATION, VIA STATE PLANE COORDINATES (SPC83-FLORIDA (WEST)).
3. DESCRIPTION PROVIDED BY THE CLIENT VIA ALTA COMMITMENT FOR TITLE SEARCH, BY FIRST AMERICAN, COMMITMENT NUMBER: 11935999, ISSUING OFFICE FILE NUMBER: 00 SW 140 AVE.
4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
5. LANDS AND RIGHT-OF-WAYS, ARE SHOWN HEREON PER PROVIDED DOCUMENTATION AND THE LOCATION OF MONUMENTATION ALONG WITH PROSCRIPTIVE OCCUPATION.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
9. THE ENTIRE PROPERTY SURVEYED FALLS WITHIN ZONE AE, FEMA PANEL 12083C0678E, 4/17/2017.
10. DATE OF FIELD SURVEY: 01/2025, DATE OF TOPOGRAPHIC FIELD SURVEY 3/2025.
11. BENCHMARK & TOPOGRAPHIC DATUM DERIVED FROM LOCAL NGS BENCHMARK VO86.
12. ADDITIONAL ABOVE GROUND & SUBSURFACE UTILITIES & IMPROVEMENTS, MAY EXIST OUTSIDE PROPERTY BOUNDARY LIMITS.

THIS SURVEY IS CERTIFIED TO:

SW 140TH, LLC

BOUNDARY & TOPOGRAPHIC SURVEY

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION ON 04/03/2025 & FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM:
GRADEWORKS, LLC LB 7946
851 NW 24TH CT, SUITE 101
OCALA, FL 34475
(352) 840-0086

JOHN C. COUNTS JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6480

THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED

DATE: 4/03/2025		GRADEWORKS, LLC	FOR:
DWN: KM	APR: CC	851 NW 24TH CT, SUITE 101 OCALA, FL 34475	SOUTHWEST 140TH, LLC
SCALE: 1" = 150'		(352) 840-0086 LB# 7946	SHEET: 1 OF 1

Z:\Survey Jobs\West 2 West 100 Acre\GW-BOUNDARY SURVEY-TOPO.dwg, TOPO, 4/3/2025 8:42:09 AM

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20614 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.6.

SUBJECT:
His House For Her - Waiver Request to Major Site Plan in Review
1469 Pine Rd Ocala
Project #2025040018 #32698 Parcel #9009-0000-05
Clymer Farner Barley, Inc

The waiver for sidewalks was heard at the 8/4/25 DRC meeting.

LDC 6.13.2.B.(6) - Minimum Requirements
CODE states a minimum freeboard of six inches shall be provided for all retention/detention areas.
APPLICANT requests per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the flood plain is entirely contained on site. The updated plans and drainage report show that our pond top of bank below the lowest elevation at the property line, and that the flood plain is entirely contained on site within the pond in the post development condition.

LDC 6.8.6.J - Buffers
CODE states J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.
APPLICANT requests a waiver to modify Type C landscape buffer along Pine Avenue due to the existing tree and natural character of this residential frontage. Native plants are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking area and structures. Existing, expansive open areas are preserved as is with no screening proposed.

September 11, 2025

PROJECT NAME: HIS HOUSE FOR HER
PROJECT NUMBER: 2025040018
APPLICATION: MAJOR SITE PLAN #32698

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

2 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.

3 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.

4 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.

5 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: 4/9/25-add waivers if requested in future

6 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.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: INFO
REMARKS: 01 - Remove Marion County Utilities from cover page. MCU will not be servicing the property.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health in Marion County.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health in Marion County.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Please defer to the Department of Health (DOH) for this request. The nearest Marion County Utilities (MCU) water line is located over 3,500 feet away at Cedar Trace and Midway Road. The connection distance for this project is 1,920 feet, placing the parcel outside the allowable connection range.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Please defer this request to the Department of Health (DOH). The nearest Marion County Utilities (MCU) sewer line is located over 4,200 feet away at the intersection of Maricamp Road and Midway Road. The connection distance for this project is 2,220 feet, which places the parcel outside the allowable connection range. Please note: Sections of Silver Springs Shores is part of the ARPA Septic to Sewer Grant Program. Marion County Sewer is being extended into the area, creating shorter connections available. Future development on this parcel may require connecting to Marion County Utilities. MCU will review future site plans for connection requirements.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Parcel is located within the Primary Springs Protection Zone. The Department of Health will assist with requirements for the proposed onsite waste system.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: May need to transfer water system regulation over to DEP depending on proposed usage of the system. Need to know how many days a year the property will be used and by how many people.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: If food prep at facilities than commercial operating permit may be required for the septic

system through DEP.
Currently under Limited Use Water System permit 42-57-04638.

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Septic systems must be at least 100' from public use well

17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Need septic permit through the Department of Environmental Protection.
EHInfoMarion@FLHealth.gov
Protect all existing septic systems and wells during all phases of construction.

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: EALS information sent to FWC on 4/22/25 - KB

19 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Please be aware existing addresses may have to change due to new buildings being added.

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: INFO
REMARKS: Dwf Walter's viburnum may not achieve the required six feet in three years.

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sun Bizz and checked project list. 4-9-25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Per the geotechnical borings, the proposed pond bottoms and sides will excavate well into clayey sand materials (and clay materials) on most of the pond bottom area for this development. The perc rate of these materials is known for being highly sensitive to site work practices. The concern is that disturbing this material typically results in creating a virtually impervious compacted material that will not allow the ponds to perc as designed. What provisions will be made during construction to ensure that the percolation will not be compromised?

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please submit a waiver request for the freeboard requirement. Given the overall conditions/circumstances/design at the site, staff will support the request. Ultimately, DRC has the final say on approval or denial. Please contact the reviewer to discuss prior to applying for the waiver. (2) It does not appear that the DRA will recover within 14 days of the design storm and therefore, must be designed to hold an additional design storm post-pre volume. Please provide a calculation, or clarify where it is documented in the drainage report, demonstrating that the DRA is designed to meet this requirement.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales
STATUS OF REVIEW: NO
REMARKS: Please indicate stabilization method (seed, sod, etc.) on the swale cross section.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed & sealed Karst analysis. Reviewer unable to find Karst Analysis submittal as indicated in the response to comments.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please submit a 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 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.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 7/17/25 - Drive aisle for parking in the grass area is also expected to be 24'. Please update plans or request a DRC waiver to this requirement if needed.
4/22/25 - 1) Parking length reserved in the grass areas is shown as insufficient - 18' would be required for each side of the proposed wheel stops. 2) Per Table 6.11-7 within LDC 6.11.8, the aisle width adjoining the parking needs to be 24' instead of 20' as shown. 3) INFO: Drive aisle width of 15' is insufficient for two-way traffic and must be managed accordingly.

31 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 7/17/25 - Applicant indicates intent to seek a DRC waiver to sidewalk requirements - waiver or plans showing sidewalks along Pine Rd. is needed.
4/22/25 - Sidewalks are required along Pine Rd. Staff supports a DRC waiver for fee-in-lieu of construction. If approved, fee comes out to $26,875.00.

32 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: NO
REMARKS: Need Department of Environmental Protection septic permit to determine the total estimated

flow.

33 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: When providing the distance from the hydrant to the closest corner of building the measurement is required to be taken by a stabilized roadway from the fire department water supply to the building.

34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - Revise Sheet 05 Site Plan to correctly state the site's zoning status as follows: "ZONING: R-1, Special Use Permit 22-R-089, Zoning Case No. 220209SU"
NOTE: The Special Use Permit (SUP) provided for the development of a specific series of uses with development conditions. This plan does not conform to those conditions; for instance, the proposed residential structures exceed the 3,500 SF maximum size limitation established by SUP Condition #4.
The plan requires revisions to comply with the established and approved Special Use Permit.
Please see the copy of the Special Use Permit 22-R-089 that has been uploaded into the Supplemental documents folder for this application request.

35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - The plan does not state the number occupants and staff for the residential structures in order to confirm conformance with the approved SUP established that the facility would comprise "six (6) residential buildings to house a maximum of nine (9) women in each residence (8 residents and 1 supervisor), one (1) administration building; and use the existing buildings for supportive services (church and multi-use building." The plan does not state the number of residential structure occupants and the total number of occupants (limited to 54 unrelated residents by SUP Condition #3), to verify compliance with the SUP and enable appropriate assessment of the site's supporting design requirements. (Refer to remark regarding parking below.)
The plan must be revised to state the project's occupancy and staffing in a manner that demonstrates and confirms the SUP's approval and conditions - the general reference to "congregate care units" is insufficient as it does not identify the number of occupants which is a specific limitation.

36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - The plan now references use of "congregate care" as the traffic generation basis; however, this facility received SUP approval based on specific occupancy formats and numbers, and the plan must provide sufficient detail to reflect that.
Further, the plan previously included a notation that resident "individuals in the program are not allowed vehicles until graduation" and that note is no longer included on the plan cover sheet. Please explain the basis for deleting this notation - how/what/has any factor or criteria related to this previously anticipated nature changed?
PRIOR COMMENT: Notes on cover page state individuals in the program aren't allowed vehicles and will not generate additional traffic.

37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO
REMARKS: 7/24/25 - There appears to be some confusion regarding the required concurrency note - it does not particularly relate to MCU. Compliance requires placement of the following note regarding concurrency deferral on the plan Cover Sheet (listed below for reference), or if deferral is not elected, the project's capacity reservation fee must be paid within 15 working days following DRC approval of the major site plan.
CONCURRENCY DEFERAL NOTE FOR PLACEMENT ON SITE PLAN COVER SHEET: "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, Building Permit review."
PRIOR COMMENT: Notation on concurrency must be provided on cover page.

38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: 7/24/25 - SUP Condition #7, as per the SUP conceptual plan, requires that a 30' wide (deep) natural vegetation landscaped buffer zone will be used as the buffers to the north, east, and west. The site plan sheet and landscape sheet must reflect/illustrate this requirement; for illustration, as a limited development area is indicated, but compliance is required, the plan must show the buffer along the boundaries on the more detailed site and landscape plan sheets, but an additional inset diagram must also be provided reflecting/showing that the 30' buffer will be provided around the full extent of the site, consistent with the SUP condition.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Type C Buffer will be required along Pine Rd. please show on plan

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Provide irrigation plan for the buffer along Pine Rd

41 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Provide a site data table on the cover sheet / site plan that shows the R-1 setbacks and max building height.
On the site plan, provide labels and dimensions of setbacks within the project area.
Front: 25'
Rear: 25'
Side: 8'
Height Max: 40'

42 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Type C buffer is required by code. Show on the site plan and landscape plan. Any waiver request relating to buffers will be automatically denied during the DRC meeting and sent to the County Commissioners for their consideration.
Initial review: include buffers

43 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
STATUS OF REVIEW: NO
REMARKS: 7/17: List the existing uses and proposed uses as stated in Section 1 and Section 2 of the approved SUP resolution 22-R-089 (see supplemental folder).

44 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: 7/17 Review: Add reference to the approved SUP case number 220209SU and Resolution number 22-R-089. Place on cover sheet and site plan sheet.

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

AR 32698

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/15/25 Parcel Number(s): Portion of 9009-0000-05 Permit Number: 32698

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: His House for Her 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): His House for Her, Inc.
Signature: Renee Arnett
Mailing Address: 3937 SE 39th Cir City: Ocala
State: FL Zip Code: 34480 Phone # 352-748-3126
Email address: permitting@cfb-inc.com

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

Firm Name (if applicable): His House for Her, Inc. Contact Name: _____
Mailing Address: 3937 SE 39th Cir City: Ocala
State: FL Zip Code: 34480 Phone # 352-748-3126
Email address: permitting@cfb-inc.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment of sidewalk at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to construction of the sidewalks, and to the fee-in-lieu of construction. His House for Her is a nonprofit organization serving women in the community, and the construction budget is limited.

DEVELOPMENT REVIEW USE:
Received By: email Date Processed: 7/25/2025 Project # 2025040018 AR # 32698

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) Freeboard Requirement [Sec. 6.13.2.B.(6)].
Reason/Justification for Request (be specific): Per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the floodplain is entirely contained on site. The updated plans and drainage report show that our pond top of bank is below the lowest elevation at the property line, and that the floodplain is entirely contained on site within the pond in the post-development condition.

Section & Title of Code (be specific) Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): A waiver is requested to use a Modified Type C Landscape Buffer along Pine Ave due to the existing trees and natural character of this residential frontage. Native plantings are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking areas, and structures. Existing, expansive open areas are preserved as is with no screening proposed.

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): _____

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	32698	2025-04-04	IN REVIEW
SJRWMD	2341111-1	2025-04-04	IN REVIEW

DATE	REVISIONS	BY

MAJOR SITE PLAN
FOR
HIS HOUSE FOR HER

LEGAL DESCRIPTION

TRACT H, SILVER SPRINGS SHORES UNIT NO. 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE(S) 83 THROUGH 93, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

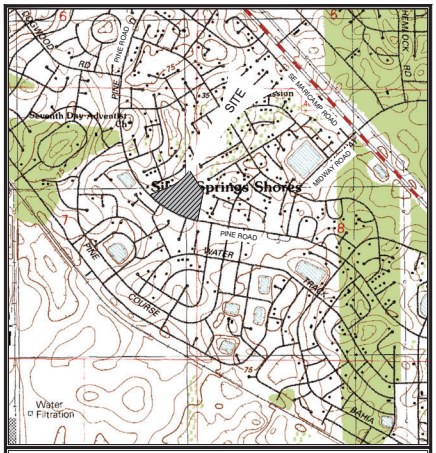
SITE DATA

RESIDENTIAL AREA	= 198,198 SQ. FT. (4.55 AC.) 45.14%
RETENTION POND AREA	= 24,809 SQ. FT. (0.57 AC.) 5.65%
TOTAL IMPERVIOUS AREA	= 223,027 SQ. FT. (5.12 AC.) 50.79%
OPEN AREA	= 216,057 SQ. FT. (4.96 AC.) 49.21%
PROPERTY AREA	= 439,084 SQ. FT. (10.08 AC.) 100%

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR OF ADJACENT STREET TRAFFIC			PM PEAK HOUR OF ADJACENT STREET TRAFFIC		
			TOTAL	IN	OUT	TOTAL	IN	OUT
CONGREGATE CARE FACILITY	5 UNITS	11	2	1	1	3	2	1

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
CONGREGATE CARE FACILITY [ITE LUC 253]
INDEPENDENT VARIABLE X = NUMBER OF UNITS



VICINITY MAP

1" = 1000'

SUBJECT LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
SECTION 7 & 8; TOWNSHIP 16 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 9009-0000-05
FLU: HIGH RESIDENTIAL
FEMA FLOOD ZONE: X

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
EC-1	EROSION CONTROL PLAN

NOTE:
1. 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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 10,709 SQ. FT. (0.31 AC.) 2.5%
EXISTING BUILDINGS	= 8,719 SQ. FT. (0.20 AC.) 1.9%
PROPOSED CONCRETE	= 1,799 SQ. FT. (0.04 AC.) 0.3%
PROPOSED ASPHALT	= 8,186 SQ. FT. (0.19 AC.) 1.9%
TOTAL IMPERVIOUS AREA	= 30,938 SQ. FT. (0.69 AC.) 5.1%
OPEN AREA	= 209,705 SQ. FT. (10.69 AC.) 94.5%
PROJECT AREA	= 534,080 SQ. FT. (12.12 AC.) 100.0%

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

I, RENE ARNETT, 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.

X_____

OWNER'S CERTIFICATION:

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

X_____

PROJECT TEAM

OWNER/DEVELOPER:
HIS HOUSE FOR HER, INC.
1471 PINE RD
OCALA, FL 34472
RENEE ARNETT, FOUNDER
(352) 547-4817

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING , LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JAMES H. BLAIR, PSM
FL. REG. NO. 6917
(352) 748-3126

UTILITY CONTACTS

WATER AND SEWER:
WATER: EXISTING WELL

SEWER: EXISTING SEPTIC TANK

POWER:
DUKE ENERGY
4309 SE MARICAMP RD
OCALA, FL 34480
STACI BERTRAND
(800) 700-8744

TELEPHONE / CABLE:
CENTURYLINK
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CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

HIS HOUSE FOR HER

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (HIS HOUSE FOR HER, INC.) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THIS PARCEL IS LOCATED WITHIN "MARION COUNTY"
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
   - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
   - MARION COUNTY LAND DEVELOPMENT REGULATIONS
   - MARION COUNTY STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - MARION COUNTY
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER AND SEWER
   - LOCAL UNDERGROUND UTILITIES
   - FDEP NPDES STORMWATER
8. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
9. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
10. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
11. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
12. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
13. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).
8. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4' FT. DIAMETER
4. ALL TYPE "J" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER
5. ANY WELLS ENCOUNTERED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531 (2), F.A.C.
6. PROTECTED WILDLIFE SHALL BE RELOCATED IN ACCORDANCE WITH THE FLORIDA WILDLIFE CONSERVATION COMMISSION PRIOR TO DEVELOPMENT.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

STORMWATER NOTES:

1. STORMWATER RETENTION/DETENTION SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 100' OF AN EXISTING PUBLIC WATER SUPPLY WELL, AND NOT CONSTRUCTED WITHIN 75' OF AN EXISTING PRIVATE DRINKING WATER WELL.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ PARKING BY DISABLED PERMIT ONLY AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP, (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY". SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
    * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
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TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

BY	REVISIONS	DATE

CFB CLYMER FARNER BARLEY, INC.
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE., MIDDLETON, FL 34762
(352) 748-3126

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

GENERAL NOTES

SAVE DATE	6/27/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E20017.0000
FILE NAME	

SHEET NUMBER 02

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
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BY | DATE | REVISIONS

CFB | CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
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AERIAL

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

SAVE DATE	6/27/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E20017.0000
FILE NAME	

SHEET NUMBER 03

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
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(352) 748-3126

BY	REVISIONS	DATE

CFB CLYMER FARNER BARLEY, Inc.
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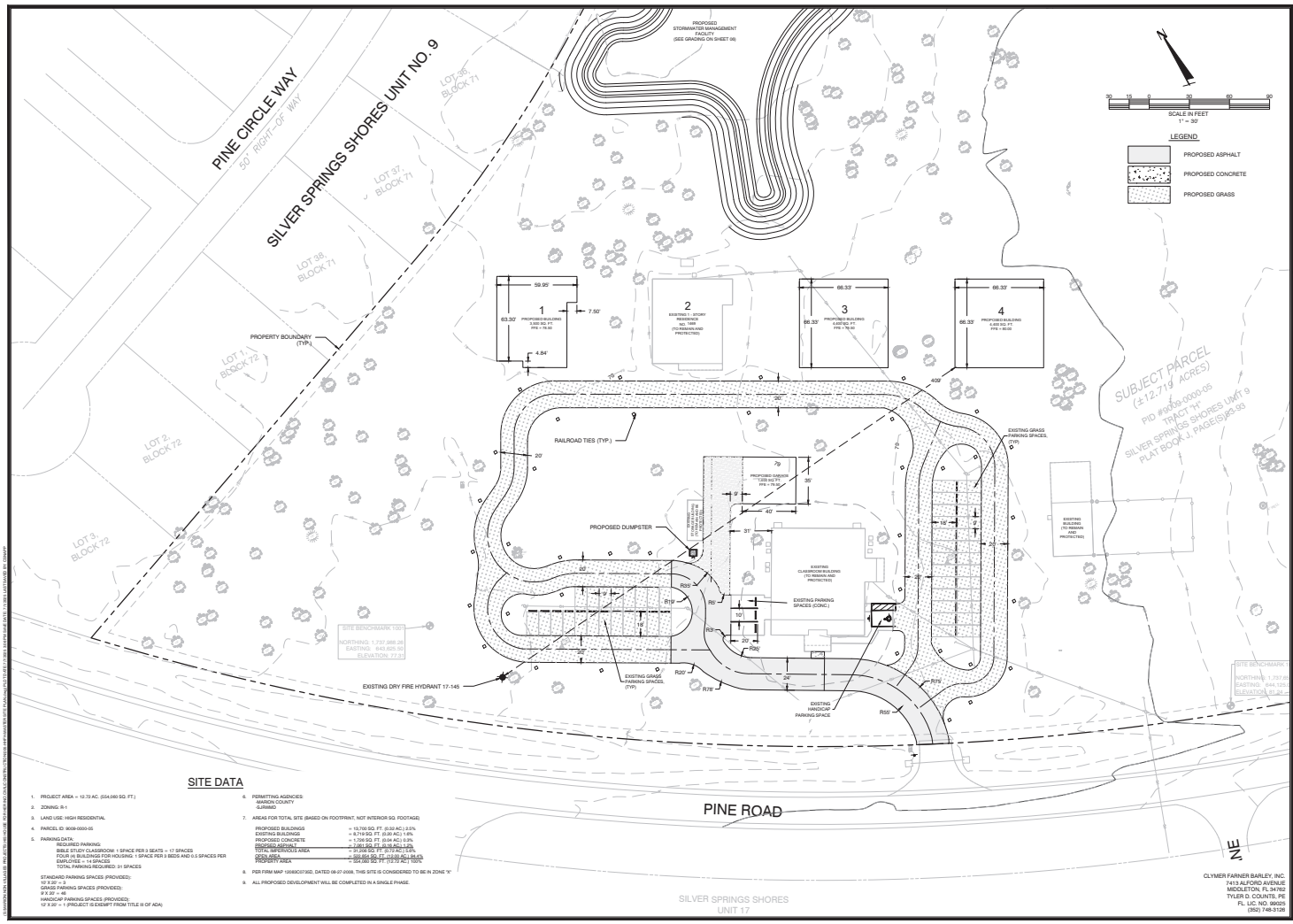
DEMOLITION PLAN

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

SAVE DATE	7/7/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E2501.0000
FILE NAME	

SHEET NUMBER 04



SITE DATA

1. PROJECT AREA = 12.72 AC. (554,060 SQ. FT.)
2. ZONING: R-1
3. LAND USE: HIGH RESIDENTIAL
4. PARCEL ID: 9009-0000-05
5. PARKING DATA:
   REQUIRED PARKING:
   BIBLE STUDY CLASSROOM: 1 SPACE PER 3 SEATS = 17 SPACES
   FOUR (4) BUILDINGS FOR HOUSING: 1 SPACE PER 3 BEDS AND 0.5 SPACES PER EMPLOYEE = 14 SPACES
   TOTAL PARKING REQUIRED: 31 SPACES

   STANDARD PARKING SPACES (PROVIDED):
   10' X 20' = 3
   GRASS PARKING SPACES (PROVIDED):
   9' X 20' = 46
   HANDICAP PARKING SPACES (PROVIDED):
   12' X 30' = 1 (PROJECT IS EXEMPT FROM TITLE III OF ADA)
6. PERMITTING AGENCIES:
   MARION COUNTY
   SJRWMD
7. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 19,706 SQ. FT. (0.33 AC.) 2.5%
EXISTING BUILDINGS	= 8,719 SQ. FT. (0.00 AC.) 1.6%
PROPOSED CONCRETE	= 1,706 SQ. FT. (0.04 AC.) 0.3%
PROPOSED ASPHALT	= 31,938 SQ. FT. (0.73 AC.) 5.8%
TOTAL IMPERVIOUS AREA	= 61,069 SQ. FT. (1.11 AC.) 11%
OPEN AREA	= 489,864 SQ. FT. (10.60 AC.) 89.4%
PROPERTY AREA	= 554,060 SQ. FT. (12.72 AC.) 100%

8. PER FIRM MAP 12083C0373D, DATED 08-27-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
9. ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3128

BY
REVISIONS
DATE

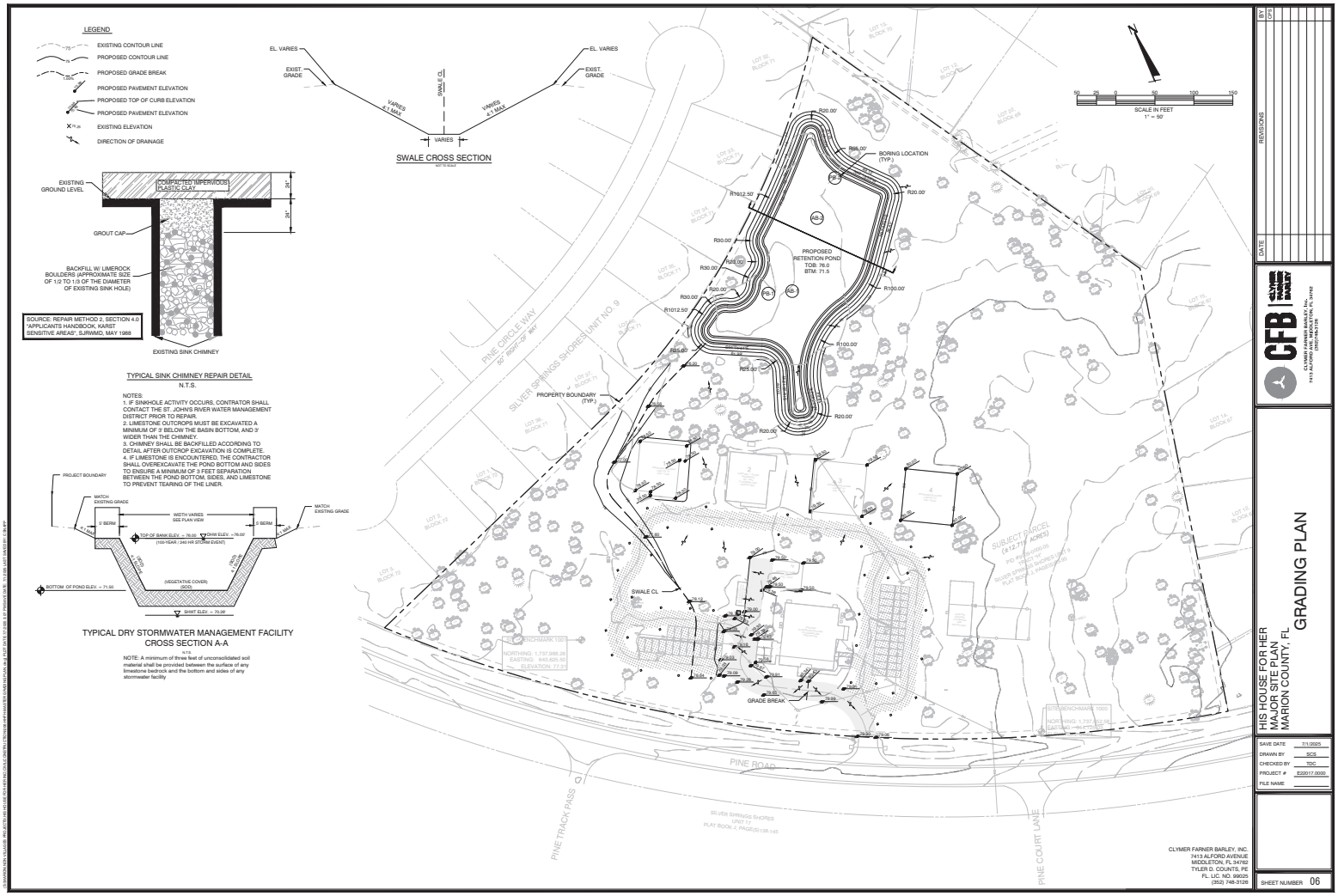
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3128

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

SITE PLAN

SAVE DATE	7/1/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	ES2017.0030
FILE NAME	

SHEET NUMBER 05



REVISIONS

BY	DATE

CFB CLYMER FARNER BARLEY Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3126

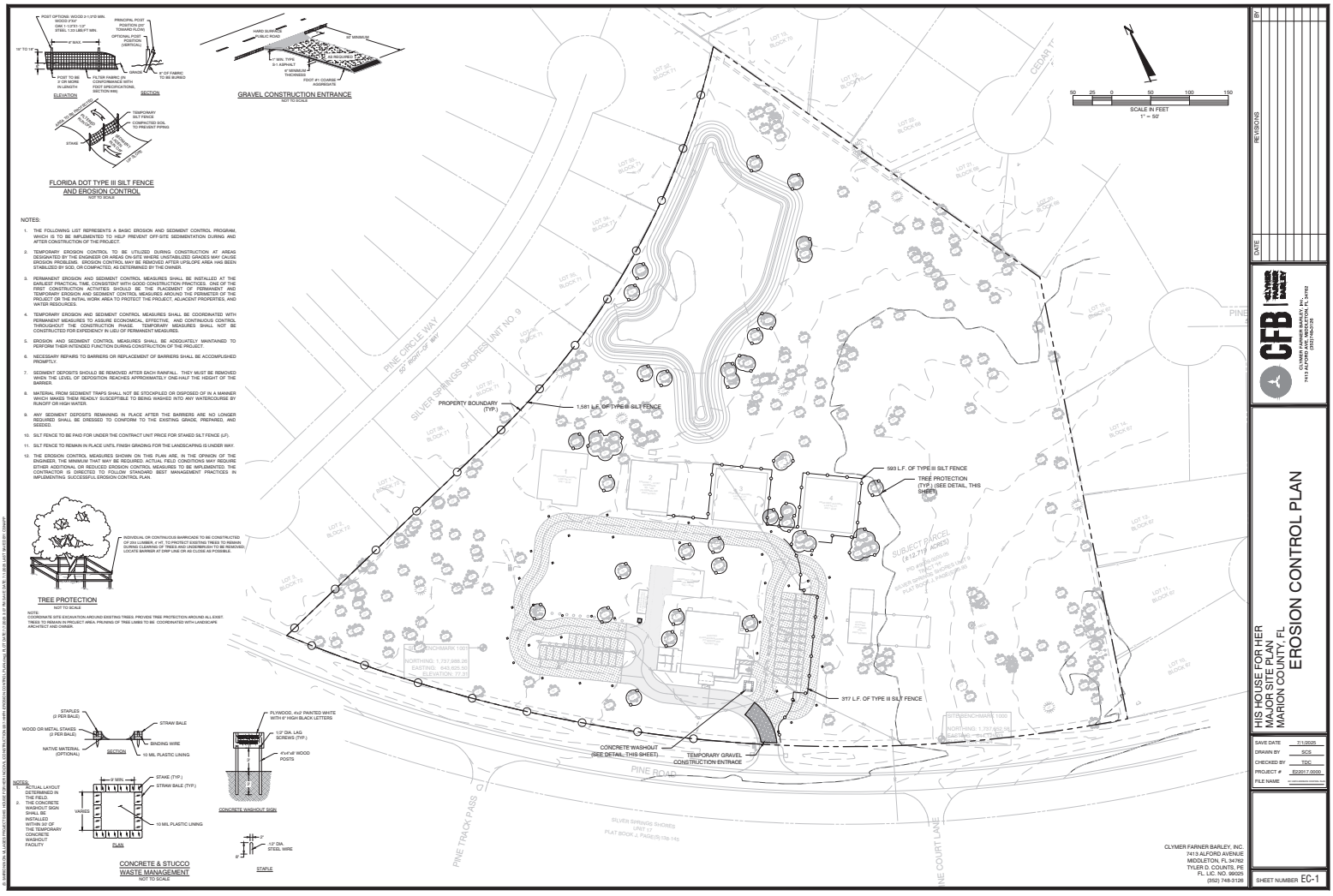
HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

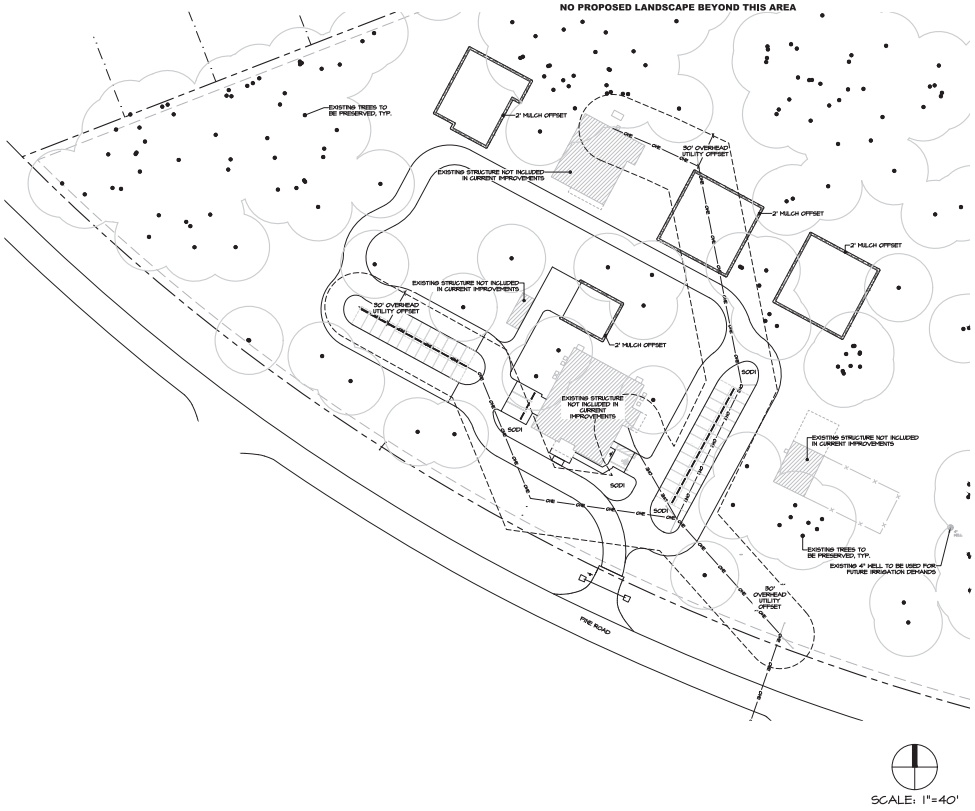
GRADING PLAN

SAVE DATE	7/1/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E22017.0000
FILE NAME	

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

SHEET NUMBER 06


POST OPTIONS: WOOD 2"x2"x3' MIN.
OAK 1.12"x1.12"
STEEL 1.33 LBS/FT MIN.
PRINCIPAL POST
ORIENTATION (DO
NOT ADJUST)
OPTIONAL POST
POSITION
(VERTICAL)
4' MAX.
16" TO 18"
GRADE
4" OF FABRIC
TO BE BURIED
POST TO BE
2' OR MORE
IN LENGTH
FILTER FABRIC OR
CONFORMANCE WITH
FDOT SPECIFICATIONS,
SECTION 985
ELEVATION
SECTION
FLORIDA DOT TYPE III SILT FENCE
AND EROSION CONTROL
NOT TO SCALE
HARD SURFACE
PUBLIC ROAD
50' MINIMUM
50' MINIMUM
TO BUILDING
6" MIN. TYPE
S-1 ASPHALT
6" MINIMUM
THICKNESS
FDOT #1 COARSE
AGGREGATE
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE
TEMPORARY
SILT FENCE
COMPACTED SOIL
TO PREVENT PIPING
STAKE
TEMPORARY
SILT FENCE
AT TOE OF SLOPE
NOTES:
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM, WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED, AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE CONSTRUCTION, MATERIAL WORK AREA TO PROTECT THE PROJECT, ALJACENT PROPERTIES, AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING SUCCESSFUL EROSION CONTROL PLAN.
INDIVIDUAL OR CONTINUOUS BARRICADE TO BE CONSTRUCTED OF 2in LUMBER, 4' HT. TO PROTECT EXISTING TREES TO REMAIN DURING CLEARING OF TREES AND UNDERBRUSH TO BE REMOVED. LOCATE BARRIER AT DRIP LINE OR AS CLOSE AS POSSIBLE.
TREE PROTECTION
NOT TO SCALE
NOTE:
COORDINATE SITE EXCAVATION AROUND EXISTING TREES. PROVIDE TREE PROTECTION AROUND ALL EXIST. TREES TO REMAIN IN PROJECT AREA. PRUNING OF TREE LIMBS TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER.
STAPLES
(2 PER BALE)
WOOD OR METAL STAKES
(2 PER BALE)
NATIVE MATERIAL
(OPTIONAL)
STRAW BALE
BINDING WIRE
10 MIL PLASTIC LINING
SECTION
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
9' MIN.
STAKE (TYP.)
STRAW BALE (TYP.)
VARIES
10 MIL PLASTIC LINING
PLAN
CONCRETE & STUCCO
WASTE MANAGEMENT
NOT TO SCALE
PLYWOOD, 4'x2' PAINTED WHITE
WITH 6" HIGH BLACK LETTERS
1/2" DIA. LAG
SCREWS (TYP.)
4"x4"x8' WOOD
POSTS
CONCRETE WASHOUT SIGN
1/2" DIA.
STEEL WIRE
8'
2'
STAPLE
SCALE IN FEET
1" = 50'
PINE CIRCLE WAY
50' RIGHT-OF-WAY
SILVER SPRINGS SHORES UNIT NO. 9
PROPERTY BOUNDARY
(TYP.)
1,581 L.F. OF TYPE III SILT FENCE
593 L.F. OF TYPE III SILT FENCE
TREE PROTECTION
(TYP.) (SEE DETAIL THIS
SHEET)
SUBJECT PARCEL
(±12.77 ACRES)
FD #1/2" IRON PIPE
SILVER SPRINGS SHORES UNIT 9
PLAT BOOK L, PAGE(S) 93
317 L.F. OF TYPE III SILT FENCE
CONCRETE WASHOUT
(SEE DETAIL THIS SHEET)
TEMPORARY GRAVEL
CONSTRUCTION ENTRACE
SITE BENCHMARK 1001
NORTHING: 1,737,988.26
EASTING: 643,625.50
ELEVATION: 77.37
SITE BENCHMARK 1002
NORTHING: 1,737,952.50
EASTING: [illegible]
PINE ROAD
PINE TRACK PASS
PINE COURT LANE
SILVER SPRINGS SHORES
UNIT 17
PLAT BOOK J, PAGE(S) 135-145
CEDAR T
PINE
LOT 34 BLOCK 71
LOT 35 BLOCK 71
LOT 36 BLOCK 71
LOT 37 BLOCK 71
LOT 38 BLOCK 71
LOT 39 BLOCK 71
LOT 40 BLOCK 71
LOT 1 BLOCK 72
LOT 2 BLOCK 72
LOT 3 BLOCK 72
LOT 10 BLOCK 72
LOT 11 BLOCK 72
LOT 12 BLOCK 72
LOT 13 BLOCK 72
LOT 14 BLOCK 72
LOT 15 BLOCK 72
LOT 16 BLOCK 72
LOT 17 BLOCK 72
LOT 18 BLOCK 72
LOT 19 BLOCK 72
LOT



SCALE: 1"=40'

LANDSCAPE CALCULATIONS

LAND USE: DRI (DEVELOPMENT OF REGIONAL IMPACT)

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 12.72 ACs (554,060 SF)

LANDSCAPE AREA: 8.14 AC (465,434 SF) (81%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

NO TREE MITIGATION REQUIRED - SEE TREE REMOVAL PLAN

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 12.72 AC (554,060 SF) / 3,000 SF = 185

EXISTING SHADE TREES TO REMAIN: 216

TOTAL SHADE TREES PROVIDED: 216

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER PROPOSED

EAST BOUNDARY - NO BUFFER PROPOSED

WEST BOUNDARY - NO BUFFER PROPOSED

SOUTH BOUNDARY - NO BUFFER PROPOSED

MARION COUNTY LANDSCAPE REQUIREMENTS:

1. 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 6.8.12 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDRs:

   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UFIFAS and FDEP.
   B. 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.
   C. Trees or palms which are staked or braced shall have such staking or bracing removed once sufficient root growth has occurred to hold the tree or palm in an upright position. Improper staking or bracing services shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.

   A. 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.
   B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current BI-SHIP Certificate of Completion.
   C. 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.

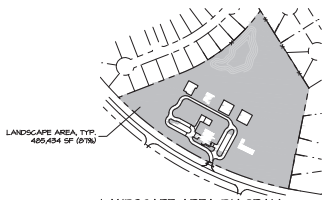
4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other State and local statutes that apply. Irrigation design and plans by others.

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 minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	Irrigated

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.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

REVISIONS

DATE	BY

Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPAA-A.com

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

LANDSCAPE PLAN

DATE 03-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

L-1

P:\HIS HOUSE FOR HER\SITE_PLANS\HIS HOUSE FOR HER - LS PRINT.DWG

TREE CALCULATIONS

Based on site survey data provided by Clymer Farner Barley

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL3846A and Landscape Architect Suzanne Stancil FLA LA6666662 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.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,060 SF)

EXISTING DBH PREDEVELOPMENT = 6,098" (480" PER ACRE)

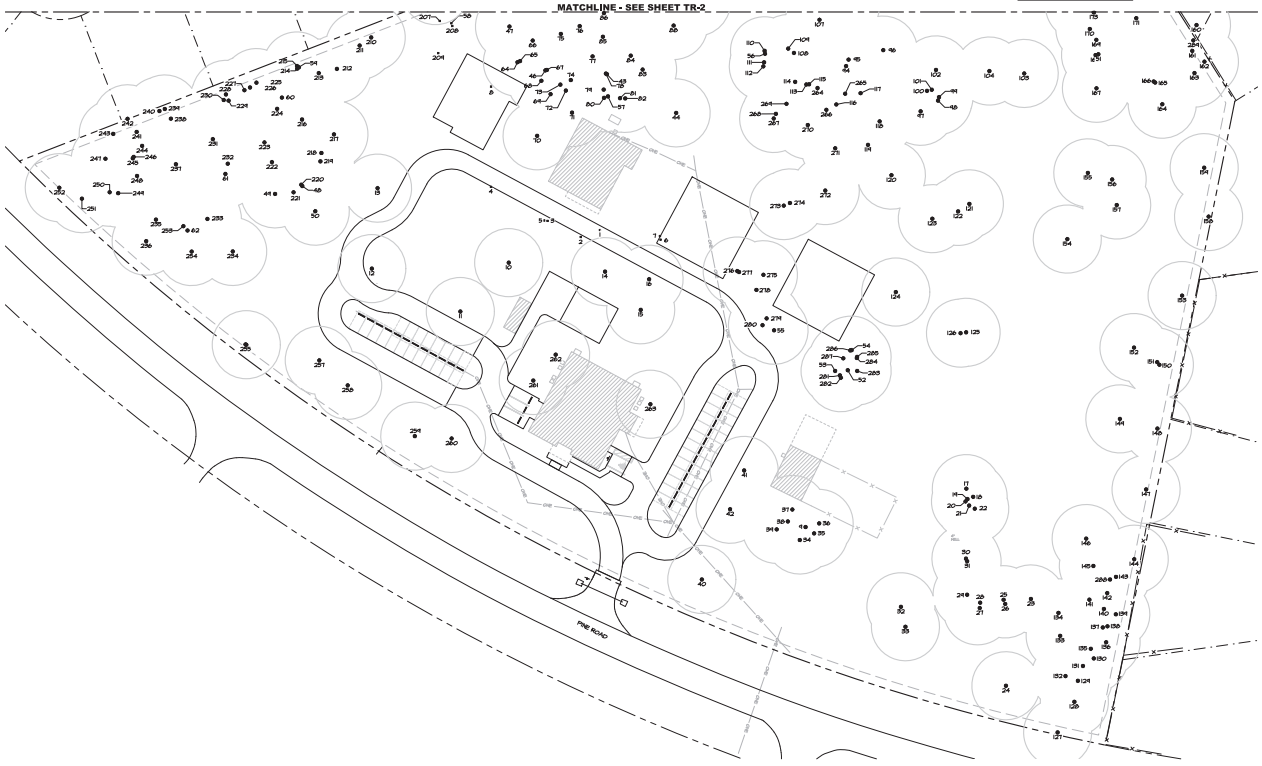
DBH TO BE REMOVED = 231"

DBH TO BE PRESERVED = 5,868" (461" PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF >100" DBH PER ACRE

SEE SHEET TR-2 FOR TREE TABLE

MATCHLINE - SEE SHEET TR-2



SCALE: 1"=40'

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-A.com

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

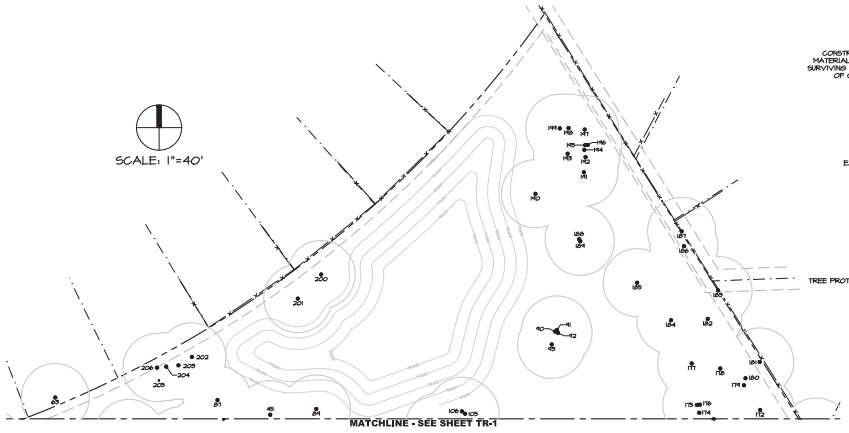
TREE REMOVAL PLAN

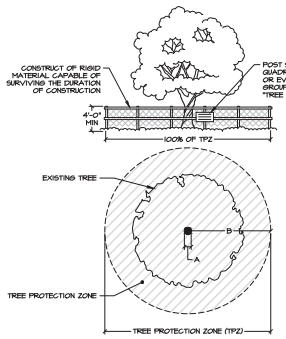
DATE 03-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 2

TR-1

P:\HIS HOUSE FOR HER\DPLANS\HIS HOUSE FOR HER - LS PRINT.DWG





TREE PROTECTION DETAIL

TREE BARRICADE:

A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4-1/2 FEET ABOVE GRADE.

B = TREE PROTECTION ZONE (TPZ) RADIUS. THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER (A) AS DESCRIBED ABOVE. (THE CRITICAL ROOT ZONE [CRZ] SHALL BE THE TREE PROTECTION ZONE.)

WITHIN THE TPZ, THERE SHALL BE NO TRENCHING, FILLING, EXCAVATION OR OTHER INTENSE DISRUPTION OF UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNEE.

THE BARRICADE SHALL NOT BE MOVED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY LANDSCAPE ARCHITECT.

SEE ADDITIONAL TREE PROTECTION NOTES.

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
1	25"	LIVE OAK	V	REMOVE
2	12"	LIVE OAK	V	REMOVE
3	15"	LIVE OAK	V	REMOVE
4	22"	LIVE OAK	V	REMOVE
5	20"	LIVE OAK	V	REMOVE
6	12"	LIVE OAK	V	REMOVE
7	11"	LIVE OAK	V	REMOVE
8	24"	LIVE OAK	V	REMOVE
9	24"	LIVE OAK	V	PRESERVE
10	38"	LIVE OAK	V	PRESERVE
11	44"	LIVE OAK	V	PRESERVE
12	36"	LIVE OAK	V	PRESERVE
13	38"	LIVE OAK	V	PRESERVE
14	18"	LIVE OAK	V	PRESERVE
15	12"	LIVE OAK	V	PRESERVE
16	42"	LIVE OAK	V	PRESERVE
17	22"	LIVE OAK	V	PRESERVE
18	20"	LIVE OAK	V	PRESERVE
19	12"	LIVE OAK	V	PRESERVE
20	24"	LIVE OAK	V	PRESERVE
21	12"	LIVE OAK	V	PRESERVE
22	15"	LIVE OAK	V	PRESERVE
23	30"	LIVE OAK	V	PRESERVE
24	20"	PINE	V	PRESERVE
25	19"	LIVE OAK	V	PRESERVE
26	12"	LIVE OAK	V	PRESERVE
27	11"	LIVE OAK	V	PRESERVE
28	20"	LIVE OAK	V	PRESERVE
29	24"	LIVE OAK	V	PRESERVE
30	12"	LIVE OAK	V	PRESERVE
31	24"	LIVE OAK	V	PRESERVE
32	22"	CHERRY	V	PRESERVE
33	22"	LIVE OAK	V	PRESERVE
34	12"	LIVE OAK	V	PRESERVE
35	12"	LIVE OAK	V	PRESERVE
36	10"	LIVE OAK	V	PRESERVE
37	15"	LIVE OAK	V	PRESERVE
38	26"	PINE	V	PRESERVE
39	15"	LIVE OAK	V	PRESERVE
40	24"	LIVE OAK	V	PRESERVE
41	30"	LIVE OAK	V	PRESERVE
42	20"	LIVE OAK	V	PRESERVE
43	15"	LIVE OAK	V	PRESERVE
44	13"	LIVE OAK	V	PRESERVE
45	15"	LIVE OAK	V	PRESERVE
46	24"	LIVE OAK	V	PRESERVE
47	24"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
48	36"	LIVE OAK	V	PRESERVE
49	36"	LIVE OAK	V	PRESERVE
50	36"	LIVE OAK	V	PRESERVE
51	21"	LIVE OAK	V	PRESERVE
52	10"	LIVE OAK	V	PRESERVE
53	14"	LIVE OAK	V	PRESERVE
54	12"	LIVE OAK	V	PRESERVE
55	34"	LIVE OAK	V	PRESERVE
56	10"	LIVE OAK	V	PRESERVE
57	13"	LIVE OAK	V	PRESERVE
58	12"	LIVE OAK	V	REMOVE
59	16"	LIVE OAK	V	PRESERVE
60	12"	LIVE OAK	V	PRESERVE
61	14"	PINE	V	PRESERVE
62	12"	LIVE OAK	V	PRESERVE
63	13"	LIVE OAK	V	PRESERVE
64	12"	LIVE OAK	V	PRESERVE
65	24"	LIVE OAK	V	PRESERVE
66	15"	LIVE OAK	V	PRESERVE
67	28"	LIVE OAK	V	PRESERVE
68	20"	LIVE OAK	V	PRESERVE
69	10"	LIVE OAK	V	PRESERVE
70	24"	LIVE OAK	V	PRESERVE
71	28"	LIVE OAK	V	PRESERVE
72	10"	LIVE OAK	V	PRESERVE
73	15"	LIVE OAK	V	PRESERVE
74	16"	LIVE OAK	V	PRESERVE
75	28"	LIVE OAK	V	PRESERVE
76	22"	LIVE OAK	V	PRESERVE
77	21"	PINE	V	PRESERVE
78	18"	LIVE OAK	V	PRESERVE
79	14"	LIVE OAK	V	PRESERVE
80	13"	LIVE OAK	V	PRESERVE
81	24"	LIVE OAK	V	PRESERVE
82	12"	LIVE OAK	V	PRESERVE
83	20"	LIVE OAK	V	PRESERVE
84	20"	LIVE OAK	V	PRESERVE
85	15"	LIVE OAK	V	PRESERVE
86	16"	LIVE OAK	V	PRESERVE
87	12"	LIVE OAK	V	PRESERVE
88	25"	LIVE OAK	V	PRESERVE
89	18"	LIVE OAK	V	PRESERVE
90	34"	LIVE OAK	V	PRESERVE
91	24"	LIVE OAK	V	PRESERVE
92	20"	LIVE OAK	V	PRESERVE
93	48"	LIVE OAK	V	PRESERVE
94	35"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
95	18"	LIVE OAK	V	PRESERVE
96	16"	LIVE OAK	V	PRESERVE
97	16"	LIVE OAK	V	PRESERVE
98	22"	LIVE OAK	V	PRESERVE
99	12"	LIVE OAK	V	PRESERVE
100	10"	LIVE OAK	V	PRESERVE
101	23"	LIVE OAK	V	PRESERVE
102	18"	LIVE OAK	V	PRESERVE
103	24"	LIVE OAK	V	PRESERVE
104	14"	LIVE OAK	V	PRESERVE
105	22"	LIVE OAK	V	PRESERVE
106	16"	LIVE OAK	V	PRESERVE
107	32"	LIVE OAK	V	PRESERVE
108	16"	LIVE OAK	V	PRESERVE
109	10"	LIVE OAK	V	PRESERVE
110	22"	LIVE OAK	V	PRESERVE
111	10"	LIVE OAK	V	PRESERVE
112	14"	LIVE OAK	V	PRESERVE
113	10"	LIVE OAK	V	PRESERVE
114	10"	LIVE OAK	V	PRESERVE
115	10"	LIVE OAK	V	PRESERVE
116	11"	LIVE OAK	V	PRESERVE
117	15"	LIVE OAK	V	PRESERVE
118	20"	LIVE OAK	V	PRESERVE
119	21"	LIVE OAK	V	PRESERVE
120	20"	LIVE OAK	V	PRESERVE
121	32"	LIVE OAK	V	PRESERVE
122	20"	LIVE OAK	V	PRESERVE
123	42"	LIVE OAK	V	PRESERVE
124	22"	LIVE OAK	V	PRESERVE
125	17"	LIVE OAK	V	PRESERVE
126	18"	LIVE OAK	V	PRESERVE
127	30"	LIVE OAK	V	PRESERVE
128	30"	LIVE OAK	V	PRESERVE
129	44"	LIVE OAK	V	PRESERVE
130	12"	LIVE OAK	V	PRESERVE
131	14"	LIVE OAK	V	PRESERVE
132	21"	LIVE OAK	V	PRESERVE
133	22"	LIVE OAK	V	PRESERVE
134	12"	LIVE OAK	V	PRESERVE
135	16"	LIVE OAK	V	PRESERVE
136	18"	PALM	V	PRESERVE
137	10"	LIVE OAK	V	PRESERVE
138	11"	LIVE OAK	V	PRESERVE
139	15"	LIVE OAK	V	PRESERVE
140	15"	LIVE OAK	V	PRESERVE
141	30"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
142	15"	LIVE OAK	V	PRESERVE
143	11"	LIVE OAK	V	PRESERVE
144	44"	LIVE OAK	V	PRESERVE
145	20"	LIVE OAK	V	PRESERVE
146	15"	LIVE OAK	V	PRESERVE
147	30"	LIVE OAK	V	PRESERVE
148	18"	PINE	V	PRESERVE
149	31"	LIVE OAK	V	PRESERVE
150	16"	LIVE OAK	V	PRESERVE
151	12"	LIVE OAK	V	PRESERVE
152	36"	LIVE OAK	V	PRESERVE
153	12"	LIVE OAK	V	PRESERVE
154	54"	LIVE OAK	V	PRESERVE
155	38"	LIVE OAK	V	PRESERVE
156	40"	LIVE OAK	V	PRESERVE
157	35"	LIVE OAK	V	PRESERVE
158	22"	LIVE OAK	V	PRESERVE
159	15"	LIVE OAK	V	PRESERVE
160	24"	LIVE OAK	V	PRESERVE
161	17"	LIVE OAK	V	PRESERVE
162	35"	LIVE OAK	V	PRESERVE
163	48"	LIVE OAK	V	PRESERVE
164	17"	LIVE OAK	V	PRESERVE
165	15"	LIVE OAK	V	PRESERVE
166	15"	LIVE OAK	V	PRESERVE
167	18"	LIVE OAK	V	PRESERVE
168	15"	LIVE OAK	V	PRESERVE
169	48"	LIVE OAK	V	PRESERVE
170	10"	LIVE OAK	V	PRESERVE
171	15"	LIVE OAK	V	PRESERVE
172	38"	LIVE OAK	V	PRESERVE
173	26"	LIVE OAK	V	PRESERVE
174	13"	LIVE OAK	V	PRESERVE
175	13"	LIVE OAK	V	PRESERVE
176	18"	LIVE OAK	V	PRESERVE
177	18"	LIVE OAK	V	PRESERVE
178	10"	LIVE OAK	V	PRESERVE
179	29"	LIVE OAK	V	PRESERVE
180	35"	LIVE OAK	V	PRESERVE
181	24"	LIVE OAK	V	PRESERVE
182	17"	PINE	V	PRESERVE
183	10"	PINE	V	PRESERVE
184	56"	LIVE OAK	V	PRESERVE
185	14"	LIVE OAK	V	PRESERVE
186	30"	PINE	V	PRESERVE
187	17"	PINE	V	PRESERVE
188	18"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
189	24"	LIVE OAK	V	PRESERVE
190	36"	LIVE OAK	V	PRESERVE
191	15"	LIVE OAK	V	PRESERVE
192	18"	LIVE OAK	V	PRESERVE
193	44"	LIVE OAK	V	PRESERVE
194	14"	LIVE OAK	V	PRESERVE
195	14"	LIVE OAK	V	PRESERVE
196	17"	LIVE OAK	V	PRESERVE
197	20"	LIVE OAK	V	PRESERVE
198	11"	WATER OAK	V	PRESERVE
199	26"	LIVE OAK	V	PRESERVE
200	18"	LIVE OAK	V	PRESERVE
201	27"	LIVE OAK	V	PRESERVE
202	10"	LIVE OAK	V	PRESERVE
203	17"	LIVE OAK	V	REMOVE
204	29"	PINE	V	PRESERVE
205	28"	LIVE OAK	V	REMOVE
206	19"	LIVE OAK	V	REMOVE
207	10"	LIVE OAK	V	REMOVE
208	16"	LIVE OAK	V	PRESERVE
209	21"	LIVE OAK	V	PRESERVE
210	22"	LIVE OAK	V	PRESERVE
211	28"	LIVE OAK	V	PRESERVE
212	18"	LIVE OAK	V	PRESERVE
213	14"	LIVE OAK	V	PRESERVE
214	20"	LIVE OAK	V	PRESERVE
215	24"	LIVE OAK	V	PRESERVE
216	23"	LIVE OAK	V	PRESERVE
217	24"	LIVE OAK	V	PRESERVE
218	25"	LIVE OAK	V	PRESERVE
219	11"	LIVE OAK	V	PRESERVE
220	46"	LIVE OAK	V	PRESERVE
221	11"	LIVE OAK	V	PRESERVE
222	20"	LIVE OAK	V	PRESERVE
223	25"	LIVE OAK	V	PRESERVE
224	18"	LIVE OAK	V	PRESERVE
225	15"	LIVE OAK	V	PRESERVE
226	20"	LIVE OAK	V	PRESERVE
227	15"	LIVE OAK	V	PRESERVE
228	10"	LIVE OAK	V	PRESERVE
229	15"	LIVE OAK	V	PRESERVE
230	10"	LIVE OAK	V	PRESERVE
231	23"	LIVE OAK	V	PRESERVE
232	15"	LIVE OAK	V	PRESERVE
233	27"	LIVE OAK	V	PRESERVE
234	12"	LIVE OAK	V	PRESERVE
235	16"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/NV	Preserve/Remove
236	22"	LIVE OAK	V	PRESERVE
237	38"	LIVE OAK	V	PRESERVE
238	10"	LIVE OAK	V	PRESERVE
239	17"	LIVE OAK	V	PRESERVE
240	14"	LIVE OAK	V	PRESERVE
241	20"	LIVE OAK	V	PRESERVE
242	30"	LIVE OAK	V	PRESERVE
243	12"	LIVE OAK	V	PRESERVE
244	18"	LIVE OAK	V	PRESERVE
245	10"	LIVE OAK	V	PRESERVE
246	10"	LIVE OAK	V	PRESERVE
247	14"	LIVE OAK	V	PRESERVE
248	25"	LIVE OAK	V	PRESERVE
249	15"	LIVE OAK	V	PRESERVE
250	36"	LIVE OAK	V	PRESERVE
251	14"	LIVE OAK	V	PRESERVE
252	30"	LIVE OAK	V	PRESERVE
253	17"	LIVE OAK	V	PRESERVE
254	28"	LIVE OAK	V	PRESERVE
255	15"	LIVE OAK	V	PRESERVE
256	32"	LIVE OAK	V	PRESERVE
257	29"	LIVE OAK	V	PRESERVE
258	24"	LIVE OAK	V	PRESERVE
259	17"	LIVE OAK	V	PRESERVE
260	48"	LIVE OAK	V	PRESERVE
261	18"	LIVE OAK	V	PRESERVE
262	20"	LIVE OAK	V	PRESERVE
263	14"	LIVE OAK	V	PRESERVE
264	13"	LIVE OAK	V	PRESERVE
265	15"	LIVE OAK	V	PRESERVE
266	28"	PINE	V	PRESERVE
267	14"	LIVE OAK	V	PRESERVE
268	14"	LIVE OAK	V	PRESERVE
269	26"	LIVE OAK	V	PRESERVE
270	24"	LIVE OAK	V	PRESERVE
271	26"	LIVE OAK	V	PRESERVE
272	29"	LIVE OAK	V	PRESERVE
273	12"	CHERRY	V	PRESERVE
274	12"	CHERRY	V	PRESERVE
275	20"	WATER OAK	V	PRESERVE
276	12"	WATER OAK	V	PRESERVE
277	10"	WATER OAK	V	PRESERVE
278	38"	LIVE OAK	V	PRESERVE
279	30"	LIVE OAK	V	PRESERVE
280	12"	LIVE OAK	V	PRESERVE
281	10"	LIVE OAK	V	PRESERVE
282	24"	LIVE OAK	V	PRESERVE
283	16"	LIVE OAK	V	PRESERVE
284	11"	LIVE OAK	V	PRESERVE
285	13"	LIVE OAK	V	PRESERVE
286	14"	LIVE OAK	V	PRESERVE
287	11"	LIVE OAK	V	PRESERVE
288	11"	LIVE OAK	V	PRESERVE
289	17"	LIVE OAK	V	PRESERVE

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HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 03-17-25
DRN. BY JRT
CHKD. BY SHS

SHEET 2 OF 2

TR-2

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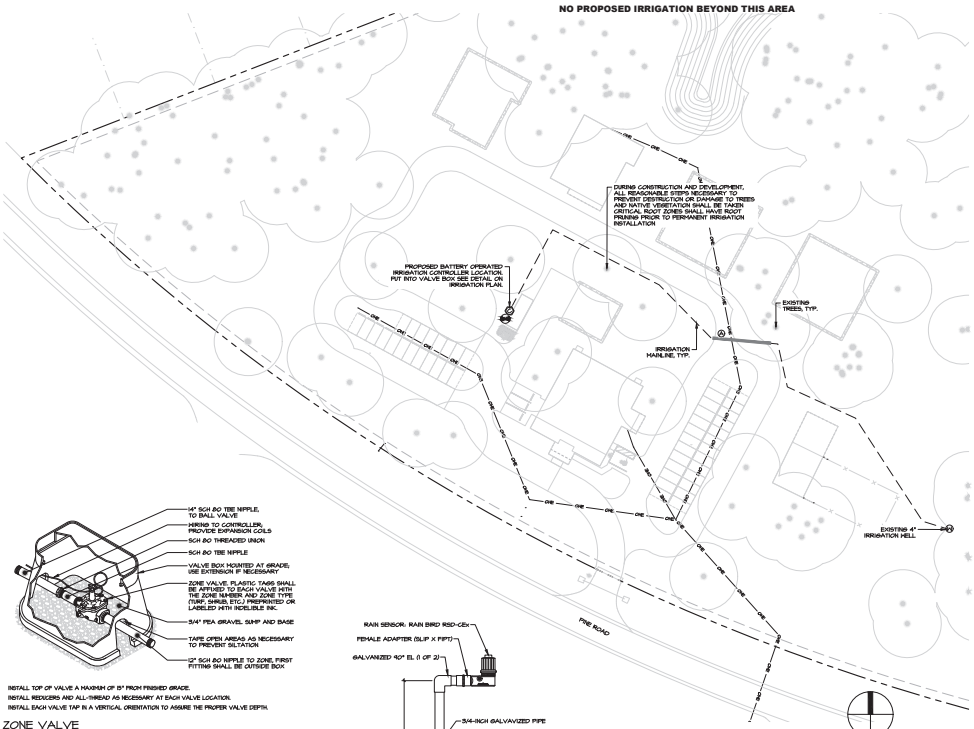


IRRIGATION SLEEVING LEGEND
⊙ = (1) 4"
(1) 2"

NOTE:
The anticipated irrigation demand for this site shall be 31 gallons per week or 15 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.43. - Irrigation system installation.

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.410, except those being installed by property owners on their own single-family residence or owner/occupied duplex.
B. 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. 6.46. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation design professional shall prepare a clear, concise and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be professional and neat in appearance, during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves.
(2) Locations of all remote control valves.
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.
C. Upon completion of the irrigation system, the owner shall also provide to the owner-
(1) Irrigation system scheduling information
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.
D. Water budgets established within the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
E. 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. 6.48. - Irrigation system operation and maintenance.

A. An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices 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. (1.373462 FS Water conservation).
B. All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
C. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified manufacturer's or approved equivalent parts.
D. Any irrigation system, flood sensor, moisture sensor, rain sensor, shutoff 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. 6.44. - Landscape irrigation schedule.

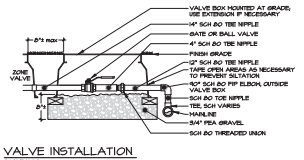
A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 am. and 4:00 p.m.; and
(2) No more than 0.75 inches of 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.
B. When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
(1) Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
(2) No 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.
C. Exemptions. The following are exempt from the schedule in subsections A. and B. above:
(1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
(2) Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
(3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Watering in of chemicals shall not exceed the amount required by the manufacturer, applicable law, or best management practices.
(4) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
(5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-end sprinkler is not considered hand watering.
(6) Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.
(7) 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.
(8) The use of reclaimed 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 sources.

Sec. 6.410. - Licensing and certification.

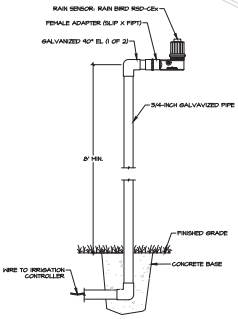
A. Irrigation Professionals.
(1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services in Florida.
(2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
(3) 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, 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.
B. Training.
(1) 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.
(2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

INSTALL TOP OF VALVE A MAXIMUM OF 5" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
SCALE N.T.S.

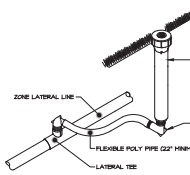


VALVE INSTALLATION
SCALE N.T.S.

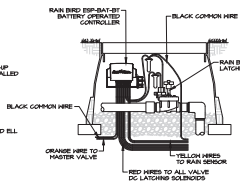


RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.

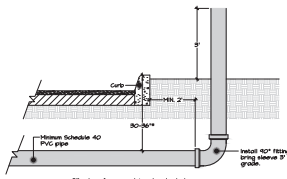
RAIN SENSOR - RSD-CEx
SCALE N.T.S.



SPRAY HEAD INSTALLATION
SCALE. N.T.S.



ESP-BAT-BT BATTERY OPERATED CONTROLLER
SHOWN WITH MULTIPLE VALVES
SCALE N.T.S.



*If edge of pavement is not curbed, sleeve shall be 30-36" below pavement.

IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.

REVISIONS	BY	DATE

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2351 SE 17th Street, Ocala, FL ● 352.351.3500 ● www.MPA-LA.com

HIS HOUSE FOR HERO APARTMENTS
MARION COUNTY, FLORIDA

IRRIGATION PLAN

DATE: 07-08-25
DWN. BY: RAZ
CHKD. BY: SHS

SHEET 1 OF 1

IR-1

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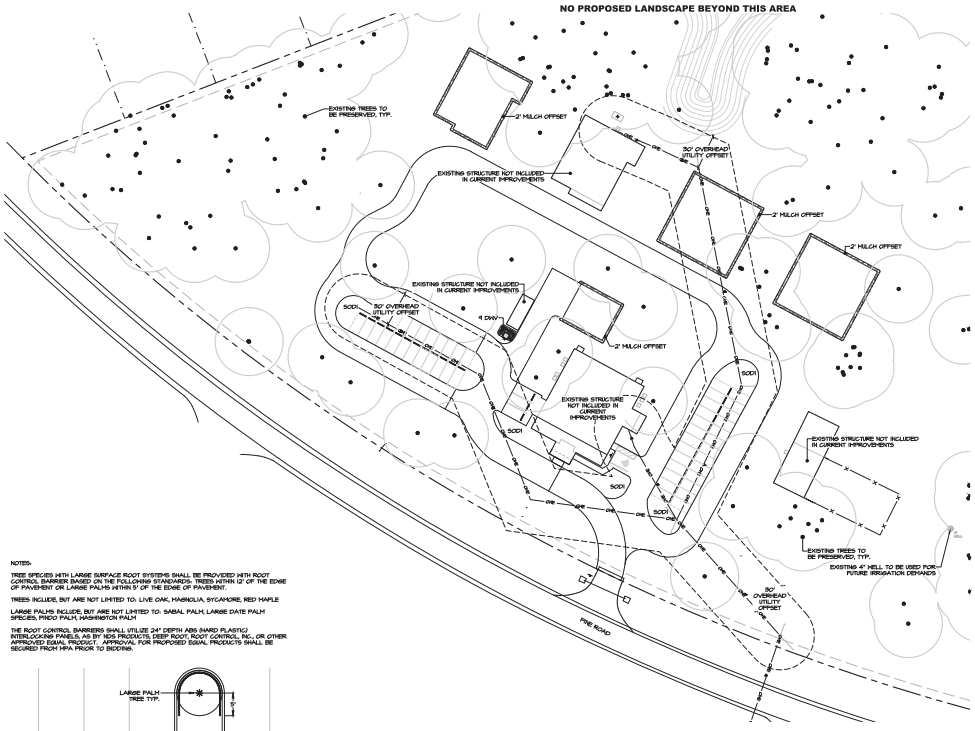


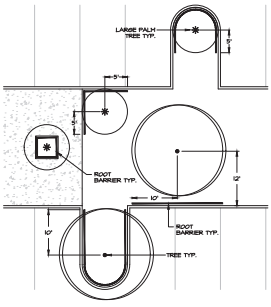
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

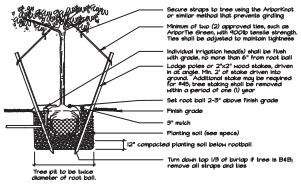
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

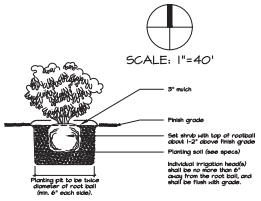
THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL
1" = 10'



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL

LANDSCAPE CALCULATIONS

LAND USE: HIGH RESIDENTIAL

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,080 SF)

LANDSCAPE AREA: 11.14 AC (485,434 SF) (87%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

NO TREE MITIGATION REQUIRED - SEE TREE REMOVAL PLAN

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 12.72 AC (554,080 SF) / 3,000 SF = 185

EXISTING SHADE TREES TO REMAIN: 275
PROPOSED SHADE TREES: 0 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 275

OTHER CALCULATIONS

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 9
NATIVE = 9 (100%)
FL. FRIENDLY* = 9 (100%)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER PROPOSED
EAST BOUNDARY - NO BUFFER PROPOSED
WEST BOUNDARY - NO BUFFER PROPOSED
SOUTH BOUNDARY - NO BUFFER PROPOSED

MARION COUNTY LANDSCAPE REQUIREMENTS:

1. 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 6.8.12 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDRs:
   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, latest adopted version.
   B. 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.
   C. Trees or palms which are staked or braced shall have such staking or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with staking devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Shrubs used for screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.
   A. 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.
   B. Certified maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current BMP certificate of completion.
   C. 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.

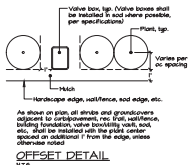
4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other state and local statutes that apply. Irrigation design and plans by others.

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 minimums unless otherwise noted. Every component of spec shall be met.

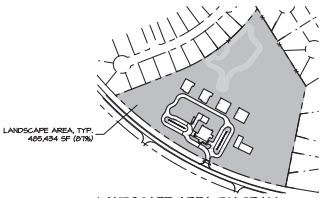
Key	Qty	Plant Name	Size and Spacing	Maintenance
DMV	4	Dwarf Walters Viburnum Viburnum obovatum 'Mrs. Schiller's Delight' - (DMV)	#3, 18"+ ht x 16"+ spr; 3' oc	36" ht x full mass
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	

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.



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center located a minimum of 1' from the edge, unless otherwise noted.

OFFSET DETAIL
N.T.S.



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

DATE	BY	REVISIONS

Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPAA-L.com

HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

LANDSCAPE PLAN

DATE: 07-08-25
DWN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 1

L-1

P:\HIS HOUSE FOR HER\SITE_PLANS\HIS HOUSE FOR HER - LS PRINTS.DWG

TREE CALCULATIONS

Based on site survey data provided by Clymer Farner Barley

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL3846A and Landscape Architect Suzanne Stancil PLA LA6666662 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.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC± (554,060 SF)

EXISTING DBH PREDEVELOPMENT = 6,098" (480" PER ACRE)

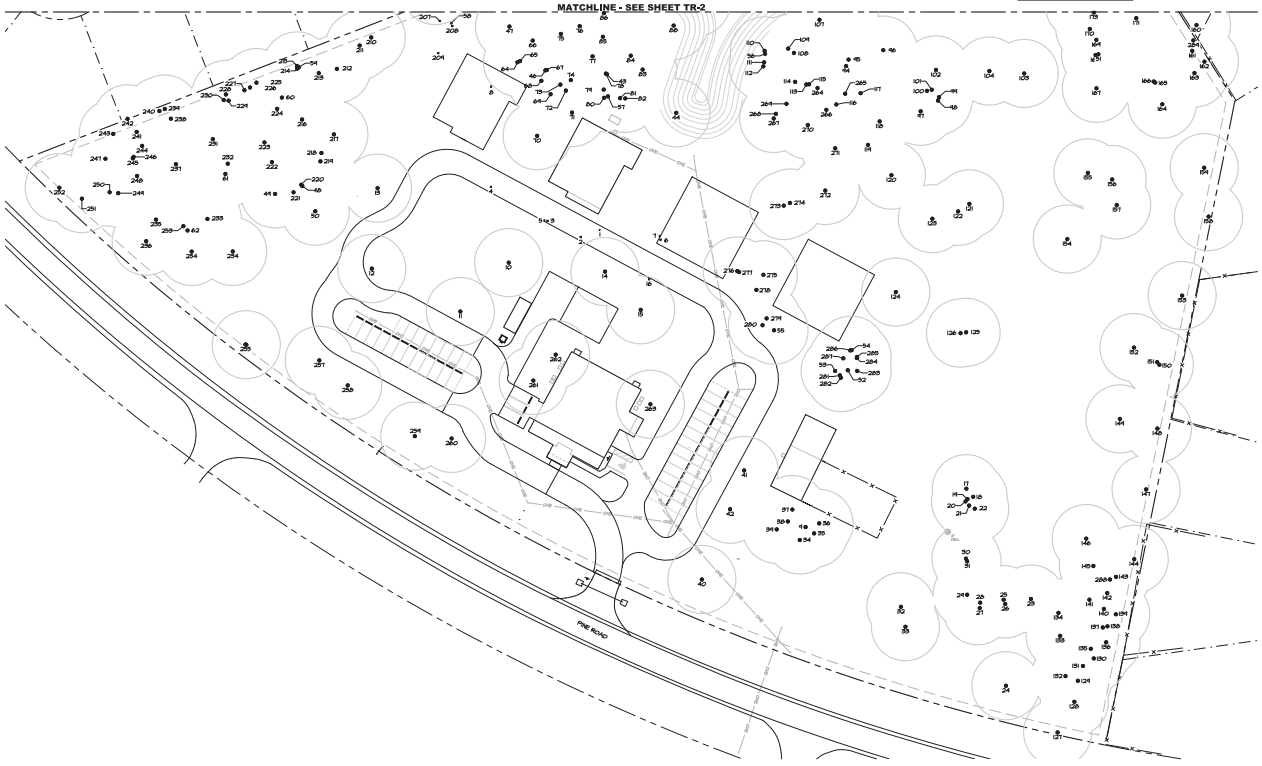
DBH TO BE REMOVED = 273"

DBH TO BE PRESERVED = 5,826" (458" PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF >100" DBH PER ACRE

SEE SHEET TR-2 FOR TREE TABLE

MATCHLINE - SEE SHEET TR-2



SCALE: 1"=40'

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HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

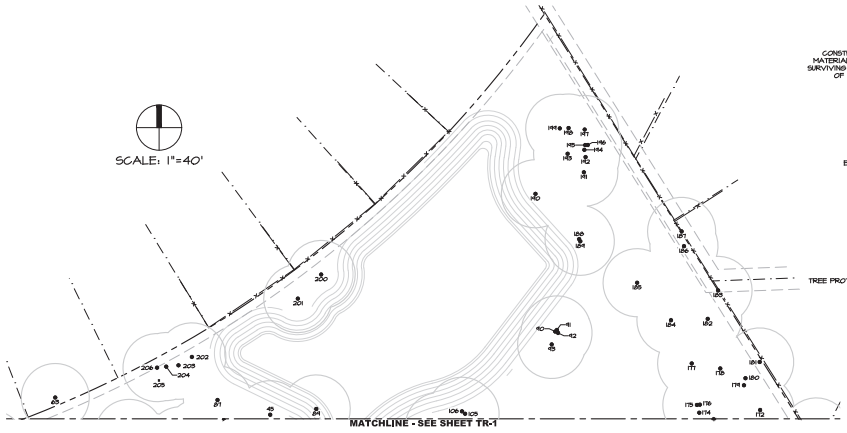
TREE REMOVAL PLAN

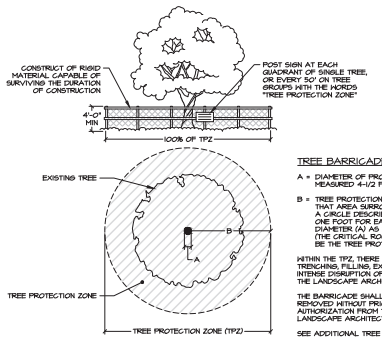
DATE: 07-08-25
DRN. BY: JRT
CHKD. BY: SMS

SHEET 1 OF 2

TR-1

P:\HIS HOUSE FOR HER\DPLANS\HIS HOUSE FOR HER - LS PRINT.DWG





TREE PROTECTION DETAIL

TREE BARRICADE:

A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4-1/2 FEET ABOVE GRADE.

B = TREE PROTECTION ZONE (TPZ) RADIUS. THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER (A) AS DESCRIBED ABOVE. (THE CRITICAL ROOT ZONE [CRZ] SHALL BE THE TREE PROTECTION ZONE.)

WITHIN THE TPZ, THERE SHALL BE NO TRENCHING, FILLING, EXCAVATION OR OTHER INTENSE DISRUPTION OF UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNEE.

THE BARRICADE SHALL NOT BE MOVED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY LANDSCAPE ARCHITECT.

SEE ADDITIONAL TREE PROTECTION NOTES.

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
1	25"	LIVE OAK	V	REMOVE
2	12"	LIVE OAK	V	REMOVE
3	15"	LIVE OAK	V	REMOVE
4	22"	LIVE OAK	V	REMOVE
5	20"	LIVE OAK	V	REMOVE
6	12"	LIVE OAK	V	REMOVE
7	11"	LIVE OAK	V	REMOVE
8	24"	LIVE OAK	V	REMOVE
9	24"	LIVE OAK	V	PRESERVE
10	38"	LIVE OAK	V	PRESERVE
11	44"	LIVE OAK	V	PRESERVE
12	36"	LIVE OAK	V	PRESERVE
13	38"	LIVE OAK	V	PRESERVE
14	18"	LIVE OAK	V	PRESERVE
15	12"	LIVE OAK	V	PRESERVE
16	42"	LIVE OAK	V	REMOVE
17	22"	LIVE OAK	V	PRESERVE
18	20"	LIVE OAK	V	PRESERVE
19	12"	LIVE OAK	V	PRESERVE
20	24"	LIVE OAK	V	PRESERVE
21	12"	LIVE OAK	V	PRESERVE
22	15"	LIVE OAK	V	PRESERVE
23	30"	LIVE OAK	V	PRESERVE
24	20"	PINE	V	PRESERVE
25	13"	LIVE OAK	V	PRESERVE
26	12"	LIVE OAK	V	PRESERVE
27	11"	LIVE OAK	V	PRESERVE
28	20"	LIVE OAK	V	PRESERVE
29	24"	LIVE OAK	V	PRESERVE
30	12"	LIVE OAK	V	PRESERVE
31	24"	LIVE OAK	V	PRESERVE
32	22"	CHERRY	V	PRESERVE
33	22"	LIVE OAK	V	PRESERVE
34	12"	LIVE OAK	V	PRESERVE
35	12"	LIVE OAK	V	PRESERVE
36	10"	LIVE OAK	V	PRESERVE
37	15"	LIVE OAK	V	PRESERVE
38	26"	PINE	V	PRESERVE
39	15"	LIVE OAK	V	PRESERVE
40	24"	LIVE OAK	V	PRESERVE
41	30"	LIVE OAK	V	PRESERVE
42	20"	LIVE OAK	V	PRESERVE
43	13"	LIVE OAK	V	PRESERVE
44	13"	LIVE OAK	V	PRESERVE
45	13"	LIVE OAK	V	PRESERVE
46	24"	LIVE OAK	V	PRESERVE
47	24"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
48	36"	LIVE OAK	V	PRESERVE
49	36"	LIVE OAK	V	PRESERVE
50	36"	LIVE OAK	V	PRESERVE
51	21"	LIVE OAK	V	PRESERVE
52	10"	LIVE OAK	V	PRESERVE
53	14"	LIVE OAK	V	PRESERVE
54	12"	LIVE OAK	V	PRESERVE
55	34"	LIVE OAK	V	PRESERVE
56	10"	LIVE OAK	V	PRESERVE
57	13"	LIVE OAK	V	PRESERVE
58	12"	LIVE OAK	V	REMOVE
59	16"	LIVE OAK	V	PRESERVE
60	12"	LIVE OAK	V	PRESERVE
61	14"	PINE	V	PRESERVE
62	12"	LIVE OAK	V	PRESERVE
63	13"	LIVE OAK	V	PRESERVE
64	12"	LIVE OAK	V	PRESERVE
65	24"	LIVE OAK	V	PRESERVE
66	15"	LIVE OAK	V	PRESERVE
67	28"	LIVE OAK	V	PRESERVE
68	20"	LIVE OAK	V	PRESERVE
69	10"	LIVE OAK	V	PRESERVE
70	24"	LIVE OAK	V	PRESERVE
71	28"	LIVE OAK	V	PRESERVE
72	10"	LIVE OAK	V	PRESERVE
73	15"	LIVE OAK	V	PRESERVE
74	16"	LIVE OAK	V	PRESERVE
75	28"	LIVE OAK	V	PRESERVE
76	22"	LIVE OAK	V	PRESERVE
77	21"	PINE	V	PRESERVE
78	18"	LIVE OAK	V	PRESERVE
79	14"	LIVE OAK	V	PRESERVE
80	13"	LIVE OAK	V	PRESERVE
81	24"	LIVE OAK	V	PRESERVE
82	12"	LIVE OAK	V	PRESERVE
83	20"	LIVE OAK	V	PRESERVE
84	20"	LIVE OAK	V	PRESERVE
85	15"	LIVE OAK	V	PRESERVE
86	16"	LIVE OAK	V	PRESERVE
87	12"	LIVE OAK	V	PRESERVE
88	25"	LIVE OAK	V	PRESERVE
89	18"	LIVE OAK	V	PRESERVE
90	34"	LIVE OAK	V	PRESERVE
91	24"	LIVE OAK	V	PRESERVE
92	20"	LIVE OAK	V	PRESERVE
93	48"	LIVE OAK	V	PRESERVE
94	35"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
95	18"	LIVE OAK	V	PRESERVE
96	16"	LIVE OAK	V	PRESERVE
97	18"	LIVE OAK	V	PRESERVE
98	22"	LIVE OAK	V	PRESERVE
99	12"	LIVE OAK	V	PRESERVE
100	10"	LIVE OAK	V	PRESERVE
101	28"	LIVE OAK	V	PRESERVE
102	18"	LIVE OAK	V	PRESERVE
103	24"	LIVE OAK	V	PRESERVE
104	14"	LIVE OAK	V	PRESERVE
105	22"	LIVE OAK	V	PRESERVE
106	16"	LIVE OAK	V	PRESERVE
107	32"	LIVE OAK	V	PRESERVE
108	16"	LIVE OAK	V	PRESERVE
109	10"	LIVE OAK	V	PRESERVE
110	22"	LIVE OAK	V	PRESERVE
111	10"	LIVE OAK	V	PRESERVE
112	14"	LIVE OAK	V	PRESERVE
113	10"	LIVE OAK	V	PRESERVE
114	10"	LIVE OAK	V	PRESERVE
115	10"	LIVE OAK	V	PRESERVE
116	11"	LIVE OAK	V	PRESERVE
117	15"	LIVE OAK	V	PRESERVE
118	20"	LIVE OAK	V	PRESERVE
119	21"	LIVE OAK	V	PRESERVE
120	20"	LIVE OAK	V	PRESERVE
121	32"	LIVE OAK	V	PRESERVE
122	20"	LIVE OAK	V	PRESERVE
123	42"	LIVE OAK	V	PRESERVE
124	22"	LIVE OAK	V	PRESERVE
125	17"	LIVE OAK	V	PRESERVE
126	18"	LIVE OAK	V	PRESERVE
127	30"	LIVE OAK	V	PRESERVE
128	30"	LIVE OAK	V	PRESERVE
129	44"	LIVE OAK	V	PRESERVE
130	12"	LIVE OAK	V	PRESERVE
131	14"	LIVE OAK	V	PRESERVE
132	21"	LIVE OAK	V	PRESERVE
133	22"	LIVE OAK	V	PRESERVE
134	12"	LIVE OAK	V	PRESERVE
135	16"	LIVE OAK	V	PRESERVE
136	18"	PALM	V	PRESERVE
137	10"	LIVE OAK	V	PRESERVE
138	11"	LIVE OAK	V	PRESERVE
139	15"	LIVE OAK	V	PRESERVE
140	15"	LIVE OAK	V	PRESERVE
141	30"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
142	15"	LIVE OAK	V	PRESERVE
143	11"	LIVE OAK	V	PRESERVE
144	44"	LIVE OAK	V	PRESERVE
145	20"	LIVE OAK	V	PRESERVE
146	15"	LIVE OAK	V	PRESERVE
147	30"	LIVE OAK	V	PRESERVE
148	18"	PINE	V	PRESERVE
149	31"	LIVE OAK	V	PRESERVE
150	16"	LIVE OAK	V	PRESERVE
151	12"	LIVE OAK	V	PRESERVE
152	36"	LIVE OAK	V	PRESERVE
153	12"	LIVE OAK	V	PRESERVE
154	54"	LIVE OAK	V	PRESERVE
155	38"	LIVE OAK	V	PRESERVE
156	40"	LIVE OAK	V	PRESERVE
157	35"	LIVE OAK	V	PRESERVE
158	22"	LIVE OAK	V	PRESERVE
159	15"	LIVE OAK	V	PRESERVE
160	24"	LIVE OAK	V	PRESERVE
161	17"	LIVE OAK	V	PRESERVE
162	35"	LIVE OAK	V	PRESERVE
163	48"	LIVE OAK	V	PRESERVE
164	17"	LIVE OAK	V	PRESERVE
165	15"	LIVE OAK	V	PRESERVE
166	15"	LIVE OAK	V	PRESERVE
167	18"	LIVE OAK	V	PRESERVE
168	15"	LIVE OAK	V	PRESERVE
169	48"	LIVE OAK	V	PRESERVE
170	10"	LIVE OAK	V	PRESERVE
171	15"	LIVE OAK	V	PRESERVE
172	38"	LIVE OAK	V	PRESERVE
173	26"	LIVE OAK	V	PRESERVE
174	13"	LIVE OAK	V	PRESERVE
175	13"	LIVE OAK	V	PRESERVE
176	18"	LIVE OAK	V	PRESERVE
177	18"	LIVE OAK	V	PRESERVE
178	10"	LIVE OAK	V	PRESERVE
179	29"	LIVE OAK	V	PRESERVE
180	35"	LIVE OAK	V	PRESERVE
181	24"	LIVE OAK	V	PRESERVE
182	17"	PINE	V	PRESERVE
183	10"	PINE	V	PRESERVE
184	56"	LIVE OAK	V	PRESERVE
185	14"	LIVE OAK	V	PRESERVE
186	30"	PINE	V	PRESERVE
187	17"	PINE	V	PRESERVE
188	18"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
189	24"	LIVE OAK	V	PRESERVE
190	36"	LIVE OAK	V	PRESERVE
191	15"	LIVE OAK	V	PRESERVE
192	18"	LIVE OAK	V	PRESERVE
193	44"	LIVE OAK	V	PRESERVE
194	14"	LIVE OAK	V	PRESERVE
195	14"	LIVE OAK	V	PRESERVE
196	17"	LIVE OAK	V	PRESERVE
197	20"	LIVE OAK	V	PRESERVE
198	10"	LIVE OAK	V	PRESERVE
199	17"	LIVE OAK	V	PRESERVE
200	11"	WATER OAK	V	PRESERVE
201	26"	LIVE OAK	V	PRESERVE
202	18"	LIVE OAK	V	PRESERVE
203	27"	LIVE OAK	V	PRESERVE
204	10"	LIVE OAK	V	PRESERVE
205	17"	LIVE OAK	V	REMOVE
206	23"	PINE	V	PRESERVE
207	28"	LIVE OAK	V	REMOVE
208	19"	LIVE OAK	V	REMOVE
209	10"	LIVE OAK	V	REMOVE
210	16"	LIVE OAK	V	PRESERVE
211	21"	LIVE OAK	V	PRESERVE
212	22"	LIVE OAK	V	PRESERVE
213	28"	LIVE OAK	V	PRESERVE
214	18"	LIVE OAK	V	PRESERVE
215	14"	LIVE OAK	V	PRESERVE
216	20"	LIVE OAK	V	PRESERVE
217	24"	LIVE OAK	V	PRESERVE
218	23"	LIVE OAK	V	PRESERVE
219	24"	LIVE OAK	V	PRESERVE
220	46"	LIVE OAK	V	PRESERVE
221	11"	LIVE OAK	V	PRESERVE
222	20"	LIVE OAK	V	PRESERVE
223	25"	LIVE OAK	V	PRESERVE
224	18"	LIVE OAK	V	PRESERVE
225	13"	LIVE OAK	V	PRESERVE
226	20"	LIVE OAK	V	PRESERVE
227	15"	LIVE OAK	V	PRESERVE
228	10"	LIVE OAK	V	PRESERVE
229	15"	LIVE OAK	V	PRESERVE
230	10"	LIVE OAK	V	PRESERVE
231	23"	LIVE OAK	V	PRESERVE
232	15"	LIVE OAK	V	PRESERVE
233	27"	LIVE OAK	V	PRESERVE
234	12"	LIVE OAK	V	PRESERVE
235	16"	LIVE OAK	V	PRESERVE

Tree Number	Size- Inches	Tree Type	V/N	Preserve/Remove
236	22"	LIVE OAK	V	PRESERVE
237	38"	LIVE OAK	V	PRESERVE
238	10"	LIVE OAK	V	PRESERVE
239	17"	LIVE OAK	V	PRESERVE
240	14"	LIVE OAK	V	PRESERVE
241	20"	LIVE OAK	V	PRESERVE
242	30"	LIVE OAK	V	PRESERVE
243	12"	LIVE OAK	V	PRESERVE
244	18"	LIVE OAK	V	PRESERVE
245	10"	LIVE OAK	V	PRESERVE
246	10"	LIVE OAK	V	PRESERVE
247	14"	LIVE OAK	V	PRESERVE
248	25"	LIVE OAK	V	PRESERVE
249	15"	LIVE OAK	V	PRESERVE
250	36"	LIVE OAK	V	PRESERVE
251	14"	LIVE OAK	V	PRESERVE
252	30"	LIVE OAK	V	PRESERVE
253	17"	LIVE OAK	V	PRESERVE
254	28"	LIVE OAK	V	PRESERVE
255	15"	LIVE OAK	V	PRESERVE
256	32"	LIVE OAK	V	PRESERVE
257	29"	LIVE OAK	V	PRESERVE
258	24"	LIVE OAK	V	PRESERVE
259	17"	LIVE OAK	V	PRESERVE
260	48"	LIVE OAK	V	PRESERVE
261	18"	LIVE OAK	V	PRESERVE
262	20"	LIVE OAK	V	PRESERVE
263	14"	LIVE OAK	V	PRESERVE
264	13"	LIVE OAK	V	PRESERVE
265	15"	LIVE OAK	V	PRESERVE
266	28"	PINE	V	PRESERVE
267	14"	LIVE OAK	V	PRESERVE
268	14"	LIVE OAK	V	PRESERVE
269	26"	LIVE OAK	V	PRESERVE
270	24"	LIVE OAK	V	PRESERVE
271	26"	LIVE OAK	V	PRESERVE
272	29"	LIVE OAK	V	PRESERVE
273	12"	CHERRY	V	PRESERVE
274	12"	CHERRY	V	PRESERVE
275	20"	WATER OAK	V	PRESERVE
276	12"	WATER OAK	V	PRESERVE
277	10"	WATER OAK	V	PRESERVE
278	38"	LIVE OAK	V	PRESERVE
279	30"	LIVE OAK	V	PRESERVE
280	12"	LIVE OAK	V	PRESERVE
281	10"	LIVE OAK	V	PRESERVE
282	24"	LIVE OAK	V	PRESERVE
283	16"	LIVE OAK	V	PRESERVE
284	11"	LIVE OAK	V	PRESERVE
285	13"	LIVE OAK	V	PRESERVE
286	14"	LIVE OAK	V	PRESERVE
287	11"	LIVE OAK	V	PRESERVE
288	11"	LIVE OAK	V	PRESERVE
289	17"	LIVE OAK	V	PRESERVE

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HIS HOUSE FOR HER APARTMENTS
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 07-08-25
DRN. BY JRT
CHKD. BY SHS

SHEET 2 OF 2

TR-2

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Marion County

Development Review Committee

Agenda Item

File No.: 2025-20617 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.7.

SUBJECT:
McGinnis Builders Office and Warehouse - Waiver Request to Major Site Plan in Review
Project #2025070053 #33082 Parcel #41503-001-00
Moorhead Engineering Co.

LDC 6.8.6 K(2) & (4) - Buffers
CODE states: K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.
APPLICANT request - One of the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would a wall would block the natural flow of water.

LDC 6.13.8(7) - Minimum Pipe Size
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meet all county flow requirements.

LDC 6.12.12 - Sidewalks
CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward

the construction of sidewalks throughout the County based on priorities established by the Board. APPLICANT requests to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. The owner requests to pay the required $4000.00 fee prior to the final inspection of the project.

LDC 6.4.3 (H) - Topographic survey

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data.

APPLICANT requests to waive the requirement to extend the topographic survey 100 feet beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100-foot limit. We used county topographic information to establish the watershed boundaries.

August 21, 2025

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

2 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.

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: 7/31/25-add waivers if requested in future

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: INFO
REMARKS: Parcel is outside of connection distance. If Marion County Utilities remains listed on the cover page, please add a note under our title stating: “Within the Marion County Utility Service Area – No water or sewer connections available.” MCU’s phone number is (352) 307-6000.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout
STATUS OF REVIEW: INFO
REMARKS: Parcels 41503-001-00 and 41503-002-00 are both shown on Utility Plan. If work is commencing on both parcels, include both on revised application and coaver page.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU water infrastructure is over 7,900 feet away.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU

waste water infrastructure is over 11,200 feet away.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: C004 - Proposed 4" well located on East side of parcel.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: C004 - Proposed septic tank and drain field shown on plans.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities will not serve this parcel. Please defer to Marion County Fire Rescue for all fire protection requirements.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 8/5/2025 – No fee assessed for this review. Parcel is outside of connection distance.

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well must be at least 100' from any portion of the septic system.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Please contact the Department of Health in Marion County to ensure the construction permit for the limited use water system is approved.
You will require a septic permit through the Department of Environmental Protection before you can begin building.

16 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: INFO
REMARKS: There appears to be a chain link fence crossing the access to the South side of the Warehouse. Please note that there will be a gate installed for access.
The minimum gate size shall be no less than 20' in length. Also if it is to be an automated gate then it shall be siren activated.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: INFO
REMARKS:

18 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: Defer to MCU

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Will there be signs?

20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Will there be any outside storage? Dumpsters/trash need to be properly screened.

21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Sarah Wells
Sarah.Wells@marionfl.org
352-438-2626

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Update data block with all offsite areas.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please submit a USGS Quadrangle Map and FEMA FIRM or Firmette Map with the site indicated.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Property is owned by PARO INVESTMENTS INC. Timothy McGinnis is not listed as an authorized representative of PARO INVESTMENTS INC.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: (1) Please update DRA cross section to include estimated seasonal high-water elevation, maintenance berm width, 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."

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please provide pre and post development drainage maps to depict the onsite and offsite drainage areas considered in the design. Per Marion County's Watershed Management Plan there is a relatively large area (~13.5 acres) draining to the SW corner of this site from the east and south. (2) The property has a flood prone area in the SW corner. When flood prone areas are impacted with proposed development, the site must use 11.5" of rainfall depth to analyze site and impacts to the flood prone area. This is because 11.5" of rainfall was used to develop the flood prone areas and allows for an apples-to-apples comparison of the design results. (3) Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized as impervious with CN = 98 minimum. (4) There is a County owned DRA in close proximity to the proposed DRA (Parcel 41503+000-00). Please provide a perc ring exhibit or perimeter modification calculations for the proposed DRA to demonstrate that the impact of the existing DRA is considered in the recovery analysis. (5) Proposed site grading will impact the flood prone area in the SW corner of this project. Please provide calculations demonstrating that the volume remaining after grading activity will allow for the property to the south to continue to drain to the site and that the water surface elevation of that flood prone area is not increased as a result of the onsite grading and stormwater design.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria
STATUS OF REVIEW: NO
REMARKS: Minimum finished floor elevation is required to be a minimum of one foot higher than the one

percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: Please indicate the proposed DRA bottom stabilization method on the DRA cross section.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, use the duration equal to the Tc when determining the intensity to use. It looks to be about 8.3 in/hr for the 25-year storm using a Tc of 10 minutes.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Update tailwater per comment responses to "6.13.2.B(4) - Hydrologic Analysis". (2) Update pipe sizes per comment response to "6.13.8.B(7) - Minimum Pipe Size". (3) Include yard drain piping in hydraulic analysis.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance system and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures
STATUS OF REVIEW: NO
REMARKS: Please clarify what type of structure will be placed for Structure J1.

40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
STATUS OF REVIEW: NO
REMARKS: Update labels based on other comments.

41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: NO
REMARKS: (1) The SW corner of this property will have several feet of fill. Please add contours to the grading plan to clarify how the top of bank in the DRA will be tied back to existing grade on the subject site in this area. (2) Add flow arrows to the grading plan.

42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control
STATUS OF REVIEW: NO
REMARKS: (1) Please indicate the location of the construction entrance on the erosion control plan. (2) Please include erosion control BMPs in the ROW of CR 484 for the demolition, driveway and culvert construction.

43 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. - If you need an example of what has been provided for other projects please contact the reviewer.

44 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved 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 and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

45 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 8/15/25 - Update traffic statement data: For warehouse LUC 150, Use ITE trip generation data 11th Ed., fitted curve equation for weekday trips: [=1.58(x) + 38.29] and average rate multiplier of 0.18 per 1000 sq. ft. for PM peak HR of adjacent street. For office LUC 712, multiply average rate of 14.39 by 1.8 (1000 sq. ft.) for weekday trips and use a multiplier of 2.16 for PM peak HR of adjacent street.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 8/15/25 - Cross access correct as shown. Public ingress / egress access easement must be recorded prior to final approval and a paving covenant must be recorded for the non-constructed portion.

48 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 8/15/25 - Sidewalks are required along SE HWY 484. Staff supports a DRC waiver for fee in-lieu-of construction. If approved, fee comes out to $4,000.00.

49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 7/31/25-Missing owner/applicant phone number

50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: 7/31/25-Could not locate on cover

51 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: NO
REMARKS: Limited Use Water System Construction permit is required before beginning. You will need to provide construction application, site plan, and proposed water system diagram with equipment specifications to the Department of Health in Marion County. You may submit to Rebecca.Roy@FLHealth.gov
Once constructed the water system will require an operating permit and quarterly sampling.

52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
STATUS OF REVIEW: NO
REMARKS: is there outside storage? if so, please show where it will be and how it will be screened from all surrounding properties and ROWs to at least 8' in height with opaque screening.

53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please submit a true environmental assessment

54 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: Environmental assessment required for greenfield development. Habitat may be on property.

55 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]
STATUS OF REVIEW: NO
REMARKS: Sidewalks not shown

56 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: Need to show buffers adjacent to the agricultural zoned property to the Southeast.

57 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheets C002, C003, C004, C005, C006, and L001 have SE HWY 484 incorrectly labeled as County Road No. 484.

58 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide overlay of Site Plan Sheet C003 on an aerial of site.

59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO

REMARKS: Provide list of all trees to be removed , with species and sizes. Trees over 30" DBH need to show condition assessment

60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Provide calculations showing total pre-development existing tree inches, total inches required for the site (using 100” per acre = 100 x acreage), total tree inches to be removed, total tree inches to be preserved, total replacement tree inches required. Total tree inches of 4" replacement trees; total tree inches of 3.5" replacement trees; total replacement inches.

61 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: Indicate replacement trees in plant schedule

62 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: Provide plant schedule showing species, installation size, spacing, native status.

63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: NO
REMARKS: Proposed landscape does not meet requirements

64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculations showing required percentage is met

65 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Type C buffer required along CR 484 2. Type D buffer (with Wall) required for areas adjacent to A-1 (WRA) 3. Type B buffer required for areas adjacent to residential use (East)

66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. Parking terminus islands require 1 shade tree and sod. 2. A 5' minimum strip of shrubs shall be around the perimeter of the parking area

67 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: Will there be a dumpster? if so, show screening

68 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: Provide plant species and sizes

69 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: NO
REMARKS: Provide tree, shrub and groundcover planting specifications and details

70 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Add note from this section of code

71 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Submit a signed and sealed irrigation plan

72 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? If so, please submit a signed and sealed photometric plan

73 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Landscape plan to be signed and sealed

74 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: Please provide parcel number on cover sheet.

75 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Provide land use and zoning for parcel 41503-000-00

76 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: NO
REMARKS: Provide a date block with information detailing B-5 zoning requirements which includes lot width, area, setbacks, building heights, and floor area ratios.

77 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please indicate buffering on plan.

78 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Please provide an environmental assessment. The area is heavily wooded, and an assessment is warranted.

79 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Owner is showing as Paro Investments on the property Appraiser and SunBiz has no record of a "CAMP 247, LLC" being in existence. Please update Application and coversheet to reflect proper ownership, or in the alternative provide information showing that "CAMP 247, LLC" owns the subject property.
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are

dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

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

33082

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8-28-2025 Parcel Number(s): 41503-001-00 Permit Number: AR 33082

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinnis Builders Office and Warehouse Commercial ☑ Residential ☐
Subdivision Name (if applicable): N/A
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): Tim McGinnis, Manager - Champ 247, LLC
Signature: _____
Mailing Address: 2876 SE 163rd Street Road City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-850-7858
Email address: McGinnisbuildersinc@gmail.com

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

Firm Name (if applicable): Moorhead Engineering Company Contact Name: Doug Iannarelli, P.E.
Mailing Address: 305 SE 1st Ave. City: Ocala
State: FL Zip Code: 34470 Phone #: 352-732-4406
Email address: eplans@meco.us

D. WAIVER INFORMATION:
Section & Title of Code (be specific): LDC 6.8.6 K(2) & (4) - Buffers
Reason/Justification for Request (be specific): One fo the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would block the natural flow of water.

DEVELOPMENT REVIEW USE:
Received By: hand delivered 9/4/25 Date Processed: 9/4/25 kah Project # 2025070053 AR # 33082

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): _____

Revised 6/2021

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) LDC 6.13.8 B(7) - Minimum Pipe Size
Reason/Justification for Request (be specific): We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meets all county flow requirements.

Section & Title of Code (be specific) LDC 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Request to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. Owner requests to pay the required $4000.00 fee prior to the final inspection of the project.

Section & Title of Code (be specific) LDC 6.4.3 (H) - topographic survey
Reason/Justification for Request (be specific): Request to waive the requirement to extend the topographic survey 100' beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100' limit. We used county topographic information to establish the watershed boundaries.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

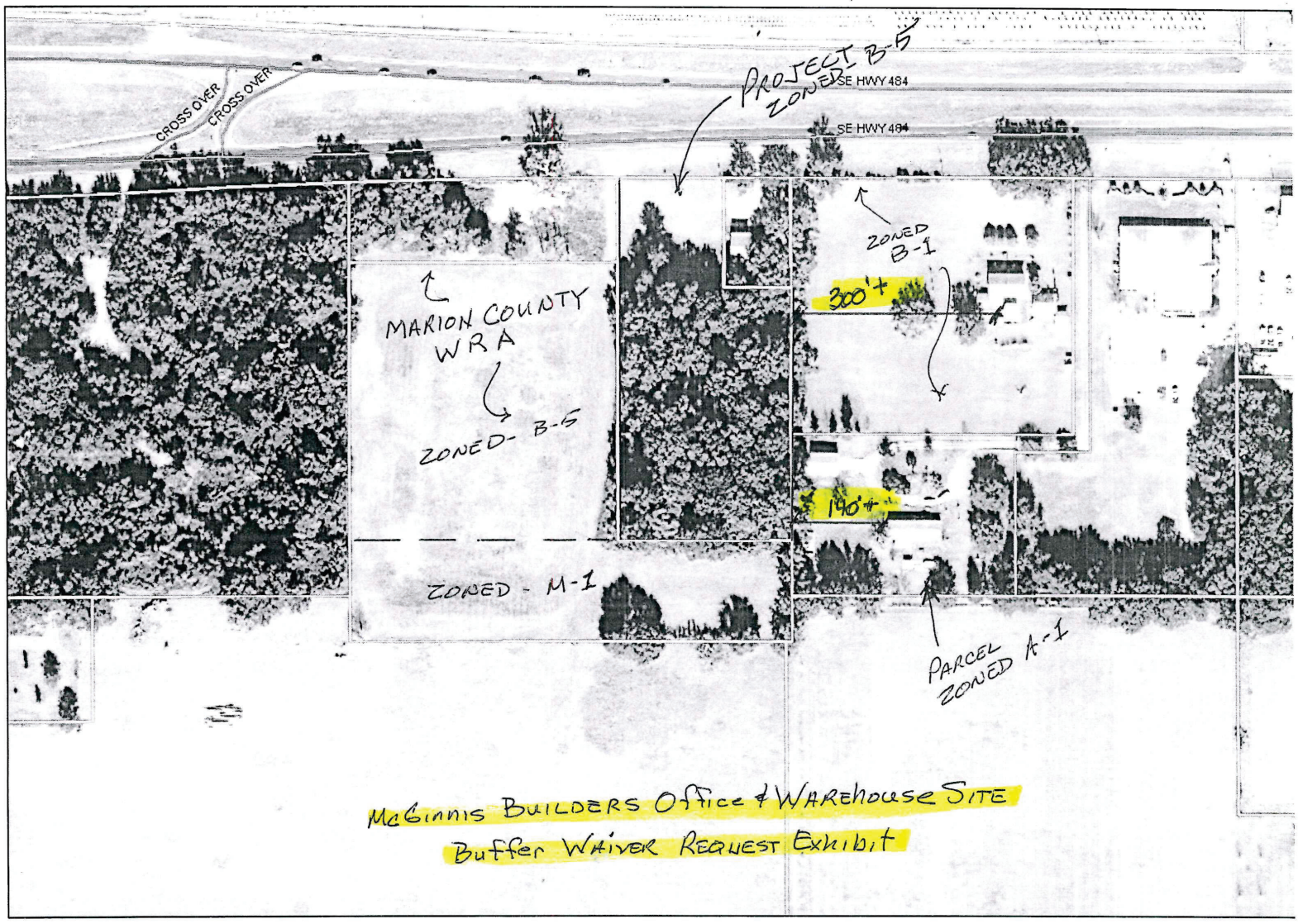
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Revised 6/2021

Marion County Florida - Interactive Map



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

33082

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8-28-2025 Parcel Number(s): 41503-001-00 Permit Number: AR 33082

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinnis Builders Office and Warehouse Commercial ☑ Residential ☐
Subdivision Name (if applicable): N/A
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): Tim McGinnis, Manager - Champ 247, LLC
Signature: _____
Mailing Address: 2876 SE 163rd Street Road City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-850-7858
Email address: McGinnisbuildersinc@gmail.com

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

Firm Name (if applicable): Moorhead Engineering Company Contact Name: Doug Iannarelli, P.E.
Mailing Address: 305 SE 1st Ave. City: Ocala
State: FL Zip Code: 34470 Phone #: 352-732-4406
Email address: eplans@meco.us

D. WAIVER INFORMATION:
Section & Title of Code (be specific): LDC 6.8.6 K(2) & (4) - Buffers
Reason/Justification for Request (be specific): One fo the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would block the natural flow of water.

DEVELOPMENT REVIEW USE:
Received By: hand delivered 9/4/25 Date Processed: 9/4/25 kah Project # 2025070053 AR # 33082

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): _____

Revised 6/2021

Marion County
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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) LDC 6.13.8 B(7) - Minimum Pipe Size
Reason/Justification for Request (be specific): We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meets all county flow requirements.

Section & Title of Code (be specific) LDC 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Request to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. Owner requests to pay the required $4000.00 fee prior to the final inspection of the project.

Section & Title of Code (be specific) LDC 6.4.3 (H) - topographic survey
Reason/Justification for Request (be specific): Request to waive the requirement to extend the topographic survey 100' beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100' limit. We used county topographic information to establish the watershed boundaries.

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):

Revised 6/2021

WAIVERS SECTION:		STATUS	DRC MTG:
WAIVER No.1:	LDC 6.06.02(2)• Buffers. Replace 20' buffer and wall with wall only instead buffer only		
WAIVER No.2:	LDC 6.02.04(Buffers. No planting of buffer materials subject to recording of Covenant for Screening		
WAIVER No.3:	LDC 6.12.02(B)(7 • Stormwater conveyance ditch Ditches 12' storm ditch in lieu of code 48in. 18"		
WAIVER No.4:	LDC 6.12.12.2 • Sidewalks. Pay the sidewalk fee In lieu of construction		

MAJOR SITE PLAN

FOR

McGINNIS BUILDERS OFFICE & WAREHOUSE

NOTES:
1. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW OFFICE AND WAREHOUSE FOR McGINNIS BUILDERS TOGETHER WITH AN ASPHALT DRIVEWAY, PARKING AREA AND OTHERASSOCIATED IMPROVEMENTS. ADDITIONALLY, THE PROJECT WILL INCLUDE AN ON-SITE WATER RETENTION AREA TO PROVIDE THE REQUIRED ON-SITE RETENTION AND TREATMENT OF THE STORMWATER RUNOFF FROM THE PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING (DENSITY, ETC.) TO INSURE CONFORMANCE WITH THE SPECIFICATIONS.

3. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY DISCREPANCIES OR INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS OR DETAILS, MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, MOORHEAD ENGINEERING COMPANY (PHONE 732-4408).

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES, SERVICES, UNDERGROUND AND OVERHEAD LINES, ETC. PRIOR TO BEGINNING WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS, SITE MAINTENANCE AND DISPOSAL OF ALL DEBRIS.

6. ALL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND GRADING. THE CONTRACTOR SHALL FURNISH THE OWNER WITH AN AS-BUILT SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR UPON COMPLETION OF THE PROJECT.

7. ALL DISTURBED AREAS ON THE SITE WHICH ARE NOT PAVED SHALL BE SODDED.

8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

9. 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.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF THE ABUTTING COUNTY STREET (OR 484) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON AN AS-NEEDED BASIS THROUGHOUT THE WEEK, AFTER EVERY RAINFALL EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

11. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTON ZONE.

12. ALL AREAS OF THE PROJECT AND ROAD RIGHT-OF-WAY THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE SODDED ACCORDING TO THESE PLANS. THE SOD SHALL CONSIST OF ARGENTINE BAHIA, FREE OF WEEDS AND DISEASES. DO NOT USE ROLLED SOD WITH PLASTIC MESH. USE PALLETIZED SOD ONLY.

13. ALL EXCESS MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE PROJECT CONSTRUCTION AND SHALL COORDINATE THE WORK WITH THE COUNTY STAFF.

15. THE CONTRACTOR SHALL RETAIN A QUALIFIED INDEPENDENT TESTING COMPANY TO VERIFY THAT ALL MATERIALS PROVIDED (E.G. ASPHALT) AND OTHER REQUIREMENTS MEET THE SPECIFIED FDOT STANDARD SPECIFICATIONS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE DURATION OF THE PROJECT.

17. THE 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, BUILDING PERMIT REVIEW.

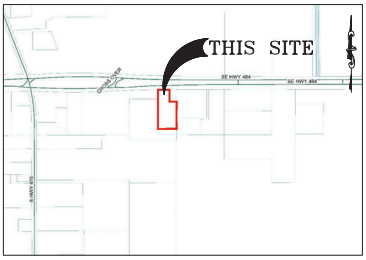
UTILITY INFORMATION:
UTILITY SERVICES AND INFORMATION
BEFORE DIGGING, OR FOR CONNECTION-DISCONNECTION SCHEDULE, OR OTHER UTILITY RELATED WORK, CONTACT THE APPROPRIATE AGENCY MARKED BELOW:

SECO	352-314-3521
CENTURYLINK TELEPHONE	352-629-8431
MARION COUNTY UTILITIES (WATER & SEWER)	352-671-8560
BRIGHT HOUSE	352-245-2005

STATE PERMITS & APPROVALS:

STATE PERMITS & APPROVALS	PERMIT No.	ISSUE DATE	EXPIRATION DATE
FDEP - STORMWATER SELF - CERTIFICATION			

48 HOURS BEFORE YOU DIG!
SUNSHINE ONE CALL OF FLORIDA, INC.
1-800-432-4770
IT'S THE LAW IN FLORIDA



LOCATION MAP
NOT TO SCALE

SECTION: 9 TOWNSHIP: 17S RANGE: 22E
MARION COUNTY, FLORIDA

SHEET INDEX:

SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	DEMOLITION PLAN
C003	SITE PLAN
C004	UTILITY PLAN
C005	GRADING PLAN
C006	STORM WATER POLLUTION PREVENTION PLAN
C007	CIVIL DETAIL SHEET No.1
C008	CIVIL DETAIL SHEET No.2
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETAILS
S001	BOUNDARY SURVEY

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NE 1/4 OF THE SW 1/4 OF A DISTANCE OF 40 LY FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°16'09" W A DISTANCE OF 575.54 FEET, THENCE RUN EAST A DISTANCE OF 200.00 FEET, THENCE RUN N 00°16'09" E A DISTANCE OF 575.54 FEET, THENCE RUN WEST A DISTANCE OF 100.00 FEET, THENCE RUN NO°05'0" E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAID NORTH A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITH THE COUNTY ROAD 484 RIGHT-OF-WAY.

MARION COUNTY AND
SWIFFMID WATER MANAGEMENT DISTRICT :

DRAINAGE SUMMARY:
THE WATER RETENTION AREA RETAINS THE WATER QUANTITY AND QUALITY TREATMENT VOLUME FROM THE PROJECT AREA AND 2.63 ACRES OF OFFSITE AREA. THE WATER RETENTION AREA RETAINS THE POST DEVELOPMENT RUNOFF FROM THE 25 YEAR STORM EVENT (1.2 INCHES OF RAINFALL) WITHOUT OVERFLOWING. THE WATER RETENTION AREA RETAINS THE PRE-DEVELOPMENT AMOUNTS, THE WATER RETENTION AREA RETAINS THE POST DEVELOPMENT RUNOFF FROM THE 25 YEAR STORM EVENT (5.1 INCH RAINFALL) RECOVERS IN LESS THAN 14 DAYS FROM ALL STORM EVENTS
(SEE THE DRAINAGE REPORT).

PRE-CONDITION (EXISTING):
TOTAL PROJECT AREA = 2.28 AC
PERVIOUS AREA = 2.28 AC.
TOTAL OFF-SITE AREA = 2.63 AC.
OFFSITE IMPERVIOUS AREA = 0.74 AC
OFFSITE PERVIOUS AREA = 2.20 AC
CN= 61.49

POST-CONDITION (PROPOSED):
TOTAL PROJECT AREA = 2.28 AC
IMPERVIOUS AREA = 1.00 AC
PERVIOUS AREA = 2.28 AC.
TOTAL OFF-SITE AREA = 2.63 AC.
OFFSITE IMPERVIOUS AREA = 0.74 AC
OFFSITE PERVIOUS AREA = 2.20 AC
WEIGHTED CN = 45.61

SJRWMD WATER MANAGEMENT DISTRICT
WATER QUALITY REQUIREMENTS

STORAGE VOLUME ID
THE FIRST 1/2 INCH OF RUNOFF
FROM THE ENTIRE PROJECT AREA
2.71 AC.= 2.93560 SJ.FT.= 10,364 CF
REQUIRED STORAGE VOLUME = 10,364 CF
TOTAL STORAGE PROVIDED = 11,051 CF

W.R.A. BERM STAGE STORAGE

ELEVATION	AREA (sf)	VOLUME (cf)
57.5	15165	(TOP OF WRA)
56.5	12997	(OVERFLOW FLUME)
55.5	10953	11975
54.5	9033	9993
53.5	7236	8134

TOTAL WRA VOLUME = 30103 CF (BELOW OVERFLOW)
100 YEAR 24 HOUR HIGH WATER ELEV. = 56.63

TRAFFIC STATEMENT:
BELOW IS A SUMMARY OF THE AFFECT THE PROPOSED OFFICE AND WAREHOUSE BUILDING.
THE WAREHOUSE ITE CODE FOR THIS SITE IS: 150
8,000 SF OF WAREHOUSE AREA. AVERAGE DAILY RATE OF 1.74 AND PM PEAK RATE OF 0.19 VEHICLE TRIPS PER 1000 SF OF STORAGE AREA.
8,000/1000 X 0.19=TOTAL PM PEAK HOUR TRIPS
THE PM PEAK HOUR TRIP COUNT: 2 (1 ENTERING & 1 EXITING)
THE OFFICE ITE CODE FOR THIS SITE IS: 712
1800 SF OF OFFICE AREA. AVERAGE DAILY RATE OF 14.39 AND PM PEAK HOUR RATE OF 2.16 TRIPS PER 1000 SF
1800/1000 X 2.16 = TOTLA PM PEAK HOUR TRIPS
PM PEAK HOUR TRIP COUNT = 4 (1 ENTERING & 3 EXITING)
COMBINED TOTAL PM TRIP COUNT = 6 (2 ENTERING & 4 EXITING)

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

TIMOTHY MCGINNIS, MANAGER

OWNER'S INFORMATION:
CAMP SAY, LLC
2976 SE WORD ST, ROAD
SUMMERFIELD, FL 34491

SITE DATA:
SITE ADDRESS = TBD
SITE ZONING = Ag
LAND USE = COMMERCE DISTRICT
PROJECT AREA = 2.28 ACRES
PROPERTY AREA = 2.28 AC. (BEING 3.2 AC. PER 41583-0616-00)

FLOOD CERTIFICATION:
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0240D, DATED AUGUST 28, 2008, AREA'S OF MINIMUM FLOODING.

SPRINGS PROTECTION:
THIS SITE IS LOCATED WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

SOILS:
THE ENTIRE PARK AREA IS COMPOSED OF CLASS "A" SCS HYDROLOGIC GROUP SOILS, WHICH ARE: ARREDONDO (ArB)

OPEN SPACE/SPACE CALCULATIONS:
TOTAL PROJECTSITE AREA = 2.28 AC.
TOTAL OPEN SPACE = 2.28 AC. (83 %)

TOTAL COVERAGE:
TOTAL DEVELOPED SPACE = 17 % (TOTAL IMPERVIOUS)

WATER AND SEWER:
THE PROJECT HAS POTABLE WATER FROM A PRIVATE WELL
THE PROJECT WILL HAVE AN ON-SITE SEWAGE SEPTIC TANK & DRAINFIELD

GENERAL CHARACTER OF INTENDED DEVELOPMENT:
CONSTRUCTION COMPANY OFFICE AND WAREHOUSE

PARKING CALCULATIONS:
PROPOSED PARKING REQUIRED
WAREHOUSE PARKING 1 SPACE PER 3000 SF
8,000 SF (TOTAL WAREHOUSE AREA)
8,000 SF / 3000 SF = 2.6
OFFICE PARKING = 2.5 SPACES PER 1000 SF
1,800 SF/1000 X 2.5 = 4.5 SPACES
TOTAL NO. OF REQUIRED SPACES = 7
TOTAL NO. OF SPACES PROVIDED = 13

HANDICAP PARKING FLORIDA ACCESSIBILITY CODE:

REQUIRED HC SPACES= 1 SPACES
HC SPACES PROVIDED = 1 SPACES

GREENSPACE CALCULATION:
TOTAL REQUIRED
TOTAL PARKING PROVIDED= 13 SPACES
13 SPACES x 200 = 10 % 300 SF
OTHER PAVED AREA 13,508 SF x 2 % = 270 SF
300 SF + 270 SF = 632 SF OF GREENSPACE REQUIRED
TOTAL PROVIDED = 1319 SF

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.

DOUG BRANNELLY PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 55340
STATE OF FLORIDA DATE:

NO.	DATE	DESCRIPTION	BY

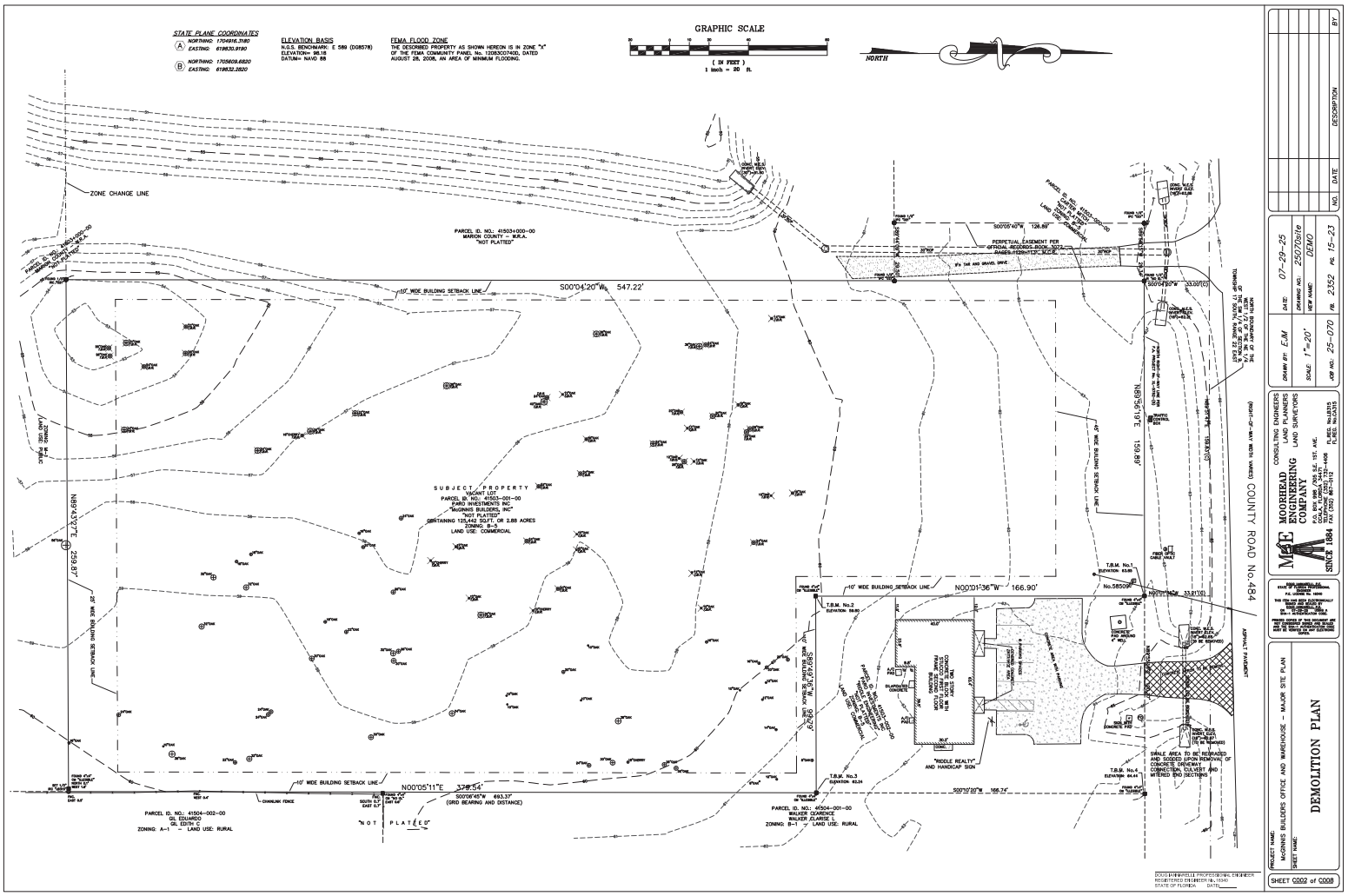
DRAWN BY: E.M
SCALE: N.T.S.
JOB NO.: 25-070
DATE: 07-29-25
DRAWING NO.: 25070site
NEW NAME: COVER
PG. 2.52 PG. 15-23

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
MOORHEAD ENGINEERING COMPANY
SINCE 1984
P.O. BOX 888, 7205 S.E. 1ST. AVE.
OCALA, FLORIDA 34478-0888
(352) 732-4408 FAX (352) 867-3012
FLREG. No.LB315
FLREG. No.LB315

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUGLAS BRANNELLY, P.E. ON DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT SHOULD NOT BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: COVER SHEET

SHEET C001 of C008


STATE PLANE COORDINATES
A NORTHING: 1705816.7180
EASTING: 618630.9190
B NORTHING: 1705609.6820
EASTING: 618632.2620
ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DB578)
ELEVATION= 98.16
DATUM= NAVD 88
FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X"
OF THE FEMA COMMUNITY PANEL No. 12083C0274D, DATED
AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
NORTH
ZONE CHANGE LINE
PARCEL ID. NO.: 41503-000-00
MARION COUNTY - R.R.A.
"NOT PLATTED"
10' WIDE BUILDING SETBACK LINE
S00°04'20"W 547.22'
SUBJECT PROPERTY
VACANT LOT
PARCEL ID. NO.: 41503-001-00
FARO INVESTMENTS INC.
"McGINNIS BUILDERS, INC"
"NOT PLATTED"
OBTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: R-5
LAND USE: COMMERCIAL
N89°57'07"E 239.87'
S89°57'07"W 239.87'
N00°05'11"E 379.54'
S00°06'49"W 693.37'
(GRID BEARING AND DISTANCE)
"NOT PLATTED"
PARCEL ID. NO.: 41504-002-00
GL EDWARD
GL EDITH C
ZONING: A-1 - LAND USE: RURAL
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER ZILARCE L
ZONING: B-1 - LAND USE: RURAL
S00°04'40"W 126.89'
PERPETUAL EASEMENT PER
OFFICIAL RECORDS BOOK 5072,
PAGES 1729 THRU 1731, M.C.R.
N00°01'36"W 166.90'
T.B.M. No.1
ELEVATION 83.85
T.B.M. No.2
ELEVATION 89.90
T.B.M. No.3
ELEVATION 83.24
T.B.M. No.4
ELEVATION 84.44
"MIDDLE REALITY"
AND HANDICAP SIGN
SWALE AREA TO BE REGRADED
AND SODDED UPON REMOVAL OF
CONCRETE DRIVEWAY
CONNECTION, CULVERT AND
MITERED END SECTIONS
S00°10'10"W 166.74'
N89°57'07"E 159.89'
S89°57'07"W 159.89'
COUNTY ROAD No.484
ASPHALT PAVEMENT
CHAINLINK FENCE
WOOD FENCE
CONCRETE
ASPHALT
GRAVEL
WOOD DECK
CONCRETE PAD
WOOD SHED
CONCRETE PAD FOR GRADING 4" MIN.
WOOD SHED (TO BE REMOVED)
WOOD SHED (TO BE REMOVED)
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WOOD DECK (TO BE REMOVED)
CONCRETE PAD (TO BE REMOVED)
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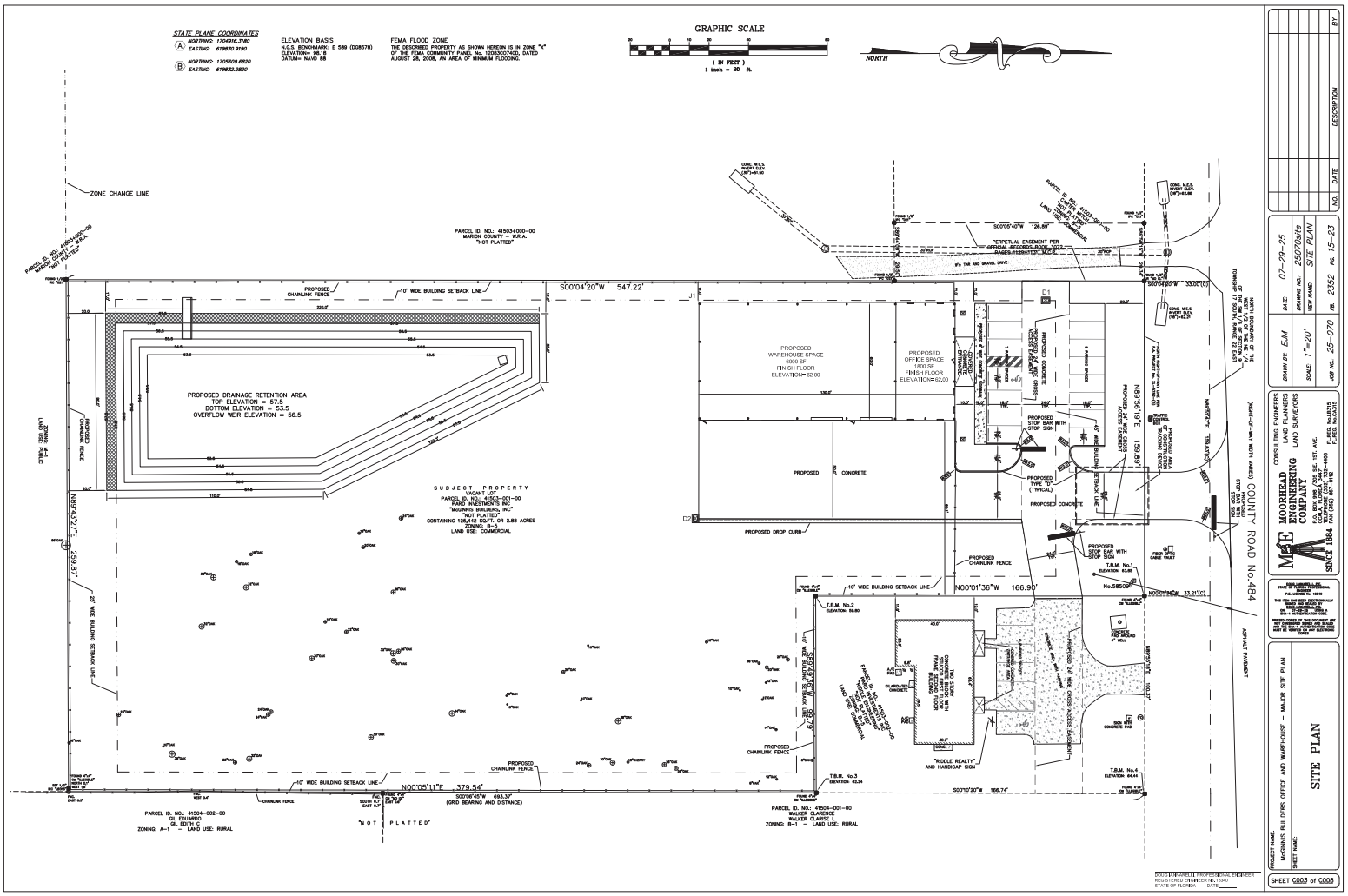
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DATUM= NAVD 88
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(IN FEET)
1 inch = 20 ft.
NORTH
ZONE CHANGE LINE
PARCEL ID. NO.: 41503-000-00
MARION COUNTY - R.R.A.
"NOT PLATTED"
PERPETUAL EASEMENT PER
OFFICIAL RECORDS BOOK 1072,
PAGES 1123 THRU 1125, M.C.F.L.
S00°04'20"W 547.22'
PROPOSED
CHAINLINK FENCE
10' WIDE BUILDING SETBACK LINE
PROPOSED DRAINAGE RETENTION AREA
TOP ELEVATION = 57.5
BOTTOM ELEVATION = 53.5
OVERFLOW WEIR ELEVATION = 56.5
PROPOSED
WAREHOUSE SPACE
6000 SF
FINISH FLOOR
ELEVATION= 62.00
PROPOSED
OFFICE SPACE
1800 SF
FINISH FLOOR
ELEVATION= 62.00
PROPOSED CONCRETE
PROPOSED DROP CURB
PROPOSED
STOP BAR WITH
STOP SIGN
PROPOSED
TYPE "D"
(TYPICAL)
PROPOSED CONCRETE
PROPOSED
STOP BAR WITH
STOP SIGN
T.B.M. No.1
ELEVATION 63.85
SUBJECT PROPERTY
VACANT LOT
PARCEL ID. NO.: 41503-001-00
PARD INVESTMENTS INC.
"McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: R-5
LAND USE: COMMERCIAL
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S89°55'27"W 259.87'
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CHAINLINK FENCE
10' WIDE BUILDING SETBACK LINE
T.B.M. No.2
ELEVATION 59.80
T.B.M. No.3
ELEVATION 62.24
T.B.M. No.4
ELEVATION 64.44
"MIDDLE REALITY"
AND HANDICAP SIGN
N00°05'11"E 379.54'
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(GRID BEARING AND DISTANCE)
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GL EDUARDO
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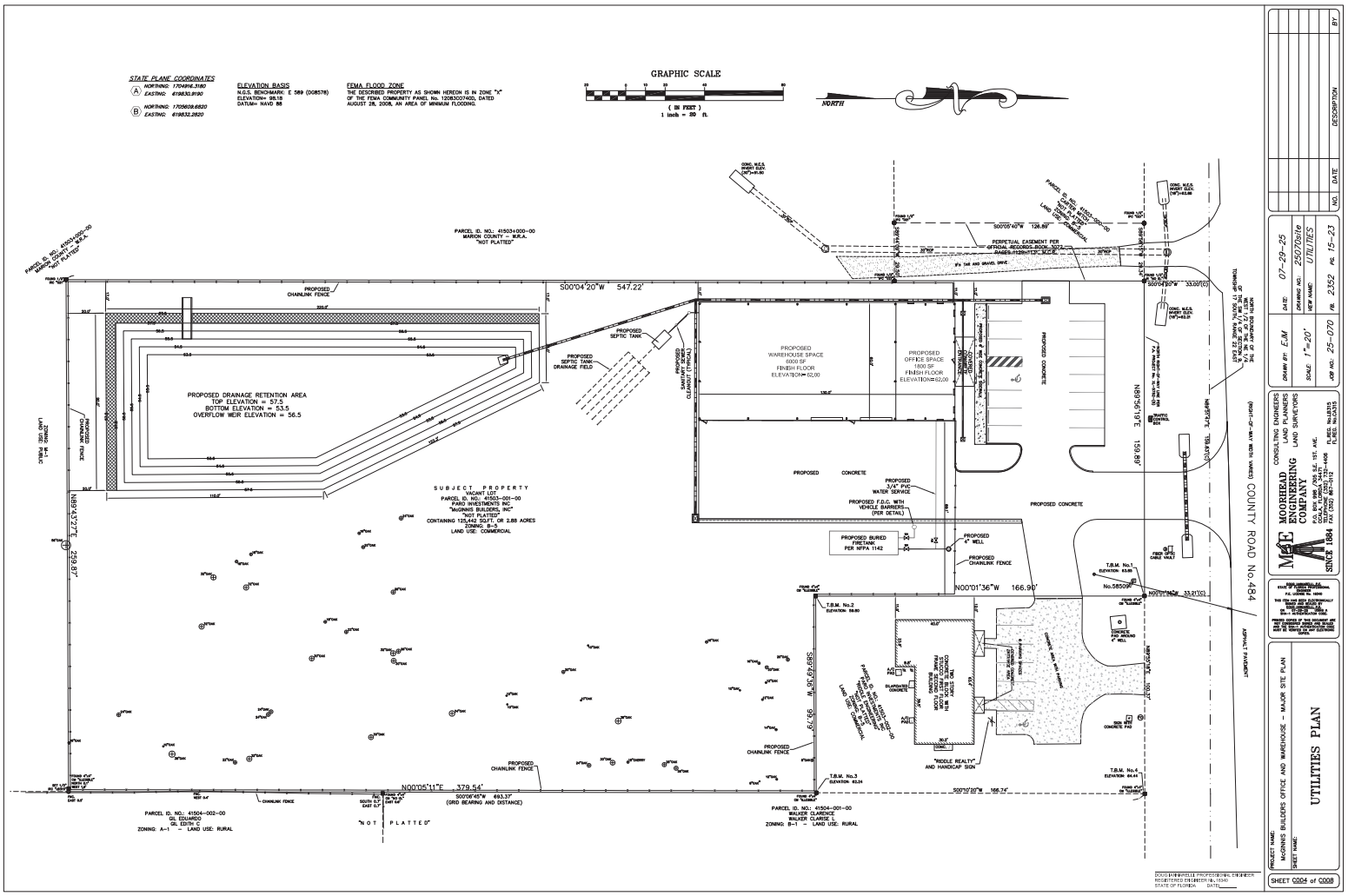
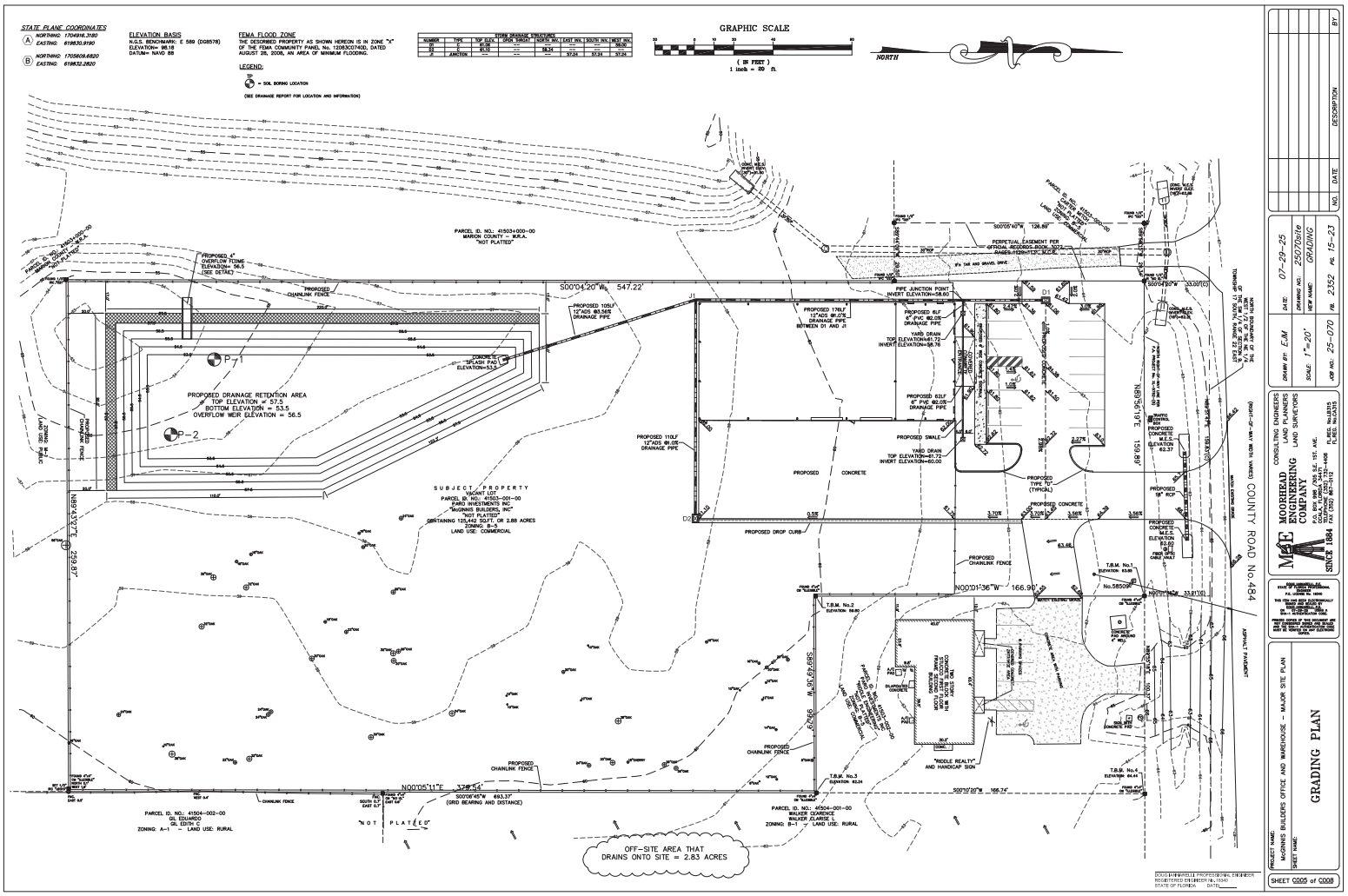
ZONING: A-1 - LAND USE: RURAL
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER CLARICE L
ZONING: B-1 - LAND USE: RURAL
COUNTY ROAD No.484
ASPHALT PAVEMENT
S00°10'10"W 166.74'
S00°05'40"W 126.89'
S00°04'20"W 33.00'(C)
N00°01'36"W 33.21'(C)
DESCRIPTION
DATE
BY
07-29-25
DRAWING NO.: 25070site
NEW NAME: SITE PLAN
DRAWN BY: EJM
SCALE: 1"=20'
JOB NO.: 25-070
PG. 2.52
PG. 15-23
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
MOORHEAD ENGINEERING COMPANY
SINCE 1984
P.O. BOX 998, 705 S.E. 1ST. AVE.
OCALA, FLORIDA 34478-0998
TEL (352) 867-7040 FAX (352) 867-3112
FLREG. No.LB315
FLREG. No.CA315
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUGLAS M. MOORHEAD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DOUG MOORHEAD, P.E.
STATE OF FLORIDA
LICENSE NO. 19896
PROJECT NAME:
McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME:
SITE PLAN
SHEET C003 of C008
DOUG MOORHEAD PROFESSIONAL ENGINEER
REGISTERED ENGINEER IN IDAHO
STATE OF FLORIDA
DATE:


STATE PLANE COORDINATES
A NORTHING: 1704916.3180
EASTING: 619830.9190
B NORTHING: 1705038.6820
EASTING: 619832.2820
ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DO8578)
ELEVATION= 58.18
DATUM= NAVD 88
FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0074D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
NORTH
PARCEL ID. NO.: 41503-000-00
MARION COUNTY - R.R.A.
"NOT PLATTED"
S00°04'20"W 547.22'
PROPOSED CHAINLINK FENCE
PROPOSED SEPTIC TANK
PROPOSED SEPTIC TANK DRAINAGE FIELD
PROPOSED SANITARY SEWER CLEANOUT (TYPICAL)
PROPOSED DRAINAGE RETENTION AREA
TOP ELEVATION = 57.5
BOTTOM ELEVATION = 53.5
OVERFLOW WEIR ELEVATION = 56.5
PROPOSED WAREHOUSE SPACE
6000 SF
FINISH FLOOR
ELEVATION= 62.00
PROPOSED OFFICE SPACE
1800 SF
FINISH FLOOR
ELEVATION= 62.00
PROPOSED CANOPY
PROPOSED CONCRETE
PROPOSED CONCRETE
PROPOSED 3/4" PVC WATER SERVICE
PROPOSED F.D.C. WITH VEHICLE BARRIERS (PER DETAIL)
PROPOSED BURIED FIRETANK PER NFPA 1142
PROPOSED 4" WELL
PROPOSED CHAINLINK FENCE
SUBJECT PROPERTY
VACANT LOT
PARCEL ID. NO.: 41503-001-00
PARD INVESTMENTS INC.
"McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: B-5
LAND USE: COMMERCIAL
N89°56'49"W 259.87'
N89°56'49"W 93.79'
N00°01'36"W 166.90'
N00°01'36"W 150.87'
S89°56'49"E 150.87'
N00°05'11"E 379.54'
S00°05'49"W 663.37'
(GRID BEARING AND DISTANCE)
T.B.M. No.1
ELEVATION 63.85
T.B.M. No.2
ELEVATION 59.80
T.B.M. No.3
ELEVATION 62.24
T.B.M. No.4
ELEVATION 64.44
"MIDDLE REALTY" AND HANDICAP SIGN
PROPOSED CHAINLINK FENCE
PARCEL ID. NO.: 41504-002-00
GL EDWARD
GL EDITH C
ZONING: A-1 - LAND USE: RURAL
"N O T P L A T T E D"
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER CLARICE L
ZONING: B-1 - LAND USE: RURAL
PERPETUAL EASEMENT PER OFFICIAL RECORDS BOOK 1072, PAGES 1123 THRU 1125, M.C.R.
S00°05'40"W 126.89'
S00°04'20"W 33.00'(C)
N00°01'36"W 33.21'(C)
COUNTY ROAD No. 484
(VARIABLE WIDTH R/W)
ASPHALT PAVEMENT
OLD FELL JUNIPER
TRAFFIC CONTROL BOX
FIRE DEPT. CHECK VALVE
CONCRETE PAD AROUND 4" WELL
SIGN ON CONCRETE PAD
CONCRETE CURB AND GUTTER
EXISTING 1 STORY CONCRETE BLOCK BUILDING
FINISH FLOOR ELEVATION= 62.00
DUMPSTER ENCLOSURE
DUMPSTER CONCRETE
PROPOSED CONCRETE
PROPOSED CONCRETE
PROPOSED


STATE PLANE COORDINATES
A NORTHING: 1704916.3180
EASTING: 619830.9190
B NORTHING: 1705809.8820
EASTING: 619832.2820
ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (GD8578)
ELEVATION= 96.18
DATUM= NAVD 88
FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0740D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.
LEGEND:
TP = SOIL BORING LOCATION
(SEE DRAINAGE REPORT FOR LOCATION AND INFORMATION)
STORM DRAINAGE PIPE/STRUCTURE
NUMBER | TYPE | TOP ELEV. | GRATE TARGET | NORTH INV. | EAST INV. | SOUTH INV. | WEST INV.
D1 | C | 61.00 | --- | --- | --- | --- | 58.00
D2 | C | 61.10 | --- | --- | 58.34 | --- | ---
J1 | JUNCTION | --- | --- | --- | --- | 57.24 | 57.24 | 57.24
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
NORTH
PROPOSED DRAINAGE RETENTION AREA
TOP ELEVATION = 57.5
BOTTOM ELEVATION = 53.5
OVERFLOW WEIR ELEVATION = 56.5
P-1
P-2
PROPOSED 4" OVERFLOW PIPE ELEVATION= 56.5 (SEE DETAIL)
PROPOSED CHAINLINK FENCE
CONCRETE SPLASH PAD ELEVATION=53.5
PROPOSED 105LF 12"ADS @0.56% DRAINAGE PIPE
PROPOSED 110LF 12"ADS @0.25% DRAINAGE PIPE
PROPOSED 178LF 12"ADS @0.27% DRAINAGE PIPE BETWEEN D1 AND J1
PROPOSED 61LF 6" PVC @2.0% DRAINAGE PIPE
PROPOSED 62LF 6" PVC @2.0% DRAINAGE PIPE
PIPE JUNCTION POINT INVERT ELEVATION=58.60
TOP ELEVATION=61.72 INVERT ELEVATION=58.76
YARD DRAIN TOP ELEVATION=61.72 INVERT ELEVATION=60.00
PROPOSED SWALE
PROPOSED CONCRETE
PROPOSED DROP CURB
PROPOSED CHAINLINK FENCE
PROPOSED TYPE "D" (TYPICAL)
PROPOSED 18" RCP
PROPOSED CONCRETE M.E.C. ELEVATION 62.57
PROPOSED CONCRETE M.E.C. ELEVATION 62.50
SUBJECT PROPERTY
VACANT LOT
PARCEL ID NO.: 41503-001-00
PARD INVESTMENTS INC
McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: R-5
LAND USE: COMMERCIAL
PARCEL ID. NO.: 41503+000-00
MARION COUNTY - F.R.A.
"NOT PLATTED"
PARCEL ID. NO.: 41504-002-00
GL EDWARD
GL EDITH C
ZONING: A-1 - LAND USE: RURAL
"NOT PLATTED"
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER ZLARICE L
ZONING: B-1 - LAND USE: RURAL
"MIDDLE REALTY" AND HANDICAP SIGN
OFF-SITE AREA THAT DRAINS ONTO SITE = 2.83 ACRES
S00°04'20"W 547.22'
N00°01'36"W 166.90'
N00°05'11"E 329.54'
S00°05'45"W 663.37' (GRID BEARING AND DISTANCE)
S89°58'24"W 659.87'
N89°58'24"E 659.87'
S00°05'40"W 126.89'
S00°54'20"W 33.00'(C)
N00°01'36"W 33.81'(C)
T.B.M. No.1 ELEVATION 63.85
T.B.M. No.2 ELEVATION 59.20
T.B.M. No.3 ELEVATION 61.24
T.B.M. No.4 ELEVATION 64.44
COUNTY ROAD No.484
ASPHALT PAVEMENT
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
SINCE 1984
P.O. BOX 998 /305 S.E. 1ST. AVE.
OCALA, FLORIDA 34478-0998
TEL (352) 867-7707 FAX (352) 867-7812
FLREG. No.EB315
FLREG. No.LC915
DOUG EMBERTSON, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 72521
STATE OF FLORIDA
THIS FILE HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG EMBERTSON, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT SHALL NOT BE CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE SHALL NOT BE VERIFIED ON ANY PRINTED COPIES.
NO. DATE DESCRIPTION BY
DATE 07-29-25
DRAWING NO. 25070site
NEW NAME: GRADING
PG. 2352 PG. 15-23
DRAWN BY: EJM
SCALE: 1"=20'
JOB NO.: 25-070
PROJECT NAME:
MCGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME:
GRADING PLAN
SHEET C005 of C008

STATE PLANE COORDINATES

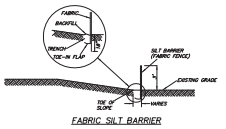
Ⓐ NORTHING: 1704916.3180
EASTING: 619830.9190

Ⓑ NORTHING: 1705808.6820
EASTING: 619832.2820

ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DG8578)
ELEVATION= 86.18
DATUM= NAVD 88

FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0774D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.

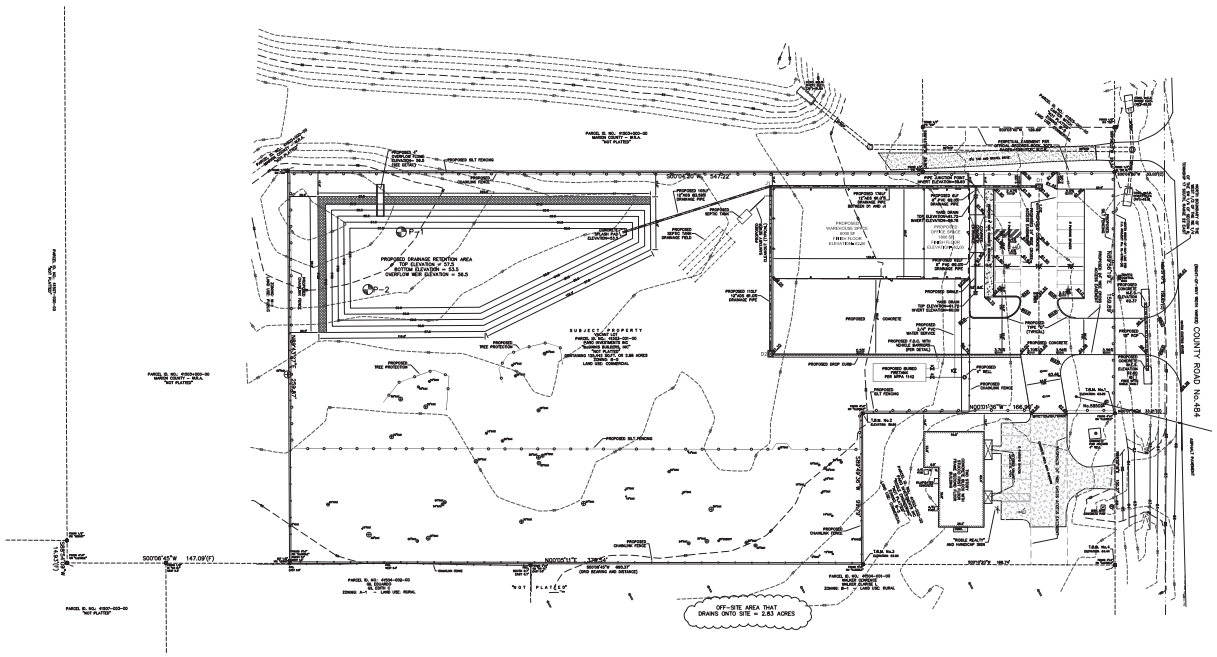
LEGEND
SILT FENCE LINE=

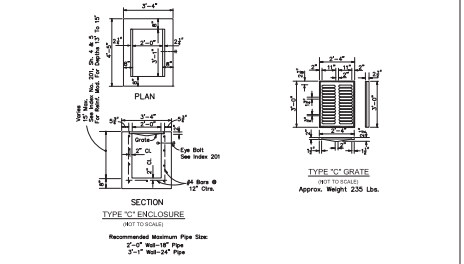


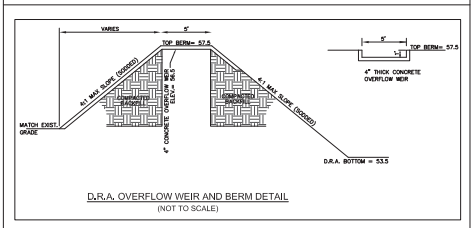
FABRIC SILT BARRIER

NORTH

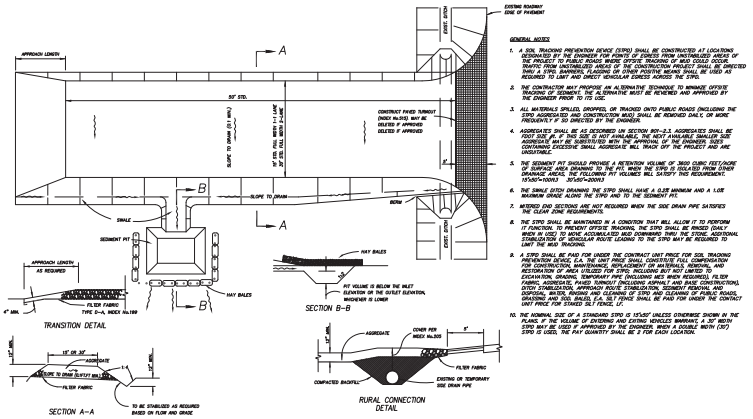
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



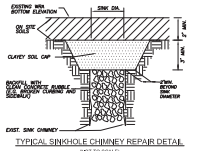




D.R.A. OVERFLOW WEIR AND BERM DETAIL
(NOT TO SCALE)



SOIL TRACKING PREVENTION DEVICE
(NOT TO SCALE)
TYPE A

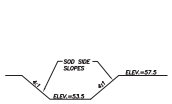


TYPICAL SINKHOLE CHIMNEY REPAIR DETAIL
(NOT TO SCALE)

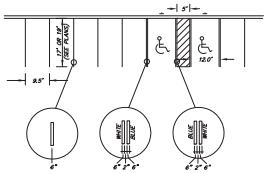
REPAIR METHOD 3, SECTION 4.0, "APSFLORIDA'S HANDBOOK, KARST SENSITIVE AREAS", Tallahassee, May 1999.

Sinkhole Repair Procedure

1. The collapse should be excavated to the limestone bedrock.
2. The void(s) in the bedrock should be filled with clean concrete rubble (e.g. concrete curbing or sidewalk sections).
3. A layer of filter fabric (lining at least three feet thick) shall be placed over the concrete rubble.
4. Existing on-site soils or select backfill shall be placed over the clayey soil and compacted to a firm and unyielding surface level with the bottom of the water retention area.

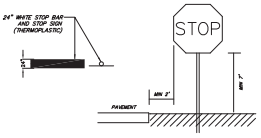


PROPOSED D.R.A. CROSSSECTION
(N.T.S.)
100 YEAR STORM HIGHWATER ELEVATION = 56.23



PARKING DETAILS
(NOT TO SCALE)

HANDICAP SIGN DETAIL
(NOT TO SCALE)



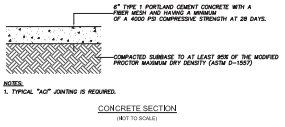
STOP SIGN DETAIL
(NOT TO SCALE)

NOTES:
1. SIGN POST SHALL BE 2"x2" SQUARE MADE OF STEEL WITH ONE INCH ON CENTER, 3/8" HOLES.

2. STOP SIGN SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.

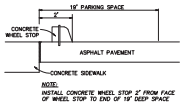
3. ALL INTERIOR STOP SIGNS TO BE STANDARD 24".

4. ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER THE FLORIDA DEPT. OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).



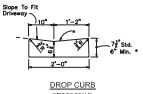
NOTES:
1. TYPICAL "ACI" JOINTING IS REQUIRED.

CONCRETE SECTION
(NOT TO SCALE)

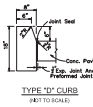


NOTE:
INSTALL CONCRETE WHEEL STOP 2' FROM FACE OF WHEEL STOP TO END OF 19' DEEP SPACE

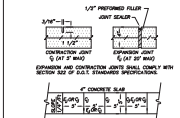
PARKING SPACE WITH WHEEL STOP DETAIL
(NOT TO SCALE)



DROP CURB
(NOT TO SCALE)



TYPE "D" CURB
(NOT TO SCALE)



EXPANSION AND CONTRACTION JOINTS SHALL COMPLY WITH SECTION 522 OF D.O.T. STANDARDS SPECIFICATIONS.

INTERIOR SIDEWALK DETAIL
(NOT TO SCALE)

DOUGLAS MOORHEAD, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 17080
STATE OF FLORIDA DATE

NO.	DATE	DESCRIPTION	BY

DATE: 07-29-25
DRAWING NO.: 25070site
NEW NAME: C-DETAILS 1
PG. 2.52 PG. 15-23
DRAWN BY: E.M
SCALE: N.T.S.
JOB NO.: 25-070

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
MOORHEAD ENGINEERING COMPANY
P.O. BOX 998, (305 S.E. 1ST. AVE.
OCALA, FLORIDA 34478-0998
PHONE (352) 867-7342
FAX (352) 867-3112
FLREG. No.LB315
FLREG. No.LA0315
SINCE 1984

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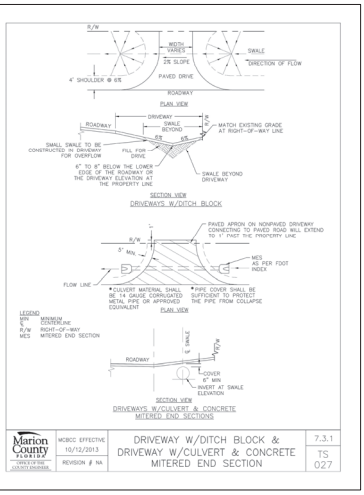
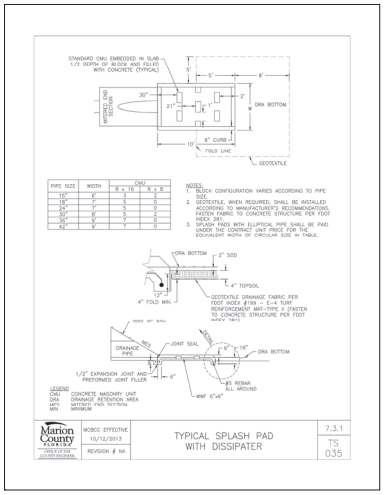
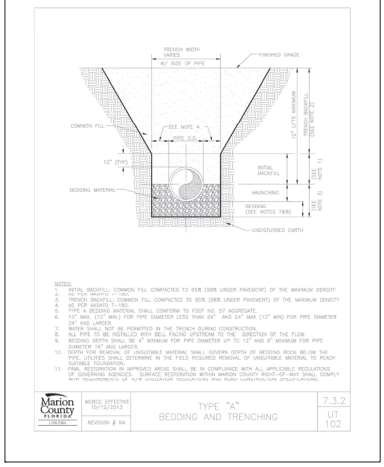
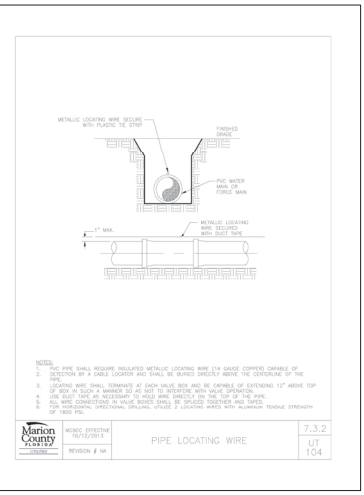
PROJECT NAME: MCGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: CIVIL DETAILS No.1

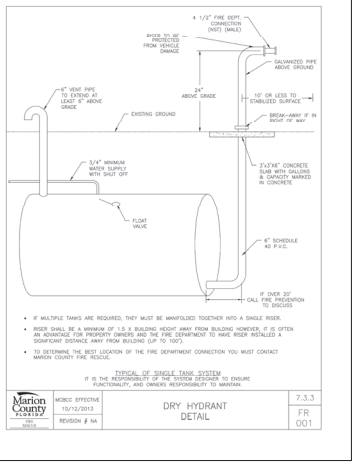
SHEET C007 of C008











NO.	DATE	DESCRIPTION	BY

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
SINCE 1984
P.O. BOX 888, /905 SE 1ST. AVE.
OCALA, FLORIDA 34478-0888
PHONE (352) 732-7320
FAX (352) 867-3112
FLREG. No.LB315
FLREG. No.LC915

DRAWN BY: E.M | DATE: 07-29-25
SCALE: N.T.S. | DRAWING NO.: 25070site
JOB NO.: 25-070 | NEW NAME: C-DETAILS 2
PG. 2.52 | PG. 15-23

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG SHINDELL, PE USING A DIGITAL SIGNATURE.
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PROJECT NAME: MORNINS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: CIVIL DETAILS No.2

SHEET C008 of C008

DOUG SHINDELL PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 47040
STATE OF FLORIDA DATE:

LANDSCAPE NOTES:

1. IRRIGATION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH MARION COUNTY STANDARDS AND PERMITTED THROUGH MARION COUNTY.

2. SODDED AREAS TO BE A ARGENTINA BAHIA. ALL OTHER DISTURBED AREAS TO BE SEEDED & MULCHED.

3. ALL DESIGNATED LANDSCAPE AREAS TO BE MULCHED WITH PINE BARK MULCH (4"-5" THICKNESS).

4. NO CONSTRUCTION, DRIVING OR PARKING OF VEHICLES TO OCCUR WITHIN TREE PROTECTION ZONES (TPZ). PROTECTION FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION.

5. TREES SHOWN WITH THE TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.

6. IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.

7. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.

8. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.

9. SEC. 6.8.12. – LANDSCAPE COMPLETION INSPECTION REQUIREMENT. 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.

10. SEE LANDSCAPE DETAIL SHEET No.1 ON SHEET L002 FOR TREE PROTECTION, SILT FENCE, AND CONSTRUCTION BARRIER.

SOD NOTES:

1. THICKNESS ON CUT: TURFGRASS SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH OF THATCH.

2. PAD SIZE: INDIVIDUAL PIECES OF TURFGRASS SOD BE CUT TO THE SUPPLIERS STANDARD WIDTH AND LENGTH; MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WITH AND LENGTHS SHALL BE PLUS OR MINUS 0.5 INCH (15MM) ON WIDTH AND PLUS OR MINUS FIVE PERCENT ON LEGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

3. STRENGTH OF TURF SOD SECTION: STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH THAT IS CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE.

4. MOISTURE CONTENT: TURFGRASS SOD SHALL NOT BE HARVESTED O TRANSPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

5. SOD PADS TO BE LAID FLUSH WITH ADJACENT PADS AND TIGHT AGAINST ALL ADJACENT PADS. NO GAPS. RAIL WITH HEAVY ROLLER IF REQUESTED BY LANDSCAPE ARCHITECT.

PROPOSED PLANT SCHEDULE

KEY	QTY.	PLANT NAME	SIZE AND SPACING
○○○○	25	LIGUSTRUM HEDGE	SEE LANDSCAPE NOTE No.5 AND No.6
	2	CRAPE MYRTLE	CLUSTER OF 3

TREE CALCULATIONS

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA

PROJECT AREA: 125,442 SF (2.88 AC)
125,442 / 3,000 = 41.81 = 42 SHADE TREES REQUIRED

EXISTING SHADE TREES = 94 TOTAL 2,137" (55.1" / AC)

TREES TO BE REMOVED = 45 TOTAL 1,078" DBH

TREES REMAINING = 49 TOTAL 1,059" DBH

PROPOSED SHADE TREES = 0 TREES

TOTAL TREES PLANTED = 0 TREES

ALL REMAINING TREES ARE MATURE AND EXCEED 30 FOOT CANOPY RADIUS REMAINING SHADE TREES ARE 49 TREES PER SECTION 6.7.3.E THESE TREES MEET THE REQUIRMENT TO COUNT AS 98 TREE CREDIT (49 TREES *2=98 TREES)

SECTION 6.7.3.E - SHADE TREES
SHADE TREES ARE REQUIRED FOR ALL DEVELOPMENTS EXCLUDING RESIDENTIAL DEVELOPMENT.

C. WHEN MATURE TREES WITH A FULL CANOPY OF 30-FOOT RADIUS OR LARGER, WITH A FAVORABLE ASSESSMENT, ARE PRESERVED ON THE PROJECT SITE, A CREDIT OF TWO SHADE TREES MAY BE USED TOWARDS THE OVERALL SHADE TREE REQUIREMENT.

SECTION 6.7.3.F - TREE PROTECTION
TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS. ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE

1. THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BE NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

2. THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

3. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

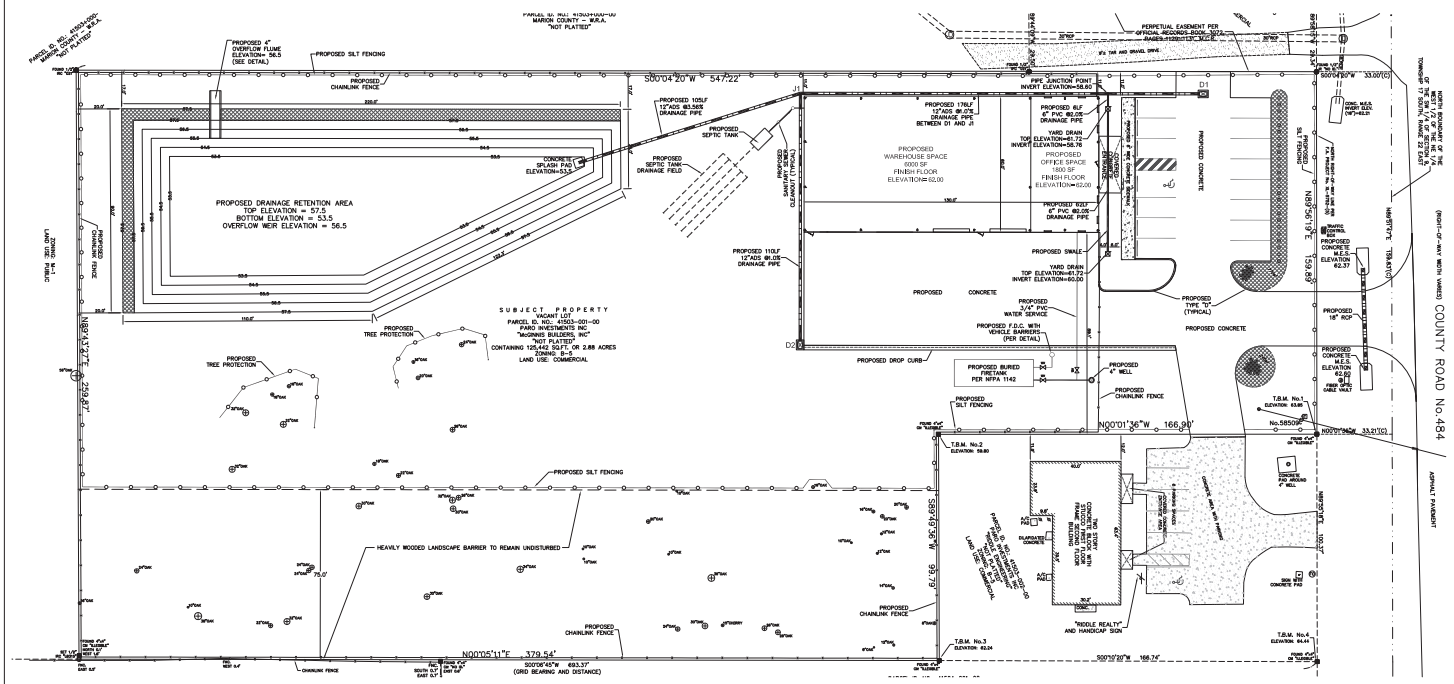
4. IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION ON NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-DBH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

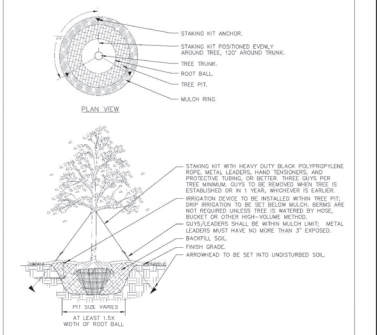
SECTION 6.7.3.G - TREE INSPECTIONS
THE FOLLOWING TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS SHALL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS DIVISION AND WITH THE REQUIREMENTS OF PERMS ISSUED HEREUNDER. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, AS APPROPRIATE, MAY BE ISSUED FOR ANY DEVELOPMENT INVOLVING THE REMOVAL OF TREES REQUIRING A PERMIT UNTIL ALL OF THE FOLLOWING INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL IS GRANTED:

A. A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES, OR GROUPS OF TREES, TO BE PRESERVED PRIOR TO ANY CLEARING, GRUBBING OR CONSTRUCTION. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CAUSE TO WITHHOLD APPROVAL UNTIL THEY ARE CORRECTED BY THE PERMITTEE AND REINSPECTED. APPROVAL, AFTER PRELIMINARY INSPECTION, SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.

B. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT IN ACCORDANCE WITH THE APPROVED PLANS. APPROVAL AFTER FINAL INSPECTION, SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

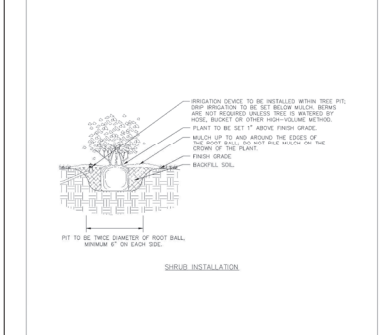
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.


PROPOSED DRAINAGE RETENTION AREA
TOP ELEVATION = 57.5
BOTTOM ELEVATION = 53.5
OVERFLOW WEIR ELEVATION = 56.5
PROPOSED WAREHOUSE SPACE 6000 SF FINISH FLOOR ELEVATION=62.00
PROPOSED OFFICE SPACE 1800 SF FINISH FLOOR ELEVATION=62.00
SUBJECT PROPERTY
VACANT LOT
PARCEL ID, NO.: 41503-001-00
PARO INVESTMENTS INC
"McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: B-5
LAND USE: COMMERCIAL
HEAVILY WOODED LANDSCAPE BARRIER TO REMAIN UNDISTURBED
PROPOSED SILT FENCING
PROPOSED TREE PROTECTION
PROPOSED CHAINLINK FENCE
PROPOSED SEPTIC TANK
PROPOSED SEPTIC TANK-DRAINAGE FIELD
PROPOSED 6" OVERFLOW FLUME ELEVATION= 56.5 (SEE DETAL)
CONCRETE SPLASH PAD ELEVATION=53.5
PROPOSED 105LF 12"ADS @0.50% DRAINAGE PIPE
PROPOSED 176LF 12"ADS @0.57% DRAINAGE PIPE BETWEEN D1 AND J1
PROPOSED 110LF 12"ADS @0.05% DRAINAGE PIPE
PROPOSED 6LF 6" PVC @0.50% DRAINAGE PIPE
PROPOSED 80LF 6" PVC @0.05% DRAINAGE PIPE
FIRE JUNCTION POINT INVERT ELEVATION=58.60
YARD DRAIN TOP ELEVATION=61.72 INVERT ELEVATION=58.76
YARD DRAIN TOP ELEVATION=61.72 INVERT ELEVATION=60.00
PROPOSED SWALE
PROPOSED CONCRETE
PROPOSED 3/4" PVC WATER SERVICE
PROPOSED F.D.C. WITH VEHICLE BARRIERS (SEE DETAIL)
PROPOSED TYPE "D" (TYPICAL)
PROPOSED 18" RCP
PROPOSED CONCRETE M.E.S. ELEVATION 62.37
PROPOSED CONCRETE M.E.S. ELEVATION 62.62
PROPOSED DROP CURB
PROPOSED BURIED FIRE TANK PER NFPA 1142
PROPOSED 4" WELL
PROPOSED CHAINLINK FENCE
PROPOSED SILT FENCING
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CURB & GUTTER
PROPOSED CONCRETE HANDICAP RAMP
PROPOSED CONCRETE DUMPSTER PAD
PROPOSED CONCRETE FOR GROUND 4" WELL
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CURB & GUTTER
PROPOSED CONCRETE HANDICAP RAMP
PROPOSED CONCRETE DUMPSTER PAD
PROPOSED CONCRETE FOR GROUND 4" WELL
"MIDDLE REALTY" AND HANDICAP SIGN
T.B.M. No.1 ELEVATION 63.85
T.B.M. No.2 ELEVATION 59.80
T.B.M. No.3 ELEVATION 63.24
T.B.M. No.4 ELEVATION 64.44
PARCEL ID. NO. 41504-000-00 MARION COUNTY – M.B.A. "NOT PLATTED"
PERPETUAL EASEMENT PER OFFICIAL RECORDS BOOK 1072, PAGES 1122 TO 1124, M.C.F.R.
N/F TAR AND GRAVEL DRIVE
N/F CONCRETE DRIVE
N/F ASPHALT DRIVE
N/F CONCRETE SIDEWALK
N/F CONCRETE CURB & GUTTER
N/F CONCRETE HANDICAP RAMP
N/F CONCRETE DUMPSTER PAD
N/F CONCRETE FOR GROUND 4" WELL
N/F CONCRETE SIDEWALK
N/F CONCRETE CURB & GUTTER
N/F CONCRETE HANDICAP RAMP
N/F CONCRETE DUMPSTER PAD
N/F CONCRETE FOR GROUND 4" WELL
N/F ASPHALT PAVING
N/F CONCRETE SIDEWALK
N/F CONCRETE CURB & GUTTER
N/F CONCRETE HANDICAP RAMP
N/F CONCRETE DUMPSTER PAD
N/F CONCRETE FOR GROUND 4" WELL



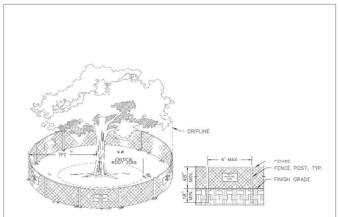
TREE INSTALLATION WITH STAKING KIT
(TREES OVER 10' HEIGHT AT INSTALLATION AND AWAY FROM PUBLICLY USED AREAS)
SET TREE AND APPLY MULCH PER TREE PIT DETAIL

Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	TREE INSTALLATION GUYING KIT	7.3.4
	REVISION # NA		LS 003



SHRUB INSTALLATION

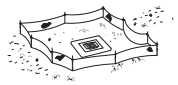
Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	SHRUB INSTALLATION	7.3.4
	REVISION # NA		LS 006



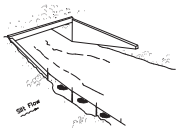
TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. PARKING, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	TREE PROTECTION	7.3.4
	REVISION # NA		LS 009



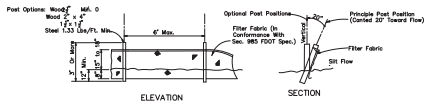
Type III Silt Fence Protection Around Ditch Bottom Inlets.



Type III Silt Fence

Note: Spacing for Type III Fence to be in accordance with Chart -n- Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used in upland locations only. Turbidity barriers used at permanent bodies of water.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE 3 SILT FENCE
IN ACCORDANCE WITH FDOT INDEX 102

BARRIERS AND SILT FENCES
102 3 of 3

BY	DESCRIPTION	NO.	DATE

DATE: 07-29-25
DRAWING NO.: 25076site
NEW NAME: L-DETAILS
PG. 2.52 PG. 15-23
DRAWN BY: E.M
SCALE: N.T.S.
JOB NO.: 25-070

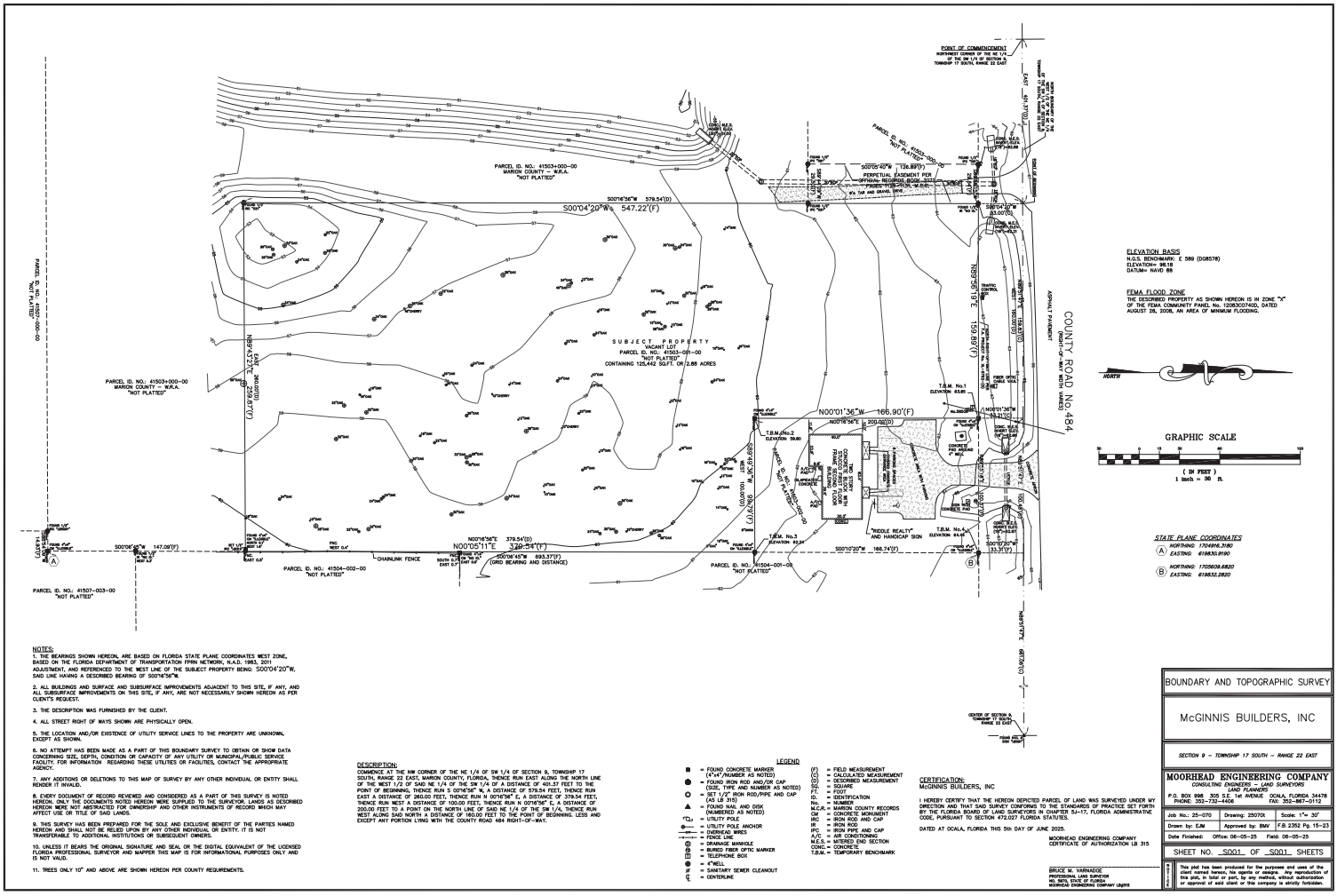
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
SINCE 1984
P.O. BOX 888, /305 S.E. 1ST. AVE.
OCALA, FLORIDA 34478-0888
PHONE (352) 732-1315
FAX (352) 867-3112
FLREG. No.EB315
FLREG. No.LC915

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY [illegible] ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME: MORNIN'S BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: LANDSCAPING DETAILS

SHEET L002 of L002

[illegible] PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 57000
STATE OF FLORIDA DATE:



NOTES:

1. THE BEARINGS SHOWN HEREON, ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK, N.A.D. 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE WEST LINE OF THE SUBJECT PROPERTY BEING: S00°04'20"W, SAID LINE HAVING A DESCRIBED BEARING OF S00°04'56"W.
2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.
3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.
4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.
6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
7. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
10. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
11. TREES ONLY 10" AND ABOVE ARE SHOWN HEREON PER COUNTY REQUIREMENTS.

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NE 1/4 OF THE SW 1/4 OF A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°06'56" W, A DISTANCE OF 579.54 FEET, THENCE RUN EAST A DISTANCE OF 260.00 FEET, THENCE RUN N 00°16'36" E, A DISTANCE OF 379.54 FEET, THENCE RUN WEST A DISTANCE OF 100.00 FEET, THENCE RUN N 00°16'36" E, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAID NORTH A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITH THE COUNTY ROAD 484 RIGHT-OF-WAY.

LEGEND

- ■ = FOUND CONCRETE MARKER (4"x4",NUMBER AS NOTED)
- ● = FOUND IRON ROD AND/OR CAP (SIZE, TYPE AND NUMBER AS NOTED)
- ○ = SET 1/2" IRON ROD/PIPE AND CAP (AS LB 315)
- ▲ = FOUND NAIL AND DISK (NUMBERED AS NOTED)
- "Ø" = UTILITY POLE
- = UTILITY POLE ANCHOR
- = OVERHEAD WIRES
- = FENCE LINE
- = DRAINAGE MANHOLE
- = BURIED FIBER OPTIC MARKER
- = TELEPHONE BOX
- = 4"WELL
- = SANITARY SEWER CLEANOUT
- = CENTERLINE
- (F) = FIELD MEASUREMENT
- (C) = CALCULATED MEASUREMENT
- (D) = DESCRIBED MEASUREMENT
- SQ. = SQUARE
- FD. = FOUND
- ID. = IDENTIFICATION
- NO. = NUMBER
- M.C.R. = MARION COUNTY RECORDS
- CM = CONCRETE MONUMENT
- IRC = IRON ROD AND CAP
- IR = IRON ROD
- IPC = IRON PIPE AND CAP
- A/C = AIR CONDITIONING
- M.E.S. = MITERED END SECTION
- CONC. = CONCRETE
- T.B.M. = TEMPORARY BENCHMARK

CERTIFICATION:

McGINNIS BUILDERS, INC

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATED AT OCALA, FLORIDA THIS 5th DAY OF JUNE 2025.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5876, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB315

BOUNDARY AND TOPOGRAPHIC SURVEY

McGINNIS BUILDERS, INC

SECTION 9 – TOWNSHIP 17 SOUTH – RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4408 FAX: 352-867-0112

Job No.: 25-070	Drawing: 250701	Scale: 1"= 30'
Drawn by: EJM	Approved by: BMV	F.B: 2352 Pg. 15-23
Date Finished:	Office: 06-05-25	Field: 06-05-25

SHEET NO. S001 OF S001 SHEETS

This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat, in total or part, by any company, without the solicitation or approval of said client or this company is strictly forbidden.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20618 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.8.

SUBJECT:
Prestige Home Centers Minor Site Plan - Waiver Request to Minor Site Plan in Review
4020 S Pine Ave Ocala
Project #2024120060 #32632 Parcel #3111-014-000
Kimley-Horn and Associates, Inc.

LDC 2.12.24 - Landscape Requirements, Buffering
CODE states Show location and dimensions of required land use buffering. (Ord. No. 13-20, § 2, 7-11-2013)
APPLICANT waiver is requested for the modified Type C buffer as previously discussed and supported by staff.

LDC 6.8.8 - Building Landscaping
CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B.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. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.
APPLICANT waiver is requested for the building and landscaping requirements for this existing site. he majority of the front of the building will include a wooden ramp for ADA access. Shrubs/hedges are proposed in the buffer between building and public ROW.

LDC 6.9.2 - Irrigation Plan Requirements
CODE states C. An irrigation plan which includes the following items shall be submitted: (1) Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex; (2) Limits of areas to be irrigated; (3) Table or chart which includes all components used within the system: (a) Symbol legend (b) Type of component, including brand and model (c) Application rate of each emitter type (d) Precipitation rate of each emitter type (4) System performance table: (a) Design pressure (b) Operating pressures (c) GPM of each zone (5) Location of rain sensor and/or soil moisture sensor;(6) Location of controller; (7) Location of point-of-connection or well; (8) Location of backflow prevention device; (9) Location of all valves, mainlines, lateral lines, and emitters;(10)Construction details as applicable to the design;(11) Notes including installation instructions and County's contractor licensing requirements when a contractor is used;(12) Notes regarding the close out and completion requirements; and (13) Notes regarding maintenance, post-construction adjustments, and watering restriction.

APPLICANT A waiver is requested to provide the flexibility of a design build irrigation system for this project. Per discussion with this can be supported.

September 11, 2025

PROJECT NAME: PRESTIGE HOME CENTERS NORTH MINOR SITE PLAN
PROJECT NUMBER: 2018100046
APPLICATION: MINOR SITE PLAN #32632

1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required
STATUS OF REVIEW: INFO
REMARKS: Storage of manufacturing homes will contribute to impervious surface amount and must be calculated/identified explicitly on site data table.
8/21/25: Display area size has been indicated on site plan. Regardless of impervious surfaces produced by manufactured home storage, waiver for major site plan requirements has been approved so long as the existing building does not exceed the current size.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area (6.11.8) offstreet parking requirements, (6.11.7) Loading Areas
STATUS OF REVIEW: INFO
REMARKS: Initial: Dirt road outside of project area should be paved. Please indicate lane widths on parking lot. Parking areas shall be suitably landscaped in accordance with LDC Sec. 6.8.7.

8/21/25: Use is considered DISPLAY of FINISHED/PERMITTED manufactured homes and is therefore not subject to buffering/screening requirements for loading areas, per LDC Sec. 6.8.9.A and 6.11.7.
Paved driveway on the northern property line (SE 40th Loop) is provided. Defer to OCE -Traffic on existing dirt driveway on southern property line.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Use is considered DISPLAY of FINISHED/PERMITTED manufactured homes and is therefore not subject to buffering/screening requirements for outdoor storage per LDC Sec. 4.2.20.F. Existing tree/vegetation to remain as "natural buffer" at rear of property.

4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(6) - Acreage of tract
STATUS OF REVIEW: INFO
REMARKS: Project area of >6 acres deviates from 5.84 acre size indicated by property appraiser for this property. Please clarify.

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

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/25/25-add waivers if requested in future

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/13/25 - Approvals contingent upon FDOT permitting design consistent with OCE requirements. Keep OCE informed of FDOT decisions and provide evidence of Notice of Intent to issue a permit if received

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Central Sewer
STATUS OF REVIEW: INFO
REMARKS: Septic permit through the Department of Environmental Protection will be required before building permit can be issued.

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Septic permit through the Department of Environmental Protection will be required before building permit can be issued.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 A.1 - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Parcel is located within the Marion County Utility service area, but is connected to City of Ocala water. No sewer is available.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6
STATUS OF REVIEW: NO
REMARKS: Please specify trees to be provided for C-type buffers. Two-board fence and shrubs by themselves do not satisfy LDC requirements for C-type buffers. If applicable, please identify garbage collection area meeting screening requirements, per LDC Sec. 6.8.9
8/21/25: Modified Type C buffer shall require approval through waiver. No waiver has been submitted at this time.

14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Show tree protection on plan and in detail

15 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: Provide plant schedule with sizes and spacing, native status

16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Please provide Landscape area calculations

17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO

REMARKS: Discussion with DRC and Growth Services, staff supports mod C

18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO
REMARKS: Discussion with DRC and Growth Services

19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: Will there be a dumpster? if so, please show screening

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: Please provide planting details, and specifications (Fl #1 plants)

21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Please provide note from this section of plan

22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Waiver to provide design build irrigation, staff supports

23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: Will there be outdoor lighting? if so, please provide signed and sealed photometric plan

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

32632

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9-3-2025 Parcel Number(s): 3111-014-000 Permit Number: 32632

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Prestige Home Centers Minor Site Plan 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): Prestige Home Centers Inc
Signature: _____
Mailing Address: 3741 SW 7th St City: Ocala
State: FL Zip Code: 34474 Phone # 352-895-3614
Email address: tom@nobilityhomes.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Thomas Trexler
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala
State: FL Zip Code: 34471 Phone # 352-438-3000
Email address: ocala.permits@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.12.24 - Landscape Requirements, Buffering
Reason/Justification for Request (be specific): A waiver is requested for the modified Type C buffer as previously reviewed and supported by staff.

DEVELOPMENT REVIEW USE:
Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2018100046 AR # 32632

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) 6.8.8 - Building Landscaping 6.8.8 - Building Landscaping
Reason/Justification for Request (be specific): A waiver is requested for the building landscaping requirements for this existing site. The majority of the front of the building will include a wooden ramp for ADA access. Shrubs/hedge are proposed in the buffer between building and public ROW.

Section & Title of Code (be specific) 6.9.2 - Irrigation Plan Requirements 6.9.2 - Irrigation Plan Requirements
Reason/Justification for Request (be specific): A waiver is requested to provide the flexibility of a design build irrigation system for this project. Per discsussion with staff, this can be supported.

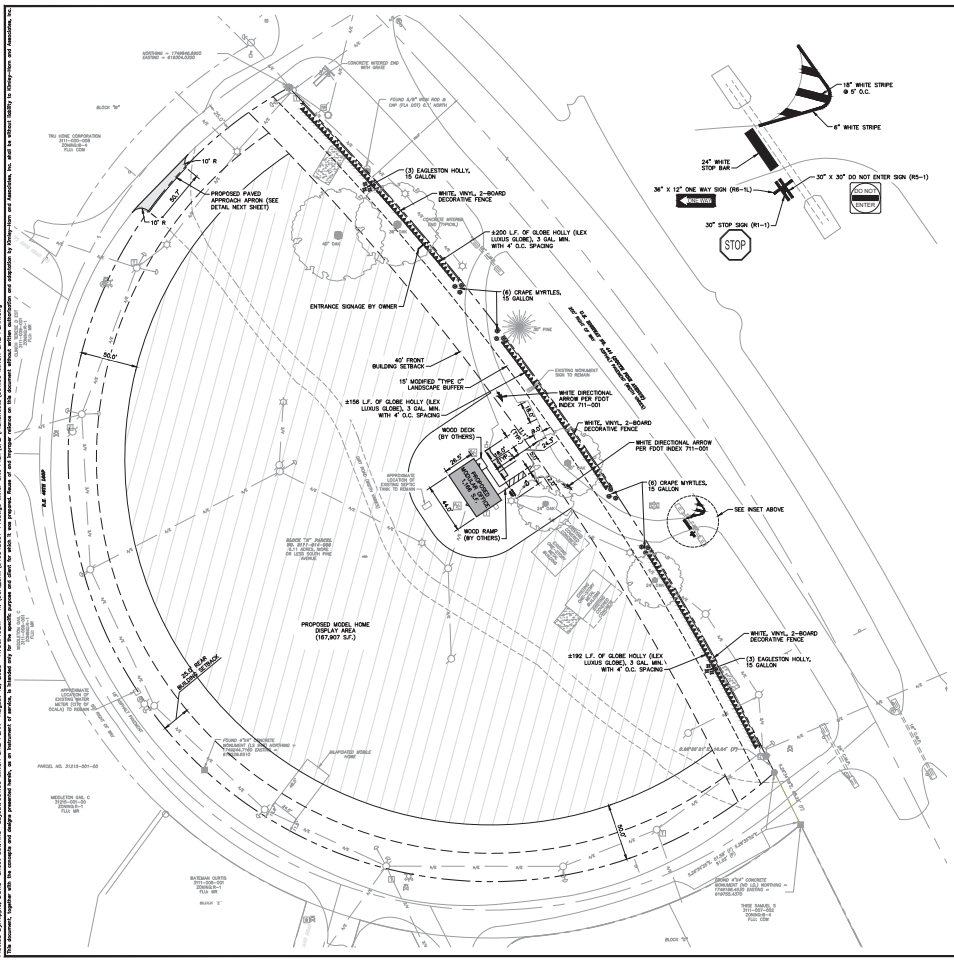
Section & Title of Code (be specific)
Reason/Justification for Request (be specific):

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):



LEGEND:

- PROJECT BOUNDARY
- PROPOSED MODULAR OFFICE BUILDING (1,166 S.F.)
- PROPOSED ASPHALT (137 S.F.)

SITE DATA:

PROJECT NAME	PRESTIGE HOME CENTERS MINOR SITE PLAN
PROJECT LOCATION	4020 SOUTH PINE AVENUE OCALA, FL
OWNER/DEVELOPER	MR. TOM TREXLER PRESTIGE HOME CENTERS, INC 3741 SW 7TH STREET OCALA, FL 34474 (352) 895-3614
ZONING	B-4
FUTURE LAND USE	COMMERCIAL
PARCEL ACCT. NO.	3111-014-000
PROJECT AREA	265,124 S.F. = 6.11 ACRES
EXISTING IMPERVIOUS AREA	13,962 S.F. (5.24%)
POST IMPROVEMENTS IMPERVIOUS AREA	13,443 S.F. (5.05)
TOTAL REDUCTION OF IMPERVIOUS AREA	519 S.F.
FLOOR AREA RATIO (OFFICE)	.004
FLOOR AREA RATIO (OFFICE AND DISPLAY AREA)	.635
FEMA DESIGNATION	ZONE X
SPRING PROTECTION ZONE	PRIMARY
BUILDING SETBACKS	
FRONT	40'
SIDE	15'
REAR	25'
EXISTING PARKING	0 SPACES
STANDARD SPACES REQUIRED (1 RETAIL SPACE/300 S.F. G.F.A.)	4 SPACES
VAN ACCESSIBLE SPACES REQUIRED (1 SPACE/25 SPACES)	1 SPACE
STANDARD SPACES PROVIDED	6 SPACES
VAN ACCESSIBLE SPACES PROVIDED	1 SPACE

PROJECT TRAFFIC STATEMENT:

THE PROPOSED MODIFICATIONS TO THE PRESTIGE HOME CENTER FACILITY INCLUDE REPLACING THE EXISTING MODULAR OFFICE WITH A NEW MODULAR OFFICE (OF SMALLER SIZE). THE EXISTING SITE HAS BEEN IN USE AS A MOBILE HOME AND SHED SALES FACILITY, AND THE LAND USE WILL REMAIN THE SAME FOLLOWING THESE IMPROVEMENTS. DUE TO THE DECREASE IN SIZE OF THE RETAIL OFFICE, THE TRIP GENERATION CHARACTERISTICS SHOULD NOT CHANGE AS A RESULT OF THIS PROJECT.

APPROVED WAIVERS:

1. 1/13/2025 2.21.1.A(1) WAIVER TO MAJOR SITE PLAN REQUIREMENTS WITH UNDERSTANDING THAT THE BUILDING IS NOT TO EXCEED THE CURRENT SIZE.
2. 1/13/2025 2.21.1.A(3) WAIVER DUE TO NO STORM WATER IMPROVEMENTS NEEDED.
3. 7/7/2025 6.12.12.D WAIVER APPROVED FOR NO SIDEWALK CONSTRUCTION AND FEE IN LIEU OF NOT REQUIRED FOR SR 441 OR THE MINOR STREET.

GENERAL NOTES:

1. NO CHANGE TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH MARION COUNTY AND THE PROJECT ENGINEER.
2. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF NEW IMPROVEMENTS, AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS.
3. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON SITE IN AN ORDERLY AND ORGANIZED FASHION.
4. THE WATER & SANITARY SEWER SERVICES FOR THE OFFICE SHALL BE PROVIDED FROM THE EXISTING OFFICE.
5. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
6. MANUFACTURED HOMES TO BE PLACED INSIDE DESIGNATED "PROPOSED MODEL HOME STORAGE AREA". EXISTING IMPROVEMENTS, UTILITIES, AND TREES IN AREA TO REMAIN. HOMES WILL BE PLACED STRATEGICALLY AROUND THESE FEATURES.
7. ALL BUFFER PLANTING TO BE 100% IRRIGATED. IRRIGATION SYSTEM WILL BE DESIGN-BUILD WITH WATER SOURCE TO BE EITHER POTABLE OR IRRIGATION WELL.
8. ALL PAVEMENT STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

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

NO.	REVISIONS	DATE	BY
1			

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA, 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THOMAS W. TREXLER P.E.
LICENSED PROFESSIONAL ENGINEER
FLORIDA LICENSE NUMBER 96539

KHA PROJECT 048548001
DATE AUGUST 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RJDR
CHECKED BY TWT

PRESTIGE HOME CENTERS MINOR SITE PLAN
PREPARED FOR
PRESTIGE HOME CENTERS, INC
MARION COUNTY FLORIDA
MINOR SITE PLAN

MINOR SITE PLAN

SHEET NUMBER
C01.00

Plotted By:Ripple, David Sheet Set:Fine Layout:C01.00 MINOR SITE PLAN August 12, 2025 11:39:45am I:\OCA_Civil\048548001-Prestige Minor Site Plan\CAD\Practice\C01.00 MINOR SITE PLAN.dwg
The Contractor, together with his consultants and design professional teams, as an instrument of service, is licensed and expected to employ and use, in the execution of the work, applications and adaptations by Kimley-Horn and Associates, Inc. and its affiliates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONCRETE WHEEL STOP
N.T.S.

PAVED APPROACH APRON

PARKING SPACE DETAILS

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

COLOR	TOP	BOTTOM
BACKGROUND	BLUE	WHITE
LEGEND & BORDER	WHITE	BLACK

NOTE: H.C. SIGN MOUNTING HEIGHT PER LOCAL CODE, AND INSTALLATION PER LOCAL REQUIREMENTS

HANDICAP SIGN DETAIL
N.T.S.

ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT

PROPORTIONING GUIDE

* TO BE WHITE IN COLOR, UNLESS OTHERWISE SPECIFIED.

HANDICAP SYMBOL
N.T.S.

NOTES:

1. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.00 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.00 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.00 PERCENT SLOPE IN ANY DIRECTION.

NO.	REVISIONS	DATE	BY
1			

Kimley»Horn
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1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA, 34471
PHONE: 352 438-3000
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LICENSED PROFESSIONAL ENGINEER
THOMAS W. TREGLER, P.E.
FLORIDA LICENSE NUMBER
96539

KHA PROJECT
046548101
DATE
AUGUST 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RJDR
CHECKED BY TWT

EXISTING CONDITIONS, DEMOLITION, & DETAILS

PRESTIGE HOME CENTERS MINOR SITE PLAN
PREPARED FOR
PRESTIGE HOME CENTERS, INC
MARION COUNTY FLORIDA
MINOR SITE PLAN

SHEET NUMBER
C02.00

Plotted By:Rjpala, David Sheet Set:Hme Layout:C02.00 EXISTING CONDITIONS AND DEMOLITION August 12, 2025 11:31:19am K:\OCA_Civil\046548101-Prestige Minor Site Plan\CAD\PlanSheets\C02.00 EXISTING CONDITIONS, DEMOLITION, & DETAILS.dwg
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Marion County

Development Review Committee

Agenda Item

File No.: 2025-20619 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.9.

SUBJECT:
Plat Vacation West End Ocala - Plat Vacation
3610 NW 1st Loop All Units Ocala
Project #2025090010 #33341 Parcel #22817-000-00
Saving Mercy Corporation

The request is to vacate for redevelopment of the Saving Mercy site for affordable housing units.

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 Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION: Date: 05 - 21 - 2025

Applicant: Saving Mercy Corporation

Address: 3601 West Silver Springs Blvd City: Ocala State: FL Zip: 34471

Agent / Contact: Chuck A. Pigeon, P.E.

Address: 925 SE 17th Street, Suite A

Phone Number: 352-861-7799 Fax Number: _____ Cell: _____

E-mail: cpigeon@ardurra.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): 22817-000-00

Subdivision Name: West End Ocala Unit/Block/Lot: _____ / _____ / _____

Parcel Size: 9.31 Sec/Twp/Rge: 14 / 15S / 21E Plat Bk/Pg A / 78

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
https://maps.marioncountyfl.org/interactivemap/

Are any other applications pending? ☐ Yes ☑ No

☐ Variance ☐ Family Division ☐ Site Plan Approval ☐ Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

☐ Code Violation (attach copy of letter citing violation)

☐ To clear an existing encroachment

☐ Family Division

☑ To allow for construction of:

☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☑ Other

Redevelopment of the Saving Mercy Site for Affordable Housing Units

Form PV-AP

PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF
West End Ocala

Plat Book A **Page** 78

Whereas, Saving Mercy Corporation, Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

BY: _____ (Signature)
Penny Beehler (Print Name)
Executive Director (Business Title) if applicable

3601 West Silver Springs Blvd, Ocala, FL 34475 (Address)
352-362-0126 (Phone)
5-21-25 (Date)

BY: _____ (Signature)
_____ (Print Name)
_____ (Business Title) if applicable

_____ (Address)
_____ (Phone)
_____ (Date)

Form PV-P

PD20-0003

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE **POINT OF BEGINNING**,

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2]:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE **POINT OF BEGINNING**, THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE **POINT OF BEGINNING**,

AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40,

THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE **POINT OF BEGINNING**, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.31 ACRES, MORE OR LESS.

AKA: A PORTION OF 22817-000-00

Tax Roll Search Results
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Tax Roll Search Results				Help
Search by Account Number R22817-000-00			**Tax Year** 2024	
Owner/Business Name	SAVING MERCY CORPORATION	**Account Number**	R22817-000-00	Request Future E-Bill
Physical Property Address	3601 W SILVER SPRINGS BLVD OCALA	**Status**	PAID	
Legal Description	SEC 14 TWP 15 RGE 21 COM AT THE SW COR OF NW 1/4 OF SEC 14 TH S 89-28-38 E 191.82 FT TH S 00-31-12 16.94 FT TH S 89-41-48 E 821.88 FT TH N 00-31-12 E 53.75 FT TO THE POB TH N 00-31-12 E 250 FT			

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ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 91-2.22 RECORDED IN OFFICIAL RECORD BOOK 2255 PAGE 0212

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 02-R-247 RECORDED IN OFFICIAL RECORD BOOK 3360 PAGE 1633

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 97R-[illegible] RECORDED IN OFFICIAL RECORD BOOK 2398 PAGE 0784

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 55 R 78 RECORDED IN OFFICIAL RECORD BOOK 1304 PAGE 1465

OCALA AND SILVER SPRINGS CO.

TOWN 15 S. R. 21 E.

TOWN 15 S. R. 22 E.

Recorded this 23 day of April A.D. 1892
B. R. MARK Clerk
By S. S. SISTRUNK D.C.

United States Experimental Station

Semitropical Exposition

Plat of West End Ocala. Marion Co. Florida 1892

Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

BOUNDARY SURVEY

MARION COUNTY PARCEL 22817-000-00

SURVEYOR'S NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY LINES OF THE SUBJECT PROPERTY DESCRIBED HEREON; DETERMINING THE HORIZONTAL LOCATION OF VISIBLE FIXED IMPROVEMENTS IN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; SATISFYING THE BOUNDARY SURVEY REQUIREMENTS ASSOCIATED WITH A SITE PLAN APPLICATION IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF OCALA LAND DEVELOPMENT CODE; AND TO ACCOMPANY THE APPLICATION FOR PRE-DEVELOPMENT FINANCING TO BE PROVIDED THROUGH FLORIDA HOUSING FINANCE CORPORATION.

2. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE NO. 40373-1-6828225-2018.8130609-214418969, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY PURSUANT TO ORDER NO. 6828225, CUSTOMER REFERENCE: 18-5324, DATED JUNE 1, 2018, AT 1:06 PM; FOLLOWING ARE EXCEPTIONS TO TITLE APPEARING IN SCHEDULE B THEREOF THAT ARE CONSIDERED MATTERS OF SURVEY AS TO PARCEL 1 AS DESCRIBED IN EXHIBIT "A" OF SAID TITLE POLICY (PARCEL 2 IS NOT THE SUBJECT OF THIS SURVEY AND ANY EXCEPTIONS TO TITLE REFERENCED THEREIN TO PARCEL 2 WERE NOT REVIEWED); THE ITEM NUMBERS BELOW CORRESPOND TO THOSE LISTED IN SAID SCHEDULE B (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA):

   3. THE EASEMENT FOR THE PURPOSE OF "TO CONSTRUCT ELECTRICAL TRANSMISSION / DISTRIBUTION POWER LINES" BY AND BETWEEN BUDGET LUXURY INNS OF OCALA, INC., GRANTOR, AND THE CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 650, AT PAGE 894, APPEARS TO ENCUMBER THE SUBJECT PROPERTY; THE DESCRIPTION CONTAINED THEREIN APPEARS TO CONTAIN SCRIVENER'S ERRORS IN SOME OF THE METES AND BOUNDS CALLS BETWEEN THE POINT OF COMMENCEMENT AND THE POINT OF BEGINNING, HOWEVER, IT APPEARS THE INTENT OF THE EASEMENT DOCUMENT IS TO GRANT AN EASEMENT 15 FEET WIDE, CENTERED ON THE ELECTRICAL TRANSMISSION / DISTRIBUTION FACILITIES TO THE EXTENT THAT SUCH EXIST WITHIN THE SUBJECT PROPERTY IN ITS ENTIRETY; AS SUCH, THE EASEMENT LINES GENERALLY SHOWN ON SHEET 2 REPRESENT THE UNDERSIGNED'S INTERPRETATION OF THE EASEMENT GRANT AS DETERMINED FROM THE LOCATION OF VISIBLE ELECTRICAL FACILITIES, HOWEVER, OTHER REASONABLE INTERPRETATIONS AS TO THE EXACT LOCATION OF THE EASEMENT AS DESCRIBED ARE POSSIBLE WHICH MIGHT RESULT IN MINOR DEVIATIONS TO THE EASEMENT LINES SHOWN ON SHEET 2 AND FOR THAT REASON, THE EASEMENT LIMITS SHOWN HEREON ARE NOT FULLY DIMENSIONED; UNDERGROUND ELECTRICAL FACILITIES WERE NOT LOCATED AND, AS SUCH, THE LOCATION OF THE EASEMENT RIGHTS ASSOCIATED WITH SUCH UNDERGROUND ELECTRICAL FACILITIES, IF ANY, ARE UNKNOWN.

   4. THE GRANT OF EASEMENT BY AND BETWEEN MOTOR INNS MOTEL AND R.V. PARK, GRANTOR, AND UNITED TELEPHONE COMPANY OF FLORIDA, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 1495, AT PAGE 820, ENCUMBERS THE SUBJECT PROPERTY IN ITS ENTIRETY, IS BLANKET IN NATURE, AND CONTAINS NO SPECIFIC WIDTH NOR LOCATION.

3. THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS TRANSCRIBED FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6775, AT PAGE 647, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; HOWEVER, THE DESCRIPTION AS DEPICTED HEREON WAS ALTERED SLIGHTLY AND ONLY WITH REGARD TO FORMAT BY INTRODUCING A SEPARATION OF THE EXCEPTED ELEMENTS DESCRIBED THEREIN AND CREATING SUPPLEMENTAL IDENTIFIERS SHOWN WITHIN *[ITALICIZED BRACKETS]* WHICH HAVE BEEN ADDED HEREON FOR THE SAKE OF CLARITY AND COMPREHENSION FOR THE BENEFIT OF THE USERS OF THIS MAP.

4. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF WEST END OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, AT PAGE 78, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; A CURSORY SEARCH OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DISCOVERED NO RESOLUTION OR OTHER GOVERNMENT-RELATED ACTION THAT APPEARED TO VACATE THE PORTION OF THE PLAT LYING WITH THE SUBJECT PROPERTY; AS SUCH, THE STATUS OF THE PLAT IS PRESUMED TO BE VALID AND THE BLOCKS AND RIGHTS OF WAY ESTABLISHED BY THE PLAT ARE SHOWN HEREON IN THEIR PROTRACTED POSITION FOR INFORMATIONAL PURPOSES ONLY. THE LEGAL STATUS OF WHICH IS UNKNOWN.

5. WITH REGARD TO THE BOUNDARY LINE OF THE SUBJECT PROPERTY THAT ABUTS AND / OR IS CONTROLLED BY THE LOCATION OF THE RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD, THE FOLLOWING IS NOTED:

   A. THE RAILROAD RIGHT OF WAY IS IDENTIFIED AS A PORTION OF THE OCALA TO JULIETTE LINE AS MORE PARTICULARLY SHOWN ON SHEET 2 OF THE RIGHT OF WAY AND TRACK MAP THEREOF, V.5B FLA, DATED JUNE 30, 2017, AND SUBSEQUENTLY ABANDONED AS OF AN UNKNOWN DATE;

   B. THE "OLD C.S.X. RAIL ROAD PROPERTY" SHOWN HEREON REPRESENTS THE LOCATION OF THE PORTION OF THE ABANDONED ATLANTIC COAST LINE RAILROAD AS DEPICTED IN THE SKETCH OF SURVEY PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT, DATED NOVEMBER 29, 1990, AND ALSO AS DESCRIBED IN THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1847, AT PAGE 1863, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (WHEREBY THE CITY OF OCALA APPEARS TO HAVE ACQUIRED TITLE TO THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY);

   C. THE RIGHT OF WAY LINE BASED ON MONUMENTS RECOVERED THAT AGREE WITH THE DIMENSIONAL VALUES REFERENCED IN THE DESCRIPTION OF THE SUBJECT PROPERTY (AS PER THE WARRANTY DEED RECORDED OFFICIAL RECORDS BOOK 6775, AT PAGE 647, OF SAID PUBLIC RECORDS) CLEARLY OFFERS NO LOCATION FOR THAT OF THE "OLD C.S.X. RAIL ROAD PROPERTY" DESCRIBED ABOVE) WHICH INCLUDES NOT ONLY A LATERAL DIFFERENCE IN THE ALIGNMENT OF THE RIGHT OF WAY, BUT ALSO A SIGNIFICANT LONGITUDINAL DIFFERENCE (APPROXIMATELY 21 FEET, MORE OR LESS) IN THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" (WHERE THE RIGHT OF WAY WIDTH CHANGES FROM 120 FEET TO 70 FEET) INDICATING AN APPARENT BOUNDARY OVERLAP / GAP ON THE GROUND AS SHOWN HEREON;

   D. IT IS CLEAR FROM A REVIEW OF THE AFOREMENTIONED DEEDS THAT THE INTENT OF TITLE WAS FOR BOTH PARCELS TO SHARE A COMMON BOUNDARY ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE;

   E. OF THE MONUMENTS DESCRIBED IN NOTE 5.C, THE PORTION ALONG THE RAILROAD RIGHT OF WAY WERE ORIGINALLY SET ON MAY 27, 1959, DURING A SURVEY CONDUCTED BY MOORHEAD ENGINEERING COMPANY FOR D.P. SAWYER, DATED JUNE 8, 1959;

   F. ADDITIONAL EFFORT (INCLUDING A REVIEW OF THE RAILROAD RIGHT OF WAY AND TRACK MAP, SEARCH FOR FIELD EVIDENCE, AND INVESTIGATION AND RESEARCH WITH OTHER PUBLIC AND PRIVATE SURVEY SOURCES) WAS MADE IN AN ATTEMPT TO ASCERTAIN THE INTENDED LOCATION OF THE RAILROAD RIGHT OF WAY, HOWEVER, NO PHYSICAL EVIDENCE REMAINS AS THE ORIGINAL RAIL LINE AND ITS ACCESSORIES HAVE LONG SINCE BEEN ABANDONED AND REMOVED;

   G. THE INVESTIGATION YIELDED NO INFORMATION THAT MIGHT EXPLAIN THE LATERAL DIFFERENCE IN ALIGNMENT AS SHOWN ON THE AFOREMENTIONED SURVEY OF THE "OLD C.S.X. RAIL ROAD PROPERTY";

   H. THE LONGITUDINAL DIFFERENCE IN THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" PROMPTED THE NEED FOR A DETAILED REVIEW OF THE AFOREMENTIONED RIGHT OF WAY AND TRACT MAP WHICH WAS CONDUCTED IN AN ATTEMPT TO ASCERTAIN ITS INTENDED LOCATION; COMPARISONS OF STATION VALUES DEPICTED ON VARIOUS FEATURES AND WELL-ESTABLISHED, IDENTIFIABLE AND REPRODUCIBLE LAND LINES WAS CONDUCTED REVEALING SIGNIFICANT DISAGREEMENT IN THE RELATIVE DISTANCES BETWEEN EACH, HOWEVER, IT APPEARS THAT EACH OF THE SURVEY SOURCES TO RENDER AN OPINION AS TO THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" HELD A REASONABLE BASIS FROM STATION VALUES DEPICTED ON THE MAP BY WHICH TO ESTABLISH ITS LOCATION; CONSEQUENTLY, THE LONGITUDINAL DIFFERENCE IS THE RESULT OF CONFLICTING STATION VALUE INFORMATION ON THE RIGHT OF WAY AND TRACK MAP;

   I. DURING A SUBSEQUENT SURVEY BY THE CITY OF OCALA, A SKETCH OF NW 37TH PARCEL #4 (GENERALLY CONSISTING OF THE SAME PORTION OF ABANDONED RAILROAD RIGHT OF WAY PREVIOUSLY IDENTIFIED AS THE "OLD C.S.X. RAIL ROAD PROPERTY"), DATED JULY 21, 1998, DRAWING NO. 97078005, WAS PREPARED CONTAINING A "LEGAL DESCRIPTION FOR CORRECTING DEED"; THIS SKETCH AND ASSOCIATED DESCRIPTION INDICATE THE CITY THEN ADOPTING ESSENTIALLY THE SAME RAILROAD RIGHT OF WAY LINE AS ORIGINALLY DETERMINED IN THE SURVEY BY MOORHEAD ENGINEERING REFERENCED IN NOTE 5.E; FURTHER, MONUMENTS IDENTIFIED TO THE CITY OF OCALA WERE RECOVERED IN THE FIELD SUPPORTING THE MOORHEAD LOCATION OF THE RIGHT OF WAY LINE AND ASSOCIATED "WESTERLY RIGHT OF WAY JOG";

   J. CONSEQUENTLY, THE RAILROAD RIGHT OF WAY LINE AND "WESTERLY RIGHT OF WAY LINE JOG" AS PREVIOUSLY ESTABLISHED BY MOORHEAD ENGINEERING COMPANY AND PERPETUATED BY THE MONUMENTS RECOVERED AND SHOWN HEREON AS DEFINING THIS PORTION OF THE BOUNDARY LINE HAS BEEN HELD BASED ON A PREPONDERANCE OF THE EVIDENCE AS TO THE LOCATION OF THE RAILROAD RIGHT OF WAY LINE REFERENCED IN THE DESCRIPTION OF THE SUBJECT PROPERTY;

   K. ALTHOUGH UNLIKELY, OTHERS MAY HAVE CLAIMS OF PROPERTY RIGHTS TO THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED HEREON AS THE "APPARENT BOUNDARY OVERLAP AS MONUMENTED IN THE FIELD"; SHOULD INFORMATION BE SUBSEQUENTLY DISCOVERED THAT MIGHT PROVIDE ADDITIONAL EVIDENCE THAT WOULD MATERIALLY AFFECT THE LOCATION OF THE RAILROAD RIGHT OF WAY AND THE "WESTERLY RIGHT OF WAY JOG", SUCH PREVIOUSLY UNKNOWN INFORMATION MIGHT INFLUENCE THE PROFESSIONAL OPINION EXPRESSED IN THIS BOUNDARY SURVEY TO ALTER THE BOUNDARY ALONG THIS FEATURE TO A DIFFERENT LOCATION.

6. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND GLOBAL NAVIGATION SATELLITE SYSTEM (GLONASS) SATELLITE CONSTELLATIONS. THE CORRECTIONS TO WHICH WERE RECEIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WITH ACCEPTABLE INDEPENDENT CHECKS MADE TO HORIZONTAL CONTROL STATION "1521-1" AND "1521-3" AS PUBLISHED BY THE OFFICE OF THE COUNTY ENGINEER FOR MARION COUNTY, FLORIDA, FROM WHICH THE EAST LINE OF THE PROPERTY DESCRIBED HEREON BEARS S00°33'01"W.

7. THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN SAID CONTROL POINTS UTILIZING AN ELECTRONIC TOTAL STATION TO CONDUCT RADIAL TOPOGRAPHIC SURVEY MEASUREMENT RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.

8. THE RIGHT OF WAY LINES ASSOCIATED WITH WEST SILVER SPRINGS BOULEVARD (STATE ROAD NO. 40) WAS DETERMINED IN ACCORDANCE WITH THE RIGHT OF WAY MAP OF STATE ROAD NO. 40 AS PREPARED BY THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, SECTION 36110-2502, APPROVED MARCH 8, 1965; THE RIGHT OF WAY LINES ASSOCIATED WITH INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) WAS DETERMINED IN ACCORDANCE WITH THE RIGHT OF WAY MAP OF STATE ROAD NO. 93 AS PREPARED BY THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, SECTION 36210-2405, APPROVED NOVEMBER 28, 1962, BOTH AS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE.

9. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0484E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANELS 00508 AND 00516, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEAR TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE A (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED). THE LIMITS OF WHICH ARE DEPICTED HEREON BASED ON SPATIAL DATA OBTAINED FROM FEMA.

10. OWNERSHIP, PARCEL ACCOUNT, AND SITUS ADDRESS INFORMATION DEPICTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

11. DURING THE COURSE OF PREPARING THIS SURVEY, THE FOLLOWING SOURCES WERE USED IN RENDERING AN OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY):

   A. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6775, AT PAGE 647;
   B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139;
   C. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 891, AT PAGE 623;
   D. THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 1591, AT PAGE 494;
   E. THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1847, AT PAGE 1863;
   F. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6071, AT PAGE 1764;
   G. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1116, AT PAGE 1396;
   H. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6616, AT PAGE 1347;
   I. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1184, AT PAGE 1289;
   J. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5480, AT PAGE 57;
   K. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2392, AT PAGE 370;
   L. THE PLAT OF WEST END OCALA, PLAT BOOK A, AT PAGE 78;
   M. THE PLAT OF WEST; PLAT BOOK 1, AT PAGE 50;
   N. THE PLAT OF I-75 INDUSTRIAL PARK, PLAT BOOK U, AT PAGE 82;
   O. THE RIGHT OF WAY MAP OF STATE ROAD NO. 40, SECTION 36110-2502, APPROVED MARCH 8, 1960, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE;
   P. THE RIGHT OF WAY MAP OF STATE ROAD 93 (INTERSTATE HIGHWAY 75), SECTION 36210-2405, APPROVED NOVEMBER 28, 1962, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE;
   Q. SHEET 2 OF THE RIGHT OF WAY AND TRACK MAP OF ATLANTIC COAST LINE RAILROAD, OCALA TO JULIETTE LINE, V.5B FLA, DATED JUNE 30, 1917, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   R. CERTIFIED CORNER RECORDS FOR SECTION 14 QUARTER-SECTION CORNERS OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION;
   S. THE SURVEY FOR D.P. SAWYER AS PREPARED BY MOORHEAD ENGINEERING COMPANY, DATED OCTOBER 31, 1963, AND LAST REVISED OCTOBER 7, 1965, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   T. THE SURVEY FOR D.P. SAWYER AS PREPARED BY MOORHEAD ENGINEERING COMPANY, DATED JUNE 8, 1959, AND THE ASSOCIATED FIELD NOTES DATED MAY 26 & 27, 1959, AS OBTAINED FROM MOORHEAD ENGINEERING COMPANY, OCALA, FLORIDA;
   U. SKETCH OF SURVEY OF "OLD C.S.X. RAIL ROAD PROPERTY" AS PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT, DATED NOVEMBER 29, 1990, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   V. PARCEL SKETCH OF NW 37TH AVENUE PARCEL #4, DRAWING NO. 97078005, DATED JULY 21, 1998, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   W. RIGHT OF WAY SURVEY OF PROJECT PARCEL NO. 1 - N.W. 37TH AVENUE - SOUTH ROAD PROJECT, DATED MARCH 18, 1999, AS PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   X. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   Y. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22813-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   Z. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22813-002-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   AA. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-001-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   BB. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-003-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   CC. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22823-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   DD. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 23171-001-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

12. THIS SURVEY IS OF ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES AS OBSERVED AT THE TIME OF FIELD SURVEY WITHIN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; UNDERGROUND IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.

13. COPIES OF THIS SURVEY ARE INVALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.

14. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

Graphic Scale
NO SCALE

Digitally signed by Gary L Milam
Date: 2023.12.20 15:48:48 -05'00'

DESCRIPTION:

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. MORE FULLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 818.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.85 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1188.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT *[LESS & EXCEPT NO. 1]*

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT *[LESS & EXCEPT NO. 2]*:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 278.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.61 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E., THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING

LEGEND:

ABBREVIATIONS
- LB = LICENSED BUSINESS
- L = BASELINE
- C# = REFERENCE TO CURVE TABLE
- L# = REFERENCE TO LINE TABLE
- STA = STATION
- RT. = RIGHT
- LT. = LEFT
- MH# = REFERENCE TO MANHOLE TABLE
- DI# = REFERENCE TO STORM INLET TABLE
- P# = REFERENCE TO PIPE INVERT TABLE
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- CMP = CORRUGATED METAL PIPE

SYMBOLOGY
- = SOIL BORING LOCATION; NO ID
- = PUBLISHED BENCHMARK
- = BURIED UTILITY MARKER; NO ID
- = BURIED UTILITY MARKER; FIBER OPTICS
- = BURIED UTILITY MARKER; GAS
- = BURIED UTILITY MARKER; TELEVISION
- = PULL BOX; ELECTRICAL
- = PULL BOX; TELECOMMUNICATIONS
- = PULL BOX; TRAFFIC
- = SANITARY CLEANOUT @ SIZE
- = MANHOLE; SANITARY
- = MANHOLE; DRAINAGE
- = GAS REGULATOR
- = VALVE; GAS
- = VALVE; IRRIGATION
- = VALVE; WATER
- = VALVE; UNKNOWN USE
- = VAULT; ELECTRICAL
- = VAULT; USE UNKNOWN
- = PEDESTRIAN CROSSING POLE
- = LIGHT POLE; CONCRETE @ [0]
- = LIGHT POLE; WOOD @ [0]
- = UTILITY POLE; METAL @ [0]
- = SIGNAL POLE
- = UTILITY POLE; CONCRETE @ [0]
- = UTILITY POLE; WOOD @ [0]
- = GUY ANCHOR
- = ELECTRICAL JUNCTION BOX
- = TELEPHONE JUNCTION BOX
- = CABLE TELEVISION JUNCTION BOX
- = TELEPHONE CABINET ON PAD
- = TRAFFIC CABINET ON PAD
- = TRANSFORMER ON PAD
- = FIRE HYDRANT
- = METER; WATER
- = BACKFLOW PREVENTOR
- = SPRINKLER HEAD
- = BOLLARD
- = GATE POST
- = OBLIGATOR
- = MAILBOX
- = NEWSPAPER BOX
- = SIGN
- = STREET SIGN

TREES & SHRUBS
- = STUMP
- = SHRUB
- = ORNAMENTAL TREE & SIZE
- = CEDAR TREE & SIZE
- = CHERRY TREE & SIZE
- = OAK TREE & SIZE
- = PALM TREE & SIZE
- = PINE TREE & SIZE
- = SWEET GUM TREE & SIZE
- = SYCAMORE & SIZE
- = UNKNOWN SPECIES

LINEWORK
- = CENTERLINE
- = RIGHT-OF-WAY LINE
- = LOT LINE
- = PARCEL LINE
- = ELEMENTS OF PLAT
- = EASEMENTS
- = EDGE OF ASPHALT PAVEMENT
- = UNDERGROUND PIPE
- = TREE LINE
- = 1' CONTOUR INTERVAL
- = 5' CONTOUR INTERVAL
- = OVERHEAD UTILITY LINE
- = OVERHEAD TRAFFIC SIGNAL LINE
- = OVERHEAD GUY LINE
- = GAS LINE
- = WATER MAIN
- = WATER LINE
- = RECLAIMED WATER LINE
- = FORCE MAIN
- = FIBER OPTIC LINE
- = FLOOD ZONE LIMITS
- = TOP OF BANK
- = BOTTOM OF BANK
- = CRADLE BREAK

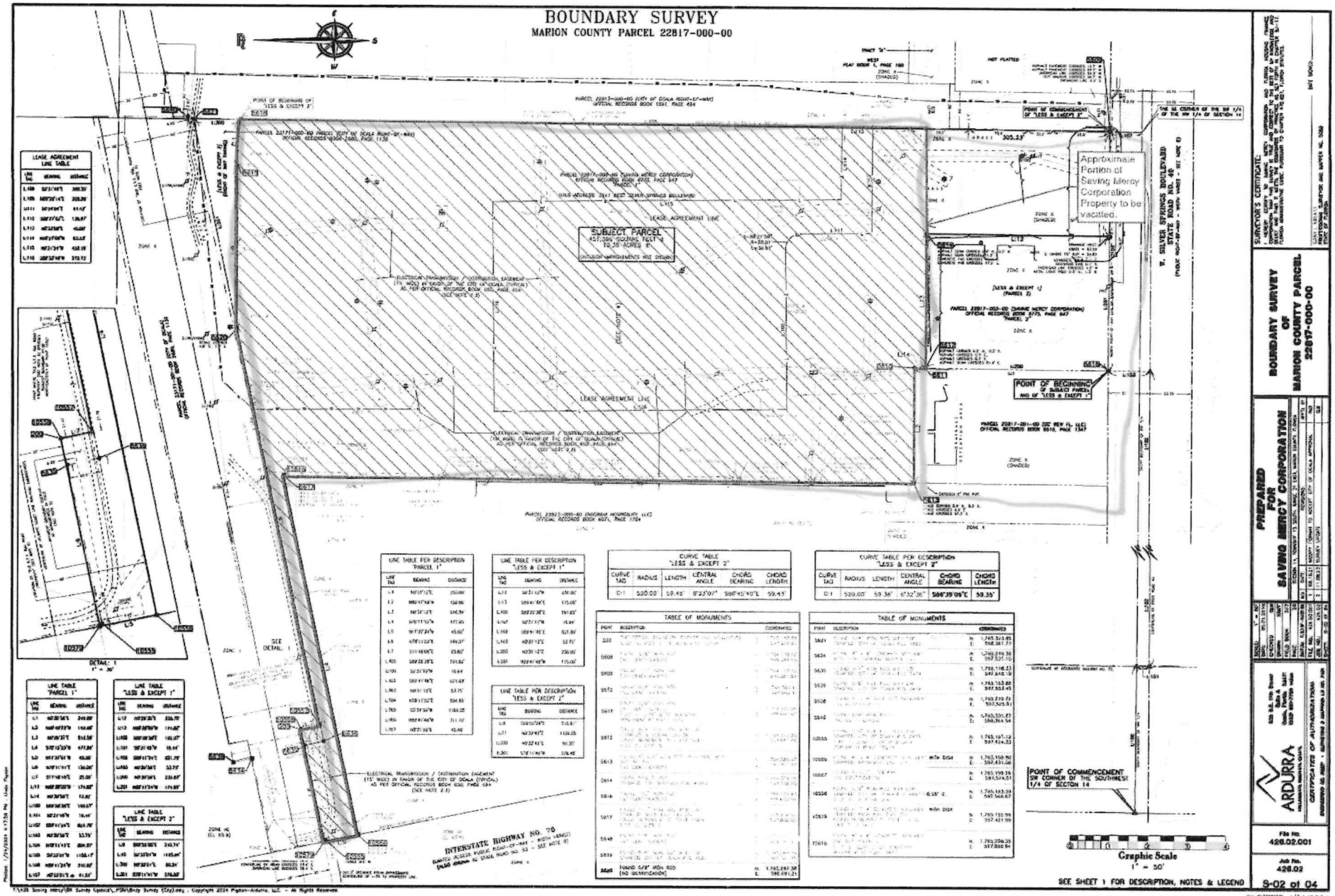
SEE SHEET 2 FOR GRAPHIC DEPICTION

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY, AS A DULY LICENSED AGENT, CORPORATION AND FLORIDA HOUSING FINANCE CORPORATION THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY AS PRACTICAL AS SET FORTH IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

DATE SIGNED: 12/20/2023

GARY L MILAM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5056
STATE OF FLORIDA

BOU



LEASE AGREEMENT LINE TABLE		
LINE TAG	BEARING	DISTANCE
L100	S72°31'49"E	300.39'
L101	N89°20'14"E	208.28'
L111	S0°39'46"E	61.42'
L112	S89°27'42"E	136.87'
L113	N0°32'18"E	45.00'
L114	N89°27'42"W	63.33'
L115	N72°31'49"W	438.18'
L116	S89°27'42"W	373.13'

LINE TABLE "PARCEL 1"		
LINE TAG	BEARING	DISTANCE
L1	N0°39'46"E	249.88'
L2	N89°47'03"W	144.66'
L3	N0°39'46"E	514.38'
L4	S72°12'20"E	671.04'
L5	N17°37'24"E	45.00'
L6	S72°12'20"E	25.00'
L7	S17°47'40"W	130.00'
L8	N72°12'20"W	25.00'
L9	S17°47'40"W	15.00'
L100	S89°27'42"E	100.07'
L101	S0°39'46"E	16.44'
L102	S89°47'03"E	624.79'
L103	N0°39'46"E	33.79'
L104	N18°11'41"E	204.87'
L105	S72°31'49"E	1158.47'
L106	N89°47'03"W	210.66'
L107	N72°31'49"W	218.66'

LINE TABLE "LESS & EXCEPT 1"		
LINE TAG	BEARING	DISTANCE
L12	N89°28'35"E	330.70'
L13	N89°28'00"W	191.66'
L100	N89°28'35"E	100.07'
L101	S0°31'49"E	16.44'
L102	S89°11'21"E	621.79'
L103	N0°31'49"W	33.79'
L200	N0°39'46"E	236.66'
L201	N89°11'21"W	175.66'

LINE TABLE "LESS & EXCEPT 2"		
LINE TAG	BEARING	DISTANCE
L9	S89°28'35"E	330.81'
L10	N0°31'49"E	1126.05'
L200	N89°11'41"E	190.30'
L201	S72°11'49"W	376.45'

LINE TABLE PER DESCRIPTION "PARCEL 1"		
LINE TAG	BEARING	DISTANCE
L1	N0°31'49"E	250.00'
L2	N89°47'03"W	144.66'
L3	N0°31'49"E	514.38'
L4	S72°12'20"E	671.04'
L5	N17°37'24"E	45.00'
L6	S72°12'20"E	25.00'
L7	S17°47'40"W	130.00'
L8	N72°12'20"W	25.00'
L9	S17°47'40"W	15.00'
L100	S89°28'35"E	100.07'
L101	S0°31'49"E	16.44'
L102	S89°47'03"E	624.79'
L103	N0°31'49"W	33.79'
L104	N18°11'41"E	204.87'
L105	S72°31'49"E	1158.47'
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LINE TABLE PER DESCRIPTION "LESS & EXCEPT 1"		
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L10	N0°31'49"E	1126.05'
L200	N89°11'41"E	190.30'
L201	S72°11'49"W	376.45'

CURVE TABLE "LESS & EXCEPT 2"					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	520.00'	59.46'	6°33'07"	S86°45'40"E	59.43'

CURVE TABLE PER DESCRIPTION "LESS & EXCEPT 2"					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	520.00'	59.36'	6°32'38"	S86°39'09"E	59.35'

TABLE OF MONUMENTS		
POINT	DESCRIPTION	COORDINATES
5001		
5002		
5003		
5010		
5011		
5012		
5013		
5014		
5016		
5017		
5018		
5019		
5020	FOUND 5/8" IRON ROD (NO IDENTIFICATION)	N: 1,765,287.39 E: 596,691.21

TABLE OF MONUMENTS		
POINT	DESCRIPTION	COORDINATES
5021		N: 1,765,323.85 E: 598,381.77
5034		N: 1,769,246.36 E: 597,531.10
5035		N: 1,769,176.53 E: 597,848.19
5036		N: 1,769,153.60 E: 597,953.49
5038		N: 1,769,270.72 E: 597,525.51
5040		N: 1,765,331.23 E: 598,364.54
10055		N: 1,765,197.12 E: 597,424.33
10056	with DISK	N: 1,765,158.90 E: 597,431.08
10057		N: 1,765,198.26 E: 597,574.51
10058	0.58' S	N: 1,765,183.39 E: 597,568.67
10059	with DISK	N: 1,765,192.98 E: 597,421.99
10616		N: 1,765,256.35 E: 597,806.94

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY TO SAVING MERCY CORPORATION, AND FIRSTAR HOUSING FINANCE, LLC, AND THEIR SUCCESSORS AND ASSIGNS, THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
DATE SIGNED: _____
GARY L. ARDURRA
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 5350
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR
SAVING MERCY CORPORATION

BOUNDARY SURVEY OF MARION COUNTY PARCEL 22817-000-00

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/08/24	SURVEY UPDATE	GLA

SCALE	1" = 50'
DRAWN	GLA
CHECKED	GLA
DATE	10/25/2024
FIELD BOOK	307
PAGE	30
DWG. NO.	428.02.001
FIELD DATE	5/8/24 - 10/17/24
JOB NO.	428.02
SHEET	2 OF 4

ARDURRA
SURVEYING & MAPPING
635 S.E. 5th Street
Suite A
Ocala, Florida 34471
(352) 867-7764
CERTIFICATE OF AUTHORIZATION #LB7500
SURVEYING AND MAPPING BUSINESS NO. 7500 - SURVEYING & MAPPING LB NO. 7500

File No.
428.02.001

Job No.
428.02

S-02 of 04

T:\428 Saving Mercy\08 Survey Update_PSM\Bndy Survey (City).dwg - Copyright 2024 Pigeon-Ardurra, LLC. - All Rights Reserved

PLOTTED: 11/8/2024

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A-78

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 91-R-22 RECORDED IN OFFICIAL RECORD BOOK 2345 PAGE 051

A-78

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 00-R-467 RECORDED IN OFFICIAL RECORD BOOK 3342 PAGE 1023

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 91-R-21 RECORDED IN OFFICIAL RECORD BOOK 2398 PAGE 0784

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 95 R 78 RECORDED IN OFFICIAL RECORD BOOK 2306 PAGE 1665

A-78

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 95-R-78 RECORDED IN OFFICIAL RECORD BOOK 2306 PAGE 1665

A-78

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 95-R-78 RECORDED IN OFFICIAL RECORD BOOK 2306 PAGE 1665

OCALA AND SILVER SPRINGS CO.

TOWN 15 S. R. 21 E.

TOWN 15 S. R. 22 E.

Belmont Ave.
Chisholm
Santa Fe
Park
Madison
Greenwood
Lincoln
Lexington
Broadway
Manhattan
Pine
New York
Pennsylvania
Ohio
Ave
Tamarac
Michigan
Oakwood
Florida
Appleton
Water
Broadway
Fairmount
Westover
Ocala
Suwanee
Washington
Wabash
Seminole
Hiawatha
Columbia
Boulevard

Approximate Boundary of Saving Mercy Corporation Property

United States Experimental Station

Semitropical Exposition

Plat of West End Ocala, Marion Co. Florida. 1892

The design of this plat is to show the relative position of RRs owned by Ocala + Silver Sprs Co in the West End Ocala
For detailed description of lots see pages 53, 54, 55, + 56 of Plat Book of Marion Co.
Regular sized lots are 40' x 100'
Short dashes = projected RR
Long " = see lines
Solid lines in Sec's = RR. built + operated

Blks. 52-76-563-579 have 15 lots each as per Blk 65
" 1 to 40 + 321 to 360 " 24 " " " " " 20
" 101 to 140 + 321 to 360 = 28 " " " " " 120
" 41 to 100 57-55 + 75 also 141 to 320 also
" 361 to 440 also 361 to 600 etc. 563 + 579 have 30 lots
Blks. through which R.R. pass have irregular sized lots as per maps recorded from surveys.

Recorded this 23 day of April A.D. 1892
D.A. Miller Clerk.
By S.F. Sistrunk, D.C.

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BOUNDARY SURVEY

MARION COUNTY PARCEL 22817-000-00

SURVEYOR'S NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY LINES OF THE SUBJECT PROPERTY DESCRIBED HEREON; DETERMINING THE HORIZONTAL LOCATION OF VISIBLE FIXED IMPROVEMENTS IN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; SATISFYING THE BOUNDARY SURVEY REQUIREMENTS ASSOCIATED WITH A SITE PLAN APPLICATION IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF OCALA LAND DEVELOPMENT CODE; AND TO ACCOMPANY THE APPLICATION FOR PRE-DEVELOPMENT FINANCING TO BE PROVIDED THROUGH FLORIDA HOUSING FINANCE CORPORATION.

2. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE NO. 40373-1-6828225-2018.8130609-214418969, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY PURSUANT TO ORDER NO. 6828225, CUSTOMER REFERENCE: 18-5324, DATED JUNE 1, 2018, AT 1:05 PM; FOLLOWING ARE EXCEPTIONS TO TITLE APPEARING IN SCHEDULE B THEREOF THAT ARE CONSIDERED MATTERS OF SURVEY AS TO PARCEL 1 AS DESCRIBED IN EXHIBIT "A" OF SAID TITLE POLICY (PARCEL 2 IS NOT THE SUBJECT OF THIS SURVEY AND ANY EXCEPTIONS TO TITLE REFERENCED THEREIN TO PARCEL 2 WERE NOT REVIEWED); THE ITEM NUMBERS BELOW CORRESPOND TO THOSE LISTED IN SAID SCHEDULE B (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA):

   3. THE EASEMENT FOR THE PURPOSE OF "TO CONSTRUCT ELECTRICAL TRANSMISSION / DISTRIBUTION POWER LINES" BY AND BETWEEN BUDGET LUXURY INNS OF OCALA, INC., GRANTOR, AND THE CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 650, AT PAGE 694, APPEARS TO ENCUMBER THE SUBJECT PROPERTY; THE DESCRIPTION CONTAINED THEREIN APPEARS TO CONTAIN SCRIVENER'S ERRORS IN SOME OF THE METES AND BOUNDS CALLS BETWEEN THE POINT OF COMMENCEMENT AND THE POINT OF BEGINNING, HOWEVER, IT APPEARS THE INTENT OF THE EASEMENT DOCUMENT IS TO GRANT AN EASEMENT 15 FEET WIDE, CENTERED ON THE ELECTRICAL TRANSMISSION / DISTRIBUTION FACILITIES TO THE EXTENT THAT SUCH EXIST WITHIN THE SUBJECT PROPERTY IN ITS ENTIRETY; AS SUCH, THE EASEMENT LINES GENERALLY SHOWN ON SHEET 2 REPRESENT THE UNDERSIGNED'S INTERPRETATION OF THE EASEMENT GRANT AS DETERMINED FROM THE LOCATION OF VISIBLE ELECTRICAL FACILITIES, HOWEVER, OTHER REASONABLE INTERPRETATIONS AS TO THE EXACT LOCATION OF THE EASEMENT AS DESCRIBED ARE POSSIBLE WHICH MIGHT RESULT IN MINOR DEVIATIONS TO THE EASEMENT LINES SHOWN ON SHEET 2 AND FOR THAT REASON, THE EASEMENT LIMITS SHOWN HEREON ARE NOT FULLY DIMENSIONED; UNDERGROUND ELECTRICAL FACILITIES WERE NOT LOCATED AND, AS SUCH, THE LOCATION OF THE EASEMENT RIGHTS ASSOCIATED WITH SUCH UNDERGROUND ELECTRICAL FACILITIES, IF ANY, ARE UNKNOWN.

   4. THE GRANT OF EASEMENT BY AND BETWEEN MOTOR INNS MOTEL AND R.V. PARK, GRANTOR, AND UNITED TELEPHONE COMPANY OF FLORIDA, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 1495, AT PAGE 820, ENCUMBERS THE SUBJECT PROPERTY IN ITS ENTIRETY, IS BLANKET IN NATURE, AND CONTAINS NO SPECIFIC WIDTH NOR LOCATION.

3. THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS TRANSCRIBED FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6775, AT PAGE 647, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; HOWEVER, THE DESCRIPTION AS DEPICTED HEREON WAS ALTERED SLIGHTLY AND ONLY WITH REGARD TO FORMAT BY INTRODUCING A SEPARATION OF THE EXCEPTED ELEMENTS DESCRIBED THEREIN AND CREATING SUPPLEMENTAL IDENTIFIERS SHOWN WITHIN *[ITALICIZED BRACKETS]* WHICH HAVE BEEN ADDED HEREON FOR THE SAKE OF CLARITY AND COMPREHENSION FOR THE BENEFIT OF THE USERS OF THIS MAP.

4. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF WEST END OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, AT PAGE 78, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; A CURSORY SEARCH OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA DISCOVERED NO RESOLUTION OR OTHER GOVERNMENT-RELATED ACTION THAT APPEARED TO VACATE THE PORTION OF THE PLAT LYING WITH THE SUBJECT PROPERTY; AS SUCH, THE STATUS OF THE PLAT IS PRESUMED TO BE VALID AND THE BLOCKS AND RIGHTS OF WAY ESTABLISHED BY THE PLAT ARE SHOWN HEREON IN THEIR PROTRACTED POSITION FOR INFORMATIONAL PURPOSES ONLY, THE LEGAL STATUS OF WHICH IS UNKNOWN.

5. WITH REGARD TO THE BOUNDARY LINE OF THE SUBJECT PROPERTY THAT ABUTS AND / OR IS CONTROLLED BY THE LOCATION OF THE RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD, THE FOLLOWING IS NOTED:

   A. THE RAILROAD RIGHT OF WAY IS IDENTIFIED AS A PORTION OF THE OCALA TO JULIETTE LINE AS MORE PARTICULARLY SHOWN ON SHEET 2 OF THE RIGHT OF WAY AND TRACK MAP THEREOF, V.5B FLA, DATED JUNE 30, 2017, AND SUBSEQUENTLY ABANDONED AS OF AN UNKNOWN DATE;

   B. THE "OLD C.S.X. RAIL ROAD PROPERTY" SHOWN HEREON REPRESENTS THE LOCATION OF THE PORTION OF THE ABANDONED ATLANTIC COAST LINE RAILROAD AS DEPICTED IN THE SKETCH OF SURVEY PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT, DATED NOVEMBER 29, 1990, AND ALSO AS DESCRIBED IN THE QUITCLAIM DEED RECORDED IN THE OFFICIAL RECORDS BOOK 1647, AT PAGE 1863, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (WHEREBY THE CITY OF OCALA APPEARS TO HAVE ACQUIRED TITLE TO THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY);

   C. THE RIGHT OF WAY LINE BASED ON MONUMENTS RECOVERED THAT AGREE WITH THE DIMENSIONAL VALUES REFERENCED IN THE DESCRIPTION OF THE SUBJECT PROPERTY (AS PER THE WARRANTY DEED RECORDED OFFICIAL RECORDS BOOK 6775, AT PAGE 647, OF SAID PUBLIC RECORDS) CLEARLY DIFFERS IN LOCATION FROM THAT OF THE "OLD C.S.X. RAIL ROAD PROPERTY" (DESCRIBED ABOVE) WHICH INCLUDES NOT ONLY A LATERAL DIFFERENCE IN THE ALIGNMENT OF THE RIGHT OF WAY, BUT ALSO A SIGNIFICANT LONGITUDINAL DIFFERENCE (APPROXIMATELY 21 FEET, MORE OR LESS) IN THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" (WHERE THE RIGHT OF WAY WIDTH CHANGES FROM 120 FEET TO 70 FEET) INDICATING AN APPARENT BOUNDARY OVERLAP / GAP ON THE GROUND AS SHOWN HEREON;

   D. IT IS CLEAR FROM A REVIEW OF THE AFOREMENTIONED DEEDS THAT THE INTENT OF TITLE WAS FOR BOTH PARCELS TO SHARE A COMMON BOUNDARY ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE;

   E. OF THE MONUMENTS DESCRIBED IN NOTE 5.C, THE PORTION ALONG THE RAILROAD RIGHT OF WAY WERE ORIGINALLY SET ON MAY 27, 1959, DURING A SURVEY CONDUCTED BY MOORHEAD ENGINEERING COMPANY FOR D.P. SAWYER, DATED JUNE 8, 1959;

   F. ADDITIONAL EFFORT (INCLUDING A REVIEW OF THE RAILROAD RIGHT OF WAY AND TRACK MAP, SEARCH FOR FIELD EVIDENCE, AND INVESTIGATION AND RESEARCH WITH OTHER PUBLIC AND PRIVATE SURVEY SOURCES) WAS MADE IN AN ATTEMPT TO ASCERTAIN THE INTENDED LOCATION OF THE RAILROAD RIGHT OF WAY, HOWEVER, NO PHYSICAL EVIDENCE REMAINS AS THE ORIGINAL RAIL LINE AND ITS ACCESSORIES HAVE LONG SINCE BEEN ABANDONED AND REMOVED;

   G. THE INVESTIGATION YIELDED NO INFORMATION THAT MIGHT EXPLAIN THE LATERAL DIFFERENCE IN ALIGNMENT AS SHOWN ON THE AFOREMENTIONED SURVEY OF THE "OLD C.S.X. RAIL ROAD PROPERTY";

   H. THE LONGITUDINAL DIFFERENCE IN THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" PROMPTED THE NEED FOR A DETAILED REVIEW OF THE AFOREMENTIONED RIGHT OF WAY AND TRACT MAP WHICH WAS CONDUCTED IN AN ATTEMPT TO ASCERTAIN ITS INTENDED LOCATION; COMPARISONS OF STATION VALUES DEPICTED ON VARIOUS FEATURES AND WELL-ESTABLISHED, IDENTIFIABLE AND REPRODUCIBLE LAND LINES WAS CONDUCTED REVEALING SIGNIFICANT DISAGREEMENT IN THE RELATIVE DISTANCES BETWEEN EACH, HOWEVER, IT APPEARS THAT EACH OF THE SURVEY SOURCES TO RENDER AN OPINION AS TO THE LOCATION OF THE "WESTERLY RIGHT OF WAY JOG" HELD A REASONABLE BASIS FROM STATION VALUES DEPICTED ON THE MAP BY WHICH TO ESTABLISH ITS LOCATION; CONSEQUENTLY, THE LONGITUDINAL DIFFERENCE IS THE RESULT OF CONFLICTING STATION VALUE INFORMATION ON THE RIGHT OF WAY AND TRACK MAP;

   I. DURING A SUBSEQUENT SURVEY BY THE CITY OF OCALA, A SKETCH OF NW 37TH PARCEL #4 (GENERALLY CONSISTING OF THE SAME PORTION OF ABANDONED RAILROAD RIGHT OF WAY PREVIOUSLY IDENTIFIED AS THE "OLD C.S.X. RAIL ROAD PROPERTY"), DATED JULY 21, 1998, DRAWING NO. 97078005, WAS PREPARED CONTAINING A "LEGAL DESCRIPTION FOR CORRECTING DEED"; THIS SKETCH AND ASSOCIATED DESCRIPTION INDICATE THE CITY THEN ADOPTING ESSENTIALLY THE SAME RAILROAD RIGHT OF WAY LINE AS ORIGINALLY DETERMINED IN THE SURVEY BY MOORHEAD ENGINEERING REFERENCED IN NOTE 5.E; FURTHER, MONUMENTS IDENTIFIED TO THE CITY OF OCALA WERE RECOVERED IN THE FIELD SUPPORTING THE MOORHEAD LOCATION OF THE RIGHT OF WAY LINE AND ASSOCIATED "WESTERLY RIGHT OF WAY JOG";

   J. CONSEQUENTLY, THE RAILROAD RIGHT OF WAY LINE AND "WESTERLY RIGHT OF WAY LINE JOG" AS PREVIOUSLY ESTABLISHED BY MOORHEAD ENGINEERING COMPANY AND PERPETUATED BY THE MONUMENTS RECOVERED AND SHOWN HEREON AS DEFINING THIS PORTION OF THE BOUNDARY LINE HAS BEEN HELD BASED ON A PREPONDERANCE OF THE EVIDENCE AS TO THE LOCATION OF THE RAILROAD RIGHT OF WAY LINE REFERENCED IN THE DESCRIPTION OF THE SUBJECT PROPERTY;

   K. ALTHOUGH UNLIKELY, OTHERS MAY HAVE CLAIMS OF PROPERTY RIGHTS TO THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED HEREON AS THE "APPARENT BOUNDARY OVERLAP AS MONUMENTED IN THE FIELD"; SHOULD INFORMATION BE SUBSEQUENTLY DISCOVERED THAT MIGHT PROVIDE ADDITIONAL EVIDENCE THAT WOULD MATERIALLY AFFECT THE LOCATION OF THE RAILROAD RIGHT OF WAY AND THE "WESTERLY RIGHT OF WAY JOG", SUCH PREVIOUSLY UNKNOWN INFORMATION MIGHT INFLUENCE THE PROFESSIONAL OPINION EXPRESSED IN THIS BOUNDARY SURVEY TO ALTER THE BOUNDARY ALONG THIS FEATURE TO A DIFFERENT LOCATION.

6. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND GLOBAL NAVIGATION SATELLITE SYSTEM (GLONASS) SATELLITE CONSTELLATIONS, THE CORRECTIONS TO WHICH WERE RECEIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WITH ACCEPTABLE INDEPENDENT CHECKS MADE TO HORIZONTAL CONTROL STATION "1521-1" AND "1521-3" AS PUBLISHED BY THE OFFICE OF THE COUNTY ENGINEER FOR MARION COUNTY, FLORIDA, FROM WHICH THE EAST LINE OF THE PROPERTY DESCRIBED HEREON BEARS S00°33'01"W.

7. THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN SAID CONTROL POINTS UTILIZING AN ELECTRONIC TOTAL STATION TO CONDUCT RADIAL TOPOGRAPHIC SURVEY MEASUREMENT RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.

8. THE RIGHT OF WAY LINES ASSOCIATED WITH WEST SILVER SPRINGS BOULEVARD (STATE ROAD NO. 40) WAS DETERMINED IN ACCORDANCE WITH THE RIGHT OF WAY MAP OF STATE ROAD NO. 40 AS PREPARED BY THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, SECTION 36110-2502, APPROVED MARCH 8, 1965; THE RIGHT OF WAY LINES ASSOCIATED WITH INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) WAS DETERMINED IN ACCORDANCE WITH THE RIGHT OF WAY MAP OF STATE ROAD NO. 93 AS PREPARED BY THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, SECTION 36210-2405, APPROVED NOVEMBER 28, 1962, BOTH AS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE.

9. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0484E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANELS 00508 AND 00516, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEAR TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE A (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED), THE LIMITS OF WHICH ARE DEPICTED HEREON BASED ON SPATIAL DATA OBTAINED FROM FEMA.

10. OWNERSHIP, PARCEL ACCOUNT, AND SITUS ADDRESS INFORMATION DEPICTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

11. DURING THE COURSE OF PREPARING THIS SURVEY, THE FOLLOWING SOURCES WERE USED IN RENDERING AN OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY):

   A. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6775, AT PAGE 647;
   B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139;
   C. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 891, AT PAGE 623;
   D. THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 1591, AT PAGE 494;
   E. THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1847, AT PAGE 1863;
   F. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6071, AT PAGE 1764;
   G. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1116, AT PAGE 1396;
   H. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6616, AT PAGE 1347;
   I. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1164, AT PAGE 1289;
   J. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5480, AT PAGE 57;
   K. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2392, AT PAGE 370;
   L. THE PLAT OF WEST END OCALA, PLAT BOOK A, AT PAGE 78;
   M. THE PLAT OF WEST; PLAT BOOK 1, AT PAGE 60;
   N. THE PLAT OF I-75 INDUSTRIAL PARK, PLAT BOOK U, AT PAGE 82;
   O. THE RIGHT OF WAY MAP OF STATE ROAD NO. 40, SECTION 36110-2502, APPROVED MARCH 8, 1960, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE;
   P. THE RIGHT OF WAY MAP OF STATE ROAD 93 (INTERSTATE HIGHWAY 75), SECTION 36210-2405, APPROVED NOVEMBER 28, 1962, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE;
   Q. SHEET 2 OF THE RIGHT OF WAY AND TRACK MAP OF ATLANTIC COAST LINE RAILROAD, OCALA TO JULIETTE LINE, V.5B FLA, DATED JUNE 30, 1917, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   R. CERTIFIED CORNER RECORDS FOR SECTION AND QUARTER-SECTION CORNERS OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION;
   S. THE SURVEY FOR D.P. SAWYER AS PREPARED BY MOORHEAD ENGINEERING COMPANY, DATED OCTOBER 31, 1963, AND LAST REVISED OCTOBER 7, 1965, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   T. THE SURVEY FOR D.P. SAWYER AS PREPARED BY MOORHEAD ENGINEERING COMPANY, DATED JUNE 8, 1959, AND THE ASSOCIATED FIELD NOTES DATED MAY 26 & 27, 1959, AS OBTAINED FROM MOORHEAD ENGINEERING COMPANY, OCALA, FLORIDA;
   U. SKETCH OF SURVEY OF "OLD C.S.X. RAIL ROAD PROPERTY" AS PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT, DATED NOVEMBER 29, 1990, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   V. PARCEL SKETCH OF NW 37TH AVENUE PARCEL #4, DRAWING NO. 97078005, DATED JULY 21, 1998, AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   W. RIGHT OF WAY SURVEY OF PROJECT PARCEL NO. 1 – N.W. 37TH AVENUE – SOUTH ROAD PROJECT, DATED MARCH 18, 1999, AS PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT AS OBTAINED FROM THE SURVEY DIVISION OF THE CITY OF OCALA OFFICE OF THE CITY ENGINEER;
   X. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   Y. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22813-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   Z. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22813-002-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   AA. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-001-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   BB. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22817-003-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   CC. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 22823-000-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
   DD. THE PROPERTY RECORD CARD OF PARCEL ACCOUNT 23171-001-00 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

12. THIS SURVEY IS OF ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES AS OBSERVED AT THE TIME OF FIELD SURVEY WITHIN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; UNDERGROUND IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.

13. COPIES OF THIS SURVEY ARE INVALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.

14. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

Graphic Scale
NO SCALE

Digitally signed by Gary L Milam
Date: 2023.12.20 15:48:48 -05'00'

DESCRIPTION:

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 818.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT *[LESS & EXCEPT NO. 1]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT *[LESS & EXCEPT NO. 2]*.

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING.

LEGEND:

ABBREVIATIONS
LB = LICENSED BUSINESS
℄ = BASELINE
C℄ = REFERENCE TO CURVE TABLE
L℄ = REFERENCE TO LINE TABLE
STA = STATION
RT = RIGHT
LT. = LEFT
MH℄ = REFERENCE TO MANHOLE TABLE
ST℄ = REFERENCE TO STORM INLET TABLE
P℄ = REFERENCE TO PIPE INVERT TABLE
PI = POINT OF INTERSECTION
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
CMP = CORRUGATED METAL PIPE

SYMBOLOGY
= SOIL BORING LOCATION: NO ID
= PUBLISHED BENCHMARK
= BURIED UTILITY MARKER: NO ID
= BURIED UTILITY MARKER: FIBER OPTICS
= BURIED UTILITY MARKER: GAS
= BURIED UTILITY MARKER: TELEVISION
= PULL BOX: ELECTRICAL
= PULL BOX: TELECOMMUNICATIONS
= PULL BOX: TRAFFIC
= SANITARY CLEANOUT & SIZE
= MANHOLE: SANITARY
= MANHOLE: DRAINAGE
= GAS REGULATOR
= VALVE: GAS
= VALVE: IRRIGATION
= VALVE: WATER
= VALVE: UNKNOWN USE
= VAULT: ELECTRICAL
= VAULT: USE UNKNOWN
= PEDESTRIAN CROSSING POLE
= LIGHT POLE: CONCRETE & [ID]
= LIGHT POLE: WOOD & [ID]
= UTILITY POLE: METAL & [ID]
= SIGNAL POLE
= UTILITY POLE: CONCRETE & [ID]
= UTILITY POLE: WOOD & [ID]
= GUY ANCHOR
= ELECTRICAL JUNCTION BOX
= TELEPHONE JUNCTION BOX
= CABLE TELEVISION JUNCTION BOX
= TELEPHONE CABINET ON PAD
= TRAFFIC CABINET ON PAD
= TRANSFORMER ON PAD
= FIRE HYDRANT
= METER: WATER
= BACKFLOW PREVENTOR
= SPRINKLER HEAD
= BOLLARD
= GATE POST
= POST
= DELINEATOR
= MAILBOX
= NEWSPAPER BOX
= SIGN
= STREET SIGN

TREES & SHRUBS
= STUMP
= SHRUB
= ORNAMENTAL TREE & SIZE
= CEDAR TREE & SIZE
= CHERRY TREE & SIZE
= OAK TREE & SIZE
= PALM TREE & SIZE
= PINE TREE & SIZE
= SWEET GUM TREE & SIZE
= SYCAMORE & SIZE
= UNKNOWN SPECIES

LINEWORK
= CENTERLINE
= RIGHT-OF-WAY LINE
= LOT LINE
= PARCEL LINE
= EXTENTS OF PLAT
= EASEMENTS
= EDGE OF ASPHALT PAVEMENT
= UNDERGROUND PIPE
= TREE LINE
= 1' CONTOUR INTERVAL
= 5' CONTOUR INTERVAL
= OVERHEAD UTILITY LINE
= OVERHEAD TRAFFIC SIGNAL LINE
= OVERHEAD GUY LINE
= GAS LINE
= WATER MAIN
= WATER LINE
= RECLAIMED WATER LINE
= FORCE MAIN
= FIBER OPTIC LINE
= FLOOD ZONE LIMITS
= TOP OF BANK
= BOTTOM OF BANK
= GRADE BREAK

SEE SHEET 2 FOR GRAPHIC DEPICTION

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY TO SAVING MERCY CORPORATION AND FLORIDA HOUSING FINANCE CORPORATION THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PRACTICED IN THE STATE OF FLORIDA AND THAT IT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DATE SIGNED: 12/20/2023

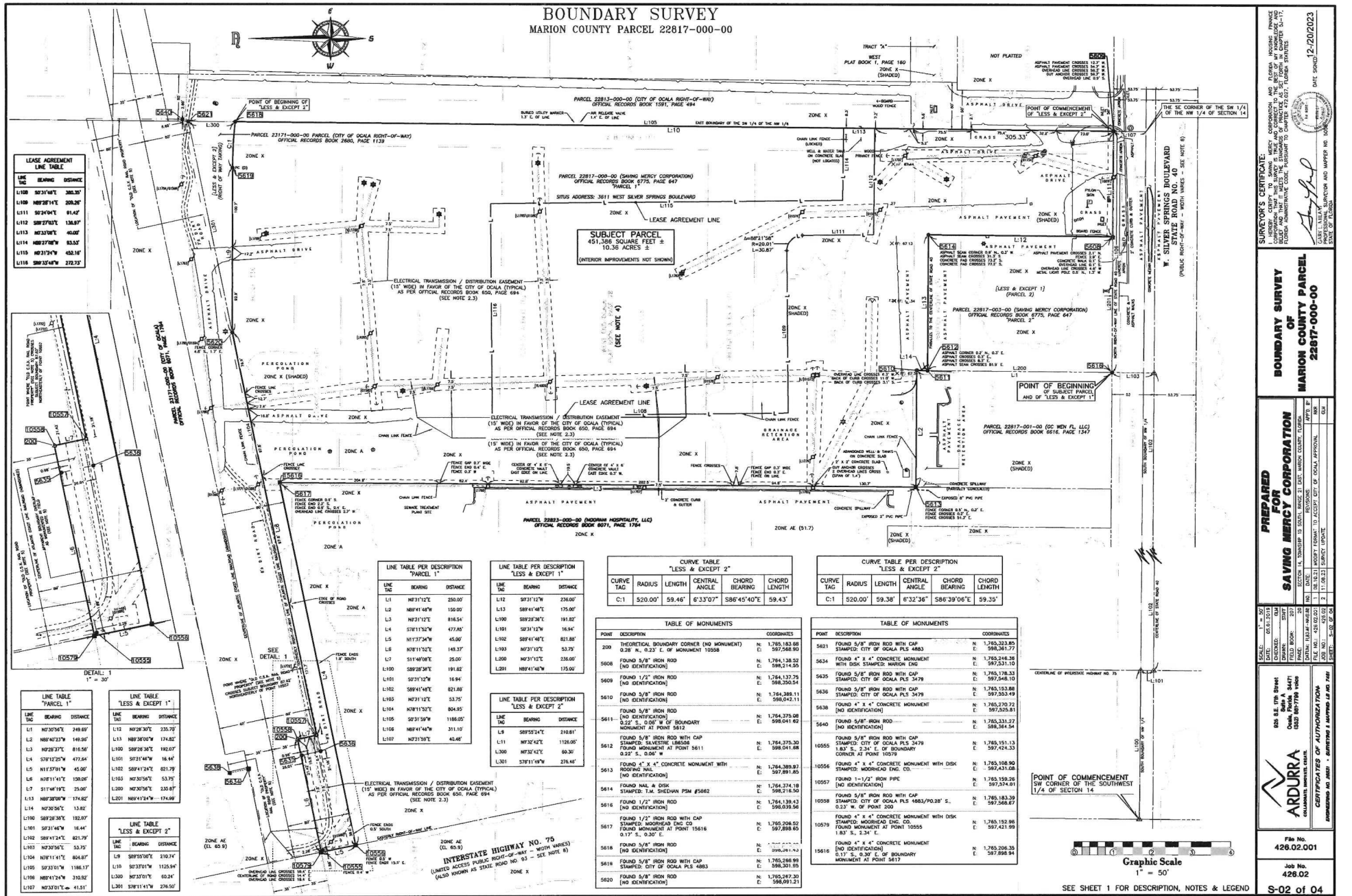
GARY L. MILAM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5058
STATE OF FLORIDA

PREPARED FOR SAVING MERCY CORPORATION

BOUNDARY SURVEY OF

BOUNDARY SURVEY

MARION COUNTY PARCEL 22817-000-00



LEASE AGREEMENT LINE TABLE

LINE TAG	BEARING	DISTANCE
L108	S0°31'48"E	388.35'
L109	N89°28'14"E	209.26'
L111	S0°24'04"E	91.43'
L112	S89°27'03"E	136.97'
L113	N0°33'08"E	40.00'
L114	N89°27'08"W	83.53'
L115	N0°31'24"W	452.16'
L116	S89°33'48"W	272.73'

LINE TABLE "PARCEL 1"

LINE TAG	BEARING	DISTANCE
L1	N0°30'56"E	249.69'
L2	N88°40'23"W	149.96'
L3	N0°28'37"E	816.56'
L4	S76°12'25"W	477.64'
L5	N11°37'01"W	45.00'
L6	N76°11'41"E	158.06'
L7	S11°48'19"E	25.00'
L13	N88°38'08"W	174.82'
L14	N0°30'56"E	13.82'
L100	S89°28'38"E	192.97'
L101	S0°31'46"W	16.44'
L102	S89°41'24"E	821.79'
L103	N0°30'56"E	53.75'
L104	N76°11'41"E	804.85'
L105	S0°33'01"W	1186.17'
L106	N88°41'24"W	310.92'
L107	N0°33'01"E	41.51'

LINE TABLE "LESS & EXCEPT 1"

LINE TAG	BEARING	DISTANCE
L12	N0°28'30"E	235.79'
L13	N88°36'00"W	174.82'
L100	S89°28'38"E	192.03'
L101	S0°31'46"W	16.44'
L102	S89°41'24"E	821.79'
L103	N0°30'56"E	53.75'
L200	N0°30'56"E	235.87'
L201	N89°41'24"W	174.99'

LINE TABLE "LESS & EXCEPT 2"

LINE TAG	BEARING	DISTANCE
L9	S89°55'00"E	210.74'
L10	S0°33'01"W	1125.94'
L300	N0°33'01"E	60.24'
L301	S76°11'41"W	276.50'

LINE TABLE PER DESCRIPTION "PARCEL 1"

LINE TAG	BEARING	DISTANCE
L1	N0°31'12"E	250.00'
L2	N89°41'48"W	150.00'
L3	N0°31'12"E	816.54'
L4	S76°11'52"W	477.85'
L5	N11°37'34"W	45.00'
L6	N76°11'52"E	149.37'
L7	S11°48'08"E	25.00'
L100	S89°28'38"E	191.82'
L101	S0°31'12"W	16.94'
L102	S89°41'48"E	821.66'
L103	N0°31'12"E	53.75'
L104	N76°11'52"E	804.95'
L105	S0°31'59"W	1186.05'
L106	N89°41'48"W	311.10'
L107	N0°31'59"E	40.48'

LINE TABLE PER DESCRIPTION "LESS & EXCEPT 1"

LINE TAG	BEARING	DISTANCE
L12	S0°31'12"W	236.00'
L13	S89°41'48"E	175.00'
L100	S89°28'38"E	191.82'
L101	S0°31'12"W	16.94'
L102	N89°41'48"W	175.00'
L200	N0°31'12"E	236.00'
L201	N89°41'48"W	175.00'

LINE TABLE PER DESCRIPTION "LESS & EXCEPT 2"

LINE TAG	BEARING	DISTANCE
L9	S89°55'24"E	210.81'
L11	N0°32'42"E	1126.05'
L300	N0°32'42"E	60.30'
L301	S76°11'49"W	276.46'

CURVE TABLE "LESS & EXCEPT 2"

CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	520.00'	59.46'	6°33'07"	S86°45'40"E	59.43'

CURVE TABLE PER DESCRIPTION "LESS & EXCEPT 2"

CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	520.00'	59.38'	6°32'36"	S86°39'06"E	59.35'

TABLE OF MONUMENTS

POINT	DESCRIPTION	COORDINATES
200	THEORETICAL BOUNDARY CORNER (NO MONUMENT) 0.28' N., 0.23' E. OF MONUMENT 10558	N: 1,765,163.68 E: 597,568.90
5606	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,138.52 E: 598,214.55
5609	FOUND 1/2" IRON ROD [NO IDENTIFICATION]	N: 1,764,137.75 E: 598,350.54
5610	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,388.11 E: 598,042.11
5611	FOUND 5/8" IRON ROD [NO IDENTIFICATION] 0.22' S., 0.09' W OF BOUNDARY MONUMENT AT POINT 5612	N: 1,764,375.08 E: 598,041.62
5612	FOUND 5/8" IRON ROD WITH CAP STAMPED: SILVESTRE LB6506 FOUND MONUMENT AT POINT 5611 0.22' S., 0.06' W	N: 1,764,375.30 E: 598,041.68
5613	FOUND 4" X 4" CONCRETE MONUMENT WITH ROOFING NAIL [NO IDENTIFICATION]	N: 1,764,389.92 E: 597,891.85
5614	FOUND NAIL & DISK STAMPED: T.M. SHEEHAN PSM #5862	N: 1,764,374.18 E: 598,216.50
5616	FOUND 1/2" IRON ROD [NO IDENTIFICATION]	N: 1,764,139.43 E: 598,039.56
5617	FOUND 1/2" IRON ROD WITH CAP STAMPED: MOORHEAD ENG CO FOUND MONUMENT AT POINT 15616 0.17' S., 0.30' E.	N: 1,765,208.52 E: 597,898.65
5618	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: [illegible] E: [illegible]
5619	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883	N: 1,765,286.99 E: 598,301.85
5620	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,247.30 E: 598,091.21

TABLE OF MONUMENTS

POINT	DESCRIPTION	COORDINATES
5621	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883	N: 1,765,323.85 E: 598,361.77
5634	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MARION ENG	N: 1,765,246.38 E: 597,531.10
5635	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479	N: 1,765,178.33 E: 597,548.10
5636	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479	N: 1,765,153.88 E: 597,553.49
5638	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]	N: 1,765,270.72 E: 597,525.81
5640	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,331.27 E: 598,364.54
10555	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479 1.83' S., 2.34' E. OF BOUNDARY CORNER AT POINT 10579	N: 1,765,151.13 E: 597,424.33
10556	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO.	N: 1,765,108.90 E: 597,431.08
10557	FOUND 1-1/2" IRON PIPE [NO IDENTIFICATION]	N: 1,765,159.26 E: 597,574.01
10558	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883/PO.28' S., 0.23' W. OF POINT 200	N: 1,765,183.39 E: 597,568.67
10579	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO. FOUND MONUMENT AT POINT 10555 1.83' S., 2.34' E.	N: 1,765,152.96 E: 597,421.99
15616	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] 0.17' S., 0.30' E. OF BOUNDARY MONUMENT AT POINT 5617	N: 1,765,206.35 E: 597,898.94

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO SAVING MERCY CORPORATION AND FLORIDA HOUSING FINANCE CORPORATION, THEIR SUCCESSORS AND ASSIGNS, THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

DATE SIGNED: 12/20/2023

GARY L. NILES
PROFESSIONAL SURVEYOR AND MAPPER NO. 5080
STATE OF FLORIDA

BOUNDARY SURVEY OF MARION COUNTY PARCEL 22817-000-00

PREPARED FOR SAVING MERCY CORPORATION

REVISIONS	NO.	DATE	DESCRIPTION	APP'D. BY
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA	1	11.08.23	SUBMIT UPDATE	GLN
	2	12.19.23	MODIFY FORMAT TO ACCEPT CITY OF OCALA APPROVAL	GLN

SCALE: 1" = 50'
DATE: 05.01.2019
DRAWN: STAFF
CHECKED: GLN
FIELD BOOK: 207
PAGE: 20
DATUM: NAD 83/HARN
FOR NGS: 426.02.00
FOR LOCAL: 426.02.00
SHEET: S-02 OF 04

ARDURRA
GROUP, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

825 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7184 voice

CERTIFICATES OF AUTHORIZATION
ENGINEERING NO. 28851 • SURVEYING & MAPPING LB NO. 7481

File No. 426.02.001

Job No. 426.02

S-02 of 04

T:\426 Saving Mercy\06 Survey Update_PSM\Bndy Survey (City).dwg : Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved

02 Bndy Survey

Plotted: 12/19/2023 1:46:02 PM : Linda Pigeon

PLOTTED: 12/19/2023

TOPOGRAPHIC SURVEY
MARION COUNTY PARCEL 22817-000-00

SURVEYOR'S NOTES:

1. THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR THE PURPOSE OF LOCATING THE FIXED IMPROVEMENTS, SURFACE LEVEL FEATURES, AND LIMITED UNDERGROUND UTILITIES AS MARKED BY OTHERS WITHIN AND IN NEAR PROXIMITY TO THE PERIMETER BOUNDARY LINES OF MARION COUNTY PARCEL NO. 22817-000-00 AS SHOWN HEREON.

2. THE BOUNDARY OF MARION COUNTY PARCEL NO. 22817-000-00 IS SHOWN HEREON AS DETERMINED BY THE BOUNDARY SURVEY FOR SAVING MERCY CORPORATION AS PREPARED BY PIGEON-ROBERTS & ASSOCIATES, LLC, JOB NO. 426.02, FILE NO. 426.02.001, DATED MAY 1, 2019; AND UPDATED BY ARDURRA GROUP, INC. JOB NO. 2023-1304-00, DATED NOVEMBER 9, 2023. REFER TO THE BOUNDARY SURVEY FOR THE LEGAL DESCRIPTION, PERIMETER BOUNDARY DIMENSIONS AND OTHER PERTINENT BOUNDARY-RELATED INFORMATION REGARDING THE SUBJECT PARCEL.

3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM HORIZONTAL CONTROL INFORMATION AS NOTED ON THE BOUNDARY SURVEY REFERENCED IN NOTE 2.

4. THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN THE CONTROL POINTS (ESTABLISHED FOR THIS SURVEY DURING THE PREPARATION OF THE BOUNDARY SURVEY REFERENCED IN NOTE 2) UTILIZING AN ELECTRONIC TOTAL STATION TO CONDUCT RADIAL TOPOGRAPHIC SURVEY MEASUREMENT RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.

5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AS DETERMINED THROUGH DIFFERENTIAL LEVELING TO CONTROL POINTS ESTABLISHED DURING THIS SURVEY FROM BENCHMARK "R 423" (NGS POINT IDENTIFICATION "AB5086"), HAVING AN ELEVATION OF 73.45 AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY; THE VERTICAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO REDUNDANTLY VERIFY THE VERTICAL DIFFERENCE BETWEEN SAID CONTROL POINTS UTILIZING AN ELECTRONIC TOTAL STATION TO CONDUCT RADIAL TOPOGRAPHIC SURVEY MEASUREMENT RESULTING IN AN EXPECTED VERTICAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.

6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0484E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANELS 00508 AND 00516, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEAR TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE A (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED), THE LIMITS OF WHICH ARE DEPICTED HEREON BASED ON SPATIAL DATA OBTAINED FROM FEMA.

7. SANITARY SEWER LINE FEATURES (MANHOLES, CLEAN-OUTS, AND LINES) SHOWN HEREON IN GRAYSCALE REPRESENT THE MAPPED LOCATION OF SUCH FEATURES BASED ON THE AS BUILT PLANS OF THE PROJECT SITE AS PREPARED BY GOVIND M. CHAUDHARI, P.E., OF ORANGE CITY, FLORIDA, AS PREPARED FOR MOTOR INNS OF AMERICA, DATED OCTOBER 1, 1987.

8. OWNERSHIP, PARCEL ACCOUNT, AND SITUS ADDRESS INFORMATION DEPICTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

9. THIS SURVEY IS OF ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES AS OBSERVED AT THE TIME OF FIELD SURVEY WITHIN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; UNDERGROUND IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.

10. PRINTED COPIES OF THIS SURVEY ARE INVALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.

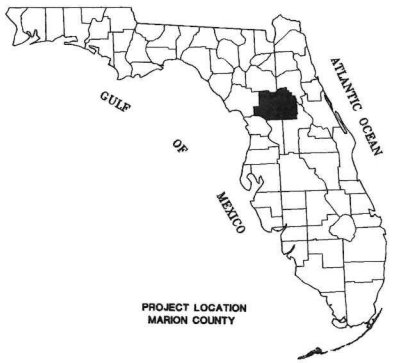
11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

HORIZONTAL & VERTICAL CONTROL

POINT	ELEV	DESCRIPTION	COORDS
5500	65.98	FOUND PK NAIL & DISK STAMPED: GPI LB7560	N: 1,764,131.46 E: 598,210.76
5505	65.36	FOUND PK NAIL & DISK STAMPED: GPI LB7560	N: 1,764,371.44 E: 598,148.62
5506	69.91	FOUND PK NAIL & DISK STAMPED: TRAV PT LB 6556	N: 1,765,010.94 E: 598,214.21
5509	65.85	SET 5/8" IRON ROD WITH CAP STAMPED: P-R LB#7481	N: 1,765,309.48 E: 598,184.37
5510	67.35	SET NAIL & DISK STAMPED: P-R TRAV LB#7481	N: 1,765,277.41 E: 597,902.08
5511	73.99	SET 5/8" IRON ROD WITH CAP STAMPED: P-R LB#7481	N: 1,764,888.01 E: 598,332.72
5512	68.81	SET 5/8" IRON ROD WITH CAP STAMPED: P-R LB#7481	N: 1,765,030.82 E: 597,990.02
5514	66.26	SET NAIL & DISK STAMPED: P-R TRAV LB#7481	N: 1,764,646.44 E: 597,975.23
5523	68.79	SET 5/8" IRON ROD WITH CAP STAMPED: P-R LB#7481	N: 1,764,511.27 E: 598,218.01

TABLE OF MONUMENTS

POINT	DESCRIPTION	COORDINATES
200	THEORETICAL BOUNDARY CORNER (NO MONUMENT) 0.28' N., 0.23' E. OF MONUMENT 10558	N: 1,765,183.68 E: 597,568.90
5608	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,138.52 E: 598,214.53
5609	FOUND 1/2" IRON ROD [NO IDENTIFICATION]	N: 1,764,137.75 E: 598,350.54
5610	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,389.11 E: 598,042.11
5612	FOUND 5/8" IRON ROD WITH CAP STAMPED: SILVESTRI LB6508 FOUND MONUMENT AT POINT 5611 0.22' S., 0.06' W	N: 1,764,375.30 E: 598,041.68
5613	FOUND 4" X 4" CONCRETE MONUMENT WITH ROOFING NAIL [NO IDENTIFICATION]	N: 1,764,389.97 E: 597,891.85
5614	FOUND NAIL & DISK STAMPED: T.M. SHEEHAN PSM #5862	N: 1,764,374.18 E: 598,216.50
5617	FOUND 1/2" IRON ROD WITH CAP STAMPED: MOORHEAD ENG CO FOUND MONUMENT AT POINT 15616 0.17' S., 0.30' E.	N: 1,765,206.52 E: 597,898.65
5618	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,263.62 E: 598,361.43
5619	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883	N: 1,765,266.99 E: 598,301.95
5620	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,267.30 E: 598,091.21
10556	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO.	N: 1,765,108.90 E: 597,431.08
10557	FOUND 1-1/2" IRON PIPE [NO IDENTIFICATION]	N: 1,765,159.26 E: 597,574.01
10579	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO. FOUND MONUMENT AT POINT 10555 1.83' S., 2.34' E.	N: 1,765,152.98 E: 597,421.99



ABBREVIATIONS
LB = LICENSED BUSINESS
PT# = REFERENCE TO A POINT TABLE
MH # = REFERENCE TO MANHOLE TABLE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

SYMBOLOGY
= BURIED UTILITY MARKER: NO ID
= BURIED UTILITY MARKER: GAS
= SANITARY CLEANOUT & SIZE
= MANHOLE: SANITARY
= GAS REGULATOR
= VALVE: AIR RELEASE
= VALVE: IRRIGATION
= VALVE: WATER
= VALVE: SEWER
= VALVE: UNKNOWN USE
= LIGHT POLE: METAL
= UTILITY POLE: SERVICE
= UTILITY POLE: WOOD & [ID]
= GUY ANCHOR
= ELECTRICAL JUNCTION BOX
= TELEPHONE JUNCTION BOX
= CABLE TELEVISION JUNCTION BOX
= TELEPHONE CABINET ON PAD
= METER: ELECTRIC
= METER: GAS
= BACKFLOW PREVENTOR
= BOLLARD
= GATE POST
= POST
= MAILBOX
= SIGN
= STOP SIGN
= SATELLITE DISH ANTENNA
= STAFF GAUGE

LEGEND:
= TELEPHONE NETWORK INTERFACE
= PIPE & SIZE
= ELECTRICAL OUTLET
= UTILITY CLUSTER: MULTI-POST WATER & ELECTRIC
= UTILITY CLUSTER: WATER, ELECTRIC, & CATV
= UTILITY CLUSTER: SINGLE POST WATER & ELECTRIC
= UTILITY CLUSTER: SINGLE POST WATER, ELECTRIC, & CATV
= UTILITY CLUSTER: SINGLE POST WATER, ELECTRIC, & TELEPHONE
= UTILITY CLUSTER: SINGLE POST ELECTRIC

TREES & SHRUBS
= HICKORY TREE & SIZE
= OAK TREE & SIZE
= PALM TREE & SIZE
= UNKNOWN SPECIES

LINEWORK
= BOUNDARY LINE
= CENTERLINE
= RIGHT-OF-WAY LINE
= PARCEL LINE
= EDGE OF ASPHALT PAVEMENT
= UNDERGROUND PIPE
= 1' CONTOUR INTERVAL
= 5' CONTOUR INTERVAL
= OVERHEAD UTILITY LINE
= GAS LINE
= FORCE MAIN
= FLOOD ZONE LIMITS
= TOP OF BANK
= BOTTOM OF BANK
= GRADE BREAK
= GRADE BREAK (ASPHALT)
= FENCE LINE

SEE SHEET 2 FOR GRAPHIC DEPICTION

SURVEYOR'S CERTIFICATE:
I, HEREBY CERTIFY TO, SAVING MERCY CORPORATION, FLORIDA HOLDING FINANCE CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, AND DEAN MEAD LAW FIRM, LLC, CHICAGO TITLE INSURANCE COMPANY, THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY L. MILAM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5008
STATE OF FLORIDA

DATE SIGNED: 12/20/2023

TOPOGRAPHIC SURVEY OF MARION COUNTY PARCEL 22817-000-00

PREPARED FOR SAVING MERCY CORPORATION

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY
1	11.08.23	MODIFY FORMAT TO ACCEPT CITY OF OCALA APPROVAL	SJM
2	11.08.23	SURVEY UPDATE	SJM

SCALE: NO SCALE
DRAWN: GLM
CHECKED: TS/JJ/GLM
DRAWN: STAFF
FIELD BOOK: 207
PAGE: 20
DATE: 11/6/19 & 10/30/23
FILE NO.: 426.02.001
JOB NO.: 426.02
SHEET: S-03 OF 04

ARDURRA
COLLEAGUES, INNOVATE, EXCEL.
825 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7708 VOICE

CERTIFICATES OF AUTHORIZATION
ENGINEERING #EC 26001 • SURVEYING & MAPPING LB #LB 7481

File No.
426.02.002

Job No.
426.02

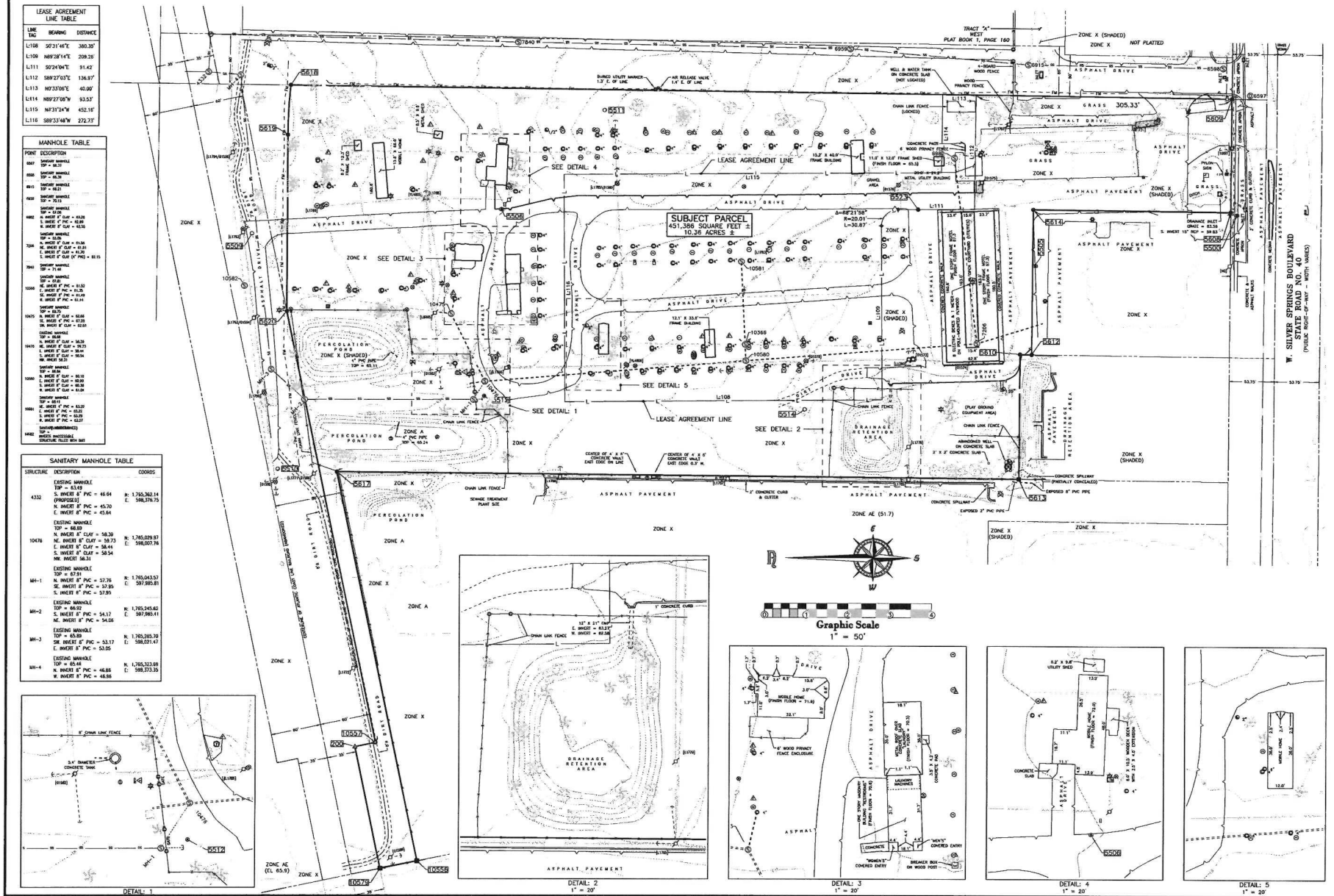
S-03 of 04

T:\426 Saving Mercy\06 Survey Update_PSM\Topo Survey (City).dwg : Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
03 Cover

Plotted: 12/19/2023 12:38:44 PM Linda Pigeon

TOPOGRAPHIC SURVEY

MARION COUNTY PARCEL 22817-000-00



LEASE AGREEMENT LINE TABLE		
LINE TAG	BEARING	DISTANCE
L108	S0°31'46"E	380.35'
L109	N89°28'14"E	209.26'
L111	S0°24'04"E	91.42'
L112	S89°27'03"E	136.97'
L113	N0°33'06"E	40.00'
L114	N89°27'05"W	93.53'
L115	N0°31'24"W	452.16'
L116	S89°33'48"W	272.73'

MANHOLE TABLE

POINT	DESCRIPTION
10557	SANITARY MANHOLE TOP = 68.31
10558	SANITARY MANHOLE TOP = 68.39
10515	SANITARY MANHOLE TOP = 68.21
10531	SANITARY MANHOLE TOP = 70.13
10582	SANITARY MANHOLE TOP = 67.09 N. INVERT 8" CLAY = 63.28 S. INVERT 6" PVC = 62.89 W. INVERT 8" CLAY = 62.56
7204	SANITARY MANHOLE TOP = 63.06 N. INVERT 8" CLAY = 51.56 NE. INVERT 8" CLAY = 51.51 E. INVERT 8" CLAY = 51.70 S. INVERT 8" CLAY (6" PVC) = 52.15
7940	SANITARY MANHOLE TOP = 71.40
10366	SANITARY MANHOLE TOP = 67.81 NE. INVERT 8" PVC = 51.52 E. INVERT 8" PVC = 51.35 SE. INVERT 8" PVC = 51.69 W. INVERT 8" PVC = 51.44
10475	SANITARY MANHOLE TOP = 69.75 N. INVERT 8" CLAY = 62.66 SE. INVERT 6" PVC = 62.26 SW. INVERT 8" CLAY = 62.56
10476	EXISTING MANHOLE TOP = 68.68 N. INVERT 8" CLAY = 58.39 NE. INVERT 8" CLAY = 58.73 E. INVERT 8" CLAY = 58.44 S. INVERT 8" CLAY = 58.54 NW. INVERT 58.31
10580	SANITARY MANHOLE TOP = 68.04 N. INVERT 8" CLAY = 60.10 E. INVERT 8" CLAY = 60.80 S. INVERT 8" CLAY = 60.30 W. INVERT 8" CLAY = 61.04
10581	SANITARY MANHOLE TOP = 68.11 NE. INVERT 6" PVC = 63.20 E. INVERT 6" PVC = 63.22 S. INVERT 6" PVC = 63.33 W. INVERT 8" PVC = 63.27
10402	SANITARY MANHOLE (ABANDONED) TOP = UNKNOWN, INACCESSIBLE STRUCTURE FILLED WITH DIRT

SANITARY MANHOLE TABLE

STRUCTURE	DESCRIPTION	COORDS
4332	EXISTING MANHOLE TOP = 63.49 S. INVERT 6" PVC = 46.64 (PROPOSED) N. INVERT 8" PVC = 45.70 E. INVERT 8" PVC = 45.84	N: 1,765,362.14 E: 598,376.75
10478	EXISTING MANHOLE TOP = 68.89 N. INVERT 8" CLAY = 58.39 NE. INVERT 8" CLAY = 59.73 E. INVERT 8" CLAY = 58.44 S. INVERT 8" CLAY = 58.54 NW. INVERT 58.31	N: 1,765,029.97 E: 598,007.76
MH-1	EXISTING MANHOLE TOP = 67.91 N. INVERT 8" PVC = 57.76 SE. INVERT 8" PVC = 57.95 S. INVERT 8" PVC = 57.95	N: 1,765,043.57 E: 597,985.81
MH-2	EXISTING MANHOLE TOP = 66.92 S. INVERT 8" PVC = 54.17 NE. INVERT 8" PVC = 54.06	N: 1,765,245.62 E: 597,980.41
MH-3	EXISTING MANHOLE TOP = 65.89 SW. INVERT 8" PVC = 53.17 E. INVERT 8" PVC = 53.05	N: 1,765,285.70 E: 598,021.47
MH-4	EXISTING MANHOLE TOP = 65.46 N. INVERT 8" PVC = 46.86 W. INVERT 8" PVC = 46.86	N: 1,765,323.99 E: 598,373.35

DETAIL: 1

DETAIL: 2
1" = 20'

DETAIL: 3
1" = 20'

DETAIL: 4
1" = 20'

DETAIL: 5
1" = 20'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO SAWING MERCY CORPORATION; FLORIDA HOUSING FINANCE CORPORATION; THEIR SUCCESSORS AND ASSIGNS; AND THE TITLE INSURANCE COMPANY, THAT THIS TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT ACCURATELY REPRESENTS THE SURVEY AS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5049
STATE OF FLORIDA

DATE SIGNED: 12/20/2023

TOPOGRAPHIC SURVEY OF MARION COUNTY PARCEL 22817-000-00

PREPARED FOR SAWING MERCY CORPORATION

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	BY
1	08.10.23	HKB/FY - ADDRESS ADDED TO ACCESS, CITY OF OCALA APPROVAL
2	11.28.23	SURVEY UPDATE

SCALE: 1" = 50'
DATE: 05.01.2019
CHECKED: GLM
DRAWN: STAFF
FIELD BOOK: 207
PAGE: 20
DATUM: NAD 83/11 (2011)
FILE NO.: 426.02.002
JOB NO.: 426.02
SHEET: S-04 OF 04

ARDURRA
CELEBRATE. INNOVATE. CREATE.

905 S.E. 17th Street
Suite A
Ocala, FL 34471
(352) 867-7788 voice

CERTIFICATES OF AUTHORIZATION:
ENGINEERING #5 8681 • SURVEYING & MAPPING LB NO. 7481

File No.
426.02.002

Job No.
426.02

Plotted: 12/19/2023 12:37:32 PM | Linda Pigeon

I:\426 Saving Mercy\08 Survey Update_PSA\Topo Survey (City).dwg : Copyright 2023 Pigeon-Roberts & Associates, Ltd. - All Rights Reserved
04 Topo Survey

SEE SHEET 1 FOR NOTES, LEGEND, & POINT TABLES

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: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of West End Ocala more particularly described as Parcel # 22817-000-00

(Redevelopment)

Enclosed for your reference and review is a copy of the plat highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? ☐ 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:

City of Ocala Utilities

Signature

Deputy Director
Title

Josh Kramer
Print Name

6/5/25
Date

Enclosures: Copy of Plat

Form PV-MCU

LETTER OF NO OBJECTION

To: COX
Attn: Paul Christopher
Email: Paul.Christopher@cox.com

Date: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of West End Ocala more particularly described as Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does COX (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:

Paul Christopher
Signature

PAUL CHRISTOPHER
Print Name

CONSTRUCTION PLANNER 2
Title

5/27/2025
Date

Enclosures:
Location Map

Form PV-UL

LETTER OF NO OBJECTION

To: TECO
Attn: Cheyenne Thompson
Email: CThompson2@tecoenergy.com

Date: June 03, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of West End Ocala more particularly described as Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does TECO (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☑ No

If yes, please explain below:
Please call 811 prior to construction.

Cheyenne Thompson
Signature

Admin Specialist Sr.
Title

Cheyenne Thompson
Print Name

June 03, 2025
Date

Enclosures:
Location Map

Form PV-UL

From:	Gretchen Springer
Sent:	Wednesday, May 21, 2025 10:27 AM
To:	kurt.e.judd@centurylink.com
Subject:	Letter of No Objection - Parcel # 22817-000-00
Attachments:	Letter of No Objection - CenturyLink.pdf; Location Map_2021_Parcel 22817-000-00.pdf

Good morning,

Please find attached the following documents regarding the proposed vacation of a portion of the plat of West End Ocala more particularly described as parcel # 22817-000-00:

- Letter of No Objection
- Location Map

These documents are being shared to support our request to vacate the plat with Marion County BOCC. Please let me know if you have any questions or need any additional information. Thank you.

Thank you,

ARDURRA

Gretchen Springer
Administrative Assistant I
O: (352) 861-7799
925 SE 17th Street, Suite A, Ocala, FL 34471
GSpringer@Ardurra.com | www.ardurra.com

LETTER OF NO OBJECTION

To: Century Link
Attn: Kurt Judd
Email: Kurt.E.Judd@centurylink.com

Date: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of West End Ocala more particularly described as Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does Century Link (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☐ No

If yes, please explain below:

Signature

Title

Print Name

Date

Enclosures:
Location Map

Form PV-UL

GRAY, ACKERMAN & HAINES, P.A.

BRYCE W. ACKERMAN (1953-2021)
STEVEN H. GRAY (1950-2022)
TIM HAINES

ATTORNEYS AT LAW
211 NW THIRD STREET
OCALA, FLORIDA 34475
352-732-8121
EMAIL: THAINES@GAHLAW.COM

September 4, 2025

Marion County Board of County Commissioners
Office of the County Engineer
412 SE 25th Avenue
Ocala, Florida 34471

RE: APPLICATION FOR PLAT VACATION (THE "*APPLICATION*") OF SAVING MERCY CORPORATION (THE "*APPLICANT*") PERTAINING TO 9.31 ACRES IN WEST END OCALA, AS PER PLAT THEREOF RECORDED IN PLAT A, PAGE 78, BEING A PORTION OF PARCEL NO. 22817-000-00 MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" (THE "*PROPERTY*")
OUR FILE NO: 25-2101

To Whom it May Concern:

The undersigned has been requested to provide a title opinion with regard to the Property for purposes of processing the Application. We have procured a Title Search Report from First American Title Insurance Company pertaining to the Property, File No. 110851064 with Search Date through September 2, 2025, at 8:00 am, a copy of which is attached as **Exhibit "B"** (the "***Title Report***").

This letter will constitute my opinion as to the status of titles and matters set forth herein effective as of September 2, 2025, at 8:00 a.m. I have not performed an independent title search and have relied upon the Title Report as being true and accurate. In reviewing the Title Report and based upon my familiarity with Property but without making an independent title search or review, believe the Title Report to be accurate except as modified by this opinion.

The owner of the Property is the Applicant, by virtue of Warranty Deed recorded in OR Book 6775, Page 647, Public Records of Marion County, Florida. A portion of the Property is subject to a Ground Lease Agreement dated October 1, 2024, by and between the Applicant and Mercy Village, LLLP, a Florida limited liability partnership ("***Lessee***") as evidenced by Memorandum of Ground Lease dated October 1, 2024, and recorded in OR Book 8454, Page 0089, Public Records of Marion County, Florida.

The Property is subject to the following liens and encumbrances (or in the case of Notices of Commencements identified hereunder potential liens and encumbrances):

A. Multifamily Mortgage, Assignment of Rents and Security Agreement from Lessee to Neighborhood Lending Partners of Florida, Inc dated October 24, 2024 and recorded in Official Records Book 8454, at page 159, Public Records of Marion County, Florida, and Collateral Assignment of Rents and Profits dated October 24, 2024 and recorded in Official Records Book 8454, at page 207, Public Records of Marion County, Florida, and UCC-1 Financing Statement recorded in Official Records Book 8454, at page 216, Public Records of Marion County, Florida

B. Leasehold Mortgage and Security Agreement (Mercy Village/SAIL/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 244, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1289, Public Records of Marion County, Florida subject to that certain Subordination Agreement to NLP Mortgage dated October 24, 2024 and recorded in Official Records Book 8454, at page 1417, Public Records of Marion County, Florida

C. Leasehold Mortgage and Security Agreement(Mercy Village/ELI/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 1307, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1333, Public Records of Marion County, Florida and UCC-1 Financing Statement recorded in OR Book 8454, at page 1345 Public Records of Marion County, Florida.

D. Leasehold Mortgage and Security Agreement (Mercy Village/NHTF/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 1370, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1400, Public Records of Marion County, Florida and UCC-1 Financing Statement recorded in OR Book 8454, at page 1413 Public Records of Marion County, Florida.

E. Mortgage Lien for Real Property Assisted In Whole Or In Part With State Housing Initiatives Partnership Funds dated November 19, 2024, by and between Applicant and Marion County, a Political Subdivision of the State of Florida, and recorded in OR Book 8567, Page 987, Public Records of Marion County, Florida; as modified by First Modification Agreement dated May 27, 2025, and recorded in OR Book 8631, Page 1152, Public Records of Marion County, Florida.

F. Notice of Commencement recorded September 16, 2024, in OR Book 8423, Page 509, Public Records of Marion County, Florida.

G. Notice of Commencement (as to Lessee's interest) recorded October 28, 2024, in OR Book 8454, Page 1435, Public Records of Marion County, Florida.

H. Notice of Commencement recorded November 6, 2024, in OR Book 8464, Page 1148, Public Records of Marion County, Florida.

I. Notice of Commencement recorded December 12, 2024, in OR Book 8491, Page 879, Public Records of Marion County, Florida.

J. Notice of Commencement recorded December 13, 2024, in OR Book 8492, Page 217, Public Records of Marion County, Florida.

K. Notice of Commencement recorded August 22, 2025, in OR Book 8694, Page 1062, Public Records of Marion County, Florida.

The interest of the Applicant and the Lessee in and to the Property are subject to the following matters of record:

A. Lease Agreement dated October 1, 2024, by and between Applicant and Lessee as evidenced by Memorandum of Ground Lease Agreement recorded in OR Book 8454, Page 0089, Public Records of Marion County, Florida.

B. Grant of Electric Utility Easement from Applicant to the City of Ocala recorded May 23, 2025, in OR Book 8619, Page 1266, Public Records of Marion County, Florida.

C. Reciprocal Easement Agreement dated October 1, 2024, by and between Applicant and Lessee and recorded in OR Book 8454, Page 0094, Public Records of Marion County, Florida.

D. Easement Agreement between Lessee, Applicant, and the City of Ocala dated October 24, 2024 and recorded in Official Records Book 8454, at page 122, Public Records of Marion County, Florida.

E. Land Use Restriction Agreement (Mercy Village/SAIL/ELI/RFA 2023-103/2023-175CSN) dated October 24, 2024, and recorded in OR Book 8545, Page 222, Public Records of Marion County, Florida.

F. Land Use Restriction Agreement (Mercy Village/NHTF/RFA 2023-103/2023-175CSN) dated October 24, 2024, and recorded in OR Book 8545, Page 1349, Public Records of Marion County, Florida.

G. Recorded Notice of Environmental Resource Permit (Permit No. 167751-1) recorded in OR Book 7519, Page 1828, Public Records of Marion County, Florida.

H. Cross Access Easement Agreement dated July 15, 2019, and recorded in OR Book 7024, Page 183, Public Records of Marion County, Florida.

I. Rights of Way and Dedications as set out in the plat recorded in Plat Book A, Page 78, Public Records of Marion County, Florida.

J. Resolution 2021-7 recorded December 23, 2020, in recorded in OR Book 7343, Page 1538, Public Records of Marion County, Florida.

If you have any questions after reviewing this please do not hesitate to contact me.

Sincerely,

Tim Haines
Signer ID: M30RJCIY14...

Tim Haines
For the Firm

TDH/cs
Encl: Exhibit "A" – Legal Description
Exhibit "B" – Title Report
c. Penny Beehler, via email: Penny@savingmercy.org
Ken O'Connor, via email: kenoconnor99@gmail.com
Chuck Pigeon, via email: pigeon@ardurra.com
Gretchen Springer, via email: gspringer@ardurra.com

RESOLUTION 2025-11

A RESOLUTION VACATING A PORTION OF BLOCKS 557-559 IN THE WEST END OCALA PLAT (PARCEL 22817-000-00) LOCATED IN PLAT BOOK A, PAGE 78, MARION COUNTY PUBLIC RECORDS, MARION COUNTY, FLORIDA

WHEREAS, Saving Mercy Corporation has filed a petition with the City of Ocala to vacate a portion of the 1892 West End Ocala plat, located at 3601 West Silver Springs Blvd. (Parcel ID number 22817-000-00); and

WHEREAS, Florida Statutes, Chapter 177 requires a resolution from the governing body of the municipality when the request has been made to vacate a plat in whole or in part that is located in the corporate limits of a municipality; and

WHEREAS, comments regarding the effects of such a vacation on the public facilities have been requested from appropriate city departments and other agencies; and

WHEREAS, staff has determined that the vacation of a portion (blocks 557-559) of the 1892 West End Ocala plat, recorded in Plat Book A, page 78, of the Public Records of Marion County, Florida, would not have a detrimental effect on public right-of-way, utilities, or other public facilities and any future easements will be addressed during site plan review or construction; and

WHEREAS, on January 13, 2025, the Ocala Planning and Zoning Commission, in regular session, recommended approval of the vacation of a portion of the West End Ocala plat identified in Exhibit "A," lying within the corporate limits of the City of Ocala.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session that the City of Ocala City Council does hereby vacate and annul a portion (blocks 557-559) of the West End Ocala plat, recorded in Plat Book A, page 78, of the Public Records of Marion County, Florida for Parcel # 22817-000-00, in accordance with the provisions of Chapter 177, Florida Statutes. The Marion County Board of County Commissioners is requested to take appropriate action, including adopting appropriate resolutions and confirming the vacation of the parcel from the plat.

This resolution adopted this 21 day of January, 2025.

ATTEST:
By: _____
Angel B. Jacobs
City Clerk

CITY OF OCALA
By: _____
Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:
By: _____
William E. Sexton
City Attorney

THIS IS TO CERTIFY THE FOREGOING TO BE A TRUE AND ACCURATE COPY

DEPUTY CITY CLERK

Exhibit A

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE **POINT OF BEGINNING.**

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE **POINT OF BEGINNING.**

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2]:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE **POINT OF BEGINNING.**

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE **POINT OF BEGINNING.** THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE **POINT OF BEGINNING.**

AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE **POINT OF BEGINNING**, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 9.31 ACRES, MORE OR LESS.

AKA: A PORTION OF 22817-000-00

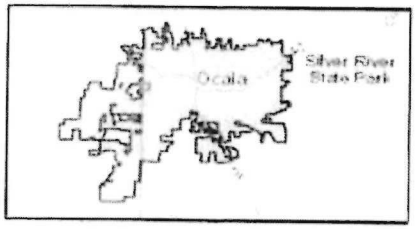
CASE MAP

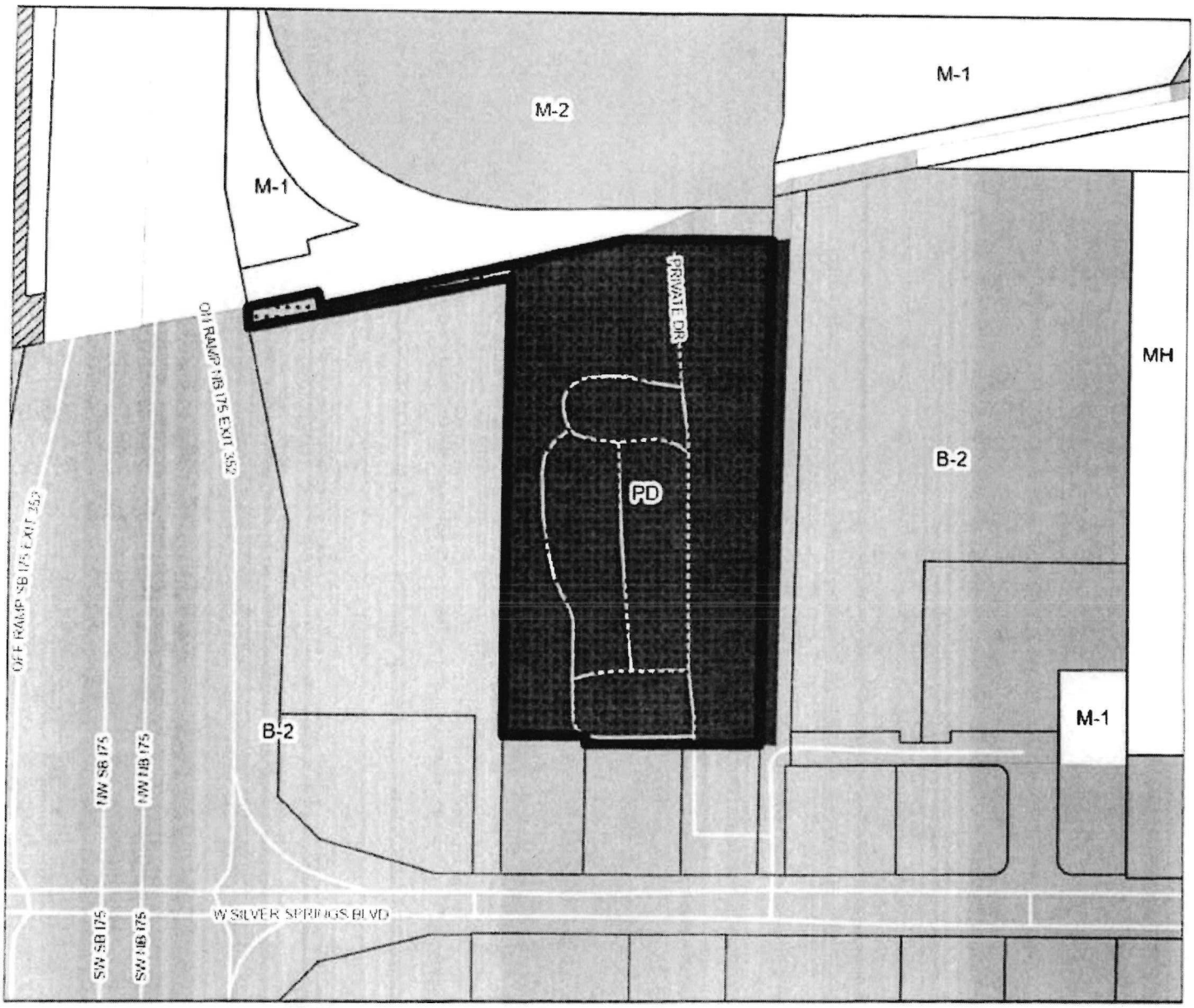
P&Z Meeting: January 13, 2025

Case Number: PLV24-0001
Parcel: 22817-000-00

Property Size: Approximately 9.31 acres
Land Use Designation: Employment Center
Zoning: PD, Planned Development
Proposal: A request to vacate a parcel from the West End Plat (Plat Book 'A' - Page 78)

Location Map





- B-2 Community Business
- GU Governmental Use
- M-1 Light Industrial
- M-2 Medium Industrial
- MH Mobile Home Park
- Planned Development
- P-MH (county)
- Parcels
- Subject Property

0 350 Feet

OCALA

Prepared by the City of Ocala
Growth Management Department

AERIAL MAP

P&Z Meeting: January 13, 2025

Case Number: PLV24-0001
Parcel: 22817-000-00

Property Size: Approximately 9.31 acres
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Zoning: PD, Planned Development
Proposal: A request to vacate a parcel from the West End Plat (Plat Book "A" - Page 78)

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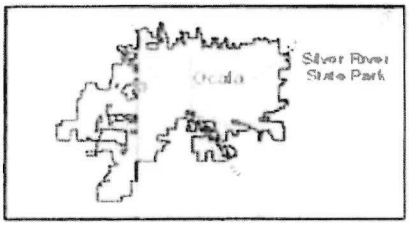
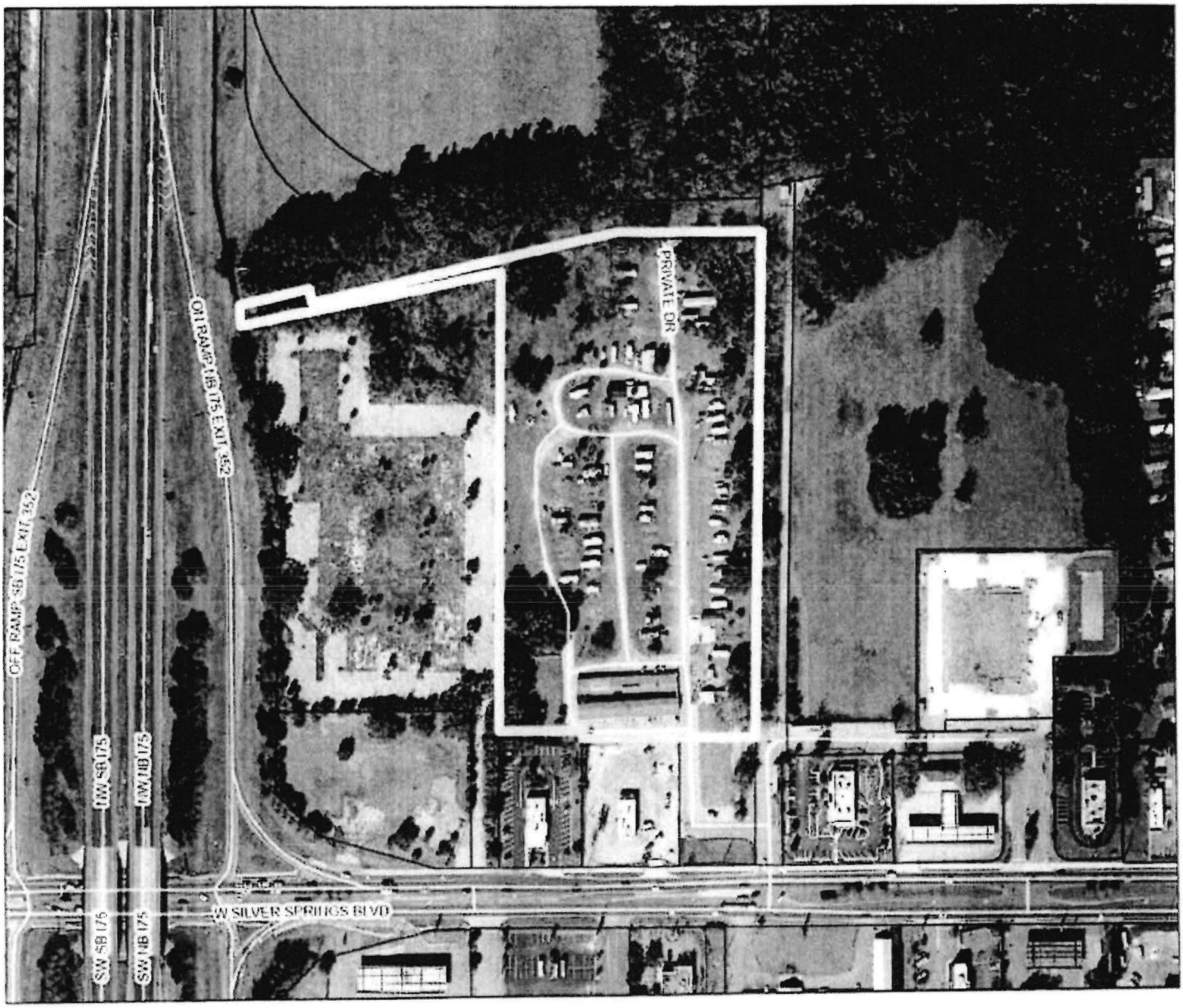




Parcels

Subject Property

0 350 Feet

OCALA

Prepared by the City of Ocala
Growth Management Department

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20620 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.10.

SUBJECT:
Zorrn Inc. / Alterations - Waiver Request to Major Site Plan
6410 NW Gainesville Rd Ocala
Project #2025080010 #33168 Parcel #13230-000-00
Michael White Architect

LDC 2.21.1.A(1) Major Site Plan
CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APLLICANT requests waiver for impervious overage due to improvements to existing structures on site.

September 11, 2025

PROJECT NAME: ZORRN INC, / ALTERATIONS
PROJECT NUMBER: 2025080010
APPLICATION: DRC WAIVER REQUEST #33168

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: If Stormwater is okay with waiving the major site plan, Planning & Zoning will need a Minor Site Plan submittal, as this is commercial property in the primary springs protection. The Zoning Classification is mixed with B2 & M2 with a Commerce District Land Use.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: If Stormwater is okay with waiving the major site plan, Planning & Zoning will need a Minor Site Plan submittal, as this is commercial property in the primary springs protection. The Zoning Classification is mixed with B2 & M2 with a Commerce District Land Use.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 13230-000-00 is within the Marion County Utilities service area. The closest MCU infrastructure is approximately 5,700 ± feet away. The proposed improvements being made to the existing structure on this parcel that will not trigger a water or sewer connection.
The parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Denied. The applicant owns a 7.2 -acre parcel (13230-000-00) and according to the MCPA, there is approximately 11,281 sf existing impervious area on-site with approximately 44,694 sf of gravel onsite. It is unclear as to what the proposed structure is and the proposed amount of impervious area and there appears to be a discrepancy between the impervious area listed on the property card and what is called out on the site plan that was provided, excluding the gravel which not normally identified by the MCPA. The total existing and proposed impervious area is unclear so staff cannot support the waiver until this information is clarified.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: 8/5/25 – DENIED: Not enough information provided. How will the modifications impact traffic? What is the current traffic at this site (types of operations, land use codes, existing traffic statement,

etc.)? Would a waiver result in a minor site plan requirement and would traffic then be analyzed? If approved, would the commercial driveway spacing be reviewed?

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

331680

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8.5.25 Parcel Number(s): 13230-000-00 Permit Number: —

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ZORRN INC./ ALTERATIONS 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): CHRIS LITTLE
Signature: _____
Mailing Address: 6410 N.W. GAINESVILLE RD. City: OCALA
State: FL. Zip Code: 34475 Phone #: 352-236-4550
Email address: clittle@zorrncompany.com

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

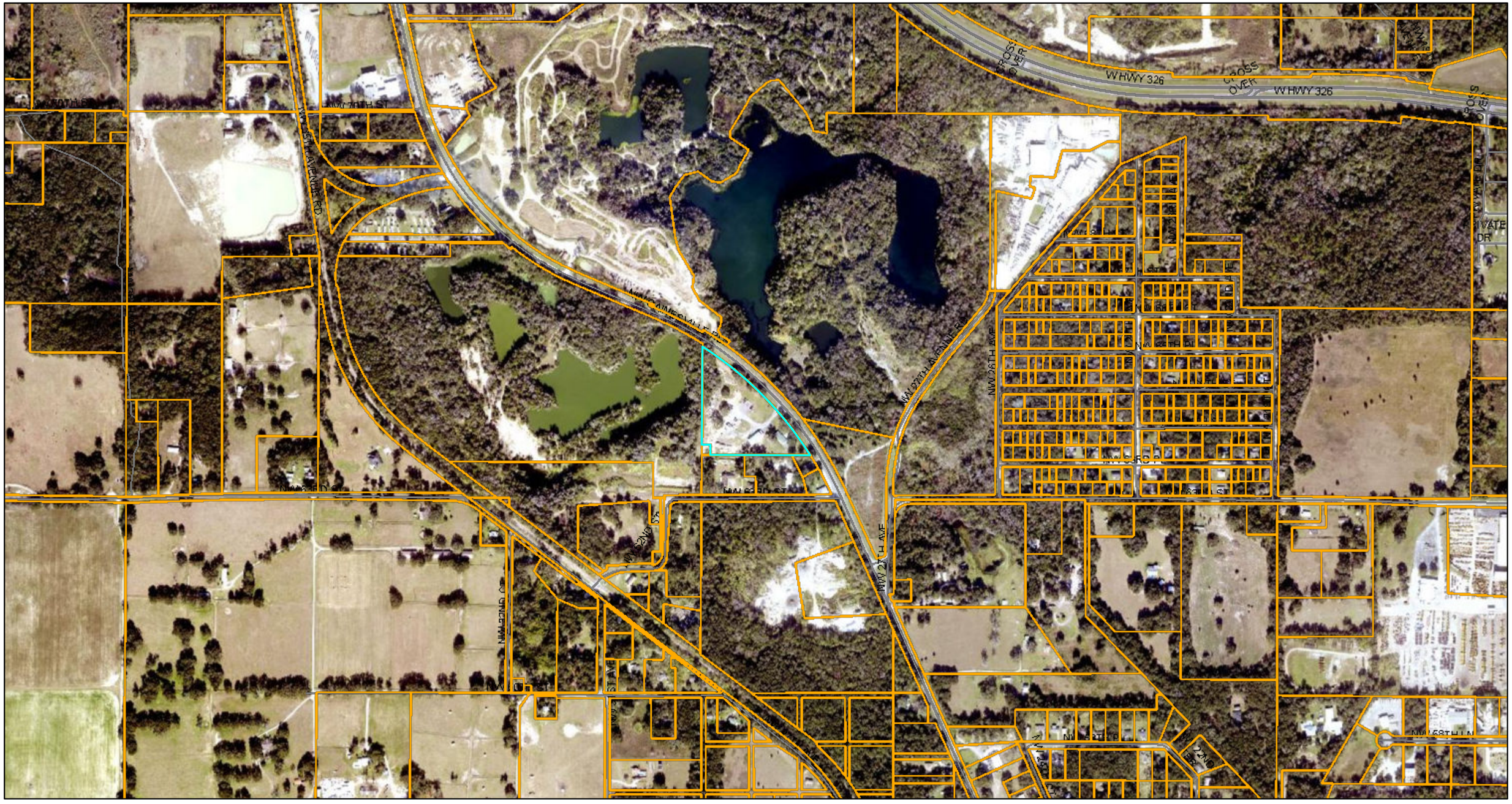
Firm Name (if applicable): Michael White Architect Contact Name: Michael White
Mailing Address: 1255 S.E. 10th AVE City: Ocala
State: FL Zip Code: 34471 Phone #: 352. 443. 4654
Email address: mwhitearch@icloud.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): LDC 2.21.1A(1) - Major Site Plan
Reason/Justification for Request (be specific):
IMPROVEMENTS TO EXISTING STRUCTURES ON SITE

DEVELOPMENT REVIEW USE:
Received By: hand delivered 8/5/25 Date Processed: 8/5/25 kmm Project #: 2025080007 0 AR #: 331680

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 Florida - Interactive Map


W HWY 326
W HWY 326
NW 27TH AVENUE RD
NW 27TH AVENUE RD
NW 26TH AVE
NW 21ST AVE
NW 2ND ST
NW 2ND AVE
NW 2ND PL
NW 2ND TER
NW 2ND CT
NW 2ND LOOP
NW 2ND CIR
NW 2ND DR
NW 2ND PATH
NW 2ND WAY
NW 2ND RD

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20621 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.11.

SUBJECT:
O'Dell Family Division - Family Division Waiver Request
24900 SE Hwy 42 Umatilla
Project #2025080013 #33176 Parcel #51147-001-00
O'Dell Family

This item was heard at the 8/25/25 meeting. Staff recommended rehearing for 9/15/25.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division to deed one acre to their daughter, Kaitlyn O'Dell and another separate one acre deeded to their son, Michael O'Dell.

August 22, 2025

PROJECT NAME: O'DELL FAMILY DIVISON
PROJECT NUMBER: 2025080013
APPLICATION: FAMILY DIVISION WAIVER REQUEST #33176

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved. The applicant is requesting to divide the 5.68-acre subject parcel (PID 51147-001-00) into three to create two 1-acre parcels and a 3.68-acre parent parcel. Adjacent parcels range in size from 0.32 acres to 2.84 acres.
There appears to be approximately 4,139 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when any of the parcel proposes to exceed 9,000 sf impervious site coverage.

3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 8/19/25 - Conditional Approval: Must use common existing driveway as proposed by applicant and an easement must be granted such that all parcels have legal access to the driveway.

5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).

6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO
REMARKS: Parcel 51147-001-00 is located within the Central States Water Resources (CSWR) service area. CSWR is not part of the Development Review process and should be notified directly by the applicant so they can provide comments regarding utility access to the proposed parcels.

This parcel is located outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone.

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: NO
REMARKS: 8/14/25-Missing proper Survey

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: 7/29/25 Parcel Number(s): 57147-001-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: O'Dell Family Division Commercial ☐ or 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): Michael D. & Christine O'Dell
Signature: _____
Mailing Address: 24900 SE HWY 42 City: Umatilla
State: FL Zip Code: 32784 Phone #: 845-249-8882
Email address: echo6395@gmail.com

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

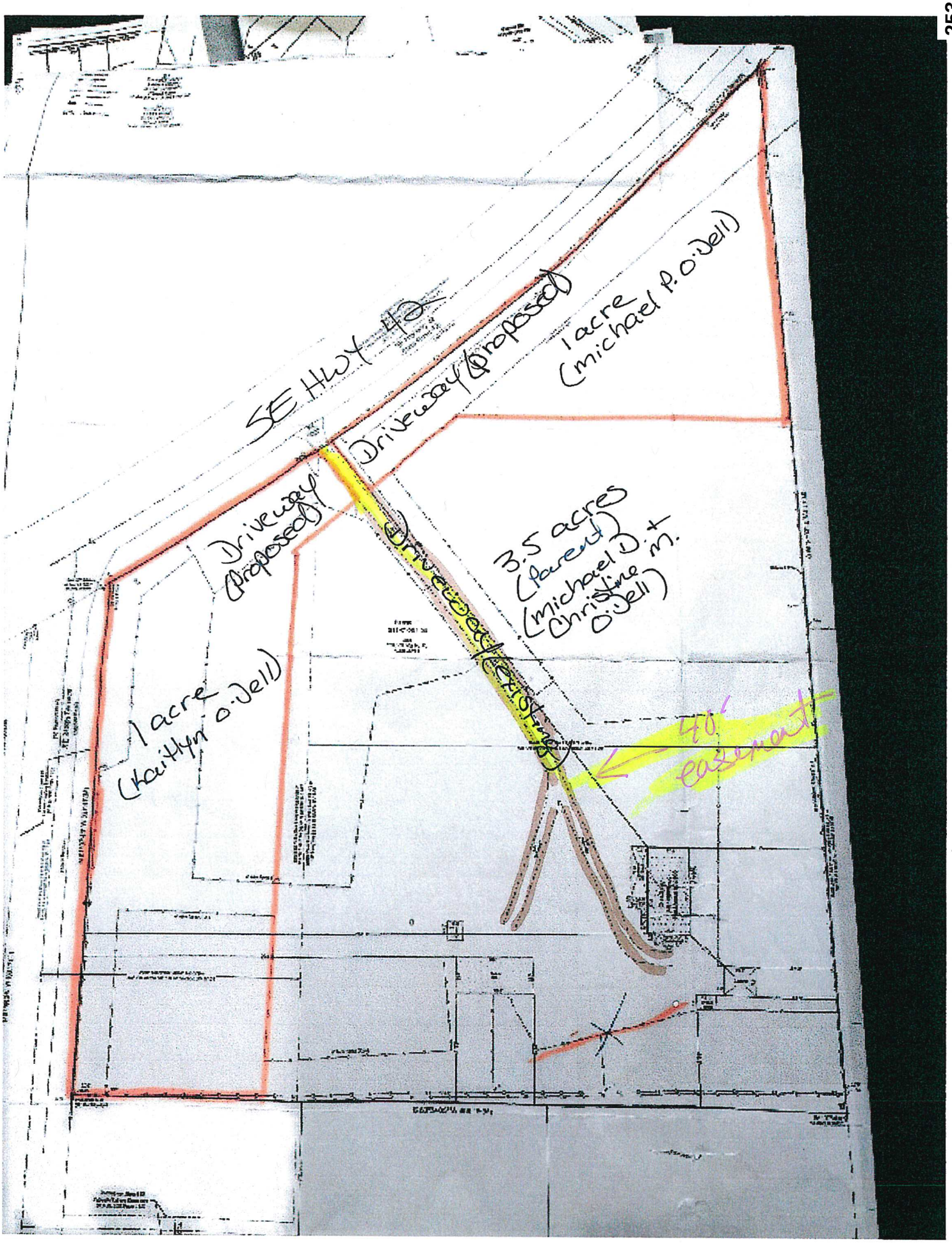
Firm Name (if applicable): _____ Contact Name: Christine Odell
Mailing Address: 24900 SE HWY 42 City: Umatilla
State: FL Zip Code: 32784 Phone #: 845-249-8882
Email address: echo6395@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific):
1 acre to Kaitlyn M. O'Dell, daughter
1 acre to Michael D. O'Dell, son

DEVELOPMENT REVIEW USE:
Received By: DM Date Processed: 8/12/2025 Project # 2025 68 0013 AR # 33176
8/6/25 awaiting pymt / Recv'd 8/7/25

ZONING USE: Parcel of record: Yes ☑ No ☐ **Eligible to apply for Family Division: Yes ☑ No ☐**
Zoned: A-3 ESOZ: NA P.O.M. 405 Land Use: Rural **Plat Vacation Required: Yes ☐ No ☑**
Date Reviewed: CGarr Verified by (print & initial): _____


SE Hwy 40
Driveway (proposed)
1 acre
(Michael P. O'Dell)
Driveway
(proposed)
Driveway (existing)
3.5 acres
(parent)
(Michael D. &
Christine M.
O'Dell)
1 acre
(Kaitlyn O'Dell)
40'
easement

This map site will be shut down on July 31, 2025 at 5:00 pm. Please click here to use our new GIS Online Mapping system. (https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809)

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

NO LONGER SUPPORTED - PLEASE USE OUR NEW MAPPING SYSTEM LINK AT THE TOP OF THE PAGE

200ft

2024-11-27A

Click here for Legal Disclaimer

FIRST
INTERNATIONAL TITLE

Prepared by and Return to:
Veronica Harrison, an employee of
First International Title, LLC
2755 Bay Street, Suite A
Eustis, FL 32726

File No.: 251356-52

WARRANTY DEED

This indenture made on **February 03, 2025** by **John Blizzard, a single man,** whose address is: 721 Lake Avenue, Lake Luzerne, NY 12846 hereinafter called the "grantor", to **Michael O'Dell and Christine O'Dell, husband and wife,** whose address is: 24900 Southeast Hwy 42, Umatilla, FL 32784, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Marion** County, **Florida,** to-wit:

The East 1/4 of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 30, Township 17 South, Range 26 East, lying South of SR 42, except the South 300 feet thereof.

AND

The West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of Section 30, Township 17 South, Range 26 East, lying South of SR 42, except the South 300 feet thereof, situate, lying and being in Marion County, Florida.

TOGETHER WITH that certain 2001 CLAS Doublewide Mobile Home identified as: VIN #JACFL22302A,, and VIN #JACFL22302B, located thereon, which by intentions of the parties as provided in Florida Statute 319.261, shall constitute a part of the realty and shall pass with it.
Parcel Identification Number: 51147-001-00

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025016603 BK 8531 Pgs 1468-1469 02/06/2025 04:41:38 PM
REC FEE 18.50 INDEX DEED DOC 2,345.00

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

John Blizzard
John Blizzard

Signed, sealed and delivered in our presence:

Veronica Harrison
1st Witness Signature

Print Name: Veronica Harrison
Address: ~~2755 S. Bay Street, Ste A~~ Eustis, FL 32726

Christine Maldonado
2nd Witness Signature

Print Name: Christine Maldonado
Address: First International Title, LLC 2755 S. Bay Street, Ste. A. Eustis, FL 32726

State of Florida
County of Lake

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on January 29 2025, by **John Blizzard**, who ( ) is/are personally known to me or who (✓) produced a valid Driver License as identification.

Veronica Harrison
Notary Public Signature
Printed Name:
My Commission Expires:

VERONICA HARRISON NOTARY PUBLIC MY COMMISSION EXPIRES 6-13-2027 STATE OF FLORIDA COMMISSION NUMBER HH 391893

(NOTARY SEAL)

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

51147-001-00
GOOGLE Street View
Prime Key: 1209218 MAP IT+ Current as of 8/6/2025

Property Information

O'DELL MICHAEL
O'DELL CHRISTINE
24900 SE HIGHWAY 42
UMATILLA FL 32784-8737

Taxes / Assessments:
Map ID: 405
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 02
Acres: 5.68

Situs: 24900 SE HWY 42 UMATILLA

2024 Certified Value

Land Just Value	$139,105		
Buildings	$96,868		
Miscellaneous	$9,866		
Total Just Value	$245,839	Impact	($74,657)
Total Assessed Value	$171,182	Ex Codes:	
Exemptions	$0		
Total Taxable	$171,182		
School Taxable	$245,839		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$139,105	$96,868	$9,866	$245,839	$171,182	$0	$171,182
2023	$106,755	$89,689	$6,499	$202,943	$155,620	$0	$155,620
2022	$68,212	$78,414	$6,570	$153,196	$141,473	$0	$141,473

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8531/1468	01/2025	07 WARRANTY	9 UNVERIFIED	Q	I	$335,000
4387/1040	03/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$185,000
2794/0265	02/2000	05 QUIT CLAIM	0	U	I	$100
LESE/05YR	02/1997	LS LEASE	0	U	V	$400
2260/1855	06/1996	25 PER REP	2 V-SALES VERIFICATION	Q	V	$20,000
2260/1854	06/1996	05 QUIT CLAIM	0	U	V	$100

Property Description

SEC 30 TWP 17 RGE 26
W 1/2 OF E 1/2 OF NE 1/4 OF SE 1/4 S OF SR 42
EXC S 300 FT & E 1/4 OF W 1/2 OF NE 1/4 OF SE 1/4

LYING S OF SR 42 EXC THE S 300 FT THEREOF
E 25 FT SUB TO ROAD ROW

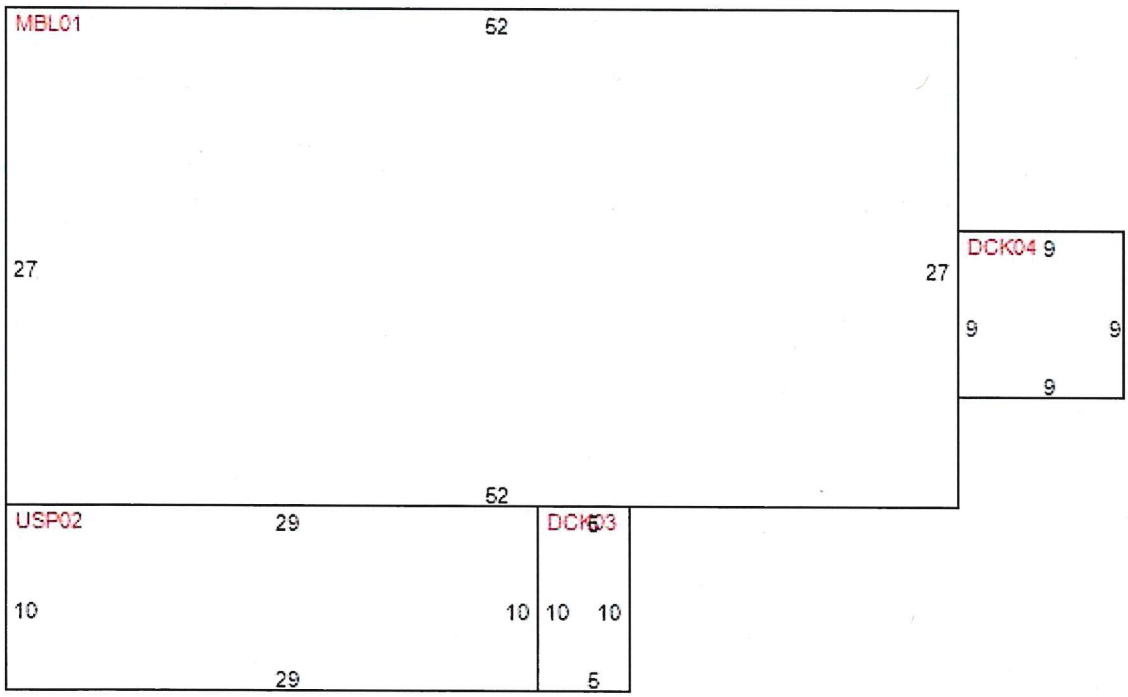
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		495.0	543.0	A3	4.50	AC						
9994		665.0	.0	A3	1.00	UT						
0200		.0	.0	A3	1.00	AC						
9430		25.0	319.0	R4	1.00	UT						

Neighborhood 8097C
Mkt: 10 70

Traverse

Building 1 of 1
MBL01=U27L52D27R52.L52
USP02=D10R29U10L29.R29
DCK03=R5D10L5U10.R23U6
DCK04=R9U9L9D9.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID
Effective Age	5 - 20-24 YRS
Condition	0
Quality Grade	600 - AVERAGE
Inspected on	4/10/2025 by 187

Year Built 2001
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 158

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	0121 - MH VINYL SIDING	1.00	2001	N	0 %	0 %	1,404	1,404
USP	0201 - NO EXTERIOR	1.00	2002	N	0 %	0 %	290	290
DCK	0301 - NO EXTERIOR	1.00	2002	N	0 %	0 %	50	50
DCK	0401 - NO EXTERIOR	1.00	2002	N	0 %	0 %	81	81

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 23 VINYL PLANK
Wall Finish: 18 DRYWALL-PAPER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
009 BARN HORSE	1,152.00	SF	40	1997	3	48.0	24.0
UDU UTILITY-UNFINS	220.00	SF	40	2001	3	20.0	11.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
UDC CARPORT-UNFIN	342.00	SF	40	2002	1	19.0	18.0
159 PAV CONCRETE	120.00	SF	20	1997	3	12.0	10.0
114 FENCE BOARD	480.00	LF	10	2006	4	8.0	60.0

Appraiser Notes

SITE IS SERVICED BY CENTRAL WATER SYSTEM
(TITLE RETIRED 4496/0252 07-06)

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M030566	3/1/2002	4/1/2002	DECK/SCREEN ROOM
0010188	1/1/2001	1/1/2001	MBL
1215011	12/1/1997	2/1/1998	ELECTRIC SERVICE

WAIVER REVIEW

TO: 911
HEALTH
STORMWATER
DEVELOPMENT REVIEW
TRAFFIC
FIRE
LANDSCAPE (except family divisions)
ROW ACQUISITION (select waivers)
PLANNING
UTILITIES
ZONING

FROM: DEVELOPMENT REVIEW

DATE: August 12, 2025

SUBJECT: O'DELL FAMILY DIVISON

PROJECT: 2025080013 #33176

****

Applicant is requesting a family division to deed 1 acre to their daughter, Kaitlyn O'Dell and another separate 1 acre deeded to their son, Michael O'Dell.

1. COMMENTS ARE DUE ON **August 19, 2025**.

2. MARK YOUR COMMENTS AS **"INFORMATIONAL"** AND ENTER YOUR COMMENTS WITH ONE OF THE FOLLOWING OPTIONS FOR **EACH** WAIVER ON YOUR CHECKLIST:

   N/A
   APPROVED
   CONDITIONAL APPROVAL (EXPLAIN CONDITION)
   DISCUSSION REQUIRED (EXPLAIN)
   DENIED (GIVE REASON FOR DENIAL)

3. CHANGE YOUR REVIEW STATUS FROM **"PENDING"** TO **"COMPLETE"**

4. SCHEDULED FOR DRC ON **September 1, 2025**.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20622 **Agenda Date:** 9/15/2025 **Agenda No.:** 6.12.

SUBJECT:
Grow Garage - Waiver Request to Major Site Plan
Project #2025090009 #33337 Parcel # 1611-003-013
IPC Services

LDC 2.21.1.A - Major Site Plan

CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3)A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT request - The reason for the wavier is on 3/23/2001 (permit number 1514717446) the existing residence was COED with an impervious area of 2,904 square feet plus the driveway which is 4,178 square feet totaling 7,082 sq. feet. On 4/20/2001 (permit number 2001040583) a permit for detached garage was issued but never COED and expired for a detached garage with an impervious area of 2,949 square feet. At this point the total impervious area total is now 10,031 square feet. without taking into the account the concrete drive leading to the garage, which is over the allowable amount. On 9/19/2013 (permit number 2006040164) another permit was COED for an in-ground swimming pool with an impervious area of 1,030 square feet. bringing the property to a total impervious area of 12,901 square feet. which was all approved by the Marion County. Mr. Grow has now purchased the property and has made numerous efforts to remove as much area as possible to help with the impervious square feet. We do not believe Mr. Grow should be responsible for correcting what was already permitted and approved.

September 12, 2025

PROJECT NAME: GROW GARAGE
PROJECT NUMBER: 2025090009
APPLICATION: DRC WAIVER REQUEST #33337

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: LU: Rural Land. Zoning: R-1

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 1611-003-013 is within the Marion County Utility service area; however, it is currently outside connection distance to both water and sewer. The proposed additional garage will not change flows or impact Marion County Utilities.

The parcel is located outside of the Urban Growth Boundary and within the Primary Springs Protection Zone.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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 permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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.
The applicant owns a 2.05-acre parcel (PID 1611-003-013) and according to the MCPA, there is approximately 11,802 sf existing impervious area on-site. The applicant is wanting to get a permit for a 2,904 sf garage + an unspecified amount of impervious area for a driveway extension that never received a CO. The total existing and proposed impervious area is 11,802 sf. The site will be approximately 5,802 sf over the allowed 6,000 sf per the SILVER MEADOWS NORTH Subdivision. The entire property is located within a FEMA Special Flood Hazard Area and mostly within a Flood Prone Area. The HOA/POA is still active, and must provide a letter of no-objection to the project. Staff recommends approval with conditions.

33337

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: 8/25/25 Parcel Number(s): 1611-003-013 Permit Number: 2024081791

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Grow Garage Commercial ☐ Residential ☑
Subdivision Name (if applicable): Silver Meadows North
Unit ____ Block C Lot 13 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): Darrell Grow
Signature: [signature]
Mailing Address: 123 Magnolia Blvd City: Lufkin
State: TX Zip Code: 75904 Phone # 503-502-1150
Email address: dgrow2000@yahoo.com

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

Firm Name (if applicable): IPC Services Contact Name: Sarah Cobo
Mailing Address: 3445 NE 24th St City: Ocala
State: FL Zip Code: 34470 Phone # 352-732-8566
Email address: build@ipcs.cc

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): ____

DEVELOPMENT REVIEW USE:
Received By: email 9/4/25 Date Processed: 9/4/25 kah Project # 2025090009 AR # 33337

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): ____

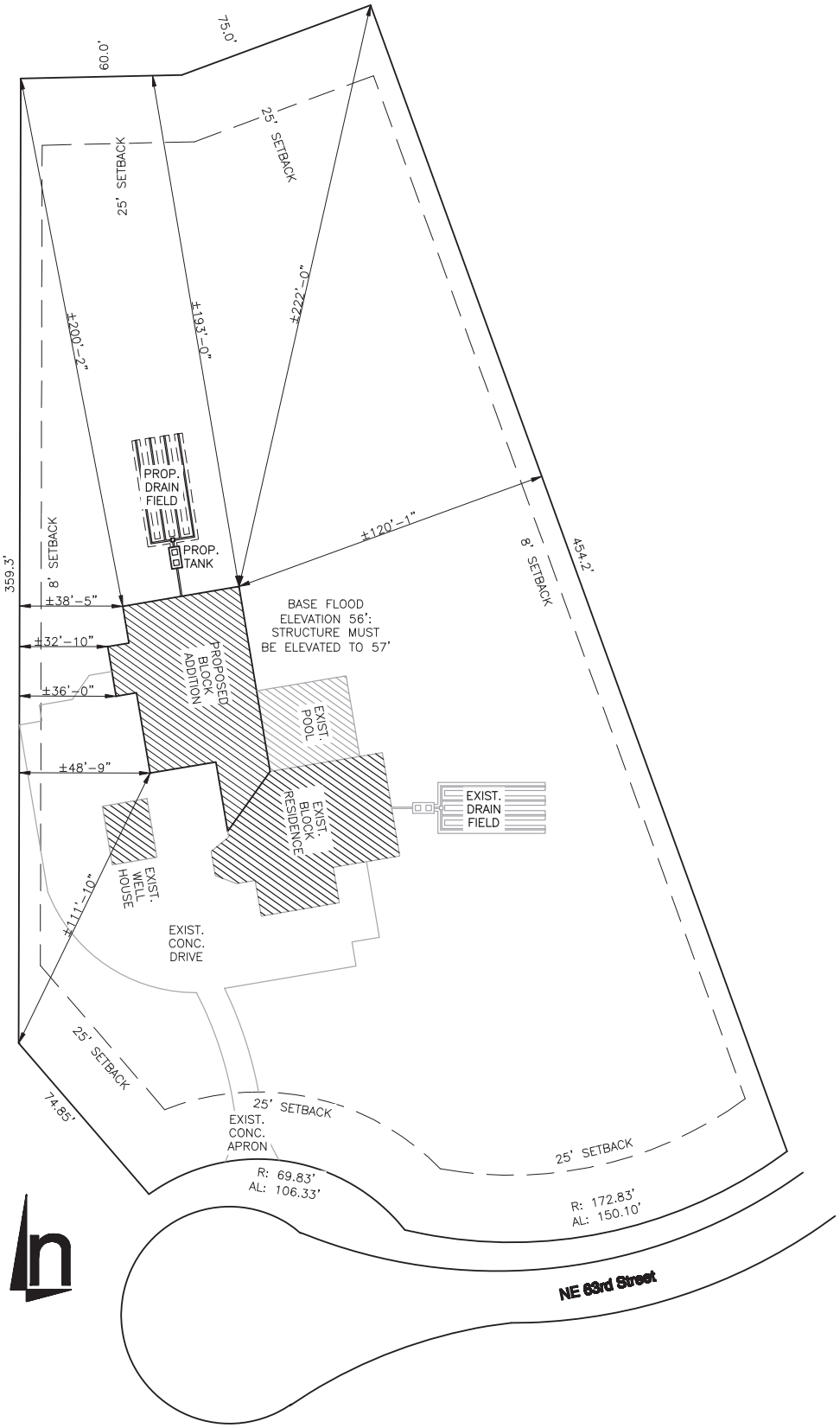
The reason for the wavier is on 3/23/2001 (permit number 1514717446) the existing residence was COED with an impervious area of 2,904 sq. ft. plus the driveway which is 4,178 totaling 7,082 sq. ft.. On 4/20/2001 (permit number 2001040583) a permit for a detached garage was issued but never COED and expired for a detached garage with an impervious area of 2,949 sq. ft.. At this point the total impervious area total is now 10,031 sq. ft. without taking into the account the concrete drive leading to the garage, which is over the allowable amount. On 9/19/2013 (permit number 2006040164) another permit was COED for an in-ground swimming pool with an impervious area of 1,030 sq. ft. bringing the property to a total impervious area of 12,901 sq. ft. which was all approved by the Marion County. Mr. Grow has now purchased the property and has made numerous efforts to remove as much area as possible to help with the impervious sq. ft. We do not believe Mr. Grow should be responsible for correcting what was already permitted and approved.

Site Plan

Grow Addition

SCALE: 1" = 40'

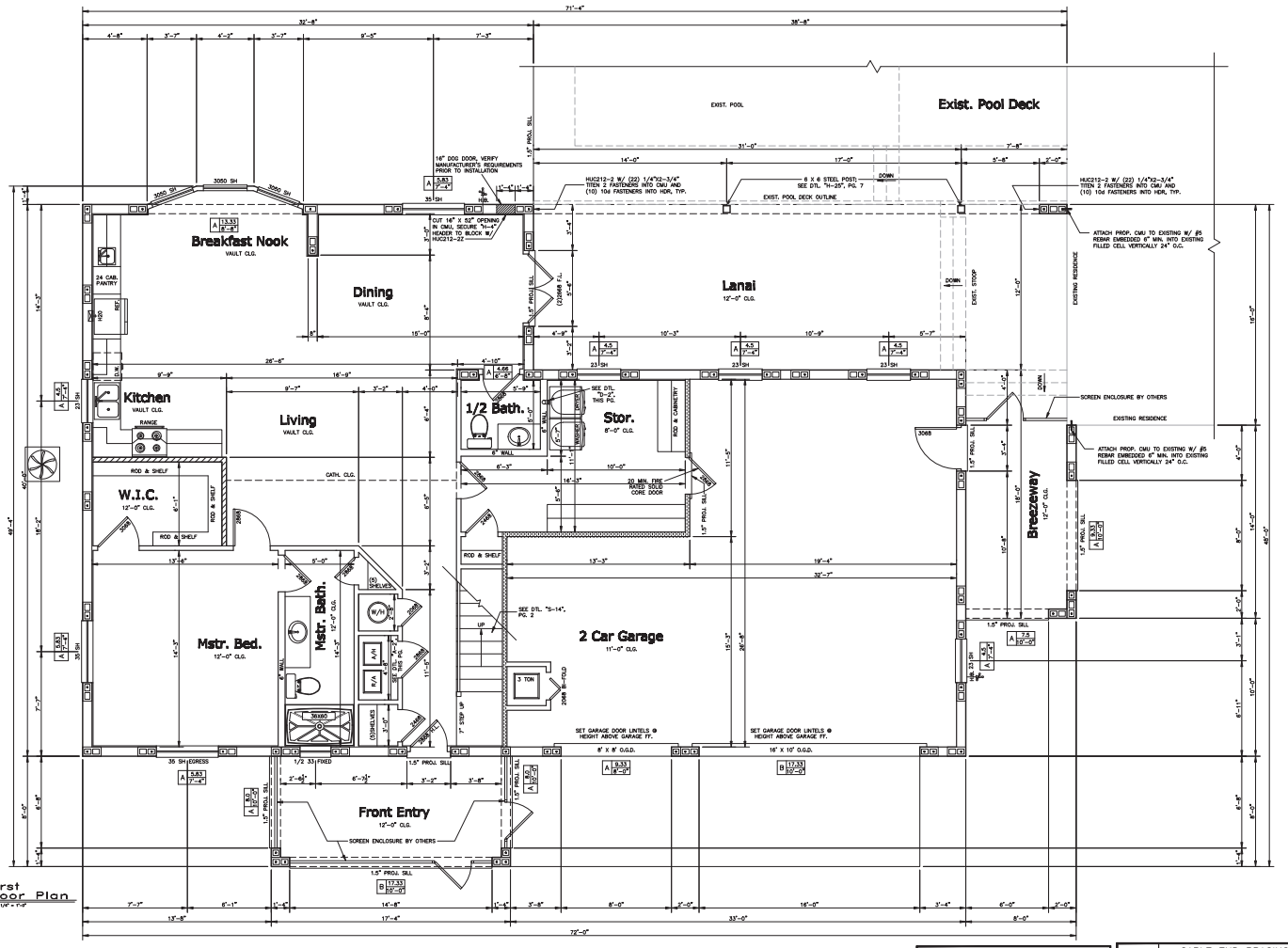
P.I.D. 1611-003-013



Digitally signed by Darrell O'Kain
Date: 2024.07.16 14:15:21-04'00'

This item has been digitally signed and sealed by Darrell O'Kain on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



First Floor Plan
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

PERMIT # 2001040583

DESCRIPTION	RESULT DATE
LINTEL/ TIE BEAM	11/7/2001
FND PRE-POUR	7/27/2001
ROUGH PLUMBING	7/20/2001

ADDITION/ ALTERATION TO EXIST. GARAGE W/ LIVING SPACE

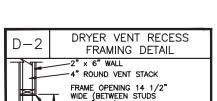
THIS PROPOSED WORK WILL BE OF AN EXIST. BLOCK GARAGE W/ LIVING SPACE.

ALTERATION TO THE EXTERIOR WILL BE NECESSARY.

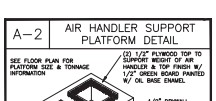
PROPOSED ADDITIONS WILL BE STRUCTURAL & WILL CONSIST OF ELECTRICAL & PLUMBING.

PROPOSED WORK IS TO BE A RISK CATAGORY 2 STRUCTURE.

D-2 DRYER VENT RECESS FRAMING DETAIL

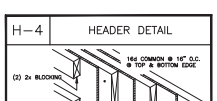


A-2 AIR HANDLER SUPPORT PLATFORM DETAIL

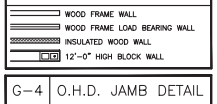


D-4 TYPICAL EXT. DOOR JAMB ANCHORAGE DETAIL

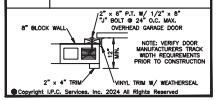
H-4 HEADER DETAIL



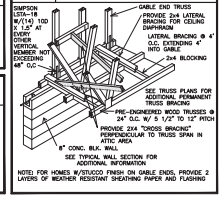
WALL LEGEND



G-4 O.H.D. JAMB DETAIL



T-2 GABLE END BRACING DETAIL @ BLOCK WALL



GARAGE DOORS WIND PRESSURES (PSF) EXPOSURE B

2023 FBC,R TABLE R301.2(4) AND R301.2(3)

V_{ULT} = 130 MPH * V_{ASD} = 101 MPH *

WIDTH	HEIGHT	130MPH	
9'	7'	15.1	-17.1
16'	7'	14.6	-16.2
		101MPH	

For SI: 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h, 1 psf = 47.88 N/m2.

1. For door sizes or wind speeds between those given above, the load may be interpolated, otherwise use the load associated with the lower door size.
2. Table values shall be adjusted for height and exposure by multiplying by the adjustment coefficient in Table R301.2(3). Minimum positive wind load shall be 10 psf and minimum negative wind load shall be 10 psf.
3. Plus and minus signs signify pressures acting toward and away from the building surfaces.
4. Negative pressures assume door has 2 feet of width in building's end zone.
5. Table values include the 0.6 load reduction factor.

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO ENGINEERS NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM FC=3,000 PSI AT 28 DAYS.
4. WELDED WIRE FABRIC (IF USED) SHALL CONFORM TO ASTM A 615/ A 615M-12 GRADE 60
5. FIBER REINFORCING SHALL CONFORM TO ENGINEER NOTES PER PLAN.
6. ALL VERT. REINF. SHALL TIE INTO FOUNDATION STEEL BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.) & TIE INTO CONT. BOND BEAM BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.)
7. ALL STEEL REINFORCING SHALL BE 3" MIN. COVER.
8. ALL STEEL REINFORCING STEEL BAT HOOKS SHALL EXTEND AT LEAST 12-BAR DIAMETERS BEYOND THE BEND EXTENSION (LEG) = 10" FOR NO. 5 BARS, 14" NO. 7 BARS, & 12" FOR NO. #3 BARS
9. REINFORCING STEEL GRADE: 60 (FY=60,000 PSI), ASTM A615/A 615M-12
10. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FB=1,200 PSI. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
11. UNLESS OTHERWISE NOTED, ANGLED WALLS ARE SET AT 45 DEGREE
12. SEE ATTACHED TRUSS PACKAGE FOR ALL TRUSS INFORMATION INCLUDING DESIGN LOADS OF STORAGE ROOMS IN ATTICS
13. ROOF SHINGLES SHALL EXTEND PAST THE EAVES DRIP 1/2" MINIMUM 3/4" MAXIMUM
14. CONSIDER ALL APPLIANCES ELECTRIC POWERED UNLESS OTHERWISE NOTED
15. SEE FLOOR PLAN & FOUNDATION PAGES FOR CONNECTION & STRAPPING OF ALL LOAD BEARING WALLS
16. RESISTANCE STRAPPING MANUFACTURERS MAY BE INTERCHANGED WITH EQUIVALENT PROVIDING CAPABLE LOADS ARE MAINTAINED OR INCREASED
17. SEE WINDOW & DOOR MANUFACTURER'S ROUGH OPENING SCHEDULES ATTACHED TO VERIFY EGRESS COMPLIANCE
18. SEE TRUSS LAYOUT FOR ANY SUPPLEMENTAL TRUSS BRACING
19. ANY REFERENCE SHOWN FOR A SCREEN ENCLOSURE SHALL BE PERMITTED INDEPENDENTLY BY A LICENSED ALUMINUM CONTRACTOR POSSIBLY TO BE CONSTRUCTED AT A FUTURE DATE

LEGEND

- T.W.H. — TANKLESS WATER HEATER
- ICE MAKER
- SHOWER HEAD & WALL MOUNT TUB SPOUT
- SHOWER HEAD ONLY
- HOSE BIB

Flood Hazard Determination

FLOOD ZONE A
NFIP FIRM MAP NUMBER
12083C0345D
EFFECTIVE DATE 8/28/2008

LINTEL SCHEDULE

LINTEL SCHEDULE→ A 5.83 / 4'-8" ←LINTEL LENGTH ←BOTTOM OF LINTEL A.F.F.

A = 8F161T1B
HORIZONTAL REINFORCING BAR: (1) #5 IN TOP BOND BEAM & (1) #5 IN LINTEL FILLED WITH 3,000 P.S.I. CONCRETE (PUMP MIX)

B = 8F162T2B
HORIZONTAL REINFORCING BAR: (2) #5 IN TOP BOND BEAM & (2) #5 IN LINTEL FILLED WITH 3,000 P.S.I. CONCRETE (PUMP MIX)

LAST UPDATED: 12/4/2023

SQUARE FOOTAGES

UPPER LIVING	677
LOWER LIVING	1,423
TOTAL LIVING	2,100
GARAGE	771
BREEZEWAY	229
FRONT ENTRY	139
LANAI	376
ATTIC STORAGE	47
TOTAL (UNDER ROOF)	3,662

RESERVED FOR BUILDING AUTHORITY

Engineer's Notes

ICC 600-2020, FBC 8TH EDITION (2023) & ASCE/SEI 7-22

DESIGN CRITERIA:
- EIGHTH EDITION F.B.C. RESIDENTIAL 2023
- ASCE 7-22
- 130 MPH WIND SPEED (Vult); 101 MPH (Vasd)
- WIND EXPOSURE "B"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R", GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED: R301.2(2) AND R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = ±0.18
- PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT ±0.55

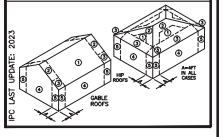
ENGINEER'S NOTES:
1. DESIGN WIND LOAD = 130 MPH (Vult)
2. ASSUMED SOIL BEARING CAPACITY 2,000PSF
3. LIVE LOADS:
   - 3.1. ROOF: 20PSF
   - 3.2. ATTICS WITHOUT STORAGE = 10PSF
   - 3.3. ATTICS WITH LIMITED STORAGE = 20PSF
   - 3.4. HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30PSF
   - 3.5. BALCONIES (EXTERIOR) AND DECKS = 40PSF
   - 3.6. SLEEPING ROOMS = 30PSF
   - 3.7. ROOMS OTHER THAN SLEEPING = 40PSF
   - 3.8. STAIRS = 40PSF
   - 3.9. GUARDRAIL IN-FILL COMPONENTS = 50PSF
   - 3.10. FIRE ESCAPES = 40PSF
4. DEAD LOADS:
   - 4.1. ROOF = 17PSF
   - 4.2. ALL OTHER (+) ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAMS, ETC. IN ACCORDANCE WITH CHAPTER 16, F.B.C.

NOTATION:
- A. BASED ON FIGURE R301.2(7)A = 4FT IN ALL CASES
- B. MEAN ROOF HEIGHT, IN FT (M), EXCEPT THAT EAVE HEIGHT SHALL BE USED FOR ROOF ANGLES MORE THAN 10°
- C. ANGLE OF PLANE OF ROOF FROM HORIZONTAL IN DEGREES

NOTES:
1. PRESSURES SHOWN ARE APPLIED NORMAL TO THE SURFACE, FOR EXPOSURE B, @ 0-25' AND WITH 27-45 DEGREES.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUES MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
4. IF OVERHANGS EXIST, THE LESSER HORIZONTAL DIMENSION OF THE BUILDING SHALL NOT INCLUDE ANY OVERHANG DIMENSION, BUT THE EDGE DISTANCE, A, SHALL BE MEASURED FROM THE OUTSIDE OF THE OVERHANG.
5. TABLE VALUES HAVE BEEN MULTIPLED BY 0.6 TO CONVERT TO COMPONENT AND CLADDING PRESSURES TO 'ASD.

130 MPH, 27'-45' SLOPE, 25' MEAN ROOF HEIGHT

Zone	Effective Wind Area	130 POS	130 NEG
Gable Roof s 27 to 45 Degrees	1	10	15.7 -28.8
	1	20	14.4 -24.4
	1	50	12.6 -18.6
	1	100	11.2 -14.2
	2	10	15.7 -31.7
	2	20	14.4 -28.3
	2	50	12.6 -23.9
	2	100	11.2 -20.5
	3	10	15.7 38.9
	3	20	14.4 -33.9
	3	50	12.6 -27.3
	3	100	11.2 -22.2
Walls	4	10	17.1 -18.6
	4	20	16.4 -17.9
	4	50	15.3 16.8
	4	100	14.6 -16.1
	5	10	17.1 -22.9
	5	20	16.4 -21.4
	5	50	15.3 -19.4
	5	100	14.6 -17.8



IPC LAST UPDATED: 2023

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OR ANY OF THE OTHER TRADES DESIGNED BY THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

DARRELL O'KAIN, P.E. FL #0077580

O.E.I. Orlando Engineering, Inc.
Professional Engineering Services
Commercial - Residential
Drainage, Permitting, Consulting
FBPE Certificate of Authorization #30007

PHONE: 352-732-8566
3445 NE 24TH ST.
OCALA, FL 34470
WEB SITE: www.oei.cc
DRAFTING, PERMITTING, CONSULTING

INITIAL PHASE CONSTRUCTION SERVICES, INC.
The Designer Makes The Difference!!

REVISIONS / ALTERATIONS
6/10/2024= WORKING DRAWINGS UPDATE

PROJECT LOCATION:
P.U.D. 1611-003-013
4365 SILVER SAGE
SPRINGS, FL. 34488

PROJECT NAME:
Grow Residence

TYPICAL SCALE: 1/4" = 1'-0"

I.P.C. JOB NUMBER: 24056

DRAWN BY: Hayley Pittman

PAGE NUMBER 1 OF 7

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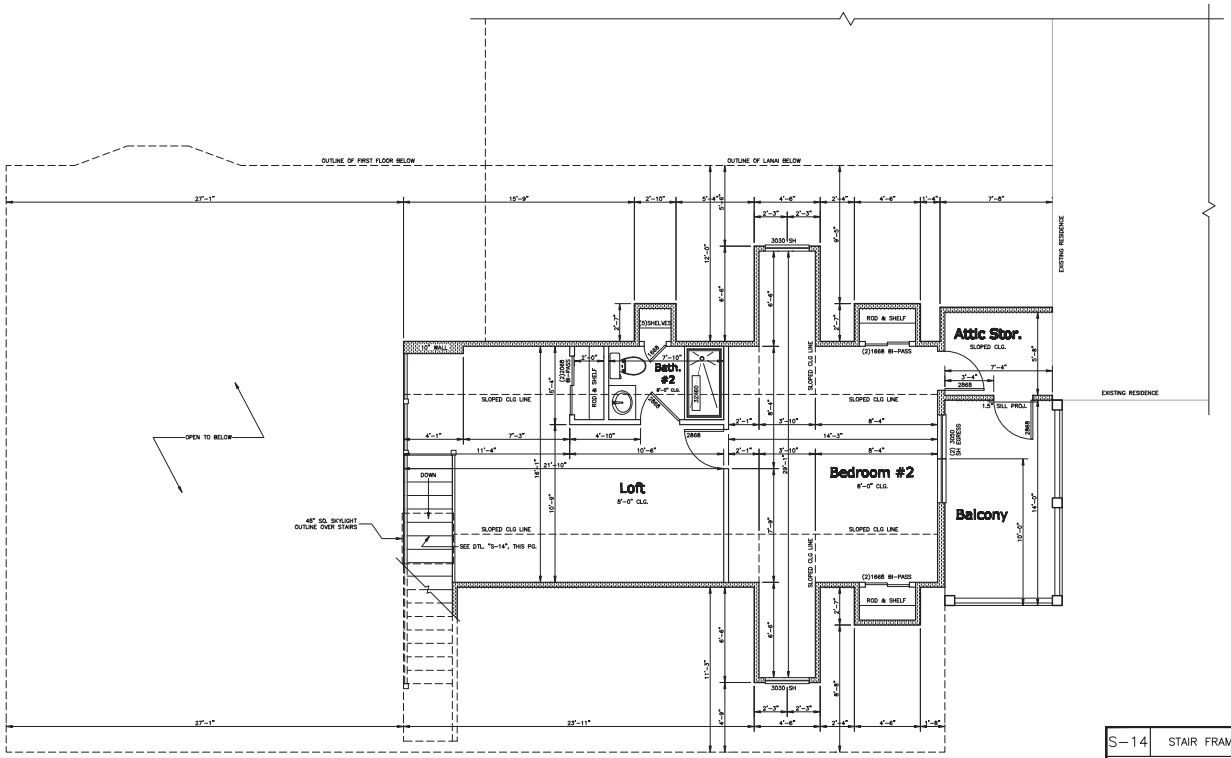
Digitally signed by Darrell O'Kain
Date: 2024.07.16 14:15:23-04'00'

This item has been digitally signed and sealed by Darrell O'Kain on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



Second Floor Plan
SCALE: 1/4" = 1'-0"

GARAGE DOORS WIND PRESSURES (PSF) EXPOSURE B
2023 FBC,R TABLE R301.2(4) AND R301.2(3)
V_{ULT} = 130 MPH * V_{ASD} = 101 MPH *

WIDTH	HEIGHT	130MPH	
9'	7'	15.1	-17.1
16'	7'	14.6	-16.2
		101MPH	

For SI: 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h, 1 psf = 47.88 N/m2.

1. For door sizes or wind speeds between those given above, the load may be interpolated, otherwise use the load associated with the lower door size.
2. Table values shall be adjusted for height and exposure by multiplying by the adjustment coefficient in Table R301.2(3). Minimum positive wind load shall be 10 psf and minimum negative wind load shall be 10 psf.
3. Plus and minus signs signify pressures acting toward and away from the building surfaces.
4. Negative pressures assume door has 2 feet of width in building's end zone.
5. Table values include the 0.6 load reduction factor.

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO ENGINEERS NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM F'C=3,000 PSI AT 28 DAYS.
4. WELDED WIRE FABRIC (IF USED) SHALL CONFORM TO ASTM A 615/ A 615M-12 GRADE 60
5. FIBER REINFORCING SHALL CONFORM TO ENGINEER NOTES PER PLAN
6. ALL VERT. REINF. SHALL TIE INTO FOUNDATION STEEL BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.) & TIE INTO CONC. BOND BEAM BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.)
7. ALL #5 REINFORCING REBAR SHALL LAP 25" MIN.
8. ALL STD. REINFORCING STEEL 90° HOOKS SHALL EXTEND AT LEAST 12-BAR DIAMETERS BEYOND THE BEND EXTENSION (LED) = 10" FOR NO. 5 BARS, 14" FOR NO. 7 BARS, & 12" FOR NO. #3 BARS
9. REINFORCING STEEL GRADE: 60 (FY=60,000 PSI). ASTM A615/A 615M
10. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FB=1,200 PSI. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
11. UNLESS OTHERWISE NOTED, ANGLED WALLS ARE SET AT 45 DEGREES
12. SEE ATTACHED TRUSS PACKAGE FOR ALL TRUSS INFORMATION INCLUDING DESIGN LOADS OF STORAGE ROOMS IN ATTICS
13. ROOF SHINGLES SHALL EXTEND PAST THE EAVES DRIP 1/2" MINIMUM 3/4" MAXIMUM
14. ALL MECHANICAL APPLIANCES ELECTRIC POWERED UNLESS OTHERWISE NOTED
15. SEE FLOOR PLAN & FOUNDATION PAGES FOR CONNECTION & STRAPPING OF ALL LOAD BEARING WALLS
16. RESISTANCE STRAPPING MANUFACTURERS MAY BE INTERCHANGED IF SO DESIRED PROVIDING CAPABLE LOADS ARE MAINTAINED OR INCREASED
17. SEE WINDOW & DOOR MANUFACTURER'S ROUGH OPENING SCHEDULES AT LEAST 1" TO ½ INCH CLEARANCE
18. SEE ROOF PLAN LAYOUT FOR ANY SUPPLEMENTAL TRUSS BRACING
19. ANY REFERENCE SHOWN FOR A SCREEN ENCLOSURE SHALL BE PERMITTED INDEPENDENTLY BY A LICENSED ALUMINUM CONTRACTOR POSSIBLY TO BE CONSTRUCTED AT A FUTURE DATE

LEGEND

- T.W.H. TANKLESS WATER HEATER
- ICE MAKER
- SHOWER HEAD & WALL MOUNT TUB SPOUT
- SHOWER HEAD ONLY
- HOSE BIB

Flood Hazard Determination

FLOOD ZONE A
NFIP FIRM MAP NUMBER
12083C0345D
EFFECTIVE DATE 8/28/2008

WALL LEGEND

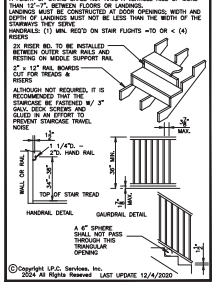
- WOOD FRAME WALL
- WOOD FRAME LOAD BEARING WALL
- INSULATED WOOD WALL
- 12"-0" HIGH BLOCK WALL

SQUARE FOOTAGES

UPPER LIVING	677
LOWER LIVING	1,423
TOTAL LIVING	2,100
GARAGE	771
BREEZEWAY	229
FRONT ENTRY	139
LANAI	376
ATTIC STORAGE	47
TOTAL (UNDER ROOF)	3,662

S-14 STAIR FRAMING DETAIL

FBC R311.7 – R311.7.8
ALL STAIR STRUCTURAL FRAMING SHALL BE 2X MATERIAL
MINIMUM WIDTH OF STAIRWAY = 36"
MINIMUM HEADROOM = 6'-8" VERT. FROM NOSE OF TREAD
MAXIMUM RISER HEIGHT = 7 3/4"
MINIMUM TREAD WIDTH = 10"
NOSING PROJECTION: 3/4" MIN; 1 1/4" MAX.
TREAD NOSE EASING: > 9/16" RAD. OR BEVEL > 1/2"
A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11" EXCLUSIVE OF NOSING
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICLE RISE OF MORE THAN 12'-7", BETWEEN FLOORS OR LANDINGS.
LANDINGS MUST BE CONSTRUCTED AT DOOR OPENINGS. WIDTH AND DEPTH OF LANDINGS MUST NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVE
HANDRAILS: (1) MIN. REQ'D ON STAIR FLIGHTS =TO OR < (4) RISERS



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RESERVED FOR BUILDING AUTHORITY

Engineer's Notes

ICC 600–2020, FBC 8TH EDITION (2023) & ASCE/SEI 7-22

DESIGN CRITERIA:
- EIGHTH EDITION F.B.C. RESIDENTIAL 2023
- ASCE 7-22
- 130 MPH WIND SPEED (Vult); 101 MPH (Vasd)
- WIND EXPOSURE "B"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R", GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED: R301.2(2) AND R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = ±0.18
- PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT ±0.55

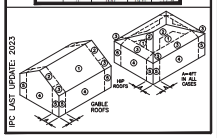
ENGINEER'S NOTES:
1. DESIGN WIND LOAD = 130 MPH (Vult)
2. ASSUMED SOIL BEARING CAPACITY 2,000PSF
3. LIVE LOADS:
   - 3.1. ROOF: 20PSF
   - 3.2. ATTICS WITHOUT STORAGE = 10PSF
   - 3.3. ATTICS WITH LIMITED STORAGE = 20PSF
   - 3.4. HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30PSF
   - 3.5. BALCONIES (EXTERIOR) AND DECKS = 40PSF
   - 3.6. SLEEPING ROOMS = 30PSF
   - 3.7. ROOMS OTHER THAN SLEEPING = 40PSF
   - 3.8. STAIRS = 40PSF
   - 3.9. GUARDRAIL IN-FILL COMPONENTS = 50PSF
   - 3.10. FIRE ESCAPES = 40PSF
4. DEAD LOADS:
   - 4.1. ROOF = 17PSF
   - 4.2. ALL OTHER (+) ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAMS, ETC. IN ACCORDANCE WITH CHAPTER 16, F.B.C.

NOTATION:
A. BASED ON FIGURE R301.2(7)A = 4FT IN ALL CASES
B. MEAN ROOF HEIGHT, IN FT (M), EXCEPT THAT SAME HEIGHT SHALL BE USED FOR ROOF ANGLES MORE THAN 10°
C. ANGLE OF PLANE OF ROOF FROM HORIZONTAL IN DEGREES

NOTES:
1. PRESSURES SHOWN ARE APPLIED NORMAL TO THE SURFACE, FOR EXPOSURE B, @ 0–25° AND WITH 27–45 DEGREES.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUES MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
4. IF OVERHANGS EXIST, THE LESSER HORIZONTAL DIMENSION OF THE BUILDING SHALL NOT INCLUDE ANY OVERHANG DIMENSION, BUT THE EDGE DISTANCE, A, SHALL BE MEASURED FROM THE OUTSIDE OF THE OVERHANG.
5. TABLE VALUES HAVE BEEN MULTIPLED BY 0.6 TO CONVERT TO COMPONENT AND CLADDING PRESSURES TO ASD.

130 MPH, 27'–45' SLOPE, 25' MEAN ROOF HEIGHT

	Zone	Effective Wind Area	130 POS	130 NEG
Gable Roof > 27 to 45 Degrees	1	10	15.7	-26.4
	1	20	14.4	-24.4
	1	50	12.6	-18.6
	1	100	11.2	-14.2
	2	10	15.7	-31.7
	2	20	14.4	-28.3
	2	50	12.6	-23.3
	2	100	11.2	-20.5
	3	10	15.7	-38.9
	3	20	14.4	-33.9
	3	50	12.6	-27.3
	3	100	11.2	-22.2
Walls	4	10	17.1	-19.6
	4	20	16.4	-17.9
	4	50	15.3	-16.8
	4	100	14.6	-16.1
	5	10	17.1	-22.9
	5	20	16.4	-21.4
	5	50	15.3	-19.4
	5	100	14.6	-17.8



IPC LAST UPDATE: 2023

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (CONSTRUCTION, COMPLIANCE ONLY) AND IS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE AND SUPPLEMENTS.

DARRELL O'KAIN, P.E. FL #E27550

O.E.I. O'Kain Engineering, Inc.
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3445 NE 24th St.
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www.okain.com

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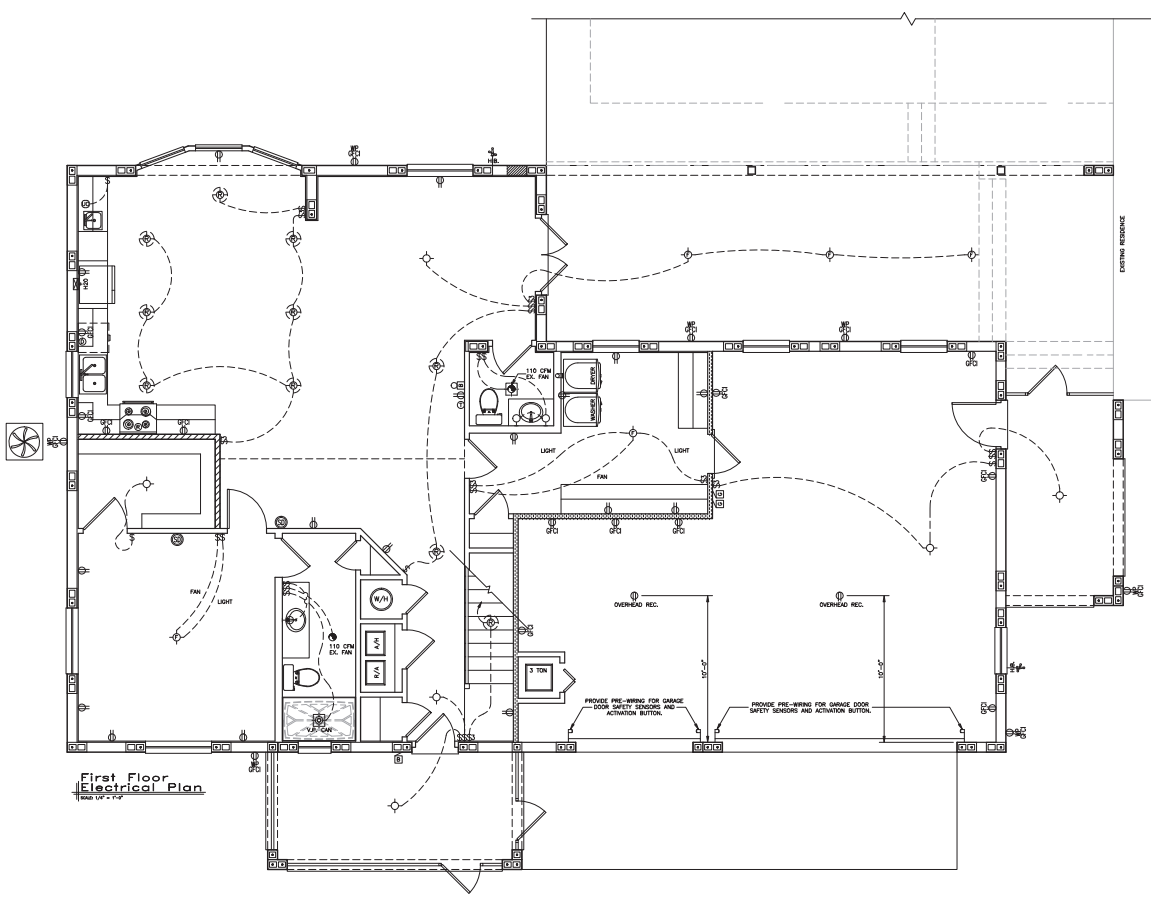
REVISIONS / ALTERATIONS
6/10/2024 WORKING DRAWINGS UPDATE

PROJECT LOCATION:
P.I.D.: 1811-603-013
LOT 13, BLOCK 603, SILVER SPRINGS, FL. 34488

PROJECT NAME: Grow Residence

DRAWN BY: Hayley Pittman
I.P.C. JOB NUMBER: 24056
TYPICAL SCALE: 1/4" = 1'-0"

PAGE NUMBER 2 OF 7



First Floor Electrical Plan

NOTE
- PROVIDE SURGE PROTECTION DEVICE (SPD) TO SERVICE. THE SPD SHALL BE TYPE 1 OR TYPE 2
- SPD (NFPA70-20 ARTICLE 230.67).

NOTE
- AN EMERGENCY DISCONNECT WILL BE ADDED TO SOURCE INTO THE PROPOSED ADDITION AS PER NEC
- 2020 (NFPA 70-20)

ELECTRICAL SPECS

1. All wire from meter throughout the house is copper when the service is back to back. in the event wrong end service is required, the electrician needs to price out both alum. and copper and the owner will make the decision.
2. Telephone lines are three (3) pair twisted and are looped throughout the house and terminated at the electric service.
3. All T.V. lines are home runs to scuttle hole. T.V. cable to be RG-6.
4. Exhaust fans for bathrooms to be supplied by the HVAC contractor and wired by the electrician.
5. Flood light fixtures are to be supplied by the electrician and all flood light boxes are to be mud.
6. There is one GFI receptacle in every bathroom, garage, and at least one in every kitchen.
7. All ceiling fans are pre wired for fan and light and switched based on the series of the home.
8. Low voltage wiring for irrigation is to be roughed in at framing stage low voltage wire to be supplied by the electrician if applicable.
9. Switch and receptacle heights are as follows:
   a. Standard Outlets 20" To Top
   b. Standard Switches 46" To Top
   c. Kitchen Counter Outlets 46" To Top
   d. Bathroom Outlets 44" To Top
   e. Washer And Dryer Outlets 38" To Top
   f. Phone Outlets In Kitchen: Between Upper And Lower Cabinet 50" To Top: Regular Wall Phone 60" To Top
10. Receptacles on front porches need to be installed horizontally and just above finish floor level.
11. Junction boxes will not be installed on the front of any building for any reason, any connections out of the front, must be slabbed in or looped around from the side of the building from a junction box.
12. 2023 FBCR EC R404.1 Lighting equipment (Mandatory). Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 Lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

RESERVED FOR BUILDING AUTHORITY

ELECTRICAL LEGEND

$	SINGLE POLE WALL SWITCH
$3	THREE-WAY WALL SWITCH
$4	FOUR-WAY WALL SWITCH
	OVERHEAD LIGHT FIXTURE
	OVERHEAD FAN BOX
	RECESSED LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	VAPOR-PROOF CAN W/ LIGHT
	CAN W/ LIGHT & FAN
	EXHAUST FAN
	WALL RECEPTACLE
	QUAD RECEPTACLE
	HALF-HOT RECEPTACLE
GFCI	GROUND FAULT INTERRUPTER
GFCI	WATER PROOF RECEPTACLE
220	220V. RECEPTACLE
SD/CO	SMOKE DETECTOR W/CO DETECTOR
	FLOOD LIGHT FIXTURE
T	THERMOSTAT
R	RANGE SUPPLY (HOME RUN)
D	DISHWASHER SUPPLY (HOME RUN)
TV	CABLE TELEVISION OUTLET
DATA	DATA
T	TELEPHONE
CB	CHIME BOX
DB	DOOR BELL BUTTON
GDB	GARAGE DOOR BUTTON
FC	CEILING FAN CONTROL SWITCH
	WALL MOUNT FLOURESCENT LIGHT
UC	UNDERCABINET LIGHTING
AC	ABOVE CABINET LIGHTING

ELECTRICAL NOTES

1. PROVIDE SMOKE DETECTORS W/CARBON-MONOXIDE DETECTORS ADJACENT TO AND IN ALL SLEEPING ROOMS.
2. ALL SMOKE DETECTORS SHALL BE HARD WIRED W/ A MINIMUM OF 30 VOLTS AC, BATTERY BACK UP AND INNER WIRED, WHEREAS ANY SMOKE DETECTOR ACTIVATED WILL CAUSE ALL OTHERS TO ACTIVATE.
3. CABLE T.V. & TELEPHONE RECEPTACLE LOCATIONS SHALL BE VERIFIED W/ OWNER BY CONSTRUCTION JOB SUPERINTENDENT ON SITE OR DURING CUSTOMER PLAN REVIEW.
4. ELECTRICAL METER LOCATION SUBJECT TO CHANGE AS PER ELECTRICAL COMPANY'S REQUIREMENTS
5. ELECTRICAL PLAN SHALL COMPLY WITH NEC 2017 PER FBCR CHAPTER 34.
6. DWELLING UNIT OUTLETS INSTALLED WITHIN 6' OF BATHTUB AND SHOWER STALLS MUST BE GFCI PROTECTED, EVEN IF NOT IN A BATHROOM. NEC 210.8(A)9; E3902.8
7. KITCHEN DISHWASHER OUTLETS MUST BE GFCI PROTECTED. NEC 210.8(D); E3902.10
8. ARC FAULT PROTECTION WILL NOW BE REQUIRED FOR KITCHENS AND LAUNDRY AREAS (LIGHTING AND OUTLETS, INCLUDING DEDICATED OUTLETS). NEC 210.12(A) E3902.16
9. ALL LAUNDRY 120V OUTLETS MUST BE GFCI PROTECTED. NEC 210.8(A)10
10. OUTLETS FOR CHARGING ELECTRIC VEHICLES SHALL BE ON A DEDICATED CIRCUIT. NEC 210.17; E3702.13
11. GARAGES MUST HAVE AT LEAST ONE RECEPTACLE FOR EACH CAR SPACE. THE BRANCH CIRCUIT SUPPLYING THESE RECEPTACLES SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. NEC 210.52(G)1; E3901.9
12. A COUPLING CANNOT BE PAST THE LAST STRAP OR ABOVE THE ROOF ON AN ELECTRICAL SERVICE RISER. NEC 225.17(B); E3604.5.2
13. UNDERGROUND SERVICE CONDUCTORS CAN NO LONGER BE INSTALLED IN CARFLEX (LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT) NEC 230.30(B); FBCR FAILED TO PICK THIS UP.
14. A GROUNDED CONDUCTOR (NEUTRAL) IS NOW REQUIRED AT SWITCH LOCATIONS. NEC 404.2(C) SEE EXCEPTIONS 1-7. E4001.15
15. SWITCHES MAY NOT BE INSTALLED BY DRYWALL SCREWS; MUST BE 6-32'S. NEC404.10(B); E4001.10
16. SAME THING WITH RECEPTACLES. NEC 406.5; E4002.8
17. DIMMER MAY NOT CONTROL A STANDARD RECEPTACLE. NEC 406.15; E4001.12
18. LOW VOLT LANDSCAPE LIGHT MEETING CERTAIN REQUIREMENTS CAN BE INSTALLED WITHIN 5' OF A POOL. NEC 680.22(B)6; E4203.4.3
19. PHOTOVOLTAIC SYSTEMS ON BUILDING REQUIRE PROVISIONS FOR RAPID SHUTDOWN NEC 690.12
20. PROVIDE SURGE PROTECTION DEVICE (SPD) TO SERVICE. THE SPD SHALL BE TYPE 1 OR TYPE 2 SPD (NFPA70-20 ARTICLE 230.67).
21. AN EMERGENCY DISCONNECT WILL BE ADDED TO SOURCE INTO THE PROPOSED ADDITION AS PER NEC 2020. (NFPA 70-20).

BUILDING ENGINEER NOTE:

INFORMATION ON THIS SHEET OF THE PLANS WAS NOT PREPARED BY THE BUILDING ENGINEER AND IS PROVIDED IN THE PLAN SET FOR INFORMATIONAL PURPOSES ONLY

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LOT: 13 BLK: 3 SILVER SPRINGS, FL. 34488

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Grow Residence

DRAWN BY: Hayley Pittman
J.P.C. JOB NUMBER: 24056
TYPICAL SCALE: 1/4" = 1'-0"

PAGE NUMBER 3 OF 7

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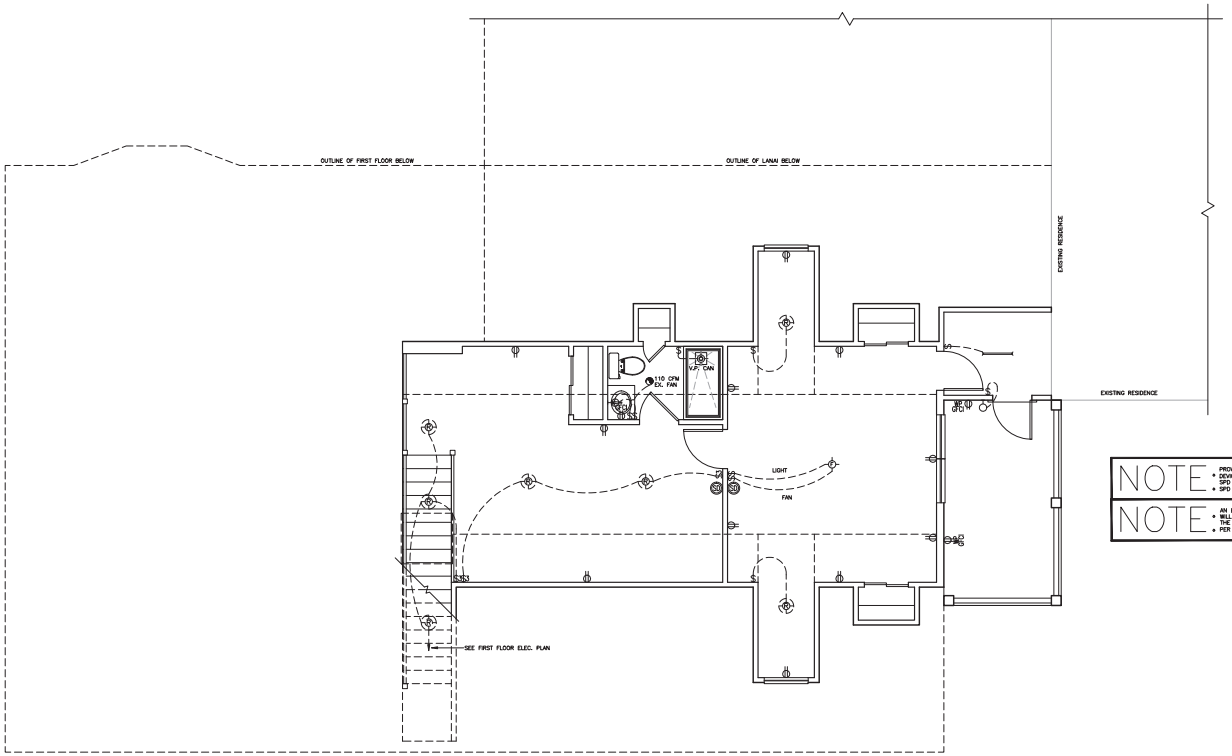

Second Floor
Electrical Plan
SCALE: 1/4" = 1'-0"

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3. All T.V. lines are home runs to scuttle hole. T.V. cable to be RG-6.
4. Exhaust fans for bathrooms to be supplied by the HVAC contractor and wired by the electrician.
5. Flood light fixtures are to be supplied by the electrician and all flood light boxes are to be mud.
6. There is one GFI receptacle in every bathroom, garage, and at least one in every kitchen.
7. All ceiling fans are pre wired for fan and light and switched based on the series of the home.
8. Low voltage wiring for irrigation is to be roughed in at framing stage low voltage wire to be supplied by the electrician if applicable.
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5. ELECTRICAL PLAN SHALL COMPLY WITH NEC 2017 PER FBCR CHAPTER 34.
6. DWELLING UNIT OUTLETS INSTALLED WITHIN 6' OF BATHTUB AND SHOWER STALLS MUST BE GFCI PROTECTED, EVEN IF NOT IN A BATHROOM. NEC 210.8(A)9; E3902.8
7. KITCHEN DISHWASHER OUTLETS MUST BE GFCI PROTECTED. NEC 210.8(D); E3902.10
8. ARC FAULT PROTECTION WILL NOW BE REQUIRED FOR KITCHENS AND LAUNDRY AREAS (LIGHTING AND OUTLETS, INCLUDING DEDICATED OUTLETS). NEC 210.12(A) E3902.16
9. ALL LAUNDRY 120V OUTLETS MUST BE GFCI PROTECTED. NEC 210.8(A)10
10. OUTLETS FOR CHARGING ELECTRIC VEHICLES SHALL BE ON A DEDICATED CIRCUIT. NEC 210.17; E3702.13
11. GARAGES MUST HAVE AT LEAST ONE RECEPTACLE FOR EACH CAR SPACE. THE BRANCH CIRCUIT SUPPLYING THESE RECEPTACLES SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. NEC 210.52(G)1; E3901.9
12. A COUPLING CANNOT BE PAST THE LAST STRAP OR ABOVE THE ROOF ON AN ELECTRICAL SERVICE RISER. NEC 225.17(B); E3604.5.2
13. UNDERGROUND SERVICE CONDUCTORS CAN NO LONGER BE INSTALLED IN CARFLEX (LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT) NEC 230.30(B); FBCR FAILED TO PICK THIS UP.
14. A GROUNDED CONDUCTOR (NEUTRAL) IS NOW REQUIRED AT SWITCH LOCATIONS. NEC 404.2(C) SEE EXCEPTIONS 1-7. E4001.15
15. SWITCHES MAY NOT BE INSTALLED BY DRYWALL SCREWS; MUST BE 6-32'S. NEC404.10(B); E4001.10
16. SAME THING WITH RECEPTACLES. NEC 406.5; E4002.8
17. DIMMER MAY NOT CONTROL A STANDARD RECEPTACLE. NEC 406.15; E4001.12
18. LOW VOLT LANDSCAPE LIGHT MEETING CERTAIN REQUIREMENTS CAN BE INSTALLED WITHIN 5' OF A POOL. NEC 680.22(B)6; E4203.4.3
19. PHOTOVOLTAIC SYSTEMS ON BUILDING REQUIRE PROVISIONS FOR RAPID SHUTDOWN NEC 690.12
20. PROVIDE SURGE PROTECTION DEVICE (SPD) TO SERVICE. THE SPD SHALL BE TYPE 1 OR TYPE 2 SPD (NFPA70-20 ARTICLE 230.67).
21. AN EMERGENCY DISCONNECT WILL BE ADDED TO SOURCE INTO THE PROPOSED ADDITION AS PER NEC 2020 (NFPA 70-20).

BUILDING ENGINEER NOTE:

INFORMATION ON THIS SHEET OF THE PLANS WAS NOT PREPARED BY THE BUILDING ENGINEER AND IS PROVIDED IN THE PLAN SET FOR INFORMATIONAL PURPOSES ONLY

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REVISIONS / ALTERATIONS
6/17/2024 WORKING DRAWINGS UPDATE

PROJECT LOCATION:
P.I.D.: 1811-003-013
BLOCK: 16 LOT: 5 SILVER SPRINGS, FL. 34488

TYPICAL SCALE: 1/4" = 1'-0"

PROJECT NAME:
Grow Residence

DRAWN BY: Hayley Pittman

U.F.C. JOB NUMBER: 24056

PAGE NUMBER
4
OF
7

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Date: 2024.07.16 14:15:24-04'00'

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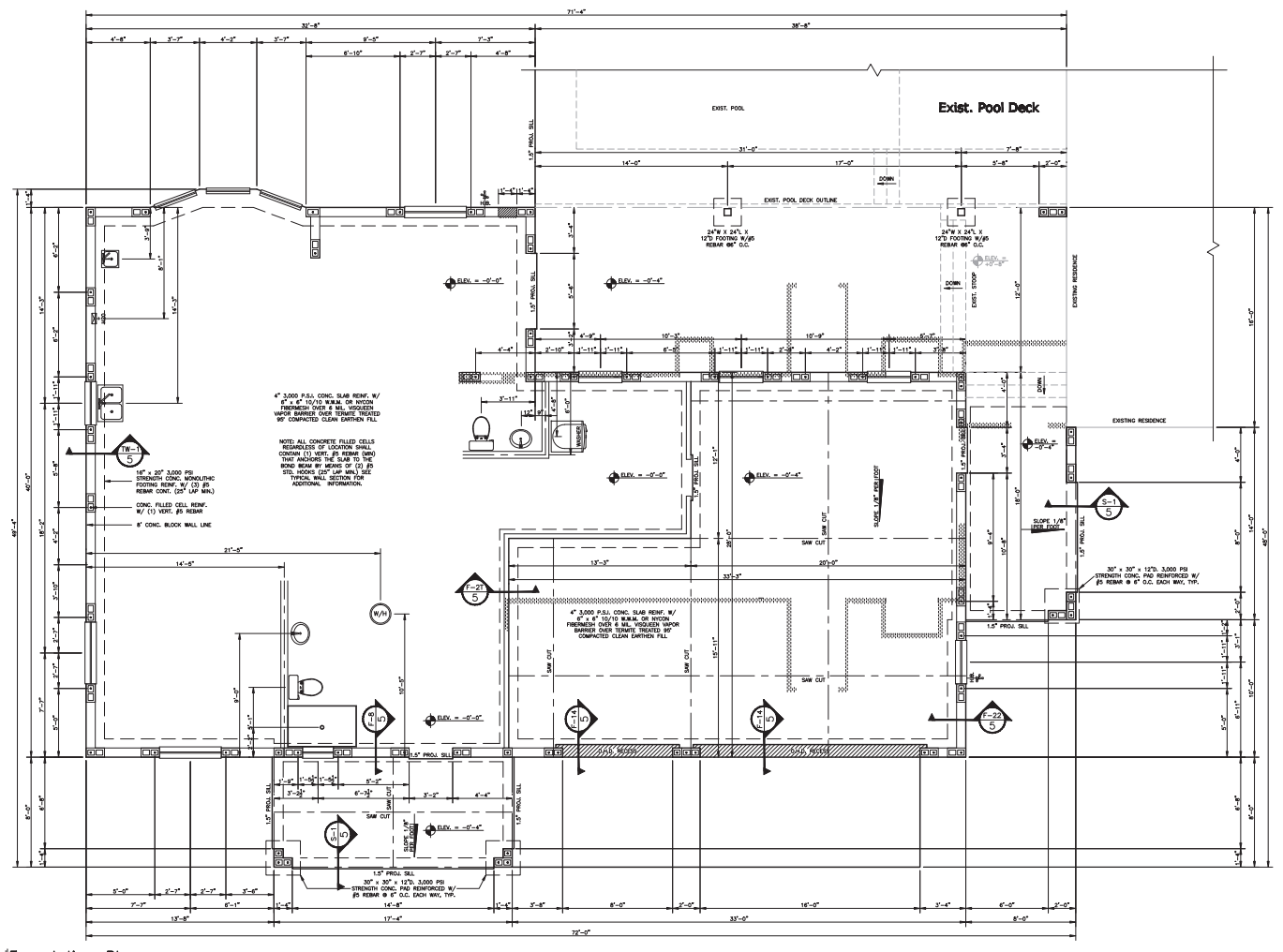
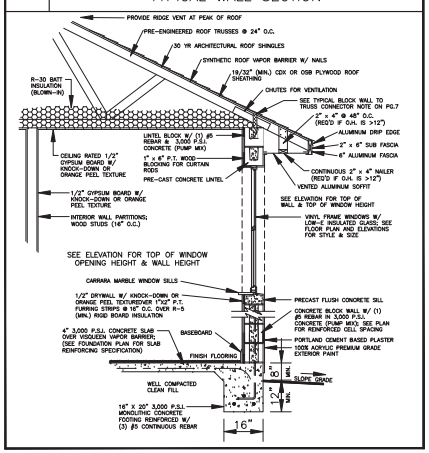


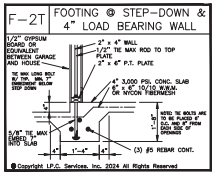
Foundation Plan
SCALE: 1/4" = 1'-0"

RESERVED FOR BUILDING AUTHORITY

TW-1 TYPICAL WALL SECTION



F-2T FOOTING @ STEP-DOWN & 4" LOAD BEARING WALL



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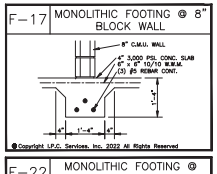
F-17 MONOLITHIC FOOTING @ 8" BLOCK WALL



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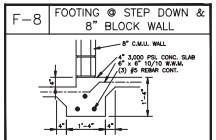
F-8 FOOTING @ STEP DOWN & 8" BLOCK WALL



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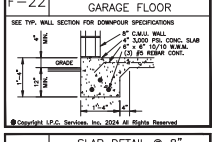
F-22 MONOLITHIC FOOTING @ GARAGE FLOOR



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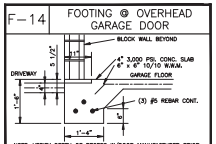
F-14 FOOTING @ OVERHEAD GARAGE DOOR



NOTE: VERIFY DEPTH OF RECESS W/DOOR MANUFACTURER PRIOR TO CONSTRUCTION

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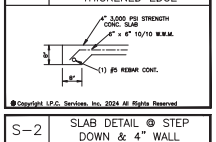
S-1 SLAB DETAIL @ 8" THICKENED EDGE



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FOUNDATION LEGEND

- ICE MAKER
- SHOWER HEAD
- HOSE BIB
- ADDITIONAL FEATURES REFERENCE
- 8" x 16" x 8" C.M.U.
- 8" x 16" x 8" C.M.U. W/ (1) #5 VERT. ROD & SOLID POUR
- 8" x 8" x 8" C.M.U. W/ (1) #5 VERT. ROD & SOLID POUR
- 8" x 12" x 8" C.M.U. W/ (1) #5 VERT. ROD & SOLID POUR

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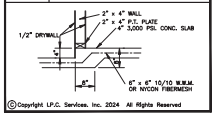
S-2 SLAB DETAIL @ STEP DOWN & 4" WALL



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DARRELL O'KAIN, P.E. FL PE#77580

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DRAFTING, PERMITTING, CONSULTING

REVISIONS / ALTERATIONS
6/10/2024- WORKING DRAWINGS UPDATE

PROJECT LOCATION:
FLEC 1611-003-013
4565 SILVER SPRINGS BLVD
SILVER SPRINGS, FL. 34488

TYPICAL SCALE: 1/4" = 1'-0"

PROJECT NAME: Grow Residence

I.P.C. JOB NUMBER: 24056

DRAWN BY: Hayley Pittman

PAGE NUMBER 5 OF 7

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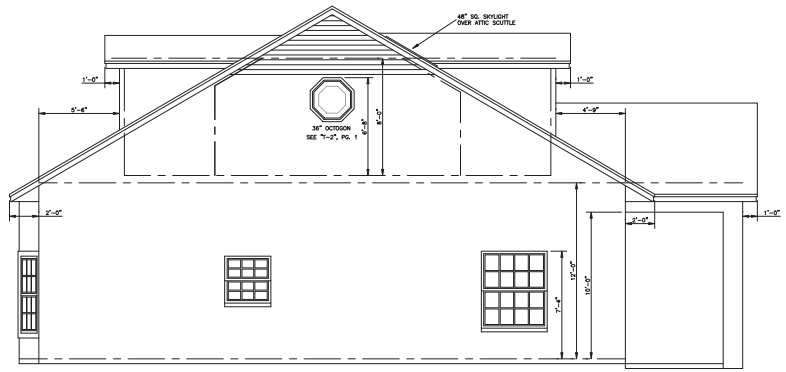
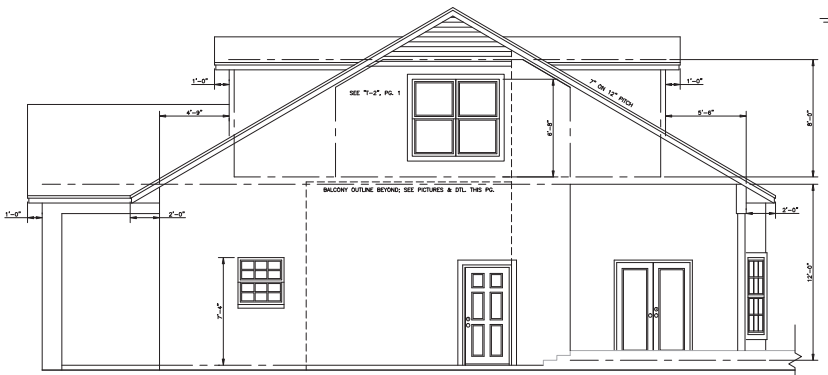


Left Elevation

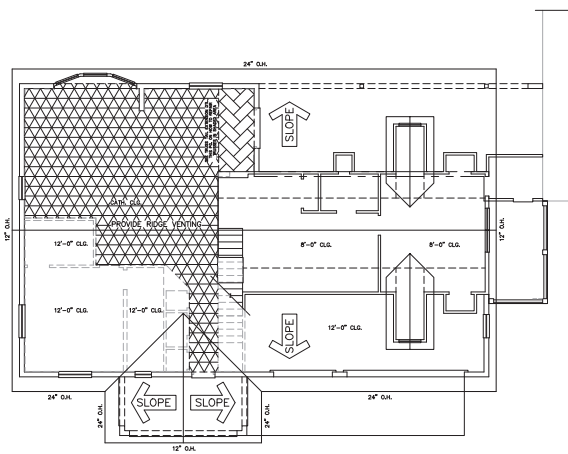
SCALE: 1/4" = 1'-0"



Right Elevation

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

PROP. ROOF TO EXISTING ROOF



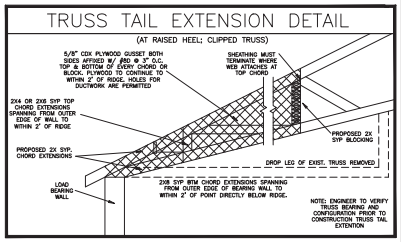
Roof Plan

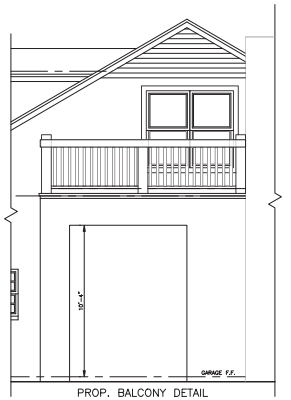
SCALE: 1/8" = 1'-0"

ROOF FLATS: 3,053 SQ. FT.

TRUSS TAIL EXTENSION DETAIL

(AT RAISED HEEL; CLIPPED TRUSS)





PROP. BALCONY DETAIL

RESERVED FOR BUILDING AUTHORITY

2023 ROOF PLAN NOTES

ROOF SHEATHING SHALL BE MADE OF PLYWOOD (WOOD STRUCTURAL PANELS), OSB PLYWOOD SHEATHING OR BETTER. 130 MPH EXPOSURE B = 7/16" THICKNESS MIN. (FROM R503.2) & AFFIXED W/ ASTM F1667 RSRS-01 (2 3/8" X 0.113") NAILS.

TABLE R803.3.2.1
ROOF SHEATHING ATTACHMENT a, b (SUMMARIZED)

RAFTER/TRUSS SPACING 24" O.C.	WIND SPEED 130 MPH	
	EDGE NAILING	FIELD NAILING
EXPOSURE B		
RAFTER/TRUSS SG=0.42	6" O.C.	6" O.C.
RAFTER/TRUSS SG=0.49	6" O.C.	6" O.C.

a.) FOR SHEATHING LOCATED A MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING A FEET ON EACH SIDE OF RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER WHERE RAFTER/TRUSS SPACING IS 24 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
b.) WHERE RAFTER/TRUSS SPACING IS LESS THAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

R905.1.1.1 UNDERLAYMENT FOR ASPHALT, METAL MINERAL SURFACED, SLATE AND SLATE-TYPE ROOF COVERINGS. UNDERLAYMENT FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, AND METAL ROOF PANELS SHALL COMPLY WITH ONE OF THE FOLLOWING METHODS:

1.) A SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 APPLIED OVER THE ENTIRE ROOF.

2.) A MINIMUM 4-INCH WIDE STRIP OF SELF-ADHERING POLYMER-MODIFIED BITUMEN COMPLYING WITH ASTM D1970 OR A MINIMUM 2 ½ – INCH WIDE STRIP OF SELF-ADHERING FLEXIBLE FLASHING TAPE COMPLYING WITH AAMA 711, LEVEL 3 [FOR EXPOSURE UP TO 130°F (80°C)], INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING. AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4–INCH–WIDE (102 MM) FLASHING STRIPS.

3.) A MINIMUM 33/4–INCH WIDE (96 MM) STRIP OF SELF–ADHERING FLEXIBLE FLASHING TAPE COMPLYING WITH AAMA 711, LEVEL 3 [FOR EXPOSURE UP TO 130°F (80°C)], INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING. AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4–INCH–WIDE (102 MM) FLASHING STRIPS.

4.) TWO LAYERS OF ASTM D226 TYPE I OR ASTM D4869 TYPE II OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19–INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36–INCH–WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM). END LAPS SHALL BE OFFSET BY 6 FEET (1829 MM). THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION–RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.

5.) A MINIMUM OF ONE LAYER OF NO. 72 ASTM D226 TYPE I PERFORMED SYNTHETIC UNDERLAYMENT WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32–GAGE SHEET METAL. POWER–DRIVEN METAL CAPS SHALL HAVE A MINIMUM CROWN HEIGHT OF NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANKS SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING. SYNTHETIC UNDERLAYMENT SHALL HAVE A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035, AND SHALL MEET THE LIQUID WATER TRANSMISSION TEST OF SECTION 5.2 OF ASTM D4869. SYNTHETIC UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A STRIP OF UNDERLAYMENT 9 INCHES (229 MM) WIDE OR WIDER ALONG EAVE END PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY FULL SHEETS OF REINFORCED SYNTHETIC UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS HALF THE WIDTH OF A FULL SHEET PLUS THE MINIMUM SIDE LAP DISTANCE REQUIRED BY THE MANUFACTURER. END LAPS SHALL BE 6 INCHES (152 MM). SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR SCREW–TYPE NAILS WITH 1–INCH (25 MM) MINIMUM HEAD DIAMETER AND SHALL BE SPACED NOT MORE THAN 12 INCHES (305 MM) O.C. BETWEEN SIDE LAPS, AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION–RESISTANT FAS–TENERS WITH A MAXIMUM FASTENER SPACING, MEASURED HORIZONTALLY AND VERTICALLY, OF 12 INCHES (305 MM) O.C. BETWEEN SIDE LAPS, AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR SCREW–TYPE NAILS WITH 1–INCH (25 MM) MINIMUM HEAD DIAMETER AND CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32–GAGE SHEET METAL. POWER–DRIVEN METAL CAPS SHALL HAVE A MINIMUM CROWN HEIGHT OF NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. SIDE OF PLASTIC CAPS SHALL BE CLOSED INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS, CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

FLASHING

R903.2 FLASHING. FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R903.2.1 LOCATIONS. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHENEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN THAT PROVIDED IN TABLE R903.2.1. FLASHING SHALL BE INSTALLED IN SHINGLING FASHION AND NOT REQUIRED AT HIP AND RIDGE JUNCTIONS.

R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION OR RAS 111.

R905.2.8.1 BASE AND COUNTER FLASHING. BASE AND COUNTER FLASHING SHALL BE INSTALLED AS FOLLOWS:

1. IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS,
2. OR IN COMPLIANCE WITH RAS 111, OR
3. A CONTINUOUS METAL MINIMUM 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 MM) ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4 INCHES (102 MM) FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL BE STEPPED AT THE LOWER PORTION OF ROOF TO ENSURE WATER–SHEDDING THROUGH THE METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL INAL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION–RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET (3.76 KG/M2). COUNTER FLASHING SHALL BE CORROSION–RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE R903.2.1.

R905.2.8.2 VALLEYS. VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION–RESISTANT METALS IN TABLE R903.2.1.
2. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380 CLASS S AND NOT LESS THAN 36 INCHES WIDE (914 MM) OR VALLEY LINING AS DESCRIBED IN ITEM 1 OR 2 SHALL BE PERMITTED. SELF–ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.
3. TABLE R905.2.8.2 VALLEY LINING MATERIAL. RESERVED.

R905.2.8.3 SIDEWALL FLASHING. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP–FLASHING METHOD OR CONTINOUS FLTFLASHING METHOD.

R905.2.8.4 OTHER FLASHING. FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY, FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.

R905.2.8.5 DRIP EDGE. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHNGLE ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM). EAVE DRIP EDGES SHALL EXTEND 1/2 INCH (13 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE AT GABLES SHALL BE INSTALLED OVER THE UNDERLAYMENT. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 4 INCH (102 MM) WIDTH OF ROOF UNDERLAYMENT BETWEEN THE DRIP EDGE AND THE DECK AND SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER. WHERE THE VASD IS DETER–MINED IN ACCORDANCE WITH SECTION R301.2.1.3 IS 110 MPH (177 KM/H) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10 058 MM), DRIP EDGES SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4 INCHES (102 MM) ON CENTER.

LAST UPDATE 2/18/2021

ASPHALT ROOFING NOTES

R905.2 ASPHALT SHINGLES. THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION OR RAS 115.

R905.2.1 SHEATHING REQUIREMENTS. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

R905.2.3 UNDERLAYMENT. UNDERLAYMENT SHALL COMPLY AND BE INSTALLED IN ACCORDANCE WITH SECTION R905.1.1.

R905.2.4 ASPHALT SHINGLES. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.

R905.2.4.1 WIND RESISTANCE OF ASPHALT SHINGLES. ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R905.2.6 AND R905.2.6.1.

R905.2.5 FASTENERS. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12–GAGE [0.105 INCH (3 MM)] SHANK WITH A MINIMUM 3/8–INCH–DIAMETER (9.5 MM) HEAD, COMPLYING WITH ASTM F1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4 INCH (19.1 MM) INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH (19.1 MM) THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

EXCEPTION: IF THE ARCHITECTURAL APPEARANCE IS TO BE PRE–SERVED FROM BELOW, AN ALTERNATE METHOD OF ATTACHMENT COMPLYING WITH THE WIND LOAD REQUIREMENTS OF THIS CODE SHALL BE PERMITTED. BUILDING MAY BE FIRE–RATED UNLESS OTHERWISE ACCORDING TO CHAPTER 9. THE ALTERNATIVE ATTACHMENT SHALL BE PREPARED, SIGNED AND SEALED BY A FLORIDA–REGISTERED ARCHITECT OR A FLORIDA–REGISTERED ENGINEER, WHICH ARCHITECT OR ENGINEER SHALL BE PROFICIENT IN STRUCTURAL DESIGN.

R905.2.6 ATTACHMENT. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE, WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21:12, 175–PERCENT SLOPE). SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.

R905.2.6.1 CLASSIFICATION OF ASPHALT SHINGLES. ASPHALT SHINGLES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM D3161, TAS 107 OR ASTM D7158 TO RESIST THE BASIC WIND SPEED PER FIGURE R301.2(4). SHINGLES CLASSIFIED AS ASTM D3161 CLASS D OR CLASSIFIED AS ASTM D7158 CLASS G ARE ACCEPTABLE FOR USE WHERE ULTIMATE DESIGN WIND SPEED IS EQUAL TO OR LESS THAN 100 MPH. SHINGLES CLASSIFIED AS ASTM D3161 CLASS F, TAS 107 OR ASTM D7158 CLASS H ARE ACCEPTABLE FOR USE FOR ALL WIND SPEEDS. ASPHALT SHINGLE WRAPPERS SHALL BE LABELED TO INDICATE COMPLIANCE WITH ONE OF THE REQUIRED CLASSIFICATIONS, AS SHOWN IN TABLE R905.2.6.1.

R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION OR RAS 111.

R905.2.8.1 BASE AND COUNTER FLASHING. BASE AND COUNTER FLASHING SHALL BE INSTALLED AS FOLLOWS:

1. IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR
2. IN COMPLIANCE WITH RAS 111, OR
3. A CONTINUOUS METAL MINIMUM 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 MM) ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4 INCHES (102 MM) FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL BE STEPPED AT THE LOWER PORTION OF ROOF TO ENSURE WATER–SHEDDING THROUGH THE METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL INAL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION–RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET (3.76 KG/M2). COUNTER FLASHING SHALL BE CORROSION–RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE R903.2.1.

R905.2.8.2 VALLEYS. VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION–RESISTANT METALS IN TABLE R903.2.1.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL–SURFACED ROLL ROOFING, COMPLYING WITH ASTM D3909 OR ASTM D6380 CLASS M, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER NOT LESS THAN 36 INCHES (914 MM) WIDE.
3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380 CLASS S AND NOT LESS THAN 36 INCHES WIDE (914 MM) OR VALLEY LINING AS DESCRIBED IN ITEM 1 OR 2 SHALL BE PERMITTED. SELF–ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.

LAST UPDATE 2/16/2021

I HEREBY CERTIFY TO THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (CONSTRUCTION COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 6TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS TO BE DESIGN BY TRUSS DESIGN ENGINEER TO BE SUBMITTED BY VENDOR. TRUSS PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE, RESIDENTIAL

DARRELL O'KAIN, P.E. FL PE#77590

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INITIAL PHASE CONSTRUCTION SERVICES, INC.
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REVISIONS / ALTERATIONS
6/10/2024- WORKING DRAWINGS UPDATE

PROJECT LOCATION:
PARCEL: 1611-003-013
LOT 13, SILVER SPRINGS, FL 34488

PROJECT NAME:
Grow Residence

DRAWN BY: Hayley Pittman
I.P.C. JOB NUMBER: 24056
TYPICAL SCALE: 1/4" = 1'-0"

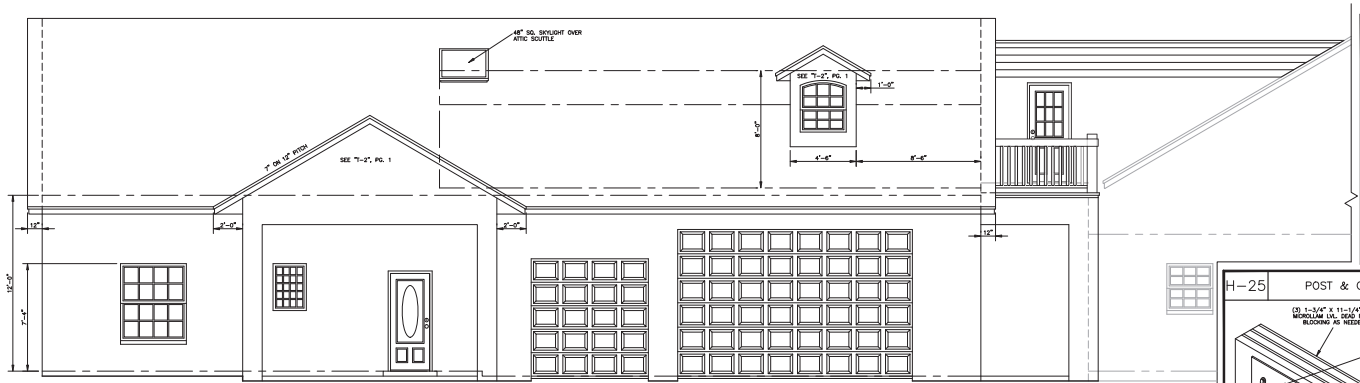
PAGE NUMBER
6
OF
7

271

Digitally signed by Darrell O'Kain
Date: 2024.07.16 14:15:26-04'00'

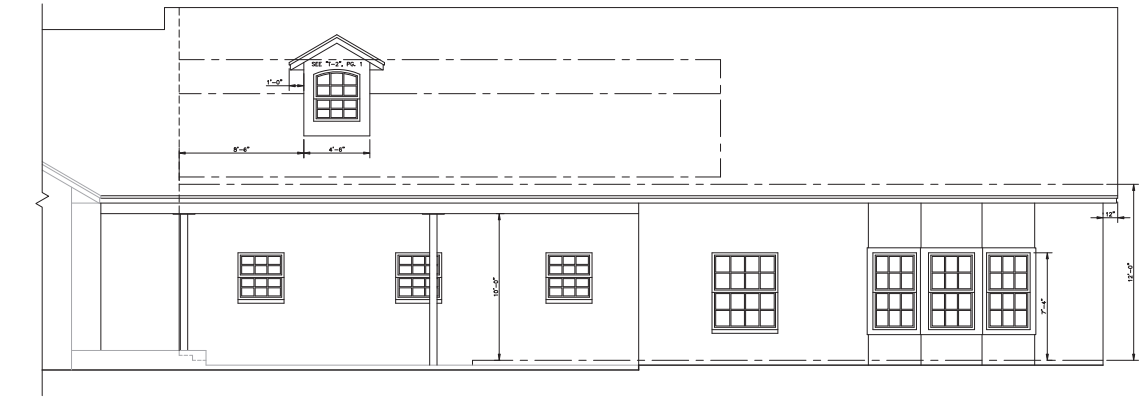
This item has been digitally signed and sealed by Darrell O'Kain on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



Front Elevation

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

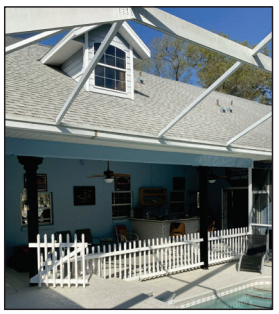


Rear Elevation

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

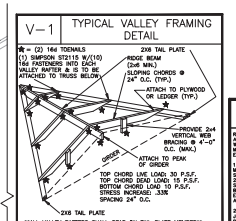
EXISTING RESIDENCE

PROP. ROOF TO EXISTING ROOF



PROP. LANAI

V-1 TYPICAL VALLEY FRAMING DETAIL



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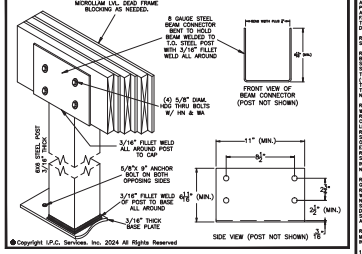
H-25 POST & CAP CONN. TO SLAB & HEADER



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F.B.C. 8th EDITION (2023) Table R703.3(1) SIDING MINIMUM ATTACHEMENT AND MINIMUM THICKNESS

SIDING MATERIAL		NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS					
				Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam Plastic sheathing into stud[1]	Direct to studs	Number or spacing of fasteners
Anchored veneer: brick, concrete, masonry, or stone (see Section R703.8)		2	Section R703.8	Section R703.8					
Adhered veneer: concrete, stone or masonry (see Section R703.12)		—	Section R703.12	Section R703.12					
Fiber cement siding	Panel siding (see Section R703.10.1)	5/16	Section R703.10.1	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	4d common (1 1/2" x 0.099")	6" panel edges 12" inter. sup.
	Lap siding (see Section R703.10.2)	5/16	Section R703.10.2	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113") or 11 gage roofing nail	Note f
Hardboard panel siding (see Section R703.5)		7/16	—	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	6" panel edges 12" inter. sup.[2]
Hardboard lap siding (see Section R703.5)		7/16	Note e	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	Same as stud spacing 2 per bearing
Horizontal aluminum[3]	Without insulation	0.019[3]	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2" x 0.120"	Siding nail 2" x 0.120"	Siding nail[4] 1 1/2" x 0.120"	Not allowed	
		0.024	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2" x 0.120"	Siding nail 2" x 0.120"	Siding nail[4] 1 1/2" x 0.120"	Not allowed	same as stud spacing
	With insulation	0.019	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2" x 0.120"	Siding nail 2" x 0.120"	Siding nail[4] 1 1/2" x 0.120"	Siding nail 1 1/2" x 0.120"	
Insulated vinyl siding[5]		0.035 (vinyl siding layer only)	Lap	0.120 nail (shank) with a 0.313 head or 19Ga.pneu crown[5]	0.120 nail (shank) with a 0.313 head or 19Ga.pneu crown[5]	0.120 nail (shank) with a 0.313 head or 19Ga.pneu crown[5]	0.120 nail (shank) with a 0.313 head or Equivalent R703.11.2	Not allowed	16 inches on center unless specified by manufacturer instructions, test report or other sections of this code.
Polypropylene siding[6]		Not applicable	Lap	Section 703.14.1	Section 703.14.1	Section 703.14.1	Section 703.14.1	Not allowed	As specified by the manufacturer instructions, test report or other sections of this code.
Steel[7]		29 ga.	Lap	Siding nail (1 3/4" x 0.113")	Siding nail (2 3/4" x 0.113")	Siding nail (2 1/2" x 0.113")	Siding nail (1 3/4" x 0.113")	Not allowed	Same as stud spacing
Vinyl siding (see Section R703.11)		0.035	Lap	see Section R703.11					
Wood siding (see Section R703.5)	Wood natric. struc.	3/8" min.	Lap	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2 1/2" x 0.113")	Face nailing up to 8" widths, 1 nail per bearing; for widths over 8", two nails per bearing
	Shiplap	19/32" average							
	Dovet	7/16"							
	Butt tip	3/16"	Lap						
Wood structural panel: ANSI/APA-PRP 210 siding (exterior grade) (see Section R703.5)		3/8" - 1/2"	Note e	2" x 0.099" siding nail	2 1/2" x 0.113" siding nail	2 1/2" x 0.113" siding nail	2 1/2" x 0.113" siding nail	2" x 0.099" siding nail	6" panel edges, 12" inter. sup.
wood structural panel lap siding (see Section R703.5)		3/8" - 1/2"	Note e Note g	2" x 0.099" siding nail	2 1/2" x 0.113" siding nail	2 1/2" x 0.113" siding nail	2 1/2" x 0.113" siding nail	2" x 0.099" siding nail	8" along bottom edge

For SI: 1 inch = 25.4 mm.

a. Aluminum nails shall be used to attach aluminum siding.
b. Aluminum (0.019 inch) shall be unbacked only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be +0.002 inch of the nominal dimension.
c. Shall be of approved type.
d. Where used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
e. Vertical end joints shall occur at studs and shall be covered with a joint cover or shall be caulked.
f. Face nailing: one 6d common nail through the overlapping planks at each stud. Concealed nailing: one 11-gage 1 1/2-inch-long galv. Roofing nail through the top edge of each plank at each stud in accordance with the manufacturer's installation instructions.
g. Vertical joints, if staggered, shall be permitted to be every from studs if applied over wood structural panel sheathing.
h. Polypropylene siding shall comply with ASTM D7254.
i. Where specified by the manufacturer's instructions and supported by a test report, fasteners are permitted to penetrate into or fully through nailable sheathing or other nailable substrates of minimum thickness specified by the instructions or test report, without penetrating into framing.
j. Insulated vinyl siding shall comply with ASTM D7793.
k. Polypropylene siding shall comply with ASTM D7254.
l. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15, R703.16 and R703.17.

IPC® - LAST UPDATED: 12/03/2020

TYPICAL MASONRY TO TRUSS CONNECTOR

(1) SIMPSON HETA20 W/ (9) 10D X 1.5" OR EQUAL FOR 1810# U.L. COMMON TO ALL TRUSSES INSTALLED ON MASONRY WALLS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) WAS AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 8th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS DESIGN, WHICH ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. THESE PLANS ARE ALSO PREPARED IN COMPLIANCE WITH THE 2023 8th EDITION FLORIDA BUILDING CODE 8TH SUPPLEMENTS.

DARRELL O'KAIN, P.E. FL PE#77580

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Professional Engineering Services
Certificate of Authorization
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RESERVED FOR BUILDING AUTHORITY

F.B.C.R. 8TH EDITION (2023) SECTION R703 EXTERIOR COVERING

R703.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A DRAINAGE MECHANISM ADEQUATE BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SECTION R703.2 AND A WATER-RESISTIVE BARRIER AS REQUIRED BY SECTION R703.7 AND IN A MANNER THAT, IN ASSOCIATION WITH THE EXTERIOR WALL COVERING, WILL ACCOMPLISH THE WATER-RESISTIVE PERFORMANCE REQUIREMENTS OF THIS SECTION. THE WALL ASSEMBLY SHALL BE CLASSIFIED AS A DRAINAGE WALL ASSEMBLY, A BARRIER WALL ASSEMBLY, OR A DRAINAGE WALL ASSEMBLY WITH ENHANCED PROTECTION IN ACCORDANCE WITH SECTION R703.1.2 AND A WEATH