



SUBMITTAL SUMMARY REPORT 33320

PLAN NAME:	EAST MAINTENANCE BUILDING	LOCATION:	450 EMERALD RD OCALA,
APPLICATION DATE:	08/28/2025	PARCEL:	37508-000-00
DESCRIPTION:	East Maintenance Building AR#33320 Plan in review		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Owner		MARION COUNTY UTILITIES

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	09/16/2025	09/02/2025	11/14/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/12/2025	12/19/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/22/2026	01/29/2026	02/24/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan NO 2.12.28 - Correct road names supplied Sheet 03.01 has Bahia Court Trace incorrectly labeled as Bahia Court Tree and Cypress Road incorrectly labeled as Holly Rd. Please update on all future submittals. YES 6.2.1.F - North arrow and graphic drawing and written scale INFO Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		09/02/2025	11/11/2025	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			
Fire Marshal (Plans) (Fire)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	NO 6.18.2 - Fire Flow/Fire Hydrant Please show on the plans fire department water supply within 400 feet of the building. Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building. N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/02/2025	11/11/2025	Requires Re-submit

Comments

Land Use - Approved - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
 N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
 N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
 N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
 YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
 YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
 N/A 3.3.2.C - Complies with Approved ECSD PUD?
 N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
 N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
 N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
 N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
 N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
 YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
 N/A 4.1.4.J - [Greenway Setback Provided?]
 N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
 N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
 N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
 N/A 6.12.2.A - [Local Road right-of-Way Provided?]
 N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
 N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
 N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
 N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
 N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
 N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
 N/A 6.11.4.E - [Sight Triangle Provided?]
 N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
 N/A 6.12.12 - [Sidewalks Internal/External Provided?]
 N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
 N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
 YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
 INFO Additional Planning Items: Site needs a SUP for use

Zoning - Rejected - YES 2.12.4.C - Owner and applicant name
 YES 2.12.4.L(1) - Parcel number
 NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Initial review:
 [1] On cover sheet, FLU is Public, not Marion County.
 [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U).
 N/A 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking
 NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided.
 N/A 2.12.24 - Landscape requirements/6.8.6 - Buffering Initial review: Internal project area to overall site. No buffers in the affected required in affected area.
 YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
 N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? Initial review: Defer MCU.
 YES 2.12.9 - Show adjacent streets serving development
 N/A 2.12.32 - Show 100yr flood zone Initial review:No FEMA floodzones
 INFO 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) Initial review: Environmental assessment transmitted to FWC.
 YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
 INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Initial review: Any proposed on-site signs other than traffic/directional?
 NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided.
 NO 2.12.27 - Show location of outside storage areas Initial review: No outdoor storage areas shown on 07.01. Confirm whether outdoor storage is proposed or not. If so, indicate appropriate screening.
 NO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Initial review: This is primary springs protection overlay zone. Note 2 on Cover sheet says secondary. Revise for the correct overlay zone title.
 INFO Additional Zoning comments Initial review: The property owner will need to submit a special use permit for this property at some point. There are no by-right permitted uses in the G-U zoning classification and there is no SUP on file as of this date.

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	PEND 2.12.18 - All trees 10" DBH and larger PEND 2.12.25 - Marion Friendly Landscape Areas PEND 6.7.3 - Tree protection PEND 6.7.4 - Shade tree requirements PEND 6.7.6 - Tree removal submittal requirements PEND 6.7.8 - Protected tree replacement requirements PEND 6.7.9 - Replacement trees; general requirements PEND 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) PEND 6.8.3 - Landscape design standards PEND 6.8.4 - Landscape area requirements for non-residential development PEND 6.8.5 - Landscape area requirements for residential and mixed use developments PEND 6.8.6 - Buffers PEND 6.8.7 - Parking areas and vehicular use areas PEND 6.8.8 - Building landscaping PEND 6.8.9 - Service and equipment areas PEND 6.13.3.C(5) - Landscaping of public stormwater management facilities PEND 6.13.3.D(4) - Landscaping of private stormwater management facilities PEND 6.8.10 - General planting requirements (specifications) PEND 6.8.11 - Landscape installation PEND 6.8.12 - Landscape completion inspection requirements PEND 6.9.2 - Irrigation plan requirements (details, legend, notes) PEND 6.9.3 - Irrigation design standards PEND 6.9.5 - Irrigation system installation PEND 6.9.6 - Completion inspection requirements PEND 6.19.3 - Outdoor lighting plan requirements PEND 6.19.4 - Exterior lighting design standards PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone NO Additional Landscape comments Please submit Tree Preservation, Landscape and Irrigation plans for review			
OCE Design (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved
<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 9/3/25-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 9/3/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments			

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved

Comments INFO Major Site Plan SE 92nd Loop road project goes straight through the parcel on the application. -EMW 9.4.25 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]."

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>NO 2.12.8 - Topographical Contours (1) 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. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.</p> <p>NO 2.12.9/10 - Existing Drainage Right-of-Way/Easements Please submit a survey for review.</p> <p>N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>INFO 6.13.7 - Geotechnical Criteria Please clarify that the borings labeled as SB-5 and SB-6 are borings PB-1 and PB-2 from the Geotechnical report dated July 2, 2025.</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>N/A 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>N/A 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>N/A 6.13.12 - Operation and Maintenance</p> <p>YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.</p>			

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend NO 6.11.3 - Traffic Impact Analysis 9/2/25 - Include traffic statement or indicate that no change in traffic intensity will occur. N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals INFO 6.11.9.B - Traffic signs 9/2/25 One-way drive aisle signs may be needed, depending on configuration. INFO 6.11.9.C - Pavement marking 9/2/25 One-way drive aisle pavement markings may be needed, depending on configuration. N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way NO Additional Traffic comments 9/2/25 - Neither the proposed, nor existing parking configuration is compliant to Code. Per LDC Sec. 6.11.8, Table 6.11-7, a 24' drive aisle is required for 90' parking. Adjust parking angle and / or drive aisle width to comply with Code and utilize one-way signage and pavement markings as necessary.			

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/19/2025	12/22/2025	Approved
<i>Comments</i>	For questions about GS review comments, please contact Xinyi Chen xinyi.chen@marionfl.org			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - [RESLOVED, INFO ONLY] Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - [RESOLVED, INFO ONLY]: Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [RESLOVED, INFO ONLY] Initial comments: Provide overlay zones statement on the cover sheet. 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [RESOLVED, INFO ONLY] No outside storage per review comment response. 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - [RESOLVED, INFO ONLY] Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - [Resolved, INFO ONLY] Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided. 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - [RESOLVED, INFO ONLY]: Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/15/2025	Approved
<i>Comments</i>	waiver approved 12/8/25			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/19/2025	01/15/2026	Approved
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	Legal Documents (Resolved) - Legal Documents			

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer) <i>Comments</i>	Elizabeth Woods	12/19/2025	12/22/2025	Informational
<p>SE 92nd Loop road project goes straight through the parcel on the application. -EMW 9.4.25 IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none"> "[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." "[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." When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>				

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/19/2025	12/16/2025	Approved
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/19/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/12/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Approved

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/29/2026	01/27/2026	Approved

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/29/2026	01/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/29/2026	01/22/2026	Approved
<i>Comments</i> All comments addressed. Approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	01/29/2026	01/23/2026	Informational
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - [RESOLVED, INFO ONLY] Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - [RESOLVED, INFO ONLY]: Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [RESOLVED, INFO ONLY] No outside storage per review comment response. 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - [Resolved, INFO ONLY] Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided. 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - [RESLOVED, INFO ONLY] Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [RESLOVED, INFO ONLY] Initial comments: Provide overlay zones statement on the cover sheet. 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - [RESOLVED, INFO ONLY]: Initial review: [1] On cover sheet, FLU is Public, not Marion County. [2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U). 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/29/2026	01/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/29/2026	02/23/2026	Approved

SUBMITTAL SUMMARY REPORT (33320)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer) <i>Comments</i>	Elizabeth Woods	01/29/2026	02/03/2026	Informational
<p>REMARKS: SE 92nd Loop road project goes straight through the parcel on the application. -EMW 9.4.25 IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none"> "[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." "[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." When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer) <i>Recommendations</i>	Kevin Vickers	01/29/2026	01/26/2026	Approved
<p>Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.gov.</p> <p>Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.</p> <p>6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/29/2026	01/26/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)		01/29/2026	01/22/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/29/2026	01/26/2026	Approved



**Marion County
Board of County Commissioners**

33320

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: 8/14/25

A. PROJECT INFORMATION:

Project Name: East Maintenance Building
Parcel Number(s): 37508-000-00
Section 16 Township 16S Range 21 & 22 Land Use _____ Zoning Classification R1
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 8.47 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads 161 OAK CIR OCALA
Additional information regarding this submittal: _____

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

Engineer:
Firm Name: Tillman and Associates Engineering LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave 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: JCH Consulting Group, Inc. Contact Name: Chris Howson PSM
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: admin@jchcg.com

Property Owner:
Owner: Marion County Waste SprayField Contact Name: Marion County Utilities/Josh Kramer
Mailing Address: 412 SE 25th Ave City: Ocala State: FL Zip Code: 34471
Phone # 352-438-2383 Alternate Phone # _____
Email address: joshua.kramer@marionfl.org

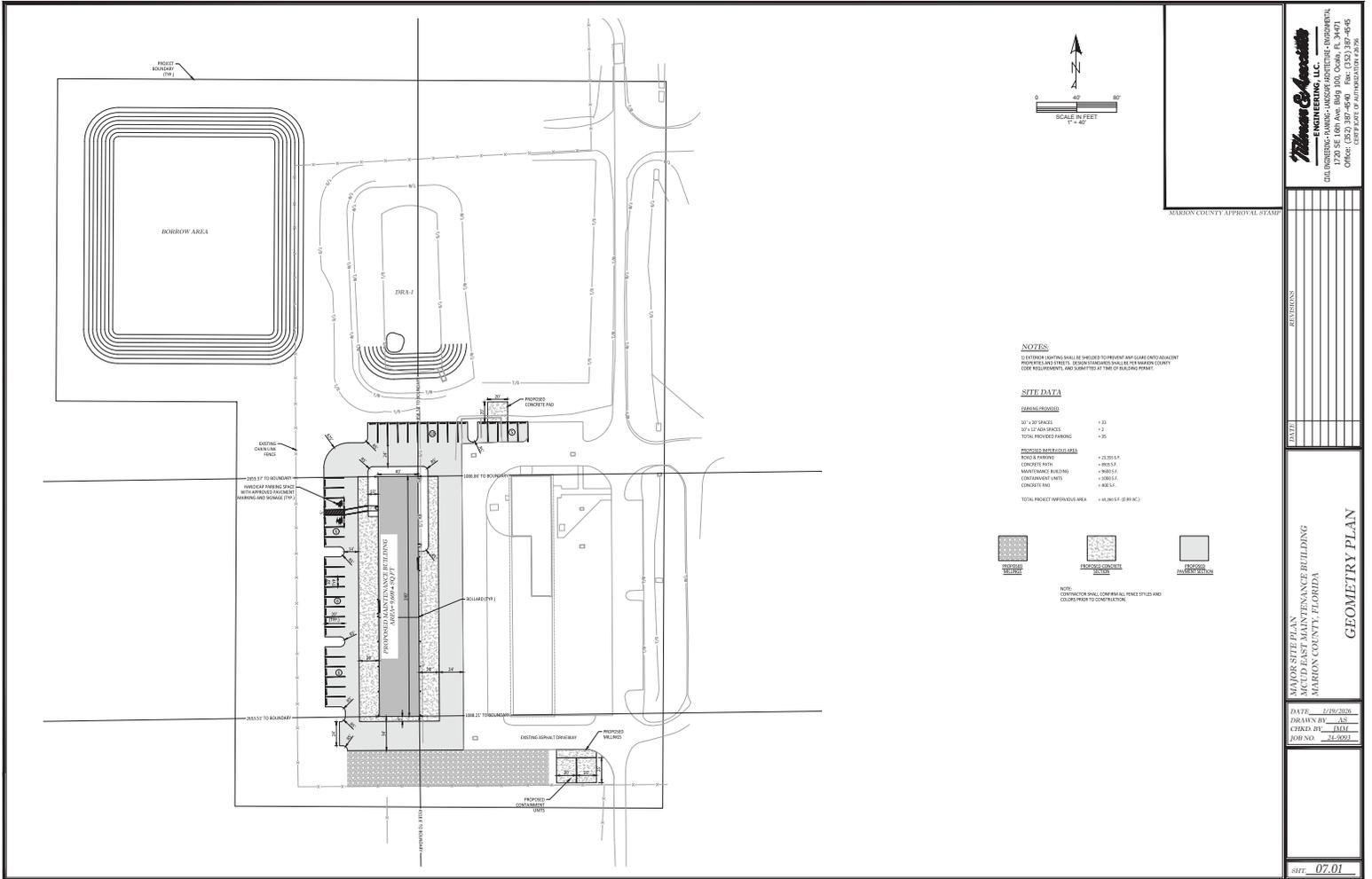
Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Thomas & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 SE 10th Ave, Room 100, Ocala, FL 34471
 OFFICE: 352-237-1111
 FAX: 352-237-1112
 CITY OF MARION COUNTY, FLORIDA

GEOMETRY PLAN
 WEST MAINTENANCE BUILDING
 MARRION COUNTY, FLORIDA

DATE: 1/15/2025
 DRAWN BY: AS
 CHECKED BY: JLD
 ISSUED: 25-2025

7.3.2 BEDDING AND TRENCHING 1
UT 102

7.3.2 BEDDING AND TRENCHING 2
UT 103

7.3.2 PIPE LOCATING WIRE AND DETECTABLE TAPE
UT 104

7.3.2 WATER AND RECLAIMED WATER SERVICES (TYPICAL)
UT 107

7.3.2 TAPPING SLEEVE AND GATE VALVE ASSEMBLY
UT 108

7.3.2 UTILITY MAN MARKER
UT 109

7.3.2 TYPICAL VALVE BOX COVER
UT 110

7.3.2 SEALED VALVE BOX, ADJUSTABLE
UT 111

7.3.2 VALVE BOX PAD
UT 112

7.3.2 RESTRAINED PIPE TABLE
UT 116.A

MINIMUM RESTRAINED LENGTH (FT)	HORIZONTAL PIPE TO VERTICAL OPEN
10	10
15	15
20	20
25	25
30	30
35	35
40	40
45	45
50	50
55	55
60	60
65	65
70	70
75	75
80	80
85	85
90	90
95	95
100	100

7.3.2 RESTRAINED PIPE TABLE
UT 116.B

7.3.2 THRUST COLLAR WATER MAINS
UT 201

7.3.2 TEMPORARY JUMPER CONNECTION
UT 203

7.3.2 GATE VALVE WATER AND RECLAIMED MAINS
UT 204

7.3.2 ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE
UT 206

THOMAS & ANNE
ENGINEERING, LLC
1720 SE 18th Ave Bldg 100, Ocala, FL 34471
ORIG. DATE: 02/19/2019; REV. DATE: 02/24/2021

MARION COUNTY APPROVAL STAMP

BUSINESS

DATE

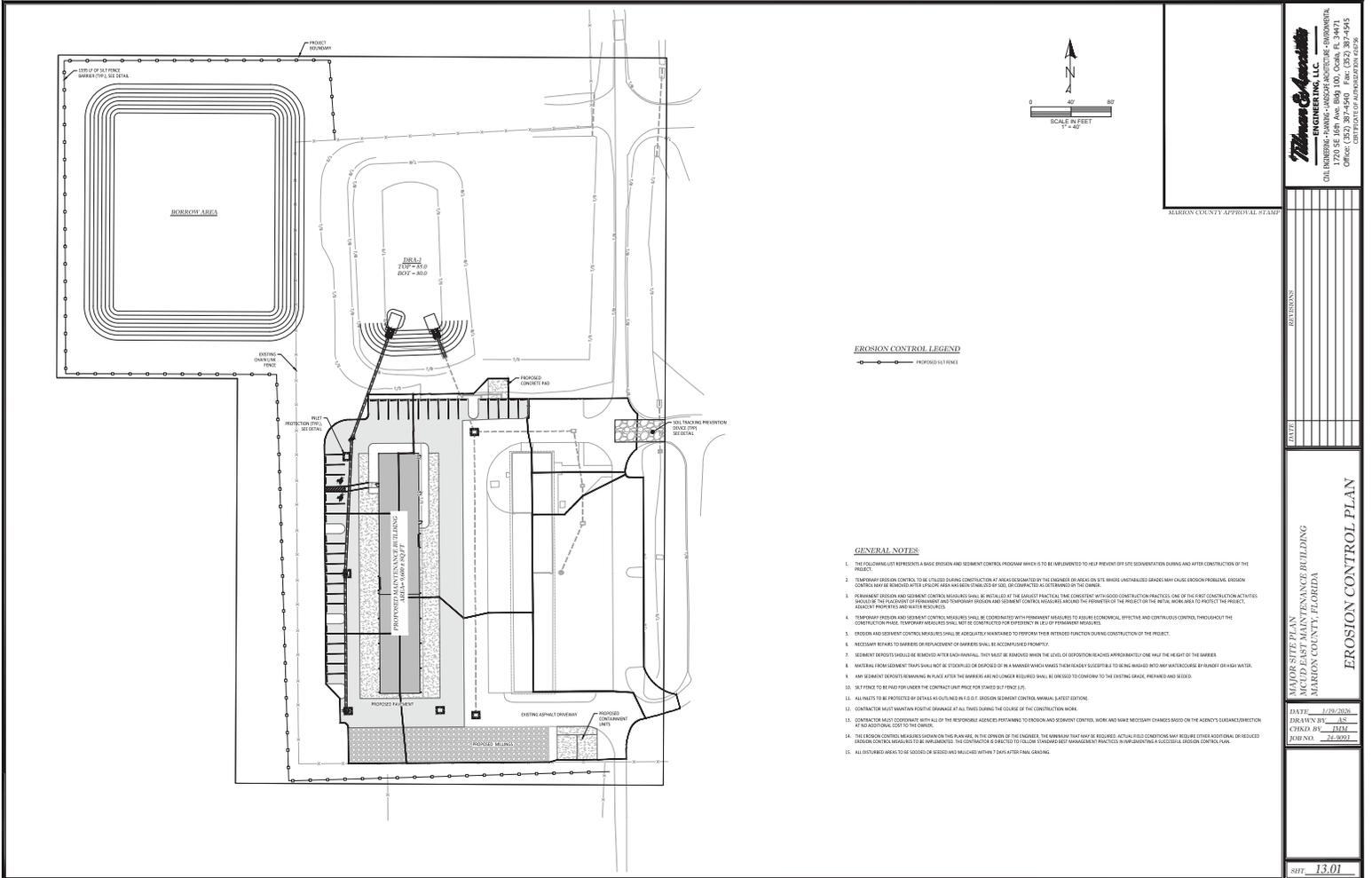
POTABLE WATER DISTRIBUTION DETAILS

THOMAS & ANNE ENGINEERING, LLC
 1720 SE 18th Ave Bldg 100
 MARION COUNTY, FLORIDA
 DATE: 1/28/2025
 DRAWN BY: AS
 CHECK BY: MJA
 JOB NO: 24-0021

SHEET 09.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County Engineering Department, 200 N. Broadway, Ocala, FL 34401



EROSION CONTROL LEGEND

PROPOSED EARTHWORK

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 DISRUPTED BY THE EXCAVATION OF AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL SHALL BE REMOVED AFTER EACH USE AREA HAS BEEN RESTORED TO ORIGINAL OR BETTER CONDITION 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 INSTALLATION OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED WITH PERMANENT MEASURES TO INSURE COMPREHENSIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSIDERED FOR EVIDENCE 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 DAMAGED OR DISRUPTED BARRIERS SHALL BE ACCORDING TO PRIORITY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF SEDIMENT REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DEPOSITED IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATER COURSE BY RAINFALL OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE REMOVED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SET POINTS FOR FLOW OVER UNDER THE CONTRACT SHALL BE FOR CHANNELS BY FENCE LINES.
11. ALL NOTES TO BE PROVIDED BY DETAIL AS OUTLINED IN D.D.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 COOPERATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL. WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION IF 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 OTHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS EXPECTED TO FOLLOW THROUGH WITH MAINTENANCE PRACTICES TO INSURE THROUGH A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL OVERBEEB AREAS TO BE SEEDDED OR GRADED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

CHAL. NUMBER - 18496 - 18498 - 18499 - 18500 - 18501 - 18502 - 18503 - 18504 - 18505
 OFFICE: 1000 W. BAYVIEW BLVD., SUITE 100, OAKLAND, FL 32067
 CONTACT: 407.321.1111
 WWW.TANDASSOCIATES.COM

MARRION COUNTY APPROVAL BY: _____ DATE: _____	MARRION COUNTY APPROVAL BY: _____ DATE: _____
REVIEWED BY: _____ DATE: _____	REVIEWED BY: _____ DATE: _____
PROJECT: McLEOD EAST MAINTENANCE BUILDING LOCATION: MARRION COUNTY, FLORIDA	
EROSION CONTROL PLAN	
DATE: 1/28/2020 DRAWN BY: AS CHECKED BY: JAH PLOTTED BY: JAH	
SHEET: 13.01	

