



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, April 6, 2026**

**9:00 AM**

**Office of the County Engineer**

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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. **March 30, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
6. **SCHEDULED ITEMS:**

- 6.1. **Optimum RV Planned Unit Development - Master Plan - Waiver to Master Plan in Review**  
**Parcel #: 36514-000-00 #WaiverPIR-000586-2026**  
**Kimley-Horn and Associates**

**LDC 6.12.2A - Right-of-way**

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (public) 60'), to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

**APPLICANT** requests waiver to allow a 60-ft right-of-way instead. The existing right-of-way is 60 ft in width, and the proposed roadway widening can be fully accommodated within the existing 60-ft right-of-way.

**LDC 2.12.8 Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** requests waiver to use a survey older than 12 months. The existing improvements depicted on the survey and topographic data remain accurate.

- 6.2. **Calesa Township Sabino - Preliminary Plat - Waiver to Preliminary Plat in Review**  
**Parcel #: 35300-000-14 #WaiverPIR-000584-2026**  
**Kimley-Horn and Associates**

**LDC 2.1.3. - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

**APPLICANT** requests to waive the Master Plan approval requirement prior to approval of the Preliminary Plat and Improvement Plan. A revision to the Master Plan will be submitted within 10 business days. See the included Circulation Plan sheet from the Master Plan Revision.

- 6.3. **Tobiano Grove - Preliminary Plat - Waiver to Preliminary Plat in Review  
Parcel #: 35300-000-14 #WaiverPIR-000585-2026  
Kimley-Horn and Associates**

**LDC 6.12.9.H - Subdivision roads and related infrastructure**

CODE states Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

**APPLICANT** - Request to waive the cul-de-sac requirement, using the alternative of a hammerhead for the dead-end alley roadways that exceed 100 feet in length, per Chapter 16, Sec. C.6.a of the 'Florida Greenbook'.

- 6.4. **Partners Self Storage Belleview- Major Site Plan 000370 - Waiver to  
Major Site Plan  
Parcel #: 39169-000-00 #WaiverPIR-000569-2026  
Kimley-Horn and Associates, Inc.**

**LDC 6.13.6A (3)c - Stormwater quality criteria**

CODE states (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms

**APPLICANT** requests waiver to allow a dry retention pond depth of 8 feet for DRA-01 to provide additional storage volume for the 100-yr/24-hr design storm. The DRA will have sodded 4:1 side slopes and bottom and the geotechnical borings do not indicate any karst features present on the site.

**LDC 6.13.8.B(7)- Stormwater conveyance criteria**

CODE states (7) 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** requests waiver to use 15-inch storm drain on site in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support the pipe sizing.

- 6.5. Track and Card RV - Major Site Plan 31582 - Waiver to Major Site Plan in Review**  
**Parcel #: 48476-000-00, 48476-001-00, 48476-002-00**  
**#WaiverPIR-000551-2026**  
**Tillman & Associates Engineering, LLC**

**LDC 2.1.3 - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

**APPLICANT** request waiver to allow the proposed improvement and landscape plans to be approved consistent with the proposed PUD modification that is currently under review. Should the PUD modification not be approved, the landscape plans will be modified accordingly.

- 6.6. Heritage Oaks PUD Subdivision - Improvement Plan 000453 - Waiver to Improvement Plan in Review**  
**Parcel #: 48347-000-00 #WaiverPIR-000562-2026**  
**Tillman & Associates Engineering, LLC**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** request to use previously approved survey from the Heritage Oaks Improvement Plan (AR#30516). Survey is older than one year, but the project has an approved construction permit and construction is active.

- 6.7. **Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan 000060 - Waiver to Major Site Plan**  
**Parcel #: 8004-0433-18 #WaiverPIR-000528-2026**  
**Linn Engineering and Design**

**LDC 6.8.7 (D) - Parking areas and vehicular use areas**

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

**APPLICANT** request to use evergreen understory trees in the parking islands instead of shade trees

- 6.8. Abiding Hope Church Addition - GS Minor Site 000344- Waiver to Minor Site Plan**  
**Parcel #: 31857-000-00 #WaiverPIR-000560-2026**  
**Riddle Newman Engineering**

**LDC 6.12.12.B Sidewalks**

CODE states 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.

**APPLICANT** - LDC 6.12.12 states sidewalks are "encouraged," but this small addition to the church should not trigger a "requirement" for a sidewalk. This is an existing church with zero pedestrian attendance and the project does not increase the capacity or attendance at the church. The church budget for this small addition cannot handle a \$20,000+ sidewalk construction from the building out to the roadway.

**LDC 2.21.1.A(1) Applicability**

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

**APPLICANT** - LDC 2.21.1.A(1) requires a Major Site Plan submittal when collectively the existing and proposed impervious improvements exceed 35% of the gross site area or 9,000 square feet. We request a waiver from this requirement and propose the construction of an on-site stormwater retention system to capture 100% of the runoff from the 100 year/24-hour storm event from the new impervious area proposed. Details and calculations for the new retention are shown on the plans.

- 6.9. OCS SW 49th Avenue Road Left Turn Lane - Improvement Plan Offsite 000201 - Waiver to Improvement Plan Offsite in Review**  
**Parcel #: 35623-000008 #WaiverPIR-000553-2026**  
**Mastroserio Engineering, Inc.**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** - a waiver is requested to use the A.M. Gaudet & Associates Phase 2 as-built survey for SW 49th/40th Avenue, as the proposed turn lane is fully within the existing median and an unchanged edge of pavement. No improvements have occurred since the as-built was completed, and the data accurately reflects current conditions. Utilizing the existing as-built information will avoid unnecessary cost.

- 6.10. Cherrywood Park - Minor Site Plan - Waiver to Major Site Plan  
Parcel #: 35680-120003 #WaiverSTA-000519-2026  
Michael W. Radcliffe Engineering, Inc.**

**LDC 2.21.1.A - Applicability**

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

**APPLICANT** We request a Waiver from a Major Site Plan to process Cherrywood Park Amenities (Project no. MinorSite-000505-2026 currently in Civic Access) as a minor site plan. The project was initially submitted in civic access as a minor site plan but, due to re-design to address staff comments the amenity center improvements have increased to 14,477sf and now exceeds the 9,000sf threshold. Project is a modification to the 2024 approved Cherrywood Phase 1 Improvement Plans with all amenity improvements internal to the platted tract. Existing drainage facilities have sufficient capacity above the design storm stage to handle proposed impervious areas (416,214 CF available vs 9,800 CF required).

- 6.11. **Watson Realty Parking - Major Site Plan 000266 - Waiver to Major Site Plan in Review**  
**Parcel #: 3137-001-01 #WaiverPIR-000534-2026**  
**EDA Consultants, Inc.**

**LDC 6.8.6K(3) - 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. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

**APPLICANT** requests to reduce East buffer from 15 feet to 5 feet due to existing parking lot only being approximately 8.5 feet away from the ROW.

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**APPLICANT** request to reduce East buffer from 15 feet to 5 feet for the western 14 feet of the South side of the property. This reduction will allow the proposed stormwater pond to be located approximately 5 feet from the ROW, preserving existing trees in the area. The proposed stormwater facility will act as a buffer to supplement the reduced five-foot buffer width.

**LDC 6.8.6K(3) - Buffers**

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landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

**APPLICANT** requests to defer construction of the required 15-foot Type C buffer along the west property boundary until such time that the adjacent parcel to the west is developed. At that time, the buffer will be installed in accordance with applicable code requirements.

**6.12. Connect Church - Waiver to Major Site Plan**  
**Parcel #: 4715-224-006 #WaiverSTA-000371-2026**  
**Wood Engineering, LLC**

**LDC 6.11.5(C) - Minimum Commercial Driveway Spacing**

CODE states 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 (35 MPH or less - 245 feet).

**APPLICANT** request - SE 96th Avenue Road is a local roadway where existing driveways appear not to adhere to any spacing criteria. The proposed driveway spacing of 132 feet is greater than much of the driveway spacing on this roadway and the other adjacent roadways. Additionally, the section of roadway to which the development will access effectively only serves about 20 homes and does not provide any cut-through benefit. Thus, there is a marginal level of traffic. As such, the proposed driveway spacing is greater than most driveway spacing on this roadway, and the adjacent roadways, and will not result in any adverse impacts (operationally or safety) to SE 96th Avenue Road. The request is a reduction in the minimum commercial driveway spacing from 245 feet to 132 feet on a road with a speed limit of 35 MPH or less.

**7. CONCEPTUAL REVIEW ITEMS:**

**8. OLD BUSINESS:**

**8.1. Golden Ocala - WEC Multi-Use Field Phase 1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review**  
**Parcel #21087-001-02 #WaiverPIR-000251-2026**  
**Tillman and Associates Engineering, LLC**

This item was heard at the 3/23/26 meeting. The Committee motioned to table the item for two weeks.

The applicant is requesting this item be heard at the 4/13/26 DRC meeting instead of 4/6/26.

**9. DISCUSSION ITEMS:**

**10. OTHER ITEMS:**

**11. ADJOURN:**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22561

**Agenda Date:** 4/6/2026

**Agenda No.:** 3.1.

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**SUBJECT:**  
**March 30, 2026**



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, March 30, 2026**

**9:00 AM**

**Office of the County Engineer**

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

#### **1. ROLL CALL**

##### **MEMBERS PRESENT:**

Ken McCann, Vice Chairman (Fire Marshal)  
Michelle Fanelli (Building Safety)  
Doug Hinton for Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Tony Cunningham (Utilities Director)

##### **OTHERS PRESENT:**

Ken Odom (Planning/Zoning)  
Liz Cotos (Planning/Zoning)  
Kevin Vickers (Office of the County Engineer)  
Michelle Sanders (911 Management)  
Susan Heyen (Landscape)  
Linda Blackburn (Legal)  
Aaron Pool (Office of the County Engineer)  
Chris Zeigler (Office of the County Engineer)  
Elizabeth Woods (Office of the County Engineer)  
Kelly Hathaway (Office of the County Engineer)  
Kelsey Giesing (Office of the County Engineer)  
Monica Baugher (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. March 23, 2026**

**Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann**

Motion carried 5-0

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Ocala Spec Building #2 (OFL9) - Major Site Plan  
Parcel #: 13708-000-05 #MajorSite-000087-2025  
Langan Engineering**

**5.2. Maricamp Market Centre Replat Phase 3 - Final Plat  
Parcel #: 37491-003-00 #32790  
R.M. Barrineau and Associates, Inc.**

**5.3. Rotary Sportsplex (Revision to AR# 30224) - Major Site Plan  
Parcel #: 31413-000-00 #33562  
Kimley-Horn and Associates**

**5.4. Homestead Villas -Preliminary Plat  
Parcel #: 23204-002-00, 23303-002-00, 23303-000-04 #33285  
Kimley-Horn and Associates**

**Motion by Doug Hinton to approve the consent agenda, seconded by Tony Cunningham**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Samarrah Farms Agricultural Lot Split - Waiver to County MSBU  
Parcel #: 12690-001-00 #PIR000466-2026  
Moorhead Engineering Company**

**LDC 2.16.1.(8)(g) Applicability**

CODE states: (g) 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** request: This property is zoned A-1 and an MSBU cannot be created on agricultural property.

**Motion by Doug Hinton to approve based on Stormwater seeing mitigation before and all legal documents provided, seconded by Chuck Varadin**

Motion carried 5-0

**6.2. 11625 NW 170th St (Campbell) - Waiver to Major Site Plan  
Parcel #: 01978-001-00 # WaiverSTA-000427-2026  
John Kirkland**

**LDC 2.21.1. - Applicability.**

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** this request is for a Stormwater Compliance Waiver to accommodate a residential swimming pool and deck addition at the Campbell residence (1021 11625 NW 170 ST). The project involves an increase in impervious surface area relative to the original subdivision allowance (AR 30849). To ensure proper mitigation, the site will utilize on-site stormwater management measures designed to capture and treat the first 11 inches of runoff from the new impervious footprint, in accordance with the Office of the County Engineer's standards.

**Motion by Doug Hinton to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Chuck Varadin**

Motion carried 5-0

**6.3. Wings Academy - Waiver to Major Site Plan  
Parcel #: 9021-0000-03 #WaiverSTA-000418-2026  
Rocky Shrable**

**LDC 6.14.2.A(3)(4) Connection requirements**

CODE states (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

**APPLICANT** We are requesting a waiver for financial hardship and timing of water sewer connections.

**Motion by Tony Cunningham to deny the waiver request without support to the Board of County Commissioners, seconded by Chuck Varadin**

Motion carried 5-0

**6.4. 3950 NE 15th Court Rd - Waiver to Major Site Plan  
Parcel #: 15810-000-17 #WaiverSTA-000457-2026  
Fred Bennett**

**LDC 6.14.2(B)(a) Connection requirements**

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

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

**Motion by Tony Cunningham to table the waiver request for up to two weeks, seconded by Michelle Fanelli**

Motion carried 5-0

**6.5. Leamon G. Lunday and Wendy T. Lunday - Plat Vacate  
Parcel #: 9044-0000-01 #PlatVacate-000522-2026  
Leamon and Wendy Lunday**

**Motion by Doug Hinton to approve conditioned on re-platting taking place within three months, seconded by Chuck Varadin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**8.1. Planning & Zoning Commission Items for March 30, 2026  
Marion County Growth Services Department**

<<https://marionfl.legistar.com/Calendar.aspx>>

**9. OTHER ITEMS:**

**Motion by Tony Cunningham to adjourn, seconded by Ken McCann**

Motion Carried 5-0

**10.ADJOURN: 9:51 AM**

\_\_\_\_\_  
Ken McCann, Vice-Chairman

Attest:

\_\_\_\_\_  
Kelly Hathaway  
Development Review Coordinator



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22566

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.1.

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**SUBJECT:**

**Optimum RV Planned Unit Development - Master Plan - Waiver to Master Plan in Review**

**Parcel #: 36514-000-00 #WaiverPIR-000586-2026**

**Kimley-Horn and Associates**

**LDC 6.12.2A - Right-of-way**

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (public)60'), to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

**APPLICANT** requests waiver to allow a 60-ft right-of-way instead The existing right-of-way is 60 ft in width, and the proposed roadway widening can be fully accommodated within the existing 60-ft right-of-way.

**LDC 2.12.8 Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** requests waiver to use a survey older than 12 months. The existing improvements depicted on the survey and topographic data remain accurate.



## SUBMITTAL SUMMARY REPORT 33501

**PLAN NAME:** OPTIMUM RV PLANNED UNIT DEVELOPMENT - MASTER PLAN      **LOCATION:** 7680 S US HWY 441 Ocala,

**APPLICATION DATE:** 10/08/2025      **PARCEL:** 36514-000-00

**DESCRIPTION:**

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

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Water and Wastewater	Heather Proctor	01/12/2026	Marion County Utilities (MCU) requires a completed Capacity Charge Worksheet for all parcels within the project boundary, including both current and future development. The completed worksheet must be submitted to Marion County Utilities for review. The project may be within connection distance to Marion County water and wastewater services.  The PUD resolution(s) does not have any water or wastewater conditions listed.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	03/11/2026	03/18/2026	03/19/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/29/2025	01/06/2026	01/12/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

### SUBMITTAL DETAILS

**OCE: Plan Review (DR) v.2**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	03/18/2026	03/13/2026	Approved
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Sheets C002 & C004 have S US Highway 441 incorrectly labeled as US Hwy 441. Sheets C002 & C004 have SE 77th St incorrectly labeled as SE 76th Pl. Please correct on future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/18/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/18/2026	03/11/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/18/2026	03/18/2026	Requires Re-submit
<i>Comments</i>	For any questions related to this Planning/Zoning review, please contact <a href="mailto:jared.rivera@marionfl.org">jared.rivera@marionfl.org</a> or 352-438-2687.			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - [INFO] Please indicate following on cover sheet: (1) Primary Springs Protection Zone; (2) No ESOZ; (3) FEMA Flood Zone X; (4) Flood prone areas within site			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - [3/16/26] Number 1 and 2 have been satisfied. Number 2 is acknowledged to be provided at time of site plan. Per Table in Condition 7, entire west boundary buffers (including along residential and ag tracts) shall be up to 50' in width. Only 30' is provided along select ag parcels. Please correct. [INITIAL] Three buffer plan sheets were submitted, two of which seem to be duplicates? (1) South boundary of north area and north boundary of south area is required to provide MODIFIED Type C buffer; LDC Type C buffer is indicated. Please correct. (2) West boundary of north area is required to provide modified 20' Type B buffer without wall or 15' Type D buffer with wall; buffer plan sheet indicates buffer type I is 20' buffer or 15' Type B buffer? Please specify what type of buffer is provided alongside adjacent Calvary Missionary Baptist Church and provide letter from church supporting buffer type. (3) West boundary of south area is required to provide 50' no-touch buffer; only 30' buffer is indicated. Please correct.			

# SUBMITTAL SUMMARY REPORT (33501)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/18/2026	03/18/2026	Requires Re-submit
<i>Corrections</i>	<p>Additional Growth Services comments (Not Resolved) - [3/16/26] The following items were previously left as Resolved by staff but were intended to be informational comments/minor corrections to be acknowledged by the applicant. Please acknowledge.</p> <p>(1) Subject site has been approved for PUD rezoning (Case No. 241007ZP; see attachments for corrected resolution 24-R-484). Subject property no longer has non-PUD zoning classifications</p> <p>(2) Overlay zones: (a) Primary Springs Protection Zone; (b) No ESOZ; (c) FEMA Flood Zone X; (d) Flood prone areas within site.</p> <p>(3) Loading areas to be landscaped according to LDC Sec. 6.8.9 during site plan review.</p> <p>(4) All signs shall be permitted separately. In the case of multi-occupancy signs, a master sign plan with proposed design will be required at time of permitting. Please see LDC Sec. 4.4 for sign format requirements.</p> <p>(5) Is the intention for this project to be consolidated into two parcels (north/south) at the time of development? If not, how many parcels are expected?</p> <p>The following comments were originally provided under this item/related to comments under this item: (1) Photometric plan was provided; (2) Per condition 3, no camping shall be allowed within PUD. (2) Per condition 4, no on-site public address system shall be utilized; (3) The major site plan(s) for the PUD shall be submitted 6 months after the approval of the PUD Master Plan.</p>			
<i>Corrections</i>	<p>[INITIAL] Per condition 12, please provide photometric plan submitted to the County within 60 days of the PUD's approval.</p> <p>2.12/3.2.3 - Land Use Consistency (Resolved) - [3/16/26; INFO] Please note that adult entertainment businesses are only permitted in B-5 or M-1 zones, and would only be allowed through Special Use Permit. Staff therefore concludes that submitted master plan allows all uses ordinarily permitted in B-2, B-4, and B-5 zoning. Comments otherwise acknowledged by applicant. [INITIAL] Condition 17 of PUD resolution, the final PUD Master Plan shall further identify a list of prohibited uses ordinarily permitted in the site's eligible B-2, B-4, and B-5 areas. Was not able to identify in submitted sheets. Per condition 5, all vehicle repair/service work must take place in enclosed building with closed doors. Please include in future submittals.</p>			
<i>Corrections</i>	<p>2.12 - Site coverage (Not Resolved) - [3/16/26] Maximum building coverage in SF must still be indicated. [INITIAL] Please indicate maximum building coverage based on maximum FAR allowances. Please indicate existing impervious surface on-site.</p>			
<i>Corrections</i>	<p>2.12 - Zoning Classification-subject property (Resolved) - [INFO] Subject site has been approved for PUD rezoning (Case No. 241007ZP; see attachments for corrected resolution 24-R-484); please update site data tables accordingly.</p>			
<i>Corrections</i>	<p>2.12.27 - Location &amp; screening of outside storage (Resolved) - [3/16/26; INFO] Acknowledged to be provided at site plan review phase. [INITIAL] Per condition 18 of PUD resolution, please indicate location and maximum number of RVs allowed for sale/display on site. Was not able to find in submittal. Please indicate if any additional outdoor storage will be proposed.</p>			
<i>Corrections</i>	<p>2.12.23 - Building lot typicals (Resolved) - [3/16/26] Staff determine this requirement may be met through provided setbacks on site data table(s). No additional action required. [INITIAL] In addition to table information, please provide building lot typicals reflecting minimum setbacks, etc.</p>			
<i>Corrections</i>	<p>2.12/6.11.6 - Construction access (Resolved) - [3/16/26] Acknowledged to be provided at time of site plan(s). [INITIAL] As multi-phase project, please indicate proposed construction access on site plan sheet(s)</p>			
<i>Corrections</i>	<p>4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] All signs shall be permitted separately. In the case of multi-occupancy signs, a master sign plan with proposed design may be required at time of permitting. Please see LDC Sec. 4.4 for sign format requirements.</p>			
<i>Corrections</i>	<p>2.12/6.11.7 - Loading area (Resolved) - [INFO] Loading areas to be landscaped according to LDC Sec. 6.8.9 during site plan review.</p>			
<i>Corrections</i>	<p>2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - [3/16/26] EALS exemptions must indicate compliance with criteria in LDC Sec. 6.5.3: (1) No listed species have been documented within the proposed project area within the last two years; (2) No portion of the project area is within the known or suspected range of any listed species; and (3) The project area by itself, or in connection with other adjacent lands, does not meet the minimum habitat needs for a viable population of listed species. (4) The applicant or property owner submitting an EALS-ER certifies that the proposed development of the project area is in accordance with the requirements listed above. Staff notes that previous EALS (northern portion) had indicated Potentially Occupied gopher tortoise burrows on-site. Please certify findings in LDC Sec. 6.5.3 or provide EALS consistent with LDC Sec. 6.5.4 for ENTIRE project area. [INITIAL] Provided EALS are dated to 2023 and 2018, exceeding 2 year limit allowed for approved EALS by LDC. Please provide updated EALS or submit an Exemption Request consistent with submittal requirements/exemption criteria in LDC Sec. 6.5. 2018 EALS for southern portion doesn't seem to extend to approved PUD boundaries in SE 80th Street. Please update/submit updated EALS</p>			
<i>Corrections</i>	<p>2.12/2.12.21 - Open space and natural areas (Resolved) - [3/16/26; INFO] Indicated on sheet C004. [INITIAL] Please indicate required acreage of open space.</p>			
<i>Corrections</i>	<p>2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [3/16/26] Acknowledged. [INITIAL] Please coordinate with OCE regarding improvements based on required traffic impact analysis. Per condition 9, within 60 days of traffic study approval, the developer should submit improvement plans for SE 73rd Street and must perform improvements within 180 days of improvement plan approval. Please confirm/acknowledge dates.</p>			
<i>Corrections</i>	<p>2.12 - Parcel number (Resolved) - [INFO] Please note that parcels will need to be combined at time of site plans to ensure consistency with approved setbacks. Is the plan for north and south area to be separate parcels? If not, how many parcels will exist at the time that development is completed?</p>			
<i>Corrections</i>	<p>2.12/6.11.8 - Parking (Resolved) - [3/16/26; INFO] Minimum parking reqs. provided. Parking areas to be landscaped according to LDC Sec. 6.8.7 during site plan review. [INITIAL] Please indicate minimum parking requirements/figures.</p>			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/18/2026	03/13/2026	Requires Re-submit
<i>Comments</i>	Pending outcome of 3/24/26 meeting with staff			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/18/2026	03/16/2026	Requires Re-submit
<i>Comments</i>	Missing type of application in title block of all subsequent sheets			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

# SUBMITTAL SUMMARY REPORT (33501)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		03/18/2026	03/18/2026	Informational
<i>Comments</i>	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." -----			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/18/2026	03/11/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/18/2026	03/11/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/18/2026	03/11/2026	Requires Re-submit
<i>Comments</i>	The previous comments were not addressed. Please address previous comments.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Additional Traffic Comments			
<i>Corrections</i>	2.12.30 - Construction entrance (Resolved) - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	6.11.4 - Access management (Not Resolved) - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.6			
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/18/2026	03/19/2026	Requires Re-submit
<i>Comments</i>	SEE CONDITIONS - SECOND REQUEST			



# 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: 04/02/2026 Parcel Number(s): 36514-000-00 Permit Number: 33501

### A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Optimum RV Planned Unit Development 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): Optimum Dealership Group, LLC  
Signature: \_\_\_\_\_  
Mailing Address: 7400 S US Hwy 441 City: Ocala  
State: FL Zip Code: 34480 Phone #: \_\_\_\_\_  
Email address: denver.beck@optimumrv.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: Jameson Frederick, P.E.  
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): \_\_\_\_\_ Section 6.12.2 - Right-of-way  
Reason/Justification for Request (be specific): Applicant requests waiver to allow a 60-ft right-of-way, instead of 80-ft. The existing right-of-way is 60 ft in width, and the proposed roadway widening can be fully accommodated within the existing 60-ft right-of-way.

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) Section 2.12.8 - Topographical Contours

Reason/Justification for Request (be specific): Applicant requests waiver to use a survey older than 12 months.

The existing improvements depicted on the survey and topographic data remain accurate.

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): \_\_\_\_\_

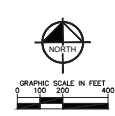
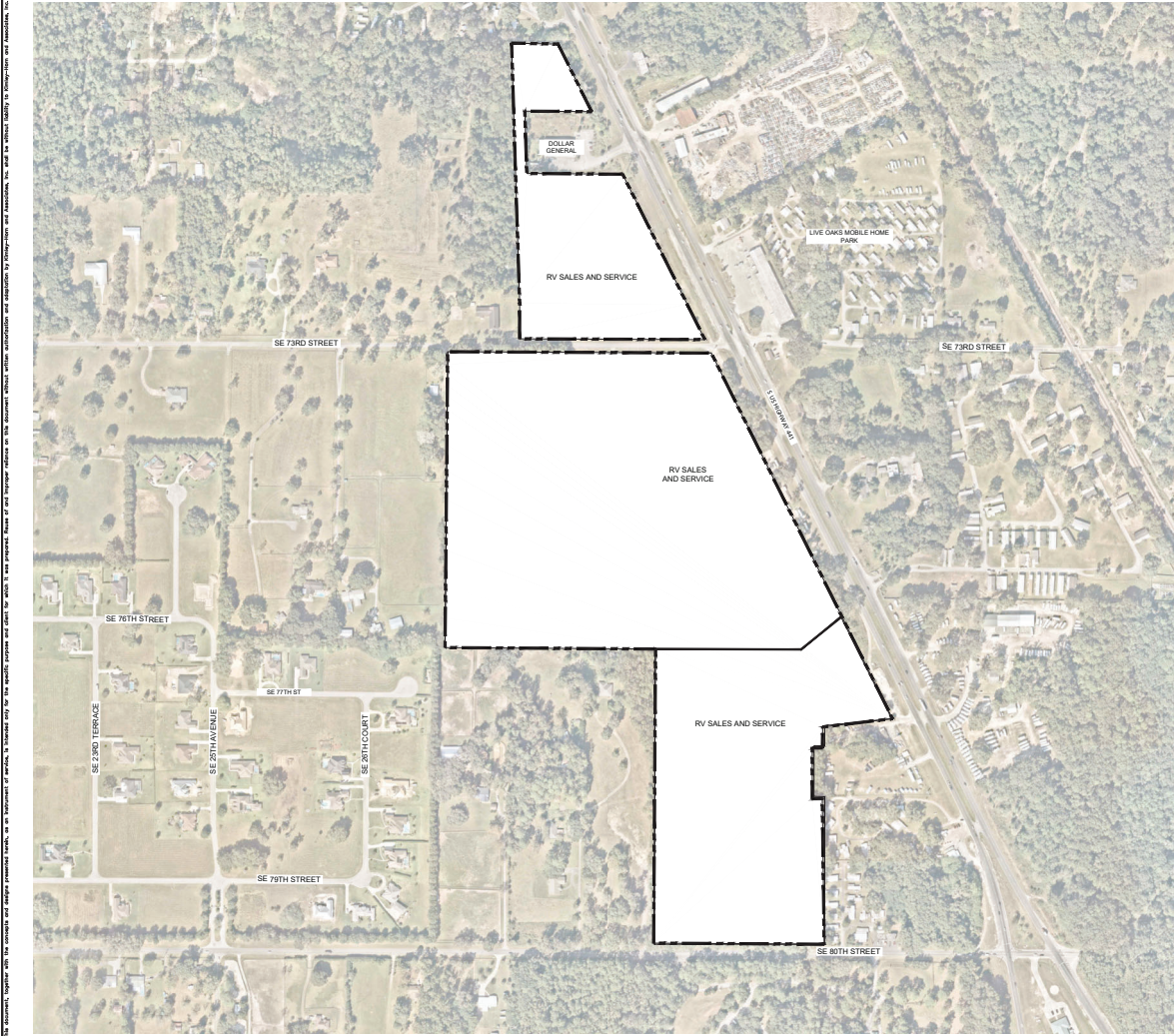
Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_





This document, together with the exhibits and other documents attached to the application, is intended only for the specific purposes and uses set forth herein. It is not intended to be used for any other purpose. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NO.	DATE	REVISIONS

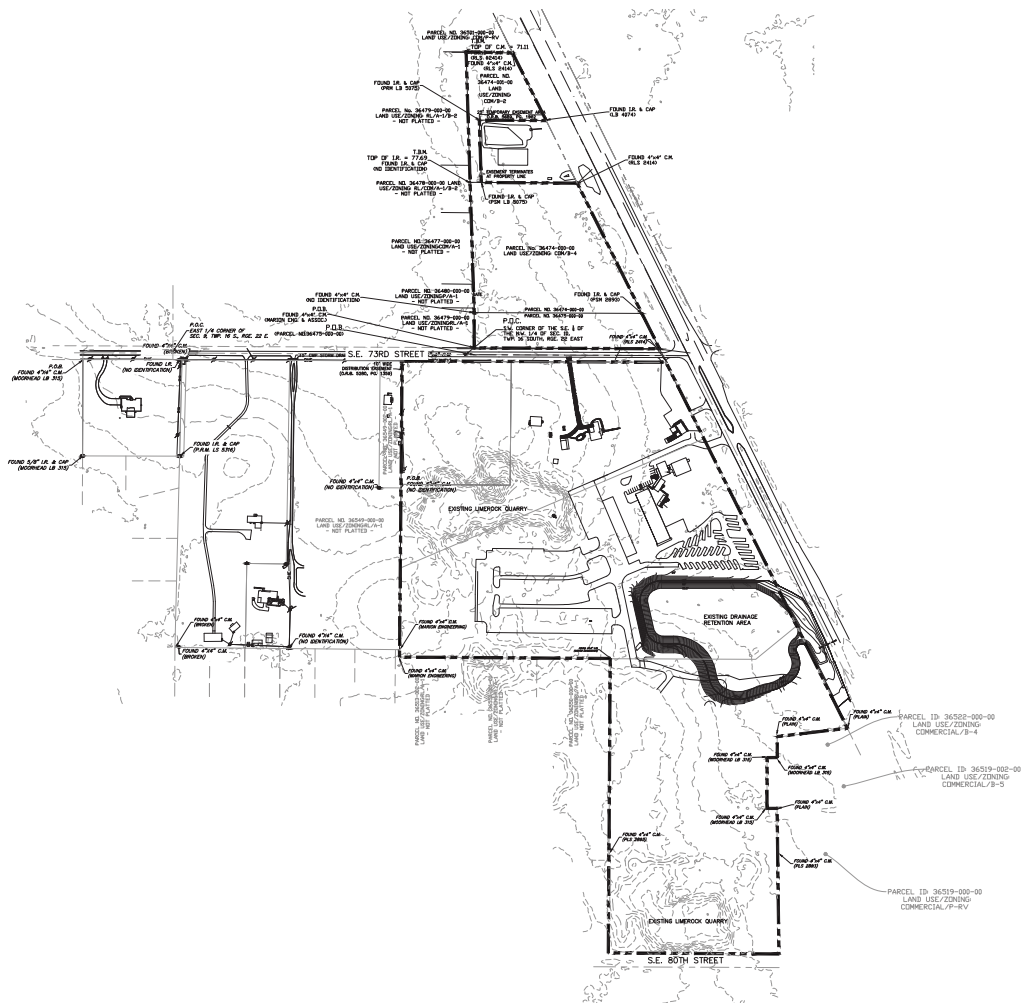
**Kimley Horn**  
 ENGINEERS  
 1700 SE 74th STREET, SUITE 200, Ocala, FL 32067  
 WWW.KIMLEYHORN.COM

LICENSED PROFESSIONAL  
 JAMES A. FRENCH, P.E.  
 SCALE AS SHOWN  
 DRAWN BY: DHA  
 CHECKED BY: DHA

**AERIAL PHOTOGRAPH**

**OPTIMUM RV**  
 PREPARED FOR  
 OPTIMUM DEALERSHIP GROUP, LLC  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C002**



**NOTE:**  
 1. 5-FOOT CONTOURS PROVIDED PER MARION COUNTY'S LAND DEVELOPMENT SECTION 2.12.6. TOPOGRAPHIC DATA BASED ON PUBLICLY AVAILABLE GIS BARE DATA. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO FINAL DESIGN.  
 2. BOUNDARY SURVEY PERFORMED BY ROGERS ENGINEERING ON MARCH 25, 2023.

NO.	DATE	REVISIONS

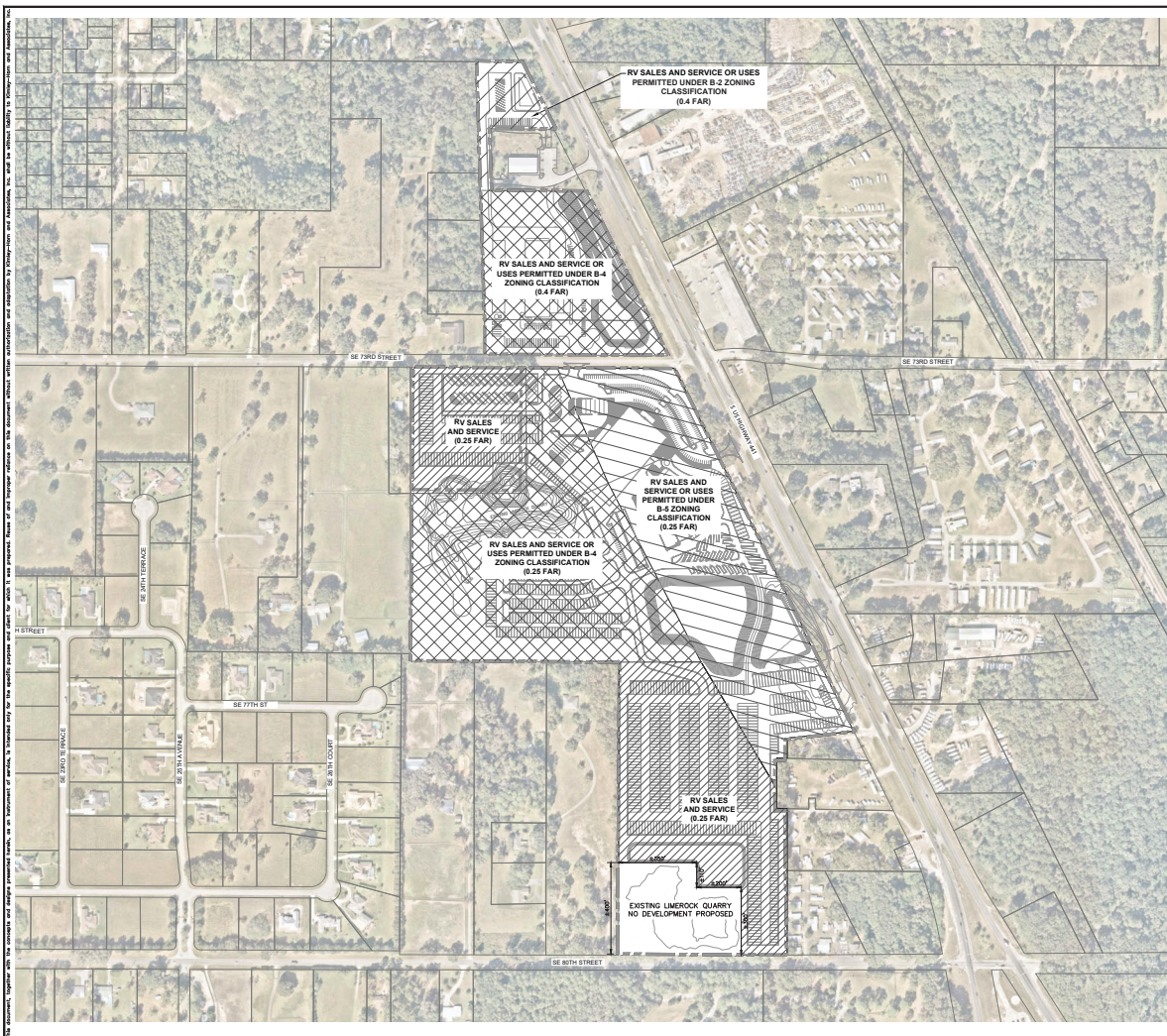
**Kimley**  
 Horn  
 ENGINEERS  
 1700 S.E. 77th STREET, SUITE 200  
 BOCA RATON, FL 33433  
 WWW.KIMLEY-HORN.COM

**LICENSED PROFESSIONAL**  
 JAMES A. FRENCH, P.E.  
 FLORIDA LICENSE NUMBER  
 81410  
 DRAWN BY: JSHA  
 CHECKED BY: JSHA

**EXISTING CONDITIONS**

**OPTIMUM RV**  
 PREPARED FOR  
 OPTIMUM DEALERSHIP GROUP, LLC  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C003**



NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

SITE DATA TABLE	
PROJECT NAME	OPTIMUM RV
PROJECT LOCATION	US HIGHWAY 44 & SE 29th STREET
OWNER	OPTIMUM DEALERSHIP GROUP LLC 465 SOUTH US HWY 44 DOOLA, FL 34480-4654
TOTAL SITE AREA	11.35 ACRES
SPONSOR PROTECTION ZONE	N/A
OPEN SPACE REQUIRED	30% MINIMUM (0.31 ACRES)
FLOOD ZONE	X
REVISIONS	1.0
EXISTING FUTURE LAND USE	COMM AND ES
EXISTING ZONING	B-4 (B-4, B-3, B-1, B-2, B-3)
BUILDING SETBACK REQUIREMENTS	40'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	25'
NECESSARY STRUCTURE SETBACK	25'
BUILDING HEIGHT PERMITTED FOR SETBACK PER LOCAL ORDINANCES	100'
MINIMUM STANDARD PARKING REQUIREMENTS	1 SPACE PER 200 SF SERVICE CENTER
MINIMUM BUILDING HEIGHT	10 FEET
ROADS	PUBLIC OR ROUTED, PRIVATE F NOT NOTED
PROPOSED WETLAND & SENSITIVE AREAS	NO WETLANDS
CONFORMANCE	FULFILLING

**Kimley Horn**  
CONSULTANTS  
1700 SE 27th STREET, SUITE 200, DOOLA, FL 34480  
WWW.KIMLEYHORN.COM (850) 955-1100

LICENSED PROFESSIONAL  
JACOB A. FREEDMAN, P.E.  
FLORIDA LICENSE NUMBER 014100  
DRAWN BY: JVA  
CHECKED BY: JVA  
SCALE: AS SHOWN

**P.U.D. NOTES:**

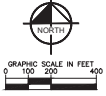
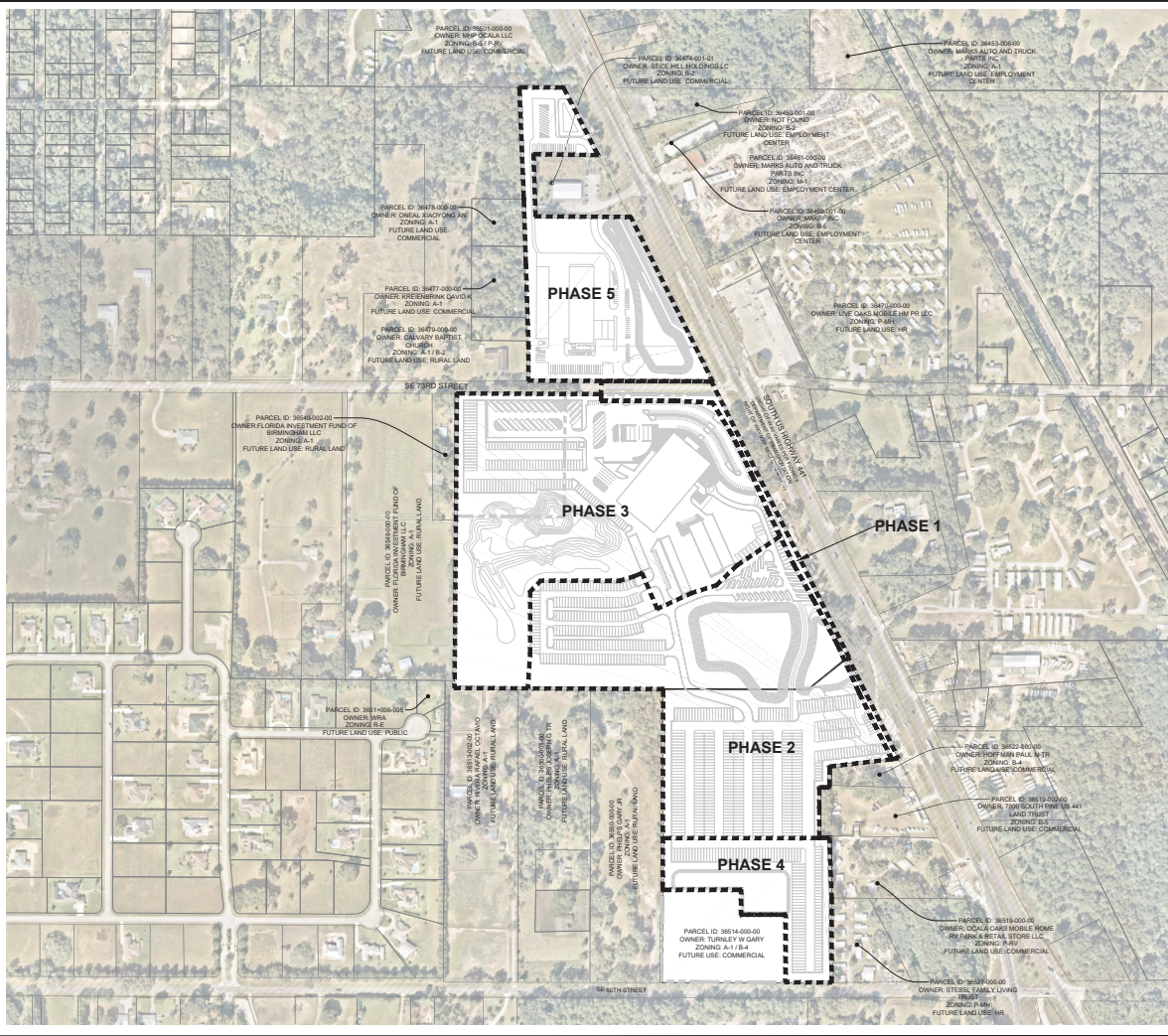
1. GENERAL PROJECT LAYOUT IS DEPICTED. LOCATIONS OF FINAL SITE IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.
2. ANTICIPATED PHASING OF THE PROJECT IS AS SHOWN. PHASING MAY BE MODIFIED DURING DEVELOPMENT.
3. REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE: A TRAFFIC IMPACT ANALYSIS SHALL MEET THE MINIMUM REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. 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 IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.
5. THE CONSTRUCTION ENTRANCE WILL BE LOCATED AT THE U.S. HIGHWAY 44 DRIVEWAY ACCESS AND WILL BE SHOWN AT THE TIME OF THE SITE PLAN SUBMITTALS. CONSTRUCTION VEHICLES WILL NOT BE PERMITTED TO ACCESS THE PROJECT FROM SE 29th STREET.
6. ADULT ENTERTAINMENT USES WITHIN ALL AREAS OF THE P.U.D IS PROHIBITED.
7. ALL VEHICLE REPAIR AND SERVICE MUST TAKE PLACE INSIDE ENCLOSED BUILDINGS.

MASTER PUD  
PLAN

OPTIMUM RV  
PREPARED FOR  
OPTIMUM DEALERSHIP GROUP, LLC  
MARION COUNTY  
FLORIDA

SHEET NUMBER  
C004

This document is prepared for the purpose of providing information to the public. It is intended only for the specific project and site for which it was prepared. Plans of other projects, whether related or unrelated, are shown for reference only. The information herein is not intended to be used for any other purpose. The information herein is not intended to be used for any other purpose. The information herein is not intended to be used for any other purpose.



**FUTURE LAND USE LEGEND**  
 [Symbol] PLANNED UNIT DEVELOPMENT  
 [Symbol] RIGHT OF WAY

NO.	DATE	REVISIONS

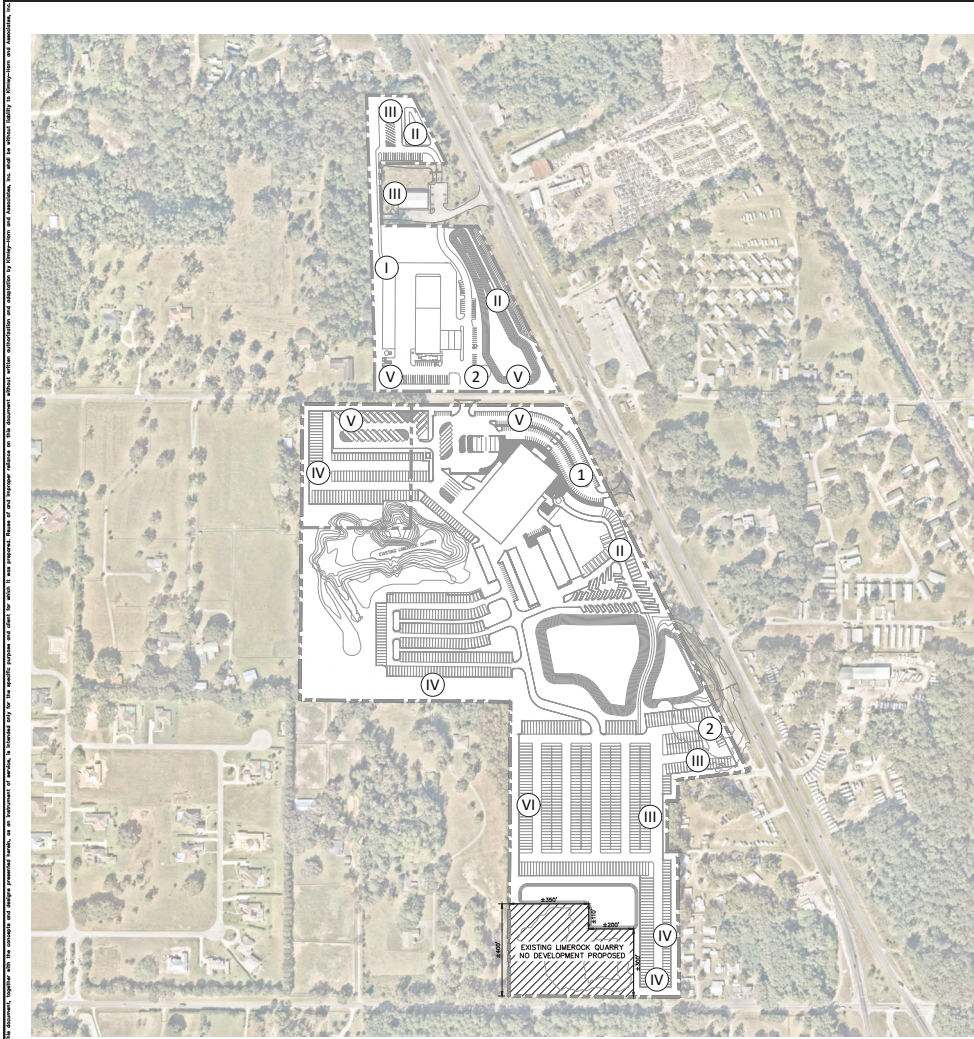
**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1700 SOUTH HAVEN BLVD, SUITE 200  
 AUSTIN, TEXAS 78741  
 WWW.KIMLEY-HORN.COM (512) 424-3111

**Licensed Professional**  
 JAMES A. FRENCH, P.E.  
 LICENSE NUMBER 81410  
 EXPIRES 08/31/2024  
 DRAWN BY: JSHA  
 CHECKED BY: JSHA

**ZONING & FUTURE LAND USE PLAN**

**OPTIMUM RV**  
 PREPARED FOR  
 OPTIMUM DEALERSHIP GROUP, LLC  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C005**



**SIGNAGE TABLE**

① MULTIPLE OCCUPANCY COMPLEX SIGNAGE:  
 AT THESE LOCATIONS & MULTIPLE OCCUPANCY COMPLEX SIGN IS ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. MAXIMUM HEIGHT 30'  
 2. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE

② ONSITE IDENTIFICATION FREESTANDING SIGNAGE:  
 AT THESE LOCATIONS A FREESTANDING SIGN IS ALLOWED FOR EACH INDIVIDUAL USER WITHIN THE PLUD SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. ALL SIGNS SHALL BE GROUND MOUNTED, NO POLE MOUNTED SIGNS SHALL BE ALLOWED  
 2. MAXIMUM HEIGHT 30 FEET  
 3. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE

NOTE:  
 FOR ALL ONSITE USERS, ALL OTHER SIGNAGE SUCH AS WALL SIGNS, ROOF SIGNS, UNDER-CANOPY SIGNS, INCIDENTAL SIGNS, ETC. SHALL BE ALLOWED PER THE MARION COUNTY L.D.C. SECTION 4.4.4(R)

**BUFFER TABLE**

① 20' S-TYPE BUFFER WITHOUT WALL OR 10' WIDE S-TYPE BUFFER WITH WALL PURSUANT TO MARION COUNTY LDC SECTION 8.8.6(K)

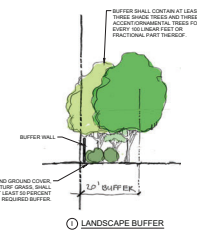
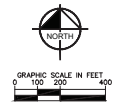
② 15' WIDE LANDSCAPED BUFFER, COMMERCIAL TO HWY 441 (8.8.6(J))

③ COMMERCIAL TO COMMERCIAL

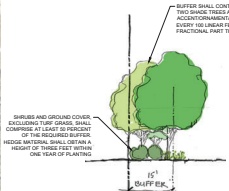
④ 30' WIDE NATURAL UNDISTURBED BUFFER

⑤ 20' MODIFIED C-TYPE BUFFER

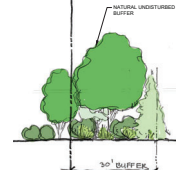
⑥ 50' WIDE NATURAL UNDISTURBED BUFFER



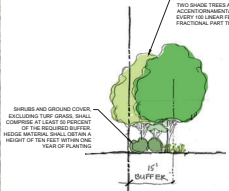
① LANDSCAPE BUFFER



② LANDSCAPE BUFFER



④ LANDSCAPE BUFFER



② LANDSCAPE BUFFER



⑥ LANDSCAPE BUFFER

NO.	DATE	REVISIONS

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1700 EAST HARBOR BLVD. SUITE 200  
 TAMPA, FLORIDA 33602  
 WWW.KIMLEY-HORN.COM (813) 973-3333

PROJECT NO. 2018-001  
 SHEET NO. 006 OF 006

**BUFFER PLAN**

OPTIMUM RV  
 PREPARED FOR  
 OPTIMUM DEALERSHIP GROUP, LLC  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C006**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22567

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.2.

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**SUBJECT:**

**Calesa Township Sabino - Preliminary Plat - Waiver to Preliminary Plat in Review**

**Parcel #: 35300-000-14 #WaiverPIR-000584-2026**

**Kimley-Horn and Associates**

**LDC 2.1.3. - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

**APPLICANT** requests to waive the Master Plan approval requirement prior to approval of the Preliminary Plat and Improvement Plan. A revision to the Master Plan will be submitted within 10 business days. See the included Circulation Plan sheet from the Master Plan Revision.



## SUBMITTAL SUMMARY REPORT PrelimPlat-000069-2025

<b>PLAN NAME:</b> Calesa Township - Sabino (Grove)	<b>LOCATION:</b>
<b>APPLICATION DATE:</b> 11/21/2025	<b>PARCEL:</b> 35300-000-14
<b>DESCRIPTION:</b> Pre-Plat for a single-family development phase. Applies to a portion of the parcel - once platted, new parcel numbers will be assigned for the new resulting properties.	

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Gene Losito	Kimley-Horn and Associates, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	03/05/2026	03/12/2026	03/19/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/09/2025	12/23/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

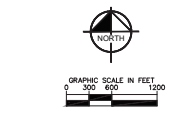
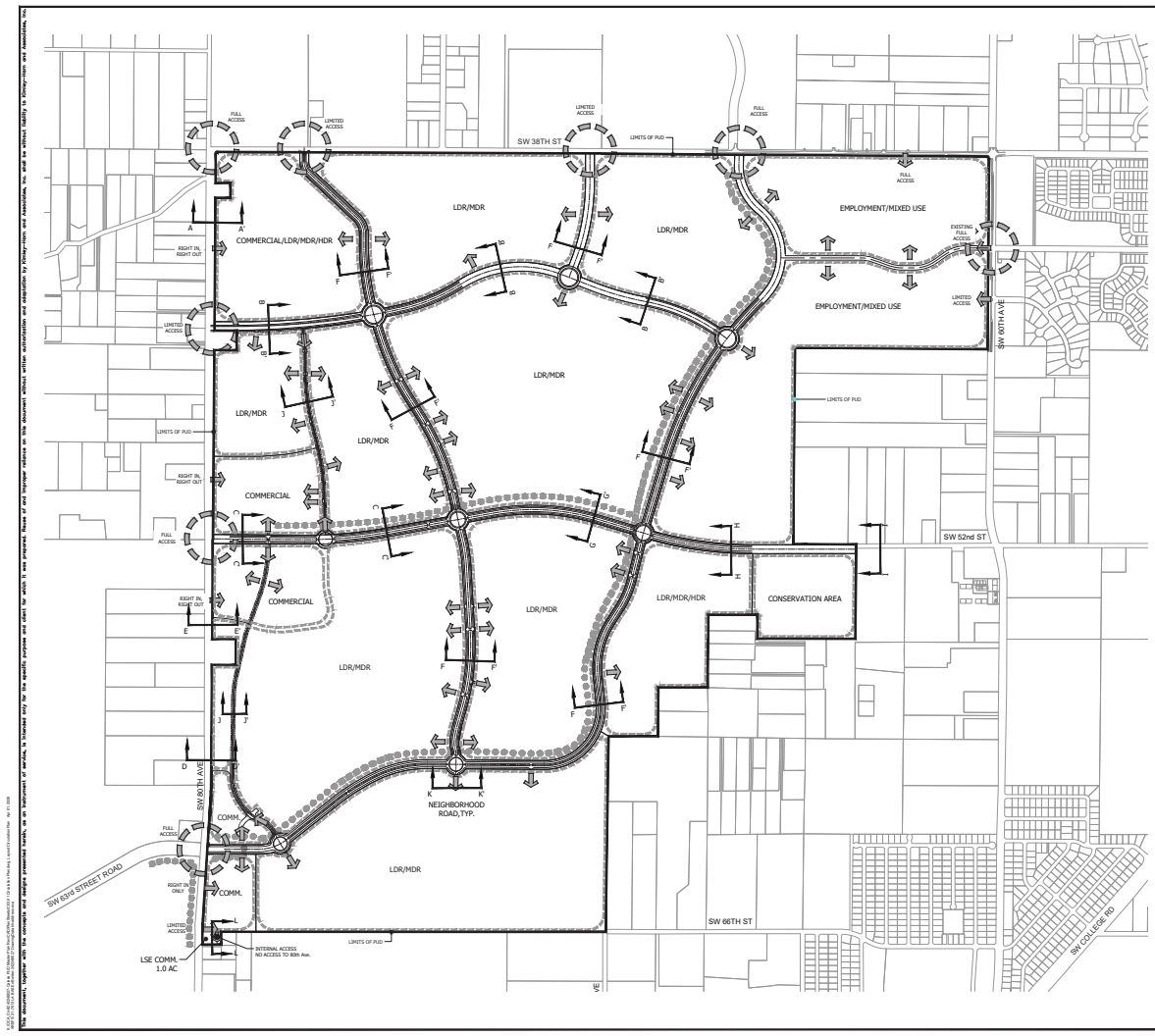
### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.2

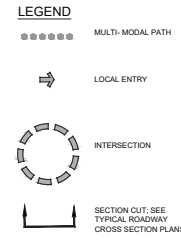
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	03/12/2026	03/12/2026	Requires Re-submit
<i>Corrections</i>	2.12.28 - Road identification (Resolved) - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management. Road names have been labeled on Sheet C002. SW 73rd Court Rd is labeled incorrectly as SW 73rd St on Sheets C002 & C004			
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/12/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	03/12/2026	03/05/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/12/2026	03/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/12/2026	03/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/12/2026	03/05/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	2.12.4 - 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>	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			

# SUBMITTAL SUMMARY REPORT (PrelimPlat-000069-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		03/12/2026	03/09/2026	Informational
<i>Comments</i>	<p>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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/12/2026	03/05/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/12/2026	03/05/2026	Approved
<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>	6.2.1.E - Drawing legend (Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
<i>Corrections</i>	6.2.1.F - North Arrow (Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
<i>Corrections</i>	Additional Survey Comments (Resolved) - Additional Survey Comments			
<i>Corrections</i>	2.12.8 - Current boundary and topographic survey (Resolved) - 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.4.3 - Preliminary Plat Requirements (Resolved) - 6.4.3 - Preliminary Plat Requirements: All plats and surveys shall adhere to the minimum plan requirements in Division 2 and the requirements listed in Section 6.4.3.A. through M. of the LDC.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/12/2026	03/15/2026	Approved
<i>Corrections</i>	6.12.9 - Subdivision roads (Resolved) - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Additional Traffic Comments			
<i>Corrections</i>	6.11.5.D - Residential driveway requirements (Resolved) - 6.11.5.D - Residential driveway requirements: Show the residential driveway requirements			
<i>Corrections</i>	2.17.2.I - Road geometrics (Resolved) - 2.17.2.I - Road geometrics : Show bearings, distances, curve data, length of tangents, radii, arcs, chords and central angles for all rights-of-way, and centerline curves on streets.			
<i>Corrections</i>	6.12.2 - Right-of-way (Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/12/2026	03/06/2026	Requires Re-submit
<i>Comments</i>	Second request - The project is located within the Bay Laurel Center Community Development District. Please provide a letter confirming that the Bay Laurel Center Community Development District has the capacity and availability within its system to serve this project.			



- NOTES:**
1. ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THIS DEVELOPMENT SHALL USE THE COLLECTOR AND ARTERIAL ROADWAY NETWORK WHICH INCLUDES SW 80th AVE AND SW 26th ST AND SHALL NOT CUT THROUGH ANY NEIGHBORING SUBDIVISIONS.
  2. ALL ROADWAYS TO BE PRIVATE.



NOTE:  
CIRCULATION AND ENTRY POINTS INTERNAL TO THE PUD IS CONCEPTUAL IN NATURE AND MAY VARY AT THE TIME OF PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, OR SITE PLAN WITHOUT REVISION TO THE PUD MASTER PLAN.

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT NO. 14-000007 DATE: 08/2014 DRAWN BY: JAS/DAW CHECKED BY: JAS/DAW DATE: 08/2014	SHEET NO. 03 OF 04
<b>CIRCULATION PLAN</b>	
CALESA TOWNSHIP AMENDED MASTER PLAN COLEN BUILT DEVELOPMENT, LLC	
SHEET NUMBER <b>C03.01</b>	

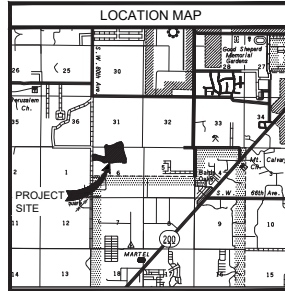
**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**  
**LOCAL GOVERNMENT/ORDINANCES** - 2019-00-04  
 PRESENT ZONING - PUD - CALESA TOWNSHIP AMENDED MASTER PLAN (APR. 2020 APPROVED 10240204)  
 ADJUTING ZONING - NORTH - PUD  
 EAST - PUD  
 SOUTH - PUD  
 WEST - RW  
 LAND USE - CIRCLE SQUARE WOODS (VDR)  
 CALESA TOWNSHIP - SABINO AREA - 60.25 ACRES  
 PROPOSED ROAD LENGTH - 2.08 MILES  
 PROPOSED LOTS - 111 LOTS  
 EXISTING IMPERVIOUS AREA - 0%  
 PROPOSED IMPERVIOUS AREA - 22% (22.7 ACRES)  
 LOT WIDTH - 70' MIN.  
 LOT AREA - 4,600 SQ. FT. MIN.  
 LOT SETBACKS - FRONT = 25'  
 SIDE STREET = 10'  
 SIDE = 5'  
 REAR = 10'  
 NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.  
 ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRAINS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.  
**MARION COUNTY SPRINGS PROTECTION ZONE**  
**FEMA DESIGNATION**  
 THE PROJECT SITE WITHIN FEMA FLOOD ZONE "X" AND AREA WITH REDUCED FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18000000000000000000, EFFECTIVE APRIL 18, 2017.  
**LOCAL REQUIREMENTS**  
 VESTED RIGHTS BASED ON BENCHMARK STAMPED "WOODPOST TRAVELERS", ROAD 1025, TO CONVERT FROM RDG1025 TO MAVD 1988 SUBTRACT 6.976 FEET.  
**ADDITIONAL NOTES**  
 - STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 20 MPH, POSTED 20 MPH).  
 - RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.  
 - CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.  
 - TOPOGRAPHY SHALL BE VIEWED PRIOR TO CONSTRUCTION.  
 - NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.  
 - DEVELOPMENT OF THE PROPERTY WITHIN THE CROWN OR AS SHOWN ON THIS MASTER PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDINANCE FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPORTANCE AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC UTILITIES. THE OFFICE OF THE COUNTY ENGINEER, RECORDS & PERMITS, 6400 15th Ave. SW, SUITE 100, AND SUITE 100, ALL PROJECTS WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE ADD CONCURRENT CREDITS PROVIDED THE ENTITLEMENTS ARE SHOWN FROM THE VESTED OFFSHORE ENTITLEMENTS.

# PRELIMINARY PLAT FOR CALESA TOWNSHIP SABINO MARION COUNTY, FLORIDA SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST

## FEBRUARY 2026

REQUIRES RESUBMIT



**WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:**

6.12.8(B) - MINIMUM DRAINAGE EASEMENT	06/09/2025
DETAIL TS-06 - UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12.1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	06/09/2025
6.12.9.E - RIGHT OF WAY DEDICATION	06/09/2025
6.14.4 (1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
DETAIL TS 03-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS	06/09/2025
6.12.9(K) - CENTERLINE ROAD	06/09/2025
6.12.9(O) - C&L DE SACS AND DEAD ENDS	06/09/2025
6.11.8(B)(1) - OFF STREET PARKING	06/09/2025
6.12.5(A) - CROSS SECTIONS	06/09/2025
6.12.9.F - PRIVATE ROAD STATUS	06/09/2025

**WAIVERS APPROVED FOR CALESA TOWNSHIP PUD:**

6.12.9K - CENTERLINE RADII REQUIREMENTS	01/06/2020
6.12.12A - SIDEWALK REQUIREMENTS	01/06/2020
6.11.8 - OFF-STREET PARKING	01/06/2020
6.2.5a(1)(A)(i) - PRIVATE ROAD - MINIMUM RIGHT-OF-WAY WIDTH	01/06/2020

**WAIVERS APPROVED FOR CALESA TOWNSHIP - SABINO PLAT:**

6.12.9K - SUBDIVISION ROAD DESIGN SPEED	02/23/2026
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**UTILITY CONTACT LISTING**

**WATER SERVICE**  
 WATERSUPPLY, INC.  
 210 WOODVILLE HWY 301  
 SUITE 100  
 GAINESVILLE, FL 32609  
 (352) 740-3801 EXT. 1034

**PROJECT OWNER AND CONSULTANTS**

**OWNER/APPPLICANT:**  
 COLEEN BUILT DEVELOPMENTS, LLC  
 6400 15th Avenue SW, Suite 100  
 Ocala, FL 32668  
 (352) 347-7400

**DESIGNER/ENGINEER:**  
 JCH CONSULTING GROUP, INC.  
 3125 W. BELLINGTON ROAD  
 Ocala, Florida 34475  
 (352) 453-1482

**ENVIRONMENTAL:**  
 BRIDGECRE DESIGN & ASSOCIATES, INC.  
 3425 W. CANTON BLVD  
 WINTER SPRING, FL 32789  
 (407) 677-1882

**SOILS/FOUNDATION ENGINEER:**  
 H&B ENGINEERING CONSULTANTS  
 1916 W. 26th Avenue  
 Ocala, Florida 34471  
 (352) 438-5000

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

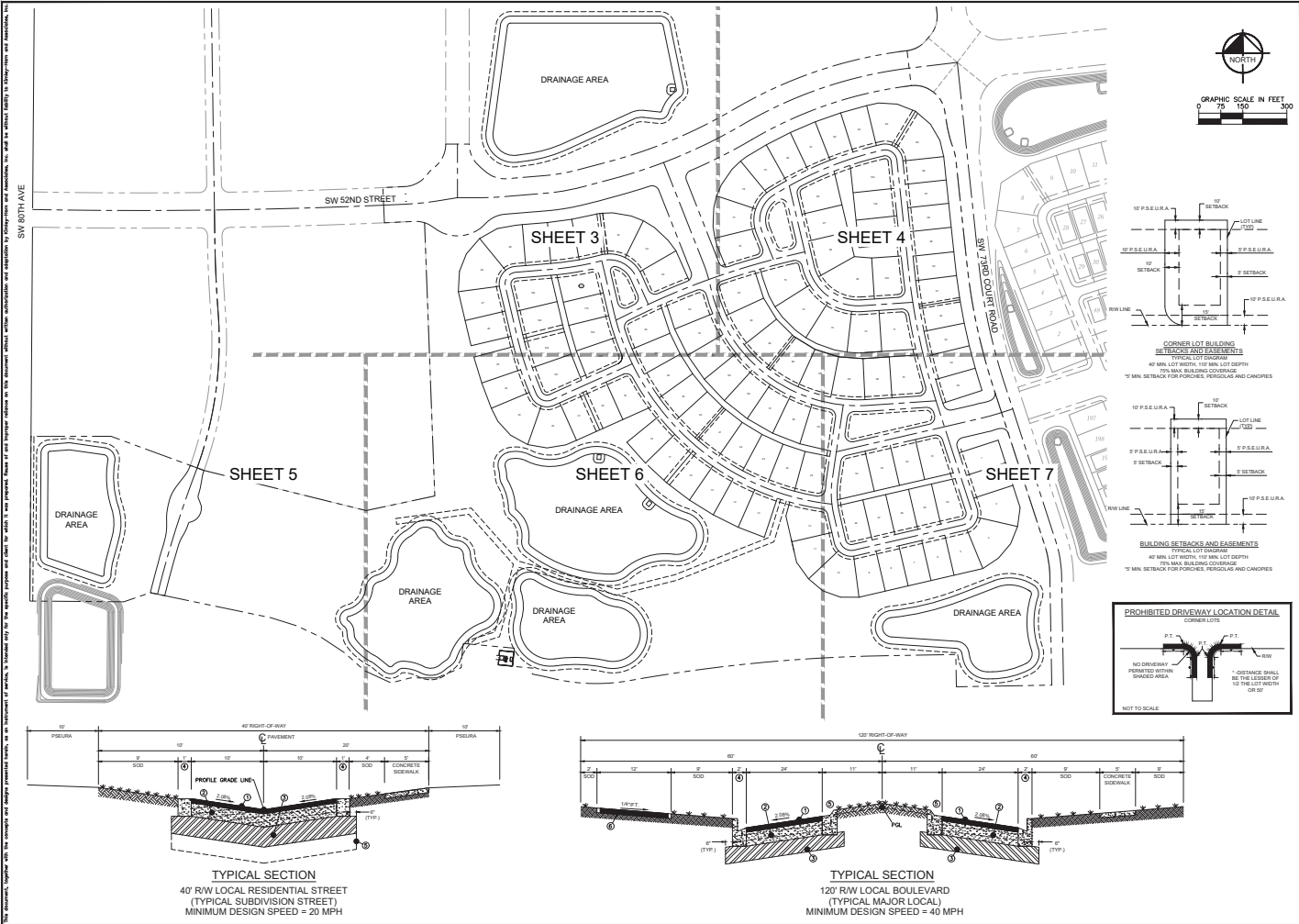
KENNETH D. COLEN  
 PRESIDENT  
 COLEEN BUILT DEVELOPMENTS, LLC

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

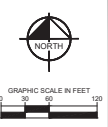
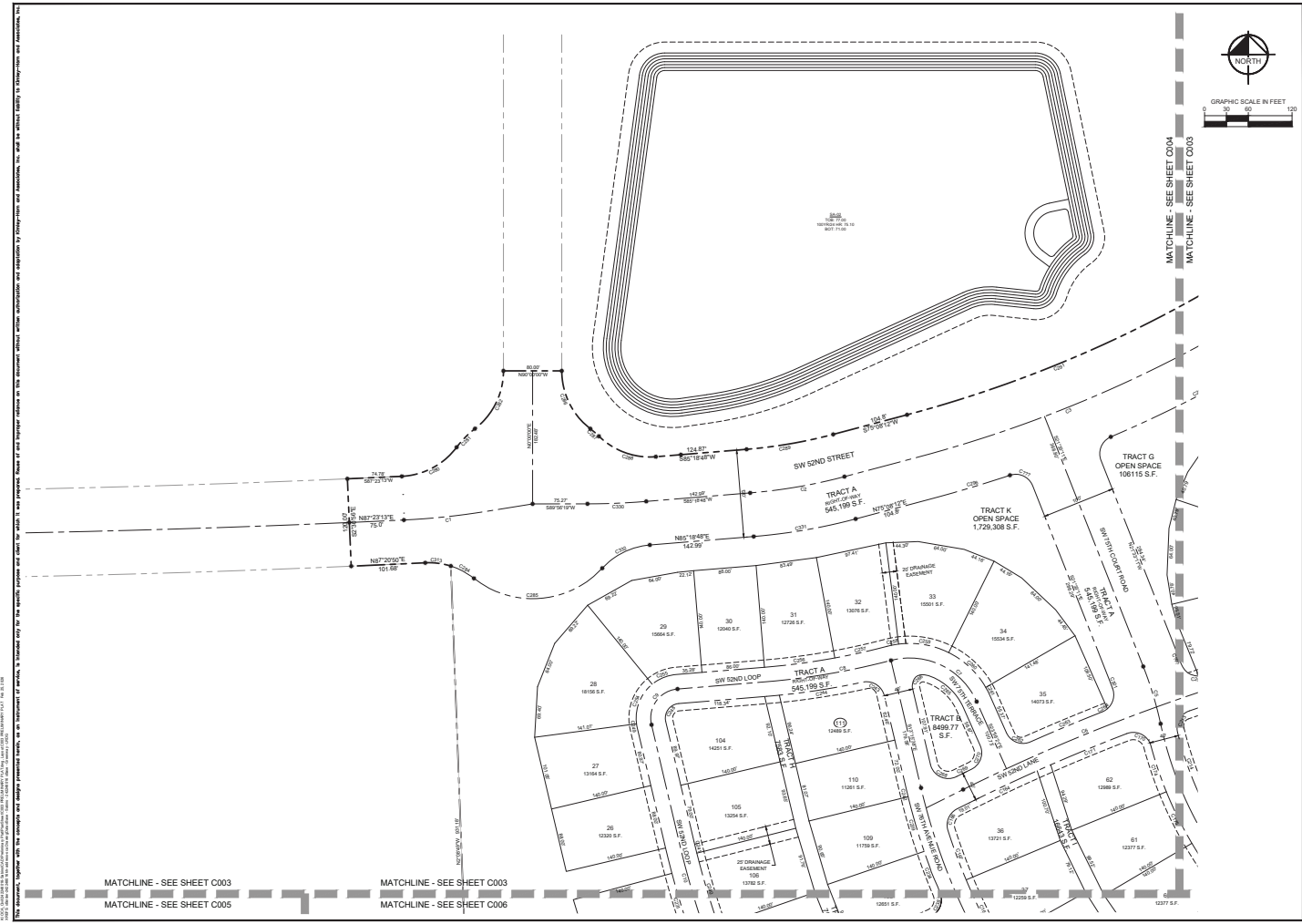
**DRAWING INDEX**

- C001 - TITLE SHEET
- C002 - INDEX OF SHEETS
- C003 - PRELIMINARY PLAT
- C004 - PRELIMINARY PLAT
- C005 - PRELIMINARY PLAT
- C006 - PRELIMINARY PLAT
- C007 - PRELIMINARY PLAT
- C008 - CURVE TABLE

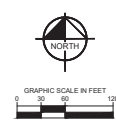
MARION COUNTY PROJECT # 2424001015 DATE: FEBRUARY 2026 SCALE: AS SHOWN DRAWN BY: RHA CHECKED BY: JCH PROJECT NO. 72477	SHEET NUMBER <b>C001</b>
TITLE SHEET	
CALESA TOWNSHIP SABINO PREPARED FOR COLEEN BUILT DEVELOPMENTS, LLC MARION COUNTY, FLORIDA	



KIMLEY-HORN ENGINEERS, ARCHITECTS & SCIENTISTS, INC. 1100 SE 17TH STREET, SUITE 200, LOCAL AVENUE, JACAT MIAMI, FLORIDA 33135 TEL: 305.444.1000 WWW.KIMLEY-HORN.COM	DATE: 10/14/2020 REVISIONS:
PROJECT: 2427401015 DATE: FEBRUARY 2020 SCALE: AS SHOWN DRAWN BY: KHA CHECKED BY: JAC	LICENSE PROFESSIONAL ENGINEER LICENSE NO. 12574 FLORIDA LICENSE NUMBER: 72477 STATE: FL
<b>INDEX OF SHEETS</b>	
CALESA TOWNSHIP SABINO PREPARED FOR COLEN BUILT DEVELOPMENTS, LLC HAWSON COUNTY, FLORIDA	
SHEET NUMBER <b>C002</b>	

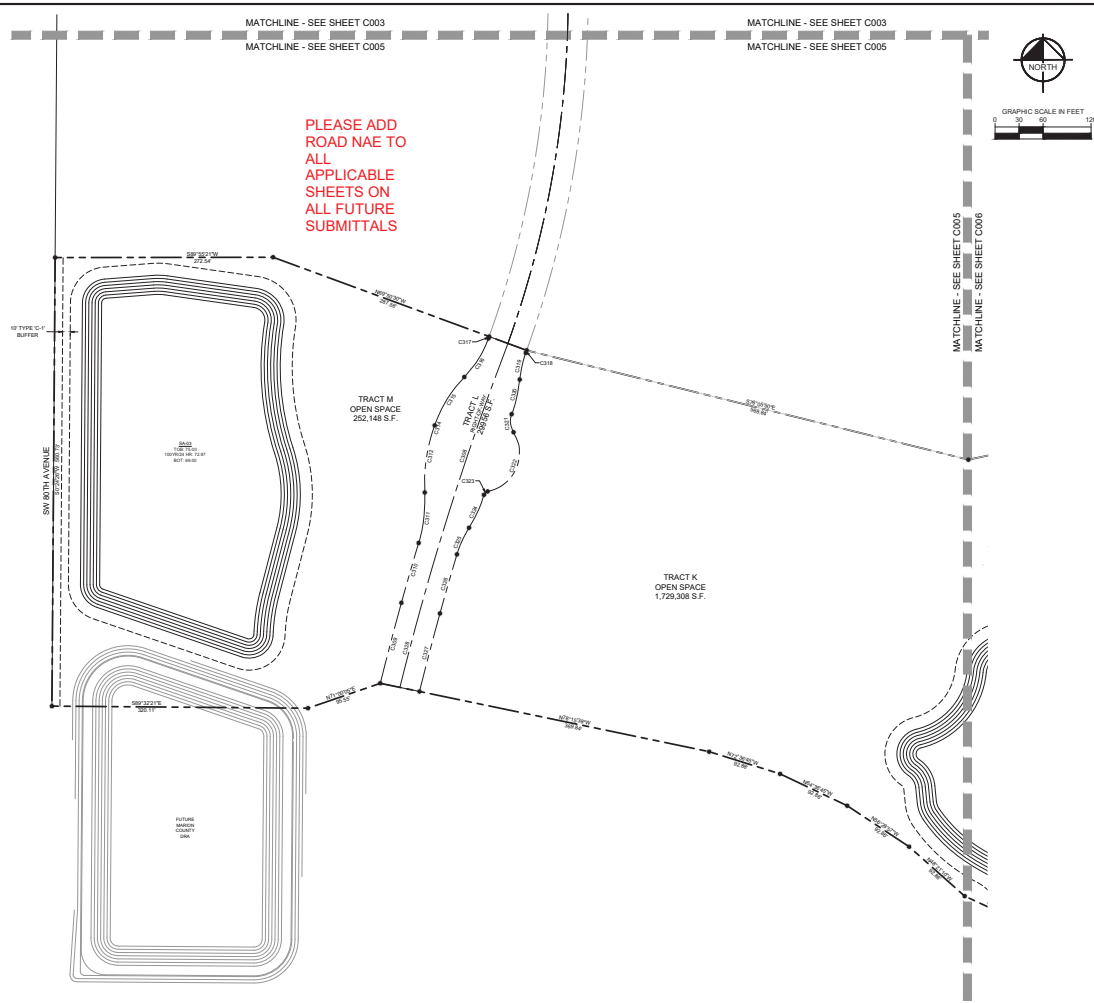


		LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 11000		DATE: 02/20/20
		LICENSED PROFESSIONAL SURVEYOR STATE OF FLORIDA LICENSE NO. 11000		DATE: 02/20/20
PROJECT: 2427401015 PREPARED FOR: FEBRUARY 2020 SCALE: AS SHOWN DRAWN BY: RHA CHECKED BY: JSC DATE: 02/20/20		PROJECT NUMBER: 73477		DATE: 02/20/20
CALESA TOWNSHIP SABINO PREPARED FOR: COLEEN BUILT DEVELOPMENT S, LLC MARION COUNTY, FLORIDA		PRELIMINARY PLAT		SHEET NUMBER: <b>C003</b>

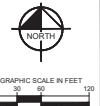
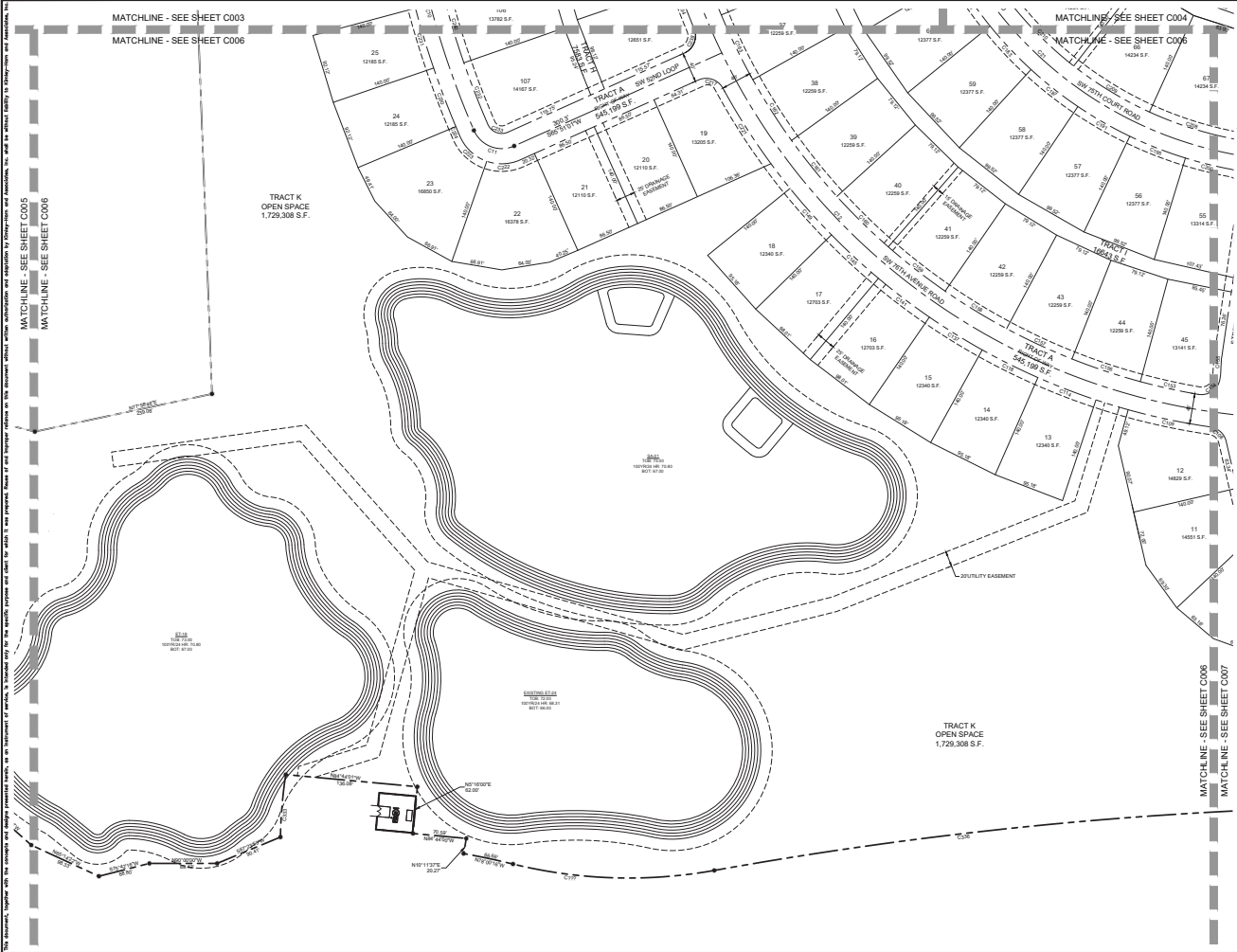


PRELIMINARY PLAT	
CALESA TOWNSHIP SABINO PREPARED FOR COLEN BUILT DEVELOPMENT'S, LLC BAYSON COUNTY, FLORIDA	FLORIDA PROJECT NUMBER 242740010 DATE FEBRUARY 2020 SCALE AS SHOWN DRAWN BY RHA CHECKED BY JEC PROJECT NUMBER 73477
SHEET NUMBER <b>C004</b>	DATE 02

THIS DOCUMENT, TOGETHER WITH THE PLANS AND SPECIFICATIONS, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT WAS PREPARED. REUSE OF ANY PORTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED.

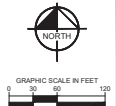
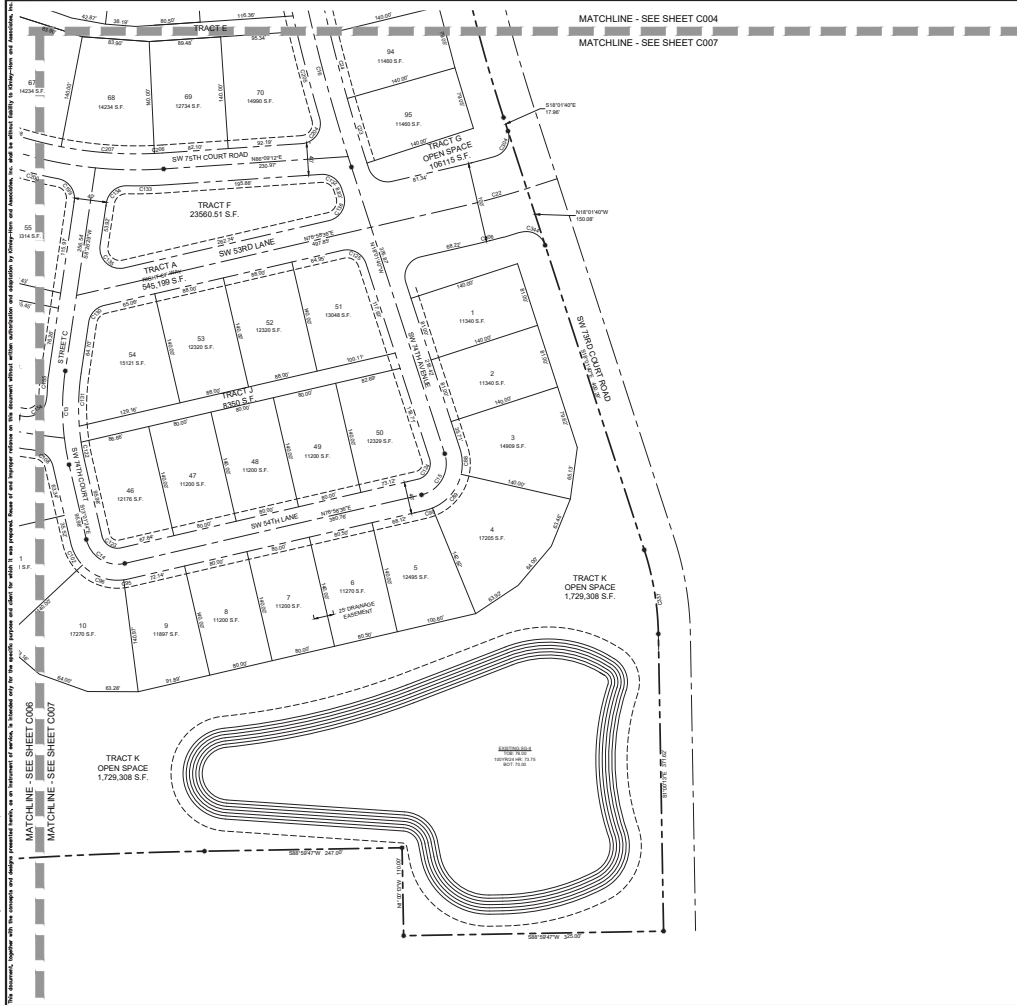


PROJECT: 2427401015 DATE: FEBRUARY 2020 SCALE: AS SHOWN DRAWN BY: KHA CHECKED BY: JEC PROJECT NO.: 74247	LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO.: 12427
<b>PRELIMINARY PLAT</b>	
CALESA TOWNSHIP SABINO PREPARED FOR COLEN BUILT DEVELOPMENTS, LLC BAYSON COUNTY, FLORIDA	
SHEET NUMBER <b>C005</b>	



THIS DOCUMENT, TOGETHER WITH THE SURVEY AND RELATED INSTRUMENTS, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT: 2427401015 DATE: FEBRUARY 2020 SCALE: AS SHOWN DRAWN BY: RHA CHECKED BY: JEC PROJECT NO.: 24274	
<b>PRELIMINARY PLAT</b>	
CALESA TOWNSHIP SABINO PREPARED FOR COLEN BUILT DEVELOPMENTS, LLC MARION COUNTY, FLORIDA	
SHEET NUMBER <b>C006</b>	



CALESA TOWNSHIP SABINO PREPARED FOR COLEN BUILT DEVELOPMENTS, LLC MARION COUNTY FLORIDA	<b>PRELIMINARY PLAT</b>	<b>Kimley»Horn</b> <small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC.          1700 SE 17TH AVENUE, SUITE 200, GAINESVILLE, FLORIDA 32609          WWW.KIMLEY-HORN.COM REGISTRATION NO. 3038</small>	LICENSED PROFESSIONAL ENGINEER LICENSE NO. 11675	REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 11675	DATE: 01/11/2018			
			PROJECT NO.: 2427401018	DATE: FEBRUARY 2020	SCALE: AS SHOWN	DRAWN BY: KHA	CHECKED BY: JEC	DATE: 01/11/2020
			DRAWN BY: KHA	CHECKED BY: JEC	DATE: 01/11/2020	DATE: 01/11/2020	DATE: 01/11/2020	DATE: 01/11/2020





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22568

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.3.

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**SUBJECT:**

**Tobiano Grove - Preliminary Plat - Waiver to Preliminary Plat in Review**

**Parcel #: 35300-000-14 #WaiverPIR-000585-2026**

**Kimley-Horn and Associates**

**LDC 6.12.9.H - Subdivision roads and related infrastructure**

CODE states Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

**APPLICANT** - Request to waive the cul-de-sac requirement, using the alternative of a hammerhead for the dead-end alley roadways that exceed 100 feet in length, per Chapter 16, Sec. C.6.a of the 'Florida Greenbook'.



# SUBMITTAL SUMMARY REPORT 33591

<b>PLAN NAME:</b> TOBIANO GROVE	<b>LOCATION:</b> 5575 SW 67TH AVENUE RD OCALA,
<b>APPLICATION DATE:</b> 11/05/2025	<b>PARCEL:</b> 35300-000-14
<b>DESCRIPTION:</b>	

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	03/12/2026	03/19/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/17/2025	01/05/2026	01/12/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	03/19/2026	03/17/2026	Requires Re-submit
<i>Corrections</i>	2.12.28 - Road identification (Resolved) - Uploaded PDF titled as 911 Road Name Assignment Sheet for Developer with the newly assigned road names. Sheets C002, C007, C008 and L.01 have SW 67th Avenue Rd incorrectly labeled as SW 67th Ave. Combined GIS Sheet has SW 49th Lane Rd incorrectly labeled as SW 48th Lane Rd. Please label all road names on all future submittals.			
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/19/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	03/19/2026	03/12/2026	Approved
<i>Comments</i>	The site improvement plan shall ensure all the minimum requirements are met per Florida Fire Prevention Code 1 Chapter 18 for fire department access, water supply, and include building height.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/19/2026	03/20/2026	Requires Re-submit
<i>Comments</i>	If you have any questions about this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ			
<i>Corrections</i>	2.12.4.2 - Building height (Resolved) - [3/18/26; INFO] 40' 2-story buildings indicated on cover sheet. Please note PUD allows max of 50' for residential (see attached PUD 200607Z approval letter, Condition 5). [INITIAL] See attached PUD plan (Table 1, Pg 6 of 27). Was not able to locate reference to 40' max building height standard. Please clarify			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - [3/18/26] Applicant has requested to defer EALS for project within CSW Vested DRI project at applicant's own risk, which--in tandem with adjacent OTOW DRI project--has historic conservation easement and mitigation plan with state FWC. Should conditions have changed (i.e. arrival of listed species), applicant should continue to pursue resolution/updating of their current plans/permits with the State FWC, including any updated documentation from that agency as part of their obtained approval information to be submitted in with their other construction related documents (e.g., water management district permits, etc.). [INITIAL] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.			
<i>Corrections</i>	2.12 - Site coverage (Resolved) - [3/18/26] Lot coverage of 70% indicated. [INITIAL] Please indicate max lot coverage			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Not Resolved) - [3/19/26] Where is 15% open space requirement from? Unless otherwise stated in approved PUD plan, Staff has interpreted LDC Sec. 4.2.31.E(7) to require at least 20% of PUD to be open space. Please clarify. Please note that open space requirement would only apply at project-level, which would include any additional trails, etc. separate from any specific subdivision. [INITIAL] Please indicate required/proposed open space			
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - [3/18/26] Shaded path shown as utility easement. [INITIAL] What is shaded path between cul-de-sac and SW 67th Avenue on sheet 7 supposed to be? Please clarify/provide call-out			
<i>Corrections</i>	2.12.4 - Lot area & lot width (Resolved) - [3/19/26] Corrected to 40' x 100'. [INITIAL] See attached PUD master plan for 200607Z. Was not able to find references to 20'/35' lot widths or 75' min lot depth as shown on lot typical. Please clarify/correct provided lot typical and pre-plot sheets.			
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note? (Not Resolved) - [3/18/26] Cover sheet statement continues to make reference to master plan/OTOW ARDO. Please update to refer to pre-plot/CSW VDRI. [INITIAL] Cover sheet note indicates master plan? Please indicate following: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DRI PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES."			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - [INFO] Please include any additional requested waivers, as found applicable during review process			

# SUBMITTAL SUMMARY REPORT (33591)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/19/2026	03/20/2026	Requires Re-submit
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - [3/18/26] Provided by applicant. [INITIAL] Please provide list of all tracts with respective description/area.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Resolved) - [3/19/26] Lot typicals provided seem to be based on Plan - 2A (Page 13 of attached PUD master plan) [INITIAL] Please update lot typicals to reflect minimum lot dimensions as required by approved PUD plan. Please provide lot typical for end units (townhomes). See comments in other comments for additional information.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - [3/19/26] Sign design (two at each entrance side) consistent with attached PUD master plan. PUD sign plan (Sheet 11 of PUD master plan) seems to indicate all signs along road to west of project and no signs along SW 52th St. Is the intention to "transfer" one of the signs as indicated along the western road in the PUD master plan to the entrance at SW 52th St? Please confirm/clarify. [INITIAL] Indicate if sign(s) is proposed on site. If so, show proposed sign's location/design consistent with approved PUD Master Plan.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - [INFO] PUD Case No. 200607Z (see attachments for files); Surrounding zoning/FLU for project is PUD/Circle Square Woods VDRI respectively			
<i>Corrections</i>	2.12/6.11.8 - Parking (Resolved) - [3/18/26] Indicated; [INITIAL] How many parking spaces would be required per dwelling unit? Please clarify based on approved PUD plan.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/19/2026	03/13/2026	Requires Re-submit
<i>Comments</i>	See markups on plan			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/19/2026	03/16/2026	Approved
<i>Recommendations</i>	Please review LDC 2.12, page numbering, type of submission			
OCE Property Management (Plans) (Office of the County Engineer)		03/19/2026	03/20/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.1 - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	03/19/2026	03/16/2026	Approved
<i>Recommendations</i>	2.12.19 - Proposed Drainage Improvements - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right of Way/Easements - (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.			

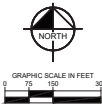
# SUBMITTAL SUMMARY REPORT (33591)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	03/19/2026	03/16/2026	Approved
<i>Recommendations</i>	2.12.32 - Stormwater Analysis Map - Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.			
<i>Recommendations</i>	2.12.20 <input type="checkbox"/> Stormwater Infrastructure Supports Phasing - Phasing implications to be reviewed with the improvement/site plan.			
<i>Recommendations</i>	2.12.8 <input type="checkbox"/> Topographical Contours - Review of the survey will be performed with the improvement/site plan review.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Existing Drainage Right of Way/Easements - Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.			
<i>Recommendations</i>	2.12.19 - Existing Drainage Improvements - Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.			
<i>Recommendations</i>	6.13 - Stormwater Management - 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.			
<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>	6.10 <input type="checkbox"/> Karst Topography and High Recharge Areas - Please provide a signed and sealed Karst Analysis with the improvement/site plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/19/2026	03/19/2026	Approved
<i>Corrections</i>	2.12.8 - Current boundary and topographic survey (Resolved) - 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.4.3 - Preliminary Plat Requirements (Resolved) - 6.4.3 - Preliminary Plat Requirements: All plats and surveys shall adhere to the minimum plan requirements in Division 2 and the requirements listed in Section 6.4.3.A. through M. of the LDC.			
<i>Corrections</i>	6.2.1.E - Drawing legend (Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
<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>	Additional Survey Comments (Resolved) - Additional Survey Comments			
<i>Corrections</i>	6.2.1.F - North Arrow (Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/19/2026	03/25/2026	Requires Re-submit
<i>Corrections</i>	6.11.5.D - Residential driveway requirements (Resolved) - 6.11.5.D - Residential driveway requirements: Show the residential driveway requirements			
<i>Corrections</i>	2.17.2.I - Road geometrics (Resolved) - 2.17.2.I - Road geometrics : Show bearings, distances, curve data, length of tangents, radii, arcs, chords and central angles for all rights-of-way, and centerline curves on streets.			
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Additional Traffic Comments			
<i>Corrections</i>	6.12.2 - Right-of-way (Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	6.12.9 - Subdivision roads (Not Resolved) - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	6.12.10 - Intersection layout (Resolved) - 6.12.10 - Intersection layout: Intersections shall be laid out in accordance with Section 6.12.10, the FDOT Access Management Guidebook, and the details in Section 7.3.1.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/19/2026	03/19/2026	Approved
<i>Comments</i>	The project is located within the Bay Laurel Center Community Development District (BLCCDD) and will be served by BLCCDD for water and wastewater service, as identified in the Calesa PUD Master Plan.			

**REVIEW SESSION FILES:**

16451TOPOR6.pdf  
File Category Placeholder.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	CORRECT ROAD NAME IS SW 67TH AVENUE RD	03/17/2026 2:36	PMFile Category Placeholder.pdf	2
Kristie W	SW 48TH ST	03/17/2026 2:45	PMFile Category Placeholder.pdf	5
Kristie W	SW 73RD TER	03/17/2026 2:46	PMFile Category Placeholder.pdf	5
Kristie W	SW 49TH LN	03/17/2026 2:47	PMFile Category Placeholder.pdf	5
Kristie W	SW 73RD AVE	03/17/2026 2:48	PMFile Category Placeholder.pdf	5
Kristie W	SW 72ND TER	03/17/2026 2:49	PMFile Category Placeholder.pdf	5
Kristie W	SW 72ND AVE	03/17/2026 2:50	PMFile Category Placeholder.pdf	5
Kristie W	PLEASE LABEL ROADS ACCORDINLGY ON ALL FUTURE SUBMITTALS.	03/17/2026 2:51	PMFile Category Placeholder.pdf	5
Kristie W	SW 50TH ST	03/17/2026 2:53	PMFile Category Placeholder.pdf	5
Kristie W	SW 73RD COURT RD	03/17/2026 2:54	PMFile Category Placeholder.pdf	5
Kristie W	SW 72ND TER	03/17/2026 2:58	PMFile Category Placeholder.pdf	6
Kristie W	SW 72ND AVE	03/17/2026 2:59	PMFile Category Placeholder.pdf	6
Kristie W	SW 50TH ST	03/17/2026 2:59	PMFile Category Placeholder.pdf	6
Kristie W	SW 71ST CT	03/17/2026 3:00	PMFile Category Placeholder.pdf	6
Kristie W	SW 49TH LN	03/17/2026 3:00	PMFile Category Placeholder.pdf	6
Kristie W	SW 49TH PL	03/17/2026 3:01	PMFile Category Placeholder.pdf	6
Kristie W	SW 71ST AVE	03/17/2026 3:01	PMFile Category Placeholder.pdf	6



DATE	1/11/19
BY	JSB
FOR	PROJECT OWNER
PROJECT	COLEMAN BUILT DEVELOPMENT, LLC
LOCATION	17300 SW 5TH AVENUE, MIAMI, FL 33134
SCALE	AS SHOWN
PROJECT NO.	24274001B
DATE	MARCH 2019
PREPARED BY	TOBIANO
DESIGNED BY	COLAN
CHECKED BY	JSB
APPROVED BY	JSB



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DIAL 811

**Kimley-Horn**

REGISTERED PROFESSIONAL ENGINEER  
1730 SW 17TH STREET, SUITE 300, MIAMI, FLORIDA 33134  
WWW.KIMLEY-HORN.COM REGISTRATION NO. 2008

REGISTERED PROFESSIONAL SURVEYOR  
ONE BRANDENBURGE DRIVE  
FORT LAUDERDALE, FLORIDA 33324  
REGISTERATION NO. 2008

**MASTER DEVELOPMENT PLAN**

CALESA TOWNSHIP  
TOBIANO  
PREPARED FOR  
COLEMAN BUILT DEVELOPMENT, LLC  
DADE COUNTY  
FLORIDA

SHEET NUMBER  
**C01.02**

**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**

PLANNING DEPARTMENT - 751-009-14

PRESENT ZONING: PUD (CASE NUMBER 200627 APPROVED 10/1/2006)

ADJUTING ZONING: NORTH: PUD  
EAST: PUD  
SOUTH: PUD  
WEST: PUD

LAND USE: CIRCLE SQUARE WOODS VDR

TOWNSHIP GROVE AREA: 83.87 ACRES

PROPOSED FLOOD ELEVATION: 3.08 FEET

PROPOSED LOTS: 276 LOTS

EXISTING IMPERVIOUS AREA: 0% (0.00 ACRES)

PROPOSED IMPERVIOUS AREA: 41% (38.35 ACRES)

OFFSITE DRAINAGE AREA: 2.26 AC

OPEN SPACE REQUIRED: 16.48 AC (17%)

OPEN SPACE PROPOSED: 17.71 AC (18.14%)

LOT WIDTH: 42' MIN.

LOT AREA: 4,000 SF MIN.

MAXIMUM LOT COVERAGE: 70%

LOT REQUIREMENTS:

FRONT: 15'

SIDE STREET: 10'

REAR: 5'

EXISTING BUILDING HEIGHT: NA

PROPOSED BUILDING HEIGHT: 40 FT (2-STORY)

NUMBER OF REQUIRED PARKING: NA

PROPOSED PARKING: NA

PROJECTED DAILY TRIP GENERATION: 1,400

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

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

MARION COUNTY SPRINGS PROTECTION ZONE

SECONDARY ZONE

UNDESIRABLE DEVELOPMENT WITHIN FEMA FLOOD ZONE "X" AND AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 128303030E, 12830307E, AND 12830308E, EFFECTIVE APRIL 18, 2011.

UNDESIRABLE DEVELOPMENT ON BENCHMARK STAMPED "WOODLERT TRAVELER", ROAD 1826, TO CONVERT FROM ROAD 1826 TO NAVD 1983 SURFACE 5.95 FEET.

ADDITIONAL NOTES:

- ALL IMPROVEMENTS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 35 MPH, POSTED 20 MPH).

- RESIDENTIAL PREGRADE IS VIA PORTABLE WASTE SYSTEM.

- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JOHN CONSULTING GROUP, INC.

- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

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

- DEVELOPMENT OF THE PROPERTY WITHIN THE OTDR DR, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MANDATED AND NEGOTIATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT LANDS AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES, REFERENCING MARION COUNTY ORDINANCE 2009-0018 AND RESOLUTION 2009-0018. ALL PROPERTIES WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE AND/O CONCURRENTLY CREDIT PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED CROWD OR ENTITLEMENTS.

**WAIVERS APPROVED FOR ON TOP OF THE WORLD DR:**

6.13.8 (B) - MINIMUM DRAINAGE EASEMENT 06/09/2025

DETAIL TS-009 - UTILITY LOCATION 06/09/2025

6.12.9.1 - CORNER RADI AT INTERSECTIONS 06/09/2025

6.12.2 TABLE 6.12.1 - PRIVATE ROAD MINIMUM 06/09/2025

RIGHT OF WAY WIDTH 06/09/2025

6.12.8.5 - RIGHT OF WAY DEDICATION 06/09/2025

6.11.4 C (1) - SECTION QUARTER SECTION LINE ROADS 06/09/2025

DETAIL TS-010 (2) - DECORATIVE POST/SPOUTS FOR REGULATORY AND WARNING SIGNS 06/09/2025

6.12.9 (K) - CENTERLINE RADI 06/09/2025

6.12.9 (L) - CURB, DISE SACS AND DEAD ENDS 06/09/2025

6.11.8 (1) - OFF STREET PARKING 06/09/2025

6.12.8 (A) - CROSS SECTIONS 06/09/2025

6.12.8.4 - PRIVATE ROAD STATUS 06/09/2025

# PRELIMINARY PLAT FOR TOBIANO GROVE

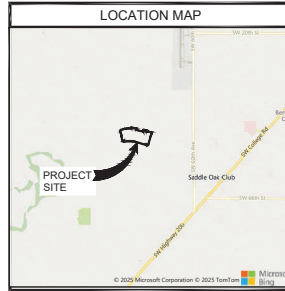
MARION COUNTY, FLORIDA  
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
AND  
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST

**MARCH 2026**

**REQUIRES RESUBMIT**



PROJECT LOCATION



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

KENNETH D. COLEN  
PRESIDENT  
COLLEN BUILT DEVELOPMENTS, LLC

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

**DRAWING INDEX**

- C001 - TITLE SHEET
- C002 - INDEX OF SHEETS
- C003 - TYPICAL SECTIONS
- C004 - PRELIMINARY PLAT
- C005 - PRELIMINARY PLAT
- C006 - PRELIMINARY PLAT
- C007 - PRELIMINARY PLAT
- C008 - PRELIMINARY PLAT
- C009 - PRELIMINARY PLAT
- C010 - CURVE TABLE
- C011 - CURVE TABLE

**UTILITY CONTACT LISTING**

**WATER**  
FLORIDA ELECTRIC  
225 SOUTH 12TH AVE  
SUITE 1000  
GAINESVILLE, FL 32605  
(352) 740-3811 EXT. 5058

**SEWER**  
SUNBELT SEWER  
800 SUNBELT CENTER DRIVE  
SUITE 400  
GAINESVILLE, FL 32601  
(352) 946-6454 EXT. 4105

**PROJECT OWNER AND CONSULTANTS**

**PROJECT OWNER**  
COLLEN BUILT DEVELOPMENTS, LLC  
1845 SOUTH STREET ROAD  
GAINESVILLE, FL 32601  
(352) 387-7435

**ENGINEERING**  
JOHN CONSULTING GROUP, INC.  
2128 NW BUCKLETON ROAD  
GAINESVILLE, FLORIDA 32615  
(352) 455-1452

**ENVIRONMENTAL**  
BRENNEISEN GIERKE & ASSOCIATES, INC.  
200 N. GARDNER AVENUE  
WINTER SPRING, FL 32789  
(407) 677-1882

**CIVIL ENGINEERING CONSULTANTS**  
PAULEY ENGINEERING ASSOCIATES, INC.  
1710 SW 17TH STREET, SUITE 200  
GAINESVILLE, FLORIDA 32601  
(352) 438-3000

**PLANNING**  
GUYER ENGINEERING, INC.  
1004 W. 260 AVENUE  
GAINESVILLE, FLORIDA 32611  
(352) 884-7171

DATE	1/11/2025
BY	PROJECT MANAGER
REVISION	NO. 001
DESCRIPTION	NO. 001
DATE	1/11/2025
BY	PROJECT MANAGER
REVISION	NO. 002
DESCRIPTION	NO. 002

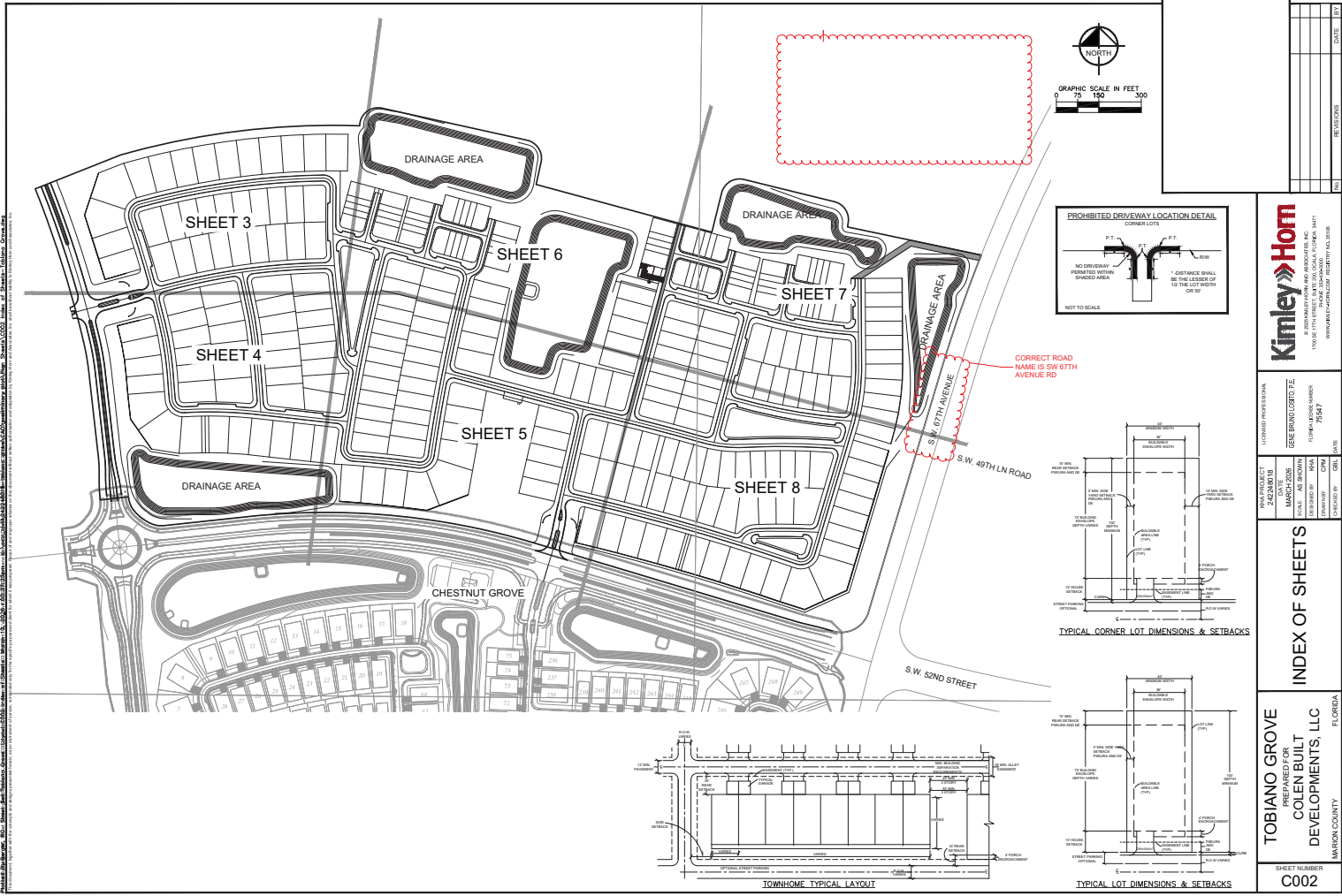
**Kimley-Horn**  
INCORPORATED  
1700 SE 17TH AVENUE, SUITE 200, GAINESVILLE, FLORIDA 32609  
WWW.KIMLEY-HORN.COM REGISTRATION NO. 2006

PLANNING PROFESSIONAL	DATE
ONE BRAND CERTIFICATE	1/11/2025
FLORIDA LICENSE NUMBER	14524
ISSUED BY	CHEN
CHECKED BY	CHEN
DATE	1/11/2025

**TITLE SHEET**

**TOBIANO GROVE**  
PREPARED FOR  
**COLLEN BUILT DEVELOPMENTS, LLC**  
MARION COUNTY  
FLORIDA  
TOBIANO GROVE - PRELIMINARY PLAT

SHEET NUMBER  
**C001**



Prepared by: Kimley-Horn & Associates, Inc., 10000 West 15th Avenue, Suite 100, Golden, CO 80232  
 Project: TOBIANO GROVE - PRELIMINARY PLAN  
 Date: 03/20/2020  
 Scale: AS SHOWN  
 Drawing No.: C002

DATE	03/20/2020
SCALE	AS SHOWN
DRAWN BY	CHS
CHECKED BY	CHS
PROJECT NO.	19000000000000000000

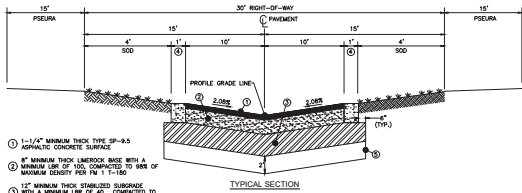
**Kimley-Horn**  
 CONSULTING ENGINEERS  
 10000 WEST 15TH AVENUE, SUITE 100  
 GOLDEN, COLORADO 80232  
 PHONE: 303.440.1500  
 WWW.KIMLEY-HORN.COM

PROJECT NO.	19000000000000000000
DATE	03/20/2020
SCALE	AS SHOWN
DRAWN BY	CHS
CHECKED BY	CHS
PROJECT NAME	TOBIANO GROVE - PRELIMINARY PLAN

**INDEX OF SHEETS**

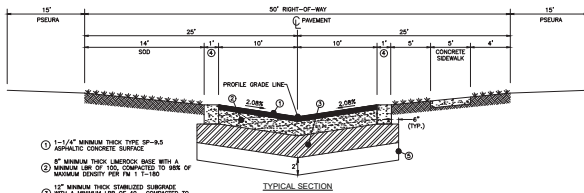
**TOBIANO GROVE**  
 PREPARED FOR  
**COLEN BUILT DEVELOPMENTS, LLC**  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C002**



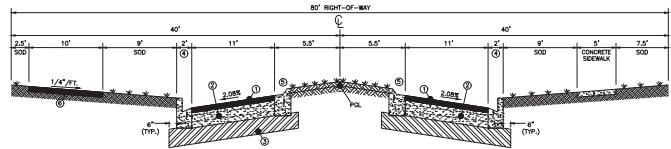
- ① 1-1/2" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
- ② 10" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO ARE OF MAXIMUM DENSITY PER FM 1 T-180
- ③ 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO ARE OF MAXIMUM DENSITY PER FM 1 T-180
- ④ 1" EDGE CURB
- ⑤ SWER EXCAVATE AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

TYPICAL SECTION  
 30' R/W LOCAL RESIDENTIAL ALLEY  
 (TYPICAL SUBDIVISION ALLEY)  
 MINIMUM DESIGN SPEED = 20 MPH



- ① 1-1/2" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
- ② 10" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO ARE OF MAXIMUM DENSITY PER FM 1 T-180
- ③ 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO ARE OF MAXIMUM DENSITY PER FM 1 T-180
- ④ 1" EDGE CURB
- ⑤ SWER EXCAVATE AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

TYPICAL SECTION  
 50' R/W LOCAL RESIDENTIAL STREET  
 (TYPICAL SUBDIVISION STREET)  
 MINIMUM DESIGN SPEED = 20 MPH



- ① 1-1/2" MINIMUM THICK SP-9.5 ASPHALTIC CONCRETE SURFACE
- ② 10" MINIMUM THICK LIMEROCK BASE, LBR 100
- ③ 12" MINIMUM THICK STABILIZED SUBGRADE, LBR 40
- ④ STANDARD TYPE "A" CURB
- ⑤ 13' ASPHALT MULTI-PURPOSE PATH

BOULEVARD CROSS SECTION  
 (SW 73rd COURT ROAD)  
 MINIMUM DESIGN SPEED = 40 MPH

NO.	DATE	BY

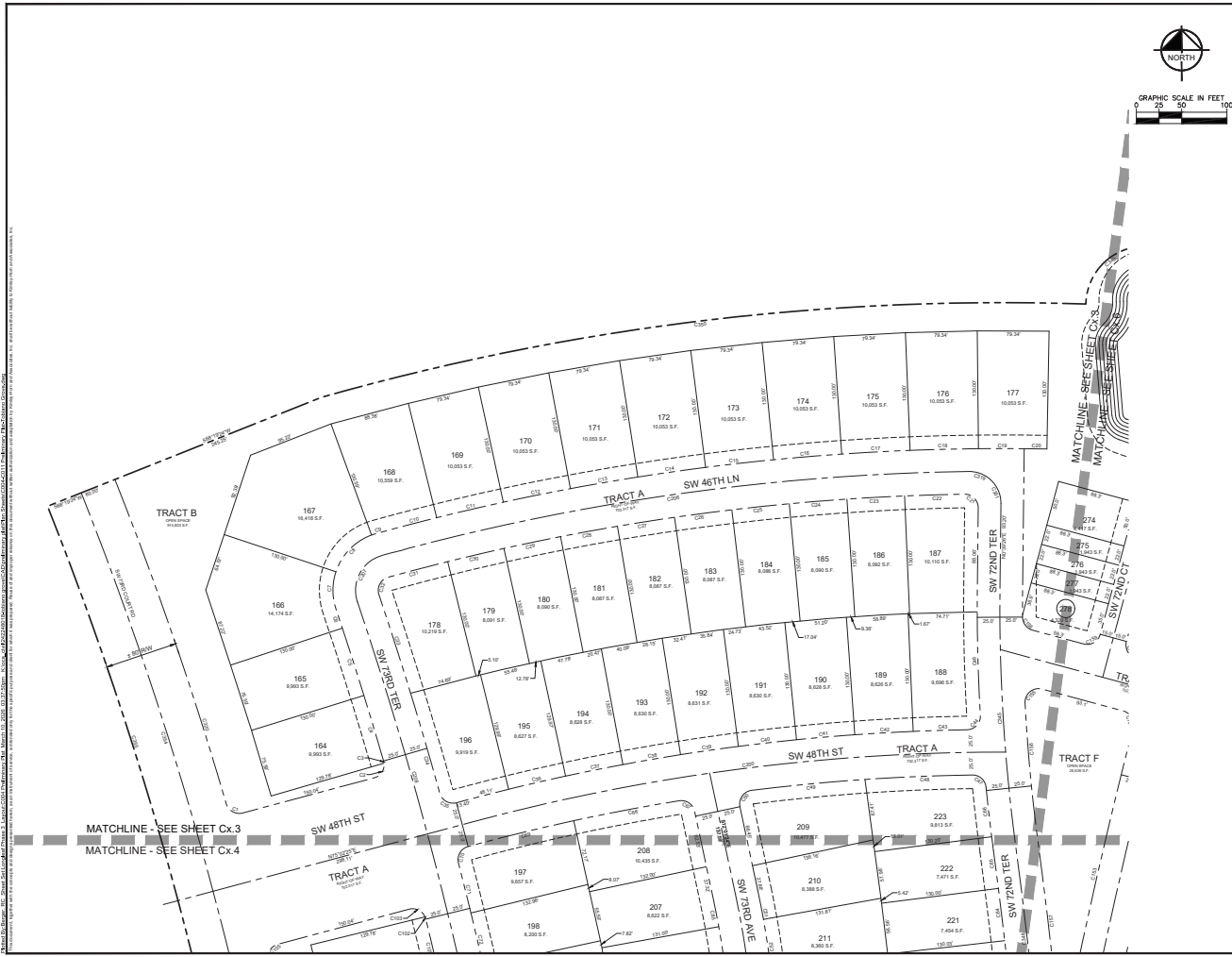
**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1700 E. FT. WALTER DRIVE, SUITE 200  
 FT. WALTER, FLORIDA 32034  
 PHONE: (904) 241-1100 FAX: (904) 241-1101  
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 2006

PROJECT NO.	242740101B
DATE	MARCH 2020
SCALE	AS SHOWN
DESIGNED BY	CHEN
CHECKED BY	CHEN
DATE	3/25/20

TYPICAL SECTIONS

TOBIANO GROVE  
 PREPARED FOR  
 COLEN BUILT  
 DEVELOPMENTS, LLC  
 HARRISON COUNTY  
 FLORIDA  
 TOBIANO GROVE - PRELIMINARY PLAN

SHEET NUMBER  
 C003



All other lot lines, etc. shown shall not be construed as a warranty of accuracy or a representation of fact. The boundaries of the lots shown on this plan are based on the survey of the land shown on this plan. The boundaries of the lots shown on this plan are based on the survey of the land shown on this plan. The boundaries of the lots shown on this plan are based on the survey of the land shown on this plan.

DATE	1/18/2025
SCALE	AS SHOWN
PROJECT	TOBIANO GROVE - PRELIMINARY PLAN
CLIENT	COLEN BUILT DEVELOPMENTS, LLC
DESIGNED BY	JOHN J. HARRIS
CHECKED BY	JOHN J. HARRIS
DATE	1/18/2025
PROJECT	TOBIANO GROVE - PRELIMINARY PLAN
SCALE	AS SHOWN
PROJECT	TOBIANO GROVE - PRELIMINARY PLAN
CLIENT	COLEN BUILT DEVELOPMENTS, LLC
DESIGNED BY	JOHN J. HARRIS
CHECKED BY	JOHN J. HARRIS
DATE	1/18/2025

**Kimley-Horn**  
 ENGINEERS, ARCHITECTS AND PLANNERS, INC.  
 1700 SE 17TH AVENUE, SUITE 200, GAINESVILLE, FLORIDA 32609  
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 2036

FLORIDA PROFESSIONAL  
 ENGINEERING  
 LICENSE NO. 12548  
 JOHN J. HARRIS  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 1/18/2025

**PRELIMINARY PLAN**  
 TOBIANO GROVE  
 PREPARED FOR  
 COLEN BUILT DEVELOPMENTS, LLC  
 MARION COUNTY, FLORIDA  
 SHEET NUMBER  
**C004**



PLEASE LABEL  
ROADS  
ACCORDINGLY ON  
ALL FUTURE  
SUBMITTALS.

DATE	1/18/2025
BY	W. J. BROWN
CHECKED BY	W. J. BROWN
SCALE	AS SHOWN
PROJECT	TOBIANO GROVE PRELIMINARY PLAT
DATE	MARCH 2025
SCALE	AS SHOWN
DESIGNED BY	W. J. BROWN
CHECKED BY	W. J. BROWN
PROJECT	TOBIANO GROVE PRELIMINARY PLAT

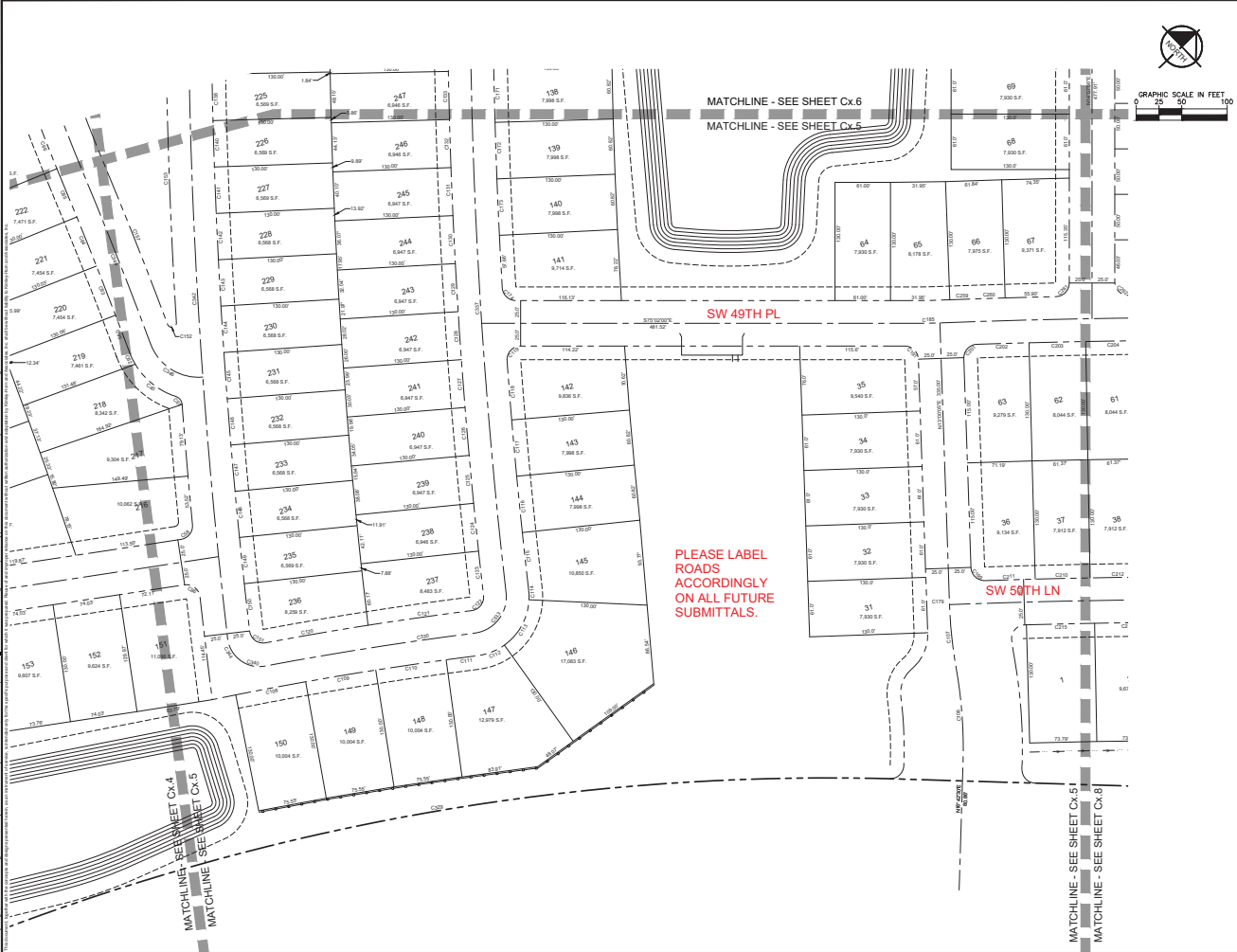
**Kimley-Horn**  
INCORPORATED  
1700 S.E. 17TH AVENUE, SUITE 200, Ocala, FLORIDA 34471  
WWW.KIMLEY-HORN.COM REGISTRATION NO. 2006

FLORIDA PROFESSIONAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL LAND SURVEYOR LICENSE NO.	74547
FLORIDA PROFESSIONAL CIVIL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL ARCHITECT LICENSE NO.	74547
FLORIDA PROFESSIONAL ELECTRICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL MECHANICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL CHEMICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL INDUSTRIAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL METALLURGICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL NUCLEAR ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL AERONAUTICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL AGRICULTURAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL BIOMEDICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL CIVIL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL ELECTRICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL MECHANICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL CHEMICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL INDUSTRIAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL METALLURGICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL NUCLEAR ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL AERONAUTICAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL AGRICULTURAL ENGINEER LICENSE NO.	74547
FLORIDA PROFESSIONAL BIOMEDICAL ENGINEER LICENSE NO.	74547

**PRELIMINARY  
PLAT**

TOBIANO GROVE  
PREPARED FOR  
COLEEN BUILT  
DEVELOPMENTS, LLC  
MARION COUNTY  
FLORIDA  
TOBIANO GROVE - PRELIMINARY PLAT

SHEET NUMBER  
**C005**



DATE	1/21/2016
BY	W. J. HARRIS
CHECKED BY	W. J. HARRIS
APPROVED BY	W. J. HARRIS
TITLE	PRELIMINARY PLAN

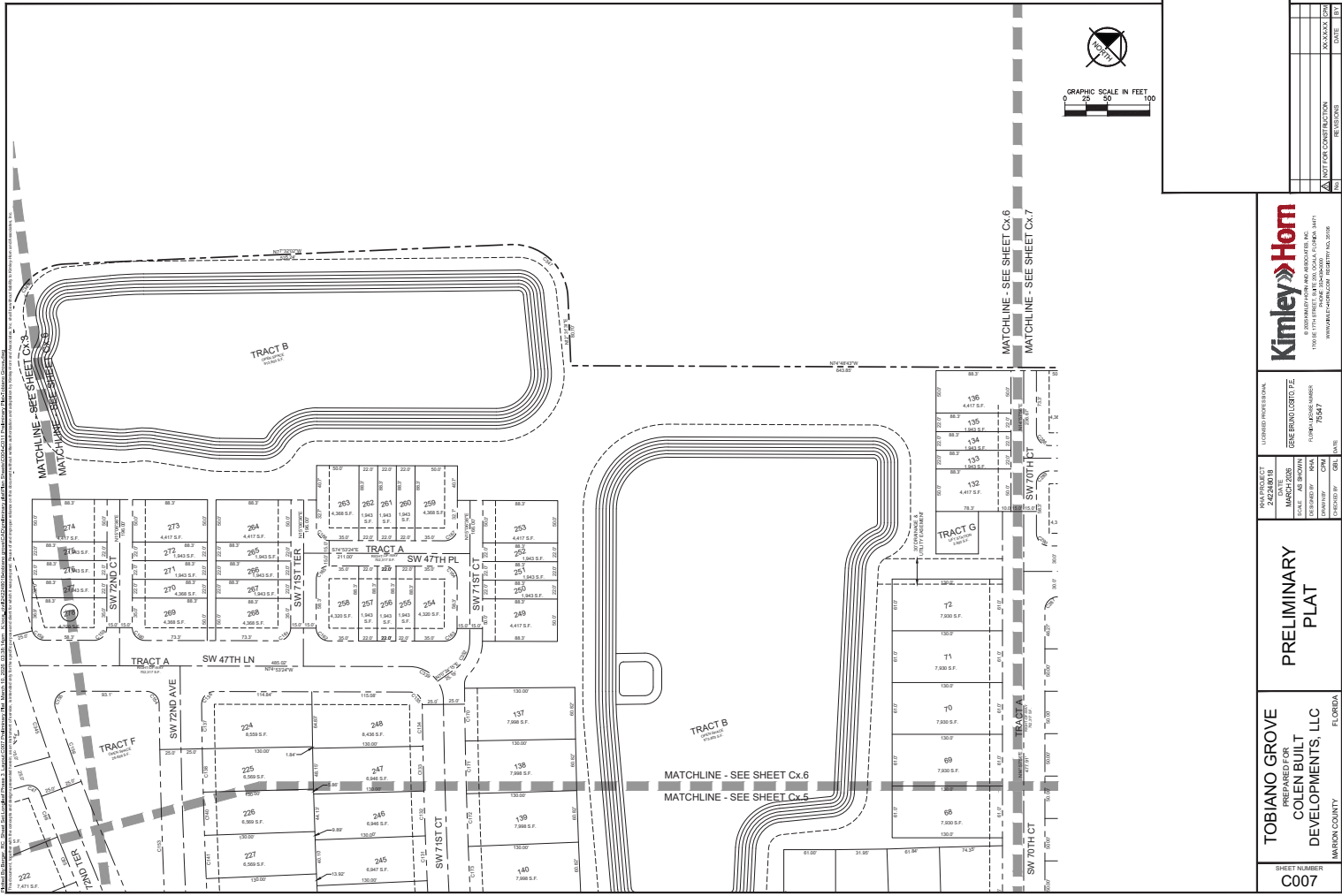
**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1700 E. FT. WALTER DRIVE SUITE 200A, PALM BEACH, FL 33410  
 WWW.KIMLEY-HORN.COM REG. NO. 3536

PROJECT NO. 24274001B  
 DATE: 03/20/2016  
 DRAWING NO. 01  
 SCALE: AS SHOWN  
 PROJECT NAME: TOBIANO GROVE PRELIMINARY PLAN

**PRELIMINARY PLAN**

TOBIANO GROVE  
 PREPARED FOR  
 COLEN BUILT DEVELOPMENTS, LLC  
 MARSHON COUNTY, FLORIDA

SHEET NUMBER  
**C006**



DATE	1/11/18
BY	W. J. COLE
FOR	PRELIMINARY PLAT
PROJECT	TOBIANO GROVE - PRELIMINARY PLAT
OWNER	COLEN BUILT DEVELOPMENTS, LLC
PREPARED BY	W. J. COLE
REVISION	
NO. OF SHEETS	1
TOTAL NO. OF SHEETS	1

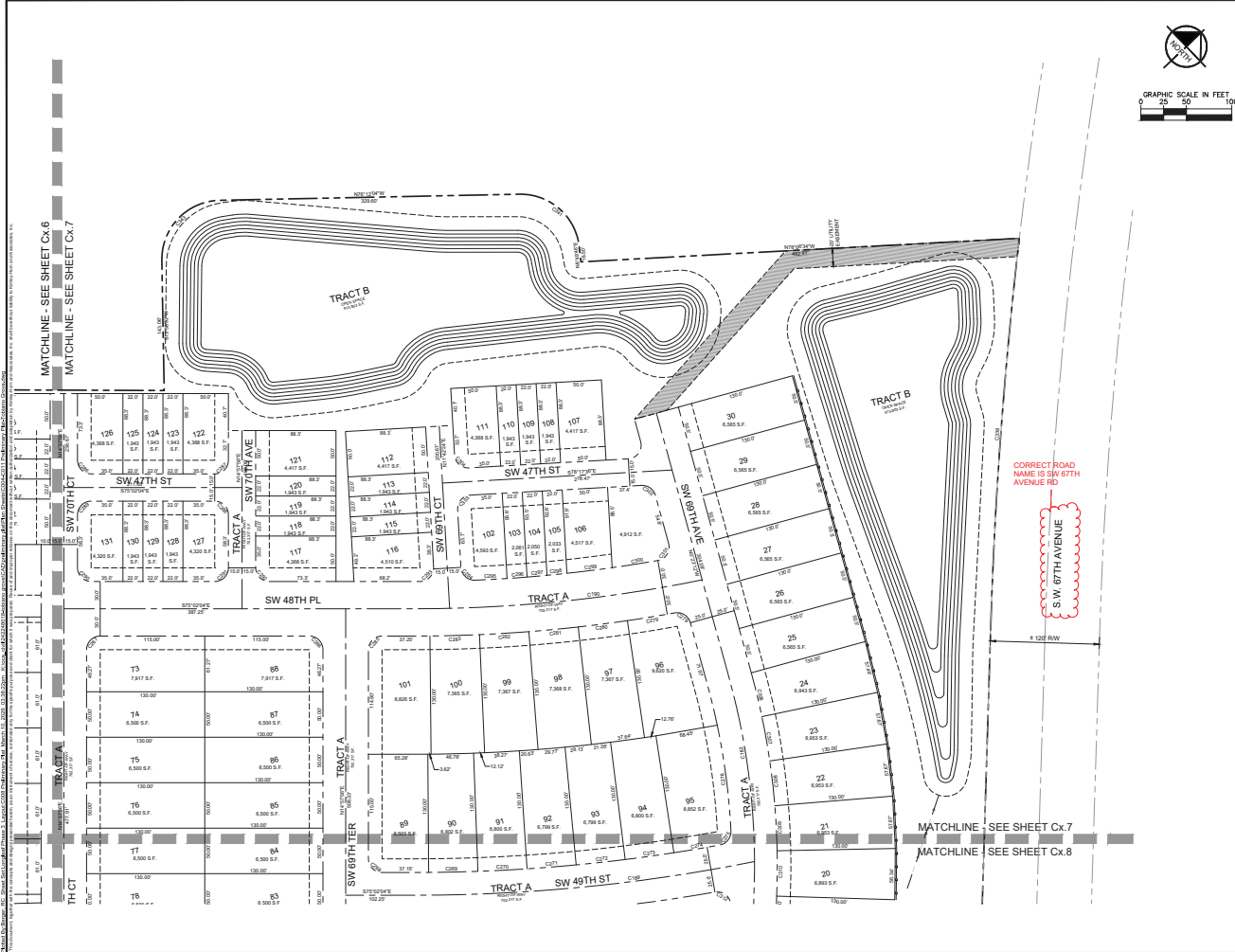
**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1700 SE 17TH AVENUE, SUITE 200, GAINESVILLE, FLORIDA 32609  
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 2008

FLORIDA PROFESSIONAL  
 ENGINEER  
 LICENSE NO. 4547  
 W. J. COLE

**PRELIMINARY PLAT**

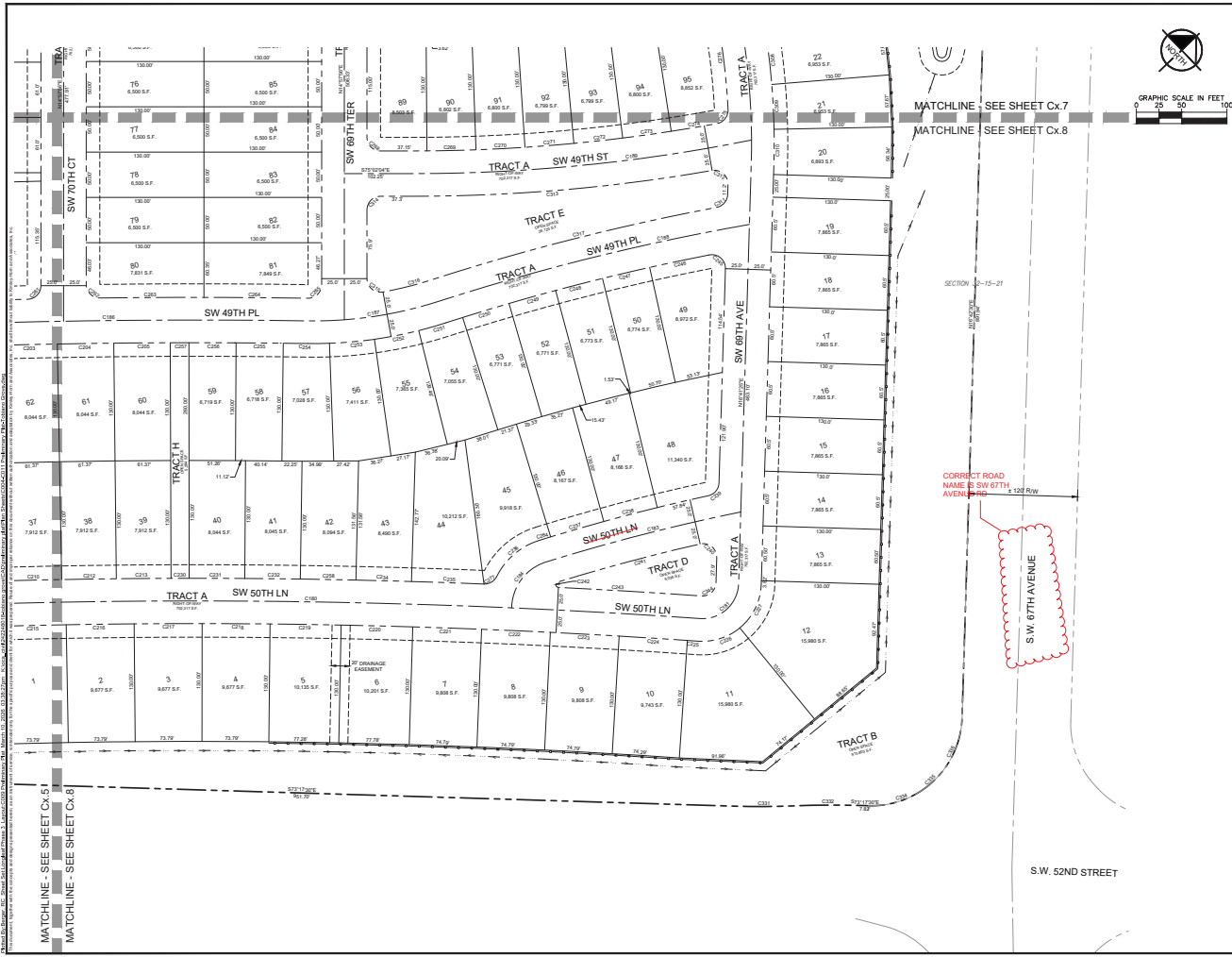
**TOBIANO GROVE**  
 PREPARED FOR  
**COLEN BUILT DEVELOPMENTS, LLC**  
 HARRISON COUNTY, FLORIDA

SHEET NUMBER  
**C007**

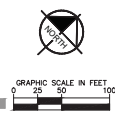


As shown on these plans, the owner shall be responsible for obtaining all necessary permits from the appropriate governmental agencies. The owner shall also be responsible for obtaining all necessary easements and rights-of-way from the appropriate governmental agencies. The owner shall also be responsible for obtaining all necessary approvals from the appropriate governmental agencies. The owner shall also be responsible for obtaining all necessary approvals from the appropriate governmental agencies.

<p><b>Kimley-Horn</b></p> <p>CONSULTING ENGINEERS AND ARCHITECTS, INC.</p> <p>1700 SE 17TH AVENUE, SUITE 200, Ocala, FLORIDA 34471</p> <p>WWW.KIMLEY-HORN.COM REGISTRATION NO. 2008</p>	<p>FLORIDA PROFESSIONAL</p> <p>NO. PROJECT 242740018</p> <p>DATE: MARCH 2025</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: JHKA</p> <p>CHECKED BY: JHKA</p> <p>PROJECT NO. 24274</p> <p>DATE: 03/25/25</p>	<p><b>PRELIMINARY PLAT</b></p>	<p><b>TOBIANO GROVE</b></p> <p>PREPARED FOR</p> <p><b>COLEN BUILT DEVELOPMENTS, LLC</b></p> <p>MARION COUNTY, FLORIDA</p> <p>TOBIANO GROVE - PRELIMINARY PLAT</p>
<p>SHEET NUMBER</p> <p><b>C008</b></p>	<p>DATE</p> <p>03/25/25</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>DATE</p> <p>03/25/25</p>



Matchline - SEE SHEET Cx.7  
 Matchline - SEE SHEET Cx.8



DATE	1/11/2018
SCALE	AS SHOWN
PROJECT	TOBIANO GROVE - PRELIMINARY PLAT
CLIENT	COLEN BUILT DEVELOPMENTS, LLC
DESIGNED BY	JOHN J. HALL
DRAWN BY	JOHN J. HALL
CHECKED BY	JOHN J. HALL
APPROVED BY	JOHN J. HALL
NOT FOR CONSTRUCTION	

**Kimley-Horn**  
 CONSULTING ENGINEERS AND ARCHITECTS, INC.  
 1700 E. 17TH AVENUE, SUITE 200, DENVER, COLORADO 80202  
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 2036

FLORIDA PROFESSIONAL ENGINEER  
**JOHN J. HALL**  
 LICENSE NO. 45454

**PRELIMINARY PLAT**

TOBIANO GROVE  
 PREPARED FOR  
 COLEN BUILT  
 DEVELOPMENTS, LLC  
 HARRISON COUNTY, FLORIDA  
 SHEET NUMBER  
**C009**







# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-22569

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.4.

**SUBJECT:**

**Partners Self Storage Belleview- Major Site Plan 000370 - Waiver to Major Site Plan  
Parcel #: 39169-000-00 #WaiverPIR-000569-2026  
Kimley-Horn and Associates, Inc.**

**LDC 6.13.6A (3)c - Stormwater quality criteria**

CODE states (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms

APPLICANT requests waiver to allow a dry retention pond depth of 8 feet for DRA-01 to provide additional storage volume for the 100-yr/24-hr design storm. The DRA will have sodded 4:1 side slopes and bottom and the geotechnical borings do not indicate any karst features present on the site.

**LDC 6.13.8.B(7)- Stormwater conveyance criteria**

CODE states (7) 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 requests waiver to use 15-inch storm drain on site in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support the pipe sizing.



## SUBMITTAL SUMMARY REPORT MajorSite-000370-2026

**PLAN NAME:** Partners Self Storage Belleview  
**APPLICATION DATE:** 02/13/2026  
**DESCRIPTION:** Proposed self-storage facility

**LOCATION:**  
**PARCEL:** 39169-000-00

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Developer	JOSEPH STANT	PARTNERS SELF STORAGE LLC
Engineer of Record	Scott Weeks	Kimley-Horn and Associates, Inc.
Owner	JOSEPH STANT	PARTNERS SELF STORAGE LLC
Surveyor	Christopher Howson	JCH Consulting Group, Inc.
Surveyor	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	02/17/2026	03/03/2026	03/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/03/2026	02/24/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/03/2026	02/18/2026	Approved
<i>Comments</i>	Proposed irrigation well will require permit through the Department of Health in Marion County. Protect proposed well during all phases of construction.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/03/2026	02/17/2026	Requires Re-submit
<i>Comments</i>	<p>1) The project includes a vehicular access gate. In accordance with the Marion County Land Development Code, Section 6.18.3, gates serving this development shall be equipped with a siren-activated opening device to provide emergency vehicle access. Please clearly indicate on the plans that the gate will be siren activated. The gate opening shall provide a minimum clear width of 20 feet.</p> <p>2) Any commercial building equipped with a fire sprinkler system and/or fire alarm system shall be provided with an approved access control Knox box. The box must be ordered using the jurisdiction-specific order form signed by MCFR to ensure the correct model is provided. Please contact our office at 352-291-8000 to obtain the required form.</p> <p>3) If a new fire hydrant is proposed, the site plans shall indicate that the hydrant will be installed, flow tested, and painted in accordance with NFPA 291. Installation and testing shall be performed by a third-party contractor and witnessed by a Marion County Fire Inspector.</p> <p>4) The south end of Building #2 does not appear to meet the minimum fire department access requirements. Per NFPA 1, Section 18.2.3.2.2, all portions of a facility shall be located within 150 feet of an approved fire apparatus access road. Please revise the site plan to demonstrate compliance.</p> <p>5) It is unclear whether Buildings #8, #9, #10, and #11 are intended to be separated by fire-resistance-rated construction to eliminate the requirement for automatic fire sprinkler protection. Please clarify whether these buildings will be subdivided into sections of 2,500 square feet or less by a minimum 1-hour fire barrier, and revise the plans accordingly to demonstrate compliance.</p>			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	03/03/2026	03/02/2026	Requires Re-submit
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000370-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	03/03/2026	03/02/2026	Requires Re-submit
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/03/2026	02/25/2026	Requires Re-submit
<i>Comments</i>	1. see mark ups on plans 2. Please submit a signed and sealed irrigation plan and signed and sealed photometric plan, if applicable			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/03/2026	02/27/2026	Requires Re-submit
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

# SUBMITTAL SUMMARY REPORT (MajorSite-000370-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/03/2026	03/04/2026	Informational
<i>Comments</i>	<p>Checked SunBiz and Road Project Map. -EMW 03.04.2026 IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>"[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>"[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/20/2026	02/18/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000370-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/20/2026	02/18/2026	Requires Re-submit
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - 6.13.3 - Type of Stormwater Facility Criteria: Please see LDC 6.13.3 to find the requirements for the stormwater management facility that is proposed for the project.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/03/2026	02/24/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/03/2026	02/26/2026	Informational
<i>Comments</i>	There is a cross access paving covenant recorded under OR BK 04173 PGS 1357-1358 that requires the owner and all future successors to pave the cross access when required by the County. There is also a covenant for sidewalk construction under OR BK 04173 PGS 1355-1356 that requires the owner and all future successors to construct a sidewalk when required by the County.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/03/2026	02/27/2026	Requires Re-submit
<i>Comments</i>	The project is located within the City of Belleview utility service area. The City of Belleview Public Works Department is not part of the Marion County Development Review process. Please provide documentation demonstrating that the proposed plans have been reviewed and approved by the City of Belleview Utilities and that sufficient capacity and service availability exist to serve the project.			

**REVIEW SESSION FILES:**

- 01 - Aerial Map.pdf
- 02 - Location Map.pdf
- 03 - Quad Map.pdf
- 04 - FEMA Map.pdf
- 05 - Soils Map.pdf
- 06 - National Wetland Map.pdf
- 2025.6.2 BESA Partners Self Storage EA\_Update.pdf
- 2026-02-13 Partners Self Storage Belleview PLANS.pdf
- 250433 (Boundary & Topographic Survey).pdf
- Drainage Report - Partners Self Storage\_Feb 2026\_SS.pdf
- Geo-Tech Report No. 25-10750.01.1 - Partners Self Storage.pdf
- MCPA Property Record Card - 39169-000-00.pdf
- MCPA Property Record Card - 39169-003-00.pdf
- Partners DRC Application - Site Plan.pdf
- Partners Self Storage\_Landscape\_County Submittal\_260210.pdf
- Stormwater OM Manual\_Partners Self Storage Belleview\_Feb 2026\_SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Alexander	Pond bottom needs to be sodded	02/18/2026 1:29	PM2026-02-13 Partners Self Storage Belleview PLANS.pdf	5
Susan Heyen	Sheet C02.00 in the civil plans also shows tree removal - which plan takes precedence?	02/25/2026 10:57	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	1
Susan Heyen	Tree numbers do not show on plan, please revise or show way to correlate trees to list	02/25/2026 11:17	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	1

# SUBMITTAL SUMMARY REPORT (MajorSite-000370-2026)

**eREVIEW SESSION FILES:**

- 01 - Aerial Map.pdf
- 02 - Location Map.pdf
- 03 - Quad Map.pdf
- 04 - FEMA Map.pdf
- 05 - Soils Map.pdf
- 06 - National Wetland Map.pdf
- 2025.6.2 BESA Partners Self Storage EA\_Update.pdf
- 2026-02-13 Partners Self Storage Belleview PLANS.pdf
- 250433 (Boundary & Topographic Survey).pdf
- Drainage Report - Partners Self Storage\_Feb 2026\_SS.pdf
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- MCPA Property Record Card - 39169-000-00.pdf
- MCPA Property Record Card - 39169-003-00.pdf
- Partners DRC Application - Site Plan.pdf
- Partners Self Storage\_Landscape\_County Submittal\_260210.pdf
- Stormwater OM Manual\_Partners Self Storage Belleview\_Feb 2026\_SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Clarify how CRZ of trees nearest the proposed retaining wall will be protected during construction	02/25/2026 11:18	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	1
Susan Heyen	All required shade trees to be 3.5" cal at install.All shrubs to be 18" min ht at install.All under story trees to be min. 42" spread at install.Please revise as necessary	02/25/2026 11:25	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	4
Susan Heyen	some shade trees do not meet 3.5" requirements - see note above	02/25/2026 11:30	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	4
Susan Heyen	Please add dimension showing distance from OHE to back of buffer	02/25/2026 11:36	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	2
Susan Heyen	Could buffer be adjusted to allow for shade tree planting?	02/25/2026 11:38	AMPartners Self Storage_Landscape_County Submittal_260210.pdf	2
Susan Heyen	Will there be a dumpster on site? If so, please show location and screening	02/25/2026 1:33	PMPartners Self Storage_Landscape_County Submittal_260210.pdf	2
Susan Heyen	Show building landscape	02/25/2026 1:34	PMPartners Self Storage_Landscape_County Submittal_260210.pdf	2
Susan Heyen	Correct "City" code	02/25/2026 1:35	PMPartners Self Storage_Landscape_County Submittal_260210.pdf	4

# ArcGIS Web Map8



3/31/2026, 12:58:51 PM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

1:2,892

0 0.02 0.04 0.06 0.07 0.08 mi

0 0.03 0.07 0.13 km

Marion County BOCC, Marion County Property Appraiser



# 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: 3/27/2026 Parcel Number(s): 39169-000-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Partners Self Storage Belleview 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) <sup>Signed by:</sup> Storage, LLC c/o Joseph Stant  
Signature Joseph Stant \_\_\_\_\_ Joseph Stant, Managing Member  
Mailing Address <sup>50C031AD5F6242E...</sup> 459 \_\_\_\_\_ City: Clayton  
State: DE Zip Code: 19938 Phone #: (302) 242-5162  
Email address: partners@mypartnersrealestate.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: Scott Weeks, P.E.  
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): \_\_\_\_\_ Section 6.13.6.A(3)(c) - Stormwater Quality Criteria  
Reason/Justification for Request (be specific): Applicant requests waiver to allow a dry retention pond depth of 8 feet for DRA-01 to provide additional storage volume for the 100-yr/24-hr design storm. The DRA will have sodded 4:1 side slopes and bottom and the geotechnical borings do not indicate any karst features present on the site.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



# Marion County Board of County Commissioners

Office of the County Engineer

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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 6.13.8.B(7) - Stormwater Conveyance Criteria  
Reason/Justification for Request (be specific): Applicant requests waiver to use 15-inch storm drain on site in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support the pipe sizing.

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): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

# MAJOR SITE PLAN FOR PARTNERS SELF STORAGE BELLEVIEW

## MARION COUNTY, FLORIDA SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST

### FEBRUARY 2026



#### SITE DATA

<b>PROJECT LOCATION</b>	7655 E. HIGHWAY 26 BELLEVIEW, FL 34420
<b>PARCEL ID NUMBER</b>	39169-00-00, 39169-003-00
<b>LAND USE DESIGNATION</b>	COMMERCIAL
<b>LIST OF DEVELOPMENT AGREEMENTS</b>	N/A
<b>ZONING INFORMATION</b>	
<b>ZONING CLASSIFICATION</b>	B-2
<b>ABUTTING ZONING</b>	NORTH: R-4 EAST: A-1 SOUTH/EAST: B-2 SOUTH: P-0 WEST: R-4
<b>LIST OF APPROVED VARIANCES</b>	N/A
<b>SPECIAL USE PERMIT</b>	CASE NUMBER 250802SU RESOLUTION 25-R-209
<b>ZONING REQUIREMENTS</b>	MIN. LOT AREA: NONE MIN. LOT WIDTH: NONE FRONT SETBACK: 40 FT SIDE SETBACK: 10 FT REAR SETBACK: 25 FT MAX BUILDING HEIGHT: 50 FT
<b>OVERLAY ZONES</b>	SECONDARY SPRINGS PROTECTION ZONE
<b>GROSS SITE/DEVELOPMENT AREA</b>	478,697 S.F. (10.99 ACRES)
<b>EXISTING USE</b>	VACANT COMMERCIAL
<b>PROPOSED USE</b>	COMMERCIAL SELF-STORAGE
<b>PROPOSED BUILDING HEIGHT</b>	16.5 FT

SITE COVERAGE	AREA (SF)	AREA (AC)	AREA (%)
EXISTING			
BUILDING	7,380	0.16	1.5%
OTHER IMPERVIOUS AREA	16,780	0.36	3.5%
OPEN SPACE	454,527	10.48	95.0%
TOTAL	478,687	10.99	100%
PROPOSED			
BUILDING (TOTAL GFA)	108,050	2.48	22.6%
OTHER IMPERVIOUS AREA	183,303	4.21	38.3%
TOTAL PROPOSED IMPERVIOUS	291,403	6.69	60.9%
OPEN SPACE (INCLUDING DRAIN)	187,294	4.30	39.1%
TOTAL	478,697	10.99	100%
PROPOSED BUILDING FLOOR AREA RATIO	0.22		
THERE ARE NO WETLANDS OR SURFACE WATERS IN THE PROJECT AREA.			

**REQUIRED PARKING**  
PROPOSED OFFICE  
400 SF @ 2.5 SPACES/1,000 S.F. = 1 SPACE  
PROPOSED SELF-STORAGE  
107,600 SF @ 0.5 SPACES/1,000 S.F. = 53 SPACES  
(PER THE PARKING GENERATION MANUAL FOR SELF-STORAGE FACILITIES)

**PROVIDED PARKING**  
PROPOSED SPACES = 4 SPACES  
PROPOSED ADA ACCESSIBLE SPACES = 1 SPACE  
TOTAL PROPOSED SPACES = 5 SPACES  
\*PARKING WITHIN SELF-STORAGE AREA IS PROVIDED ADJACENT TO UNITS

**TRIP GENERATION:**  
THIS DEVELOPMENT IS EXPECTED TO GENERATE 184 DAILY TRIPS, 13 AM PEAK HOUR TRIPS (7 IN, 6 OUT), AND 18 PM PEAK HOUR TRIPS (9 IN, 9 OUT) BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 13TH EDITION USING THE RATES FOR LAND USE CODE 15 (MINI-WAREHOUSE). THIS IS CALCULATED USING 95 UNITS AS THE INDISPENSIBLE VARIABLE. THE SITE GENERATES LESS THAN 50 PEAK HOUR TRIPS, THEREFORE, A TRAFFIC STUDY IS NOT REQUIRED.

THE PROJECT INCLUDES 0 MILES OF ROAD ON 1 LOT (CONSISTING OF 2 EXISTING PARCELS)

**MARION COUNTY SPRINGS PROTECTION ZONE:** SECONDARY SPRINGS PROTECTION ZONE (SPR2)

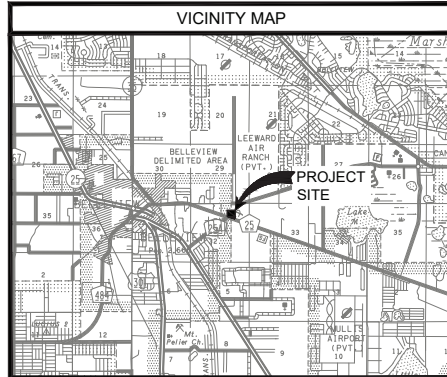
**FEMA DESIGNATION:**  
THIS PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0450, EFFECTIVE AUGUST 28, 2008.

#### NOTES

- ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRAINAGE RETENTION AREAS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.
- NO CHANGES TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS.
- FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 8, DIVISION 18 OF THE MARION COUNTY L.D.C. AND PFA CHAPTER 18.
- THIS PROJECT HAS NEITHER BEEN GRANTED CONCURRENTLY APPROVAL, NOR BEEN GRANTED ANDOR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENT DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

#### WAIVERS

CODE SECTION	WAIVERS REQUESTED	APPROVAL CONDITIONS	DATE
-	-	-	-



SCALE 1" = 5,280'

#### PROJECT OWNER AND CONSULTANTS

<b>OWNER/CLIENT</b> PARTNERS SELF STORAGE, LLC P.O. BOX 450 CLAYTON, DE 19928 (302) 344-142	<b>CIVIL ENGINEERING CONSULTANT</b> KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-3000	<b>LANDSCAPE ARCHITECT</b> LAND RESOURCE DESIGN GROUP, INC. 601 SE 16TH PL. OCALA, FL 34471 (352) 471-2700
<b>SURVEYOR</b> JCH CONSULTING GROUP, INC. 2016 SE 17TH STREET OCALA, FL 34471 (352) 465-1462	<b>GEOTECHNICAL CONSULTANT</b> GEO-TECH, INC. 1016 S.E. 3RD AVENUE OCALA, FL 34471 (352) 684-7711	<b>ENVIRONMENTAL CONSULTANT</b> RAY AND ASSOCIATES PLANNING AND ENVIRONMENTAL SERVICES 2712 SE 29TH ST OCALA, FL 34471 (352) 425-8881

#### UTILITY CONTACT LISTING

<b>WATER &amp; SEWER</b> CITY OF BELLEVIEW 2026 SE 15TH STREET BELLEVIEW, FL 34420 (352) 345-7021	<b>ELECTRIC</b> DUNE ENERGY - DISTRIBUTION 4326 SE MARICAMP RD OCALA, FL 34480 VAN MINDERS (352) 694-8811	<b>TELEPHONE/FIBER</b> CENTURILINK BILL MCCLULLOCH OCALA, FL 34471 (850) 815-3144
<b>WATER SERVICES</b> MARION COUNTY UTILITY OPERATING COMPANY, LLC 1600 DES PERES RD, SUITE 140 BEN HUBBARD (850) 435-3029	<b>ELECTRIC</b> DUNE ENERGY - TRANSMISSION 1055 LOUFTWAVE DR., SITE 150 CLEARWATER, FL 33762 SCOTT WANNELZOR (813) 905-1241	<b>TRAFFIC SIGNAL/FIBER</b> MARION COUNTY OFFICE OF THE COUNTY ENGINEER 412 SE 25TH AVE OCALA, FL 34471 SON WATSON (352) 671-8668

#### DRAWING INDEX

- SHEET TITLE
- C01.01 - COVER SHEET
  - C01.02 - GENERAL NOTES
  - C02.00 - EXISTING CONDITIONS & DEMOLITION
  - C03.00 - SITE PLAN
  - C04.00 - PAVING, GRADING, AND DRAINAGE
  - C05.00 - UTILITIES
  - C06.01 - EROSION CONTROL PLAN
  - C06.02 - EROSION CONTROL DETAILS
  - C07.00 - CONSTRUCTION DETAILS
  - C08.01 - UTILITIES DETAILS
  - C08.02 - UTILITIES DETAILS

- S01 - SURVEY (BY JCH CONSULTING GROUP, INC)
- S02 - SURVEY (BY JCH CONSULTING GROUP, INC)

- TR.01 - TREE MITIGATION PLAN (BY LRDG)
- LD.01 - LANDSCAPE PLAN (BY LRDG)
- LD.01.1 - LANDSCAPE PLAN (BY LRDG)
- LD.02 - LANDSCAPE DETAILS (BY LRDG)
- LD.03 - LANDSCAPE SPECIFICATIONS (BY LRDG)

#### SURVEY NOTICE

REFER TO SURVEY DRAWING BY JCH CONSULTING GROUP, INC. FOR BEARINGS & DISTANCES. MONUMENTATION, STATE PLANE COORDINATES, ETC.

#### VERTICAL DATUM

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT K 561. ELEVATION 85.00' (NAVD-1988).

#### PROJECT LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 8383, PAGE 514)

COMMENCE AT A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST, SOUTH 8 DEGREES 19 MINUTES 00 SECONDS WEST 830 FEET FROM THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A POINT OF BEGINNING, THENCE EAST 711.66 FEET TO THE WEST BOUNDARY OF FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 236, PAGE 286, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 0 DEGREES 01 MINUTES 18 SECONDS EAST, 697.88 FEET TO THE SOUTH BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE NORTH 84 DEGREES 49 MINUTES 00 SECONDS WEST ALONG SAID SOUTH BOUNDARY 51.88 FEET, THENCE SOUTH 0 DEGREES 00 MINUTES 29 SECONDS WEST ALONG THE EAST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 85.88 FEET TO THE NORTH CORNER OF SAID U.S. HIGHWAY 44, THENCE NORTH 79 DEGREES 52 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 694.21 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION A DISTANCE OF 565.29 FEET TO THE POINT OF BEGINNING, ALL BEING IN MARION COUNTY, FLORIDA.

#### OWNER'S CERTIFICATION

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

JOSEPH STANT, MANAGER  
PARTNERS SELF STORAGE, LLC

DATE



NO.	DATE	BY	REVISIONS

**Kimley Horn**  
© 2008 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
WWW.KIMLEY-HORN.COM, REGISTRY NO. 20108

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

LICENSED PROFESSIONAL  
SCOTT E. WEISS, P.E.  
FLORIDA LICENSE NUMBER  
804778  
WWW.KIMLEY-HORN.COM, REGISTRY NO. 20108

**COVER SHEET**

**PARTNERS SELF STORAGE BELLEVIEW**  
PREPARED FOR  
**PARTNERS SELF STORAGE, LLC**  
MARION COUNTY, FLORIDA

SHEET NUMBER  
**C01.01**

This document, together with the contract and design presented herewith, is an instrument of service, to be recorded only for the specific purpose and date stated, which is not proposed, made of, or incorporated into this document without written authorization and adoption by the signatory to Kimley-Horn and Associates, Inc.

GENERAL 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 (LDC) AS APPLICABLE.
2. 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 AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SHIELD OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ESTIMATOR BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED AS-BUILT/RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPENDING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40C-33(2), F.A.C. IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
14. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
16. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 48X6L F. BREAKAWAY POSTS.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT WITHIN THE RIGHT-OF-WAY SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 7.1.3 OF THE MARION COUNTY LDC.
18. ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
19. BUILDING SHALL COMPLY WITH THE IN 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 POLICES. 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.
20. UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PERMITS FOR 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.
21. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE QUALIFIED PARTY AS SPECIFIED IN THE MARION COUNTY LDC.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED. ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES LOCATED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY LISTED TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN MARION COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL LAMPED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2' DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2' DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DETERMINED TO BE NECESSARY, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FOOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS. USE OF THE PROPOSED WORK TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SO, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF THE COMPLETION OF THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION ON THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

PAVING, GRADING AND DRAINAGE NOTES (CONT.)

- 19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND/OR THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

Table with columns for NO., DATE, and REVISIONS.

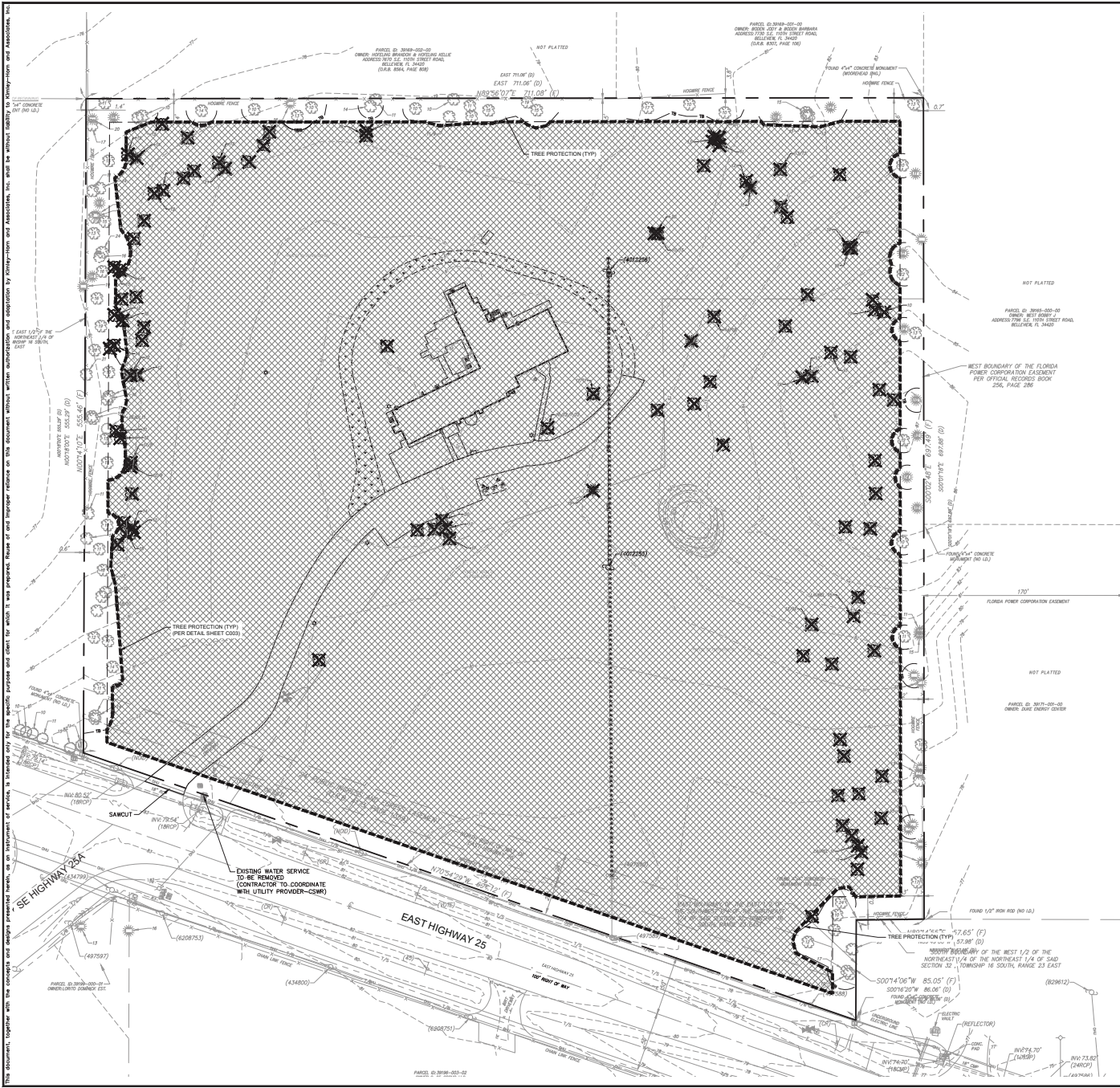
Kimley-Horn logo and contact information: 2008 KIMLEY-HORN AND ASSOCIATES, INC., 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34761, WWW.KIMLEY-HORN.COM, REGISTRY NO. 29108

Professional Engineer information: LICENSED PROFESSIONAL, RHA PROJECT NO. 2475, DATE FEBRUARY 2026, SCALE AS SHOWN, DESIGNED BY KHA, RDR, DRAWN BY RDR, CHECKED BY SEM, DATE: SCOTT E. MEARS, P.E., FLORIDA LICENSE NUMBER 80478

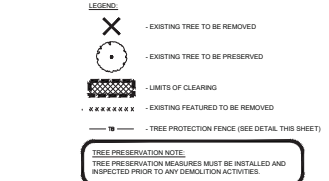
GENERAL NOTES

PARTNERS SELF STORAGE BELLEVUE PREPARED FOR PARTNERS SELF STORAGE, LLC FLORIDA MARION COUNTY SHEET NUMBER C01.02

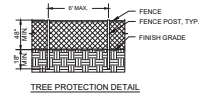
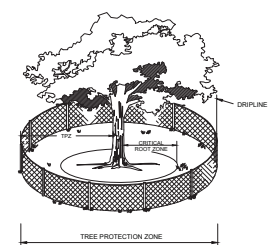
CALL 2 BUSINESS DAYS BEFORE YOU DIG IT'S THE LAW! DIAL 811 Know what's below. Call before you dig. SUBMITTER STATE ONE CALL OF FLORIDA, INC.



- TREE PROTECTION NOTES:**
- 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.
  - BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
  - BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
  - 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.
  - THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.



- DEMOLITION NOTES:**
- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
  - REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLAB, CONCRETE, ASPHALT, DRIVE, PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE SHOWN ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
  - THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.



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NO.	DATE	REVISIONS

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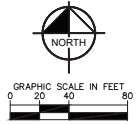
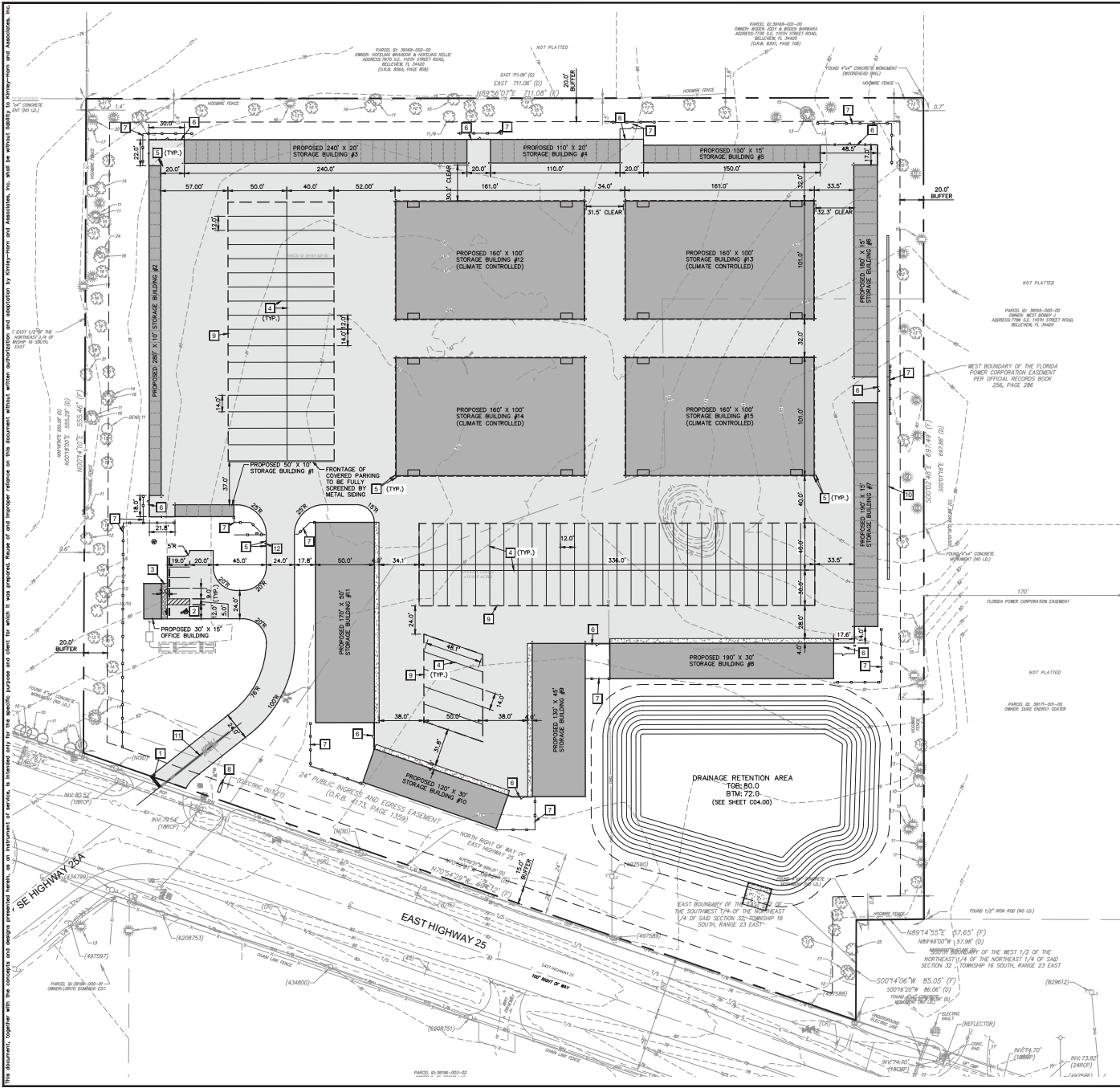
LICENSED PROFESSIONAL  
 SCOTT E. MEARS, P.E.  
 FLORIDA LICENSE NUMBER 80478

**EXISTING CONDITIONS & DEMOLITION**

**PARTNERS SELF STORAGE BELLEVUE**  
 PREPARED FOR  
**PARTNERS SELF STORAGE, LLC**  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C02.00**

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY OTHER INSTRUMENTS REFERRED TO HEREIN, IS TO BE CONSIDERED AS ONE INSTRUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.



- LEGEND**
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C07.00)
  - CONCRETE PAVEMENT (SEE DETAIL SHEET C07.00)
  - CONCRETE SIDEWALK (SEE DETAIL SHEET C07.00)

- KEYNOTE LEGEND**
- 1 24" WHITE STOP BAR
  - 2 ACCESSIBLE PARKING SPACE WITH SIGN PER FLORIDA'S ACCESSIBILITY CODE. (SEE SHEET C07.00 FOR DETAILS)
  - 3 8" WIDE, 1/2" THICKENED EDGE CONCRETE SIDEWALK (SEE DETAIL ON SHEET C07.00)
  - 4 4" WHITE STRIPE
  - 5 5" STEEL BOLLARD, CENTERED 18" FROM WALL (SEE DETAIL ON SHEET C07.00)
  - 6 8" TALL CHAINLINK SECURITY FENCE WITH 4" GATE (SEE DETAIL ON SHEET C07.00)
  - 7 8" TALL OPAQUE VINYL PRIVACY FENCE
  - 8 ANTI-CRASH SIGN (BY OTHERS, PERMITTED SEPARATELY)
  - 9 COVERED PARKING (BY OTHERS, PERMITTED SEPARATELY)
  - 10 STACKED BLOCK RETAINING WALL (SEE GRADING PLAN AND DETAIL ON SHEET C07.00)
  - 11 8" DOUBLE YELLOW STRIPE
  - 12 GATE ACCESS PANEL

- NOTES:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL AGENCY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  2. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
  3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY AND DRAINAGE ENTRANCE LOCATIONS.
  4. 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.
  5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES PER ADA AND SHALL SET TO AND FROM EVERY DOOR AND ALONG SIDEWALK, ACCESSIBLE PARKING SPACES, ACCESSIBLE 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 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.00 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SHALL NOT EXCEED 2.00 PERCENT SLOPE IN ANY DIRECTION.
  6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON PAVED SUBGRADE AND FORMBOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
  7. STRIPING, MARKING, AND SIGNS MUST CONFORM TO THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FOOT DESIGN STANDARDS AS APPLICABLE. HANDICAP SIGNAGE SHALL BE PER FOOT INDEX 705-102, FTP-50-04 AND FTP-22-02.

NO.	DATE	REVISIONS

**Kimley-Horn**  
 © 2006 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200, Ocala, FLORIDA 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20106

LICENSED PROFESSIONAL  
 SCOTT E. WEISS, P.E.  
 FLORIDA LICENSE NUMBER  
 804778

**SITE PLAN**

PARTNERS SELF STORAGE BELLEVUE  
 PREPARED FOR  
 PARTNERS SELF STORAGE, LLC  
 MARION COUNTY FLORIDA

SHEET NUMBER  
**C03.00**

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY PRELIMINARY AGREEMENTS, IS AN INSTRUMENT OF SERVICE. IT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND GREAT CARE SHOULD BE TAKEN TO PREVENT REUSE OR MISAPPROPRIATE REUSE OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

SHEET NUMBER  
**C04.00**

**PARTNERS SELF STORAGE BELLEVUE**  
PREPARED FOR  
**PARTNERS SELF STORAGE, LLC**  
FLORIDA  
MARION COUNTY

**PAVING, DRAINAGE AND DRAINAGE**

KHA PROJECT  
DATE  
2/4/2020  
DESIGNED BY  
SKM  
DRAWN BY  
SEW  
CHECKED BY  
DATE  
FEBRUARY 2020  
LICENSED PROFESSIONAL  
SCOTT E. WEKS, P.E.  
FORMA LICENSE NUMBER  
80478

**Kimley-Horn**  
2026 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, Ocala, Florida, 34471  
WWW.KIMLEY-HORN.COM REVISION NO. 35195

NO.	REVISIONS	DATE	BY
1	PERMIT SUBMITTAL		

- NOTES:**
1. ALL BERM ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
  2. ALL BERM CONSTRUCTION SHALL HAVE A MINIMUM CROSS SLOPE OF 2.0%.
  3. WALLS SHALL BE CONCRETE OR CMU. ROOF AND CONCRETE SHALL BE 4" MINIMUM THICK. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
  4. ALL STORM STRUCTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE CONSTRUCTION PERMITS. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
  5. ALL STORM STRUCTURES AND INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
  6. ALL STORM STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND A MINIMUM OF 12" THICK CONCRETE SLABS. ALL STORM STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND A MINIMUM OF 12" THICK CONCRETE SLABS.

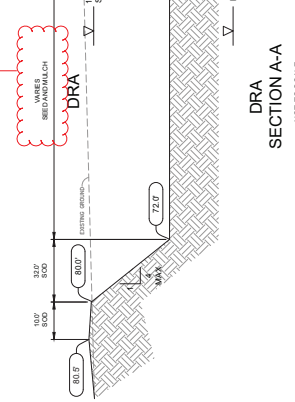
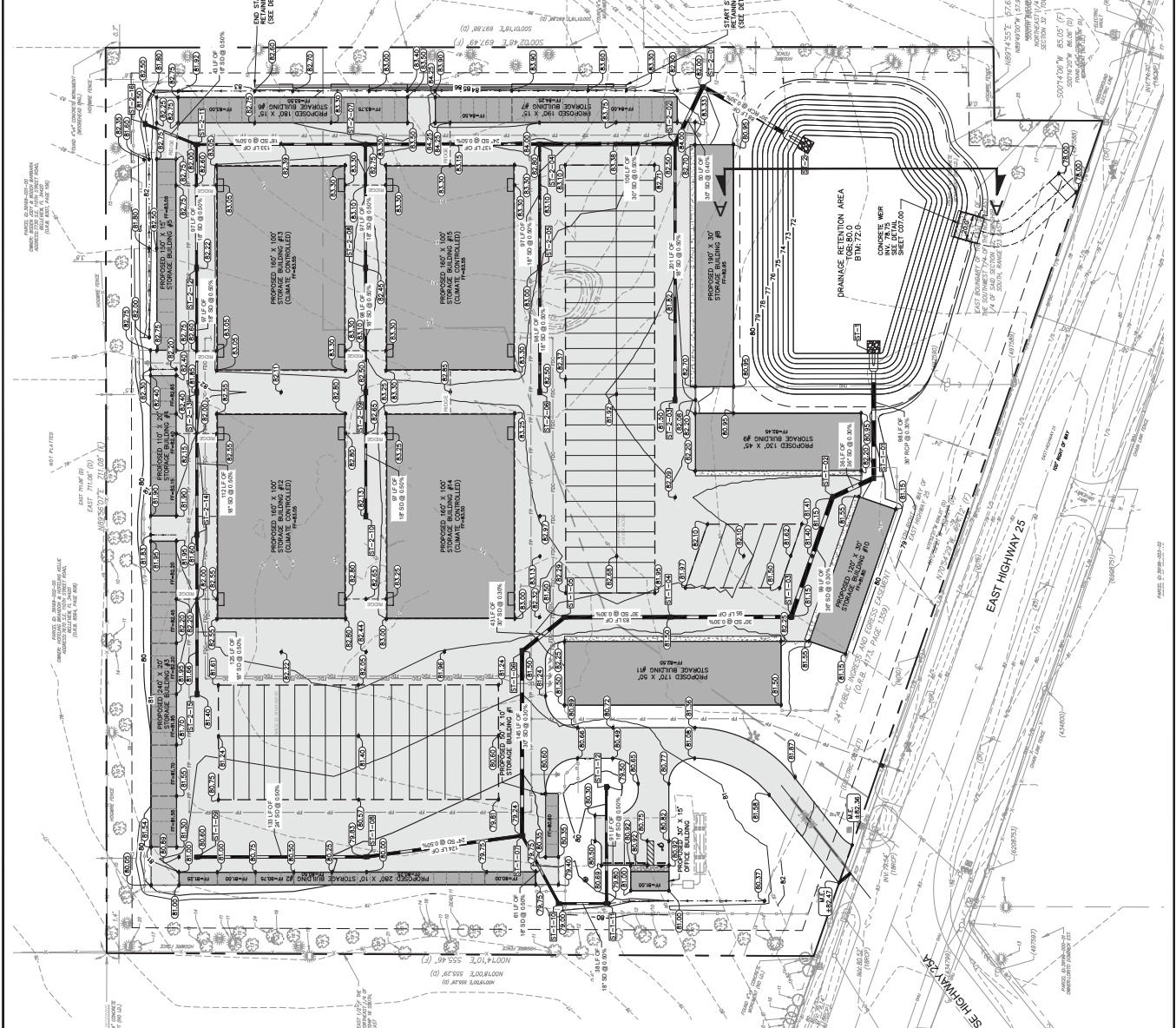
**PAVEMENT LEGEND**

- STANDARD PAVEMENT (SEE DETAIL SHEET C03.00)
- CONCRETE DRIVEWAYS (SEE DETAIL SHEET C03.00)
- CONCRETE SIDEWALKS (SEE DETAIL SHEET C03.00)

**LEGEND**

- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURE LABEL
- PROPOSED STORM STRUCTURE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED GROUND BREAK

STRUCTURE NAME	DETAILS
ST-1	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-2	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-3	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-4	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
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ST-95	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-96	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-97	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-98	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-99	M.E.S. 10' x 10' x 10' (10' x 10' x 10')
ST-100	M.E.S. 10' x 10' x 10' (10' x 10' x 10')



**SECTION A-A**  
NOT TO SCALE

**NOTES:**

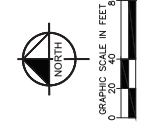
1. THE PROPOSED DRAINAGE RETENTION POND IS DESIGNED TO RETAIN WATER. THE POND IS SUBJECT TO CLOGGING FROM CONSTRUCTION DEBRIS. THEREFORE, REQUIRE A SPECIAL PERMIT FROM MARION COUNTY TO CONSTRUCT AND MAINTAIN THE POND.
2. THE POND SHALL BE APPROXIMATELY 1 FOOT DEEPER THAN THE FINAL POND BOTTOM ELEVATION.
3. AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, PLACE THE REMAINING INTERIOR SLOPES AND POND BOTTOM TO THE SPECIFIED ELEVATION. THIS SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
4. THE POND SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND A MINIMUM OF 12" THICK CONCRETE SLABS.
5. THE POND SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND A MINIMUM OF 12" THICK CONCRETE SLABS.

KHA PROJECT  
2/4/2020  
DATE  
FEBRUARY 2026  
SCHE AS SHOWN  
DESIGNED BY KHA  
DRAWN BY SEM  
CHECKED BY KHA  
FLORENCE LICENSE NUMBER  
80478  
SCOTT E. WEISS, P.E.  
LICENSED PROFESSIONAL



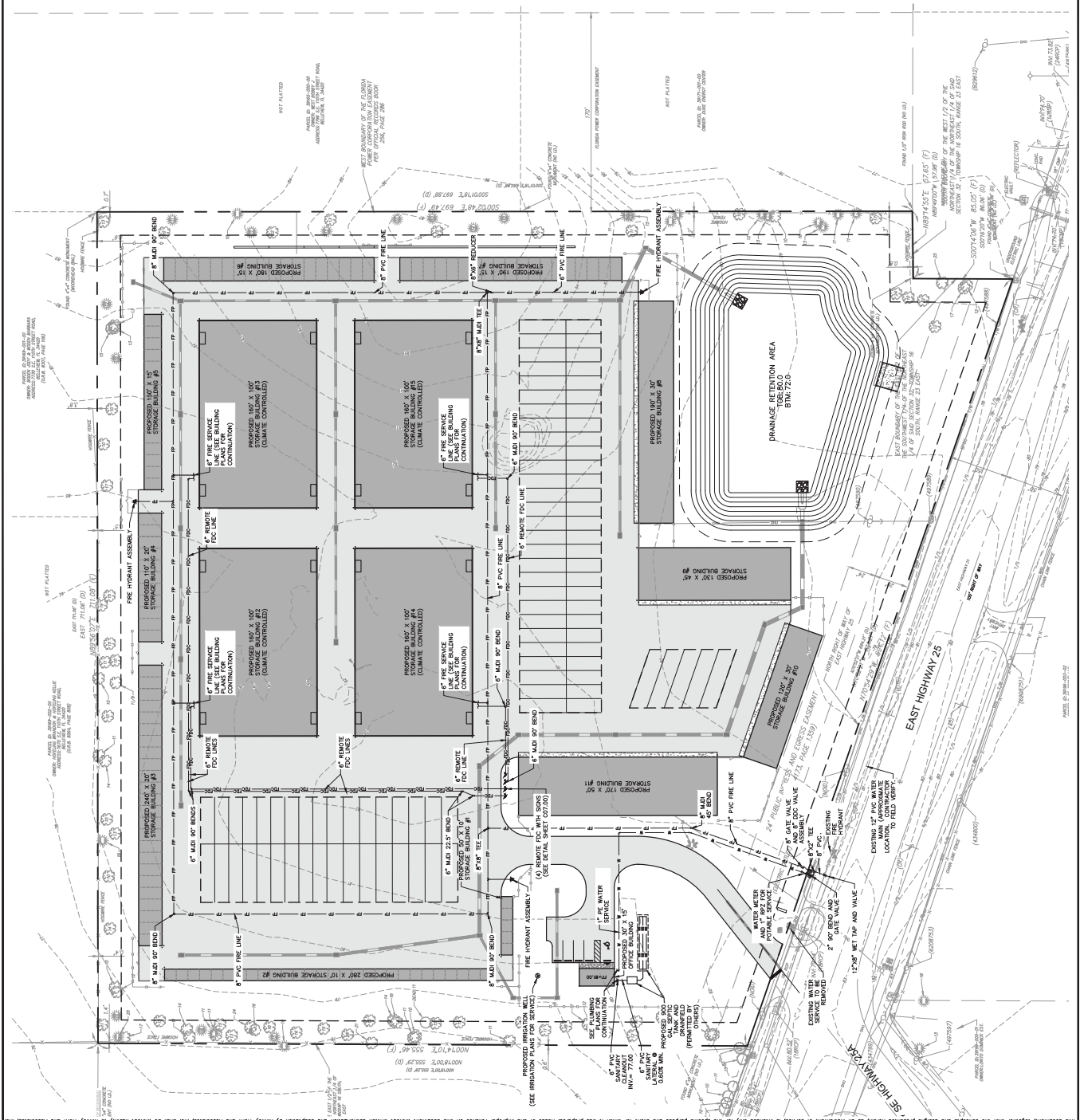
1700 SE 17TH STREET, SUITE 200, COALA, FLORIDA 34411  
PHONE: 352-436-2000  
WWW.KIMLEY-HORN.COM REVISION NO. 35195

No.	DATE	BY	REVISIONS



**PERMITS LEGEND**  
 [Symbol] REMOVAL OF EXISTING CURB AND SIDEWALK (SEE DETAIL SHEET 03150)  
 [Symbol] CONCRETE SIDEWALK (SEE DETAIL SHEET 03150)  
 [Symbol] CONCRETE SIDEWALK WITH CURB (SEE DETAIL SHEET 03150)  
**LEGEND**  
 [Symbol] PROPOSED SANITARY SEWER PIPE  
 [Symbol] PROPOSED WATER MAIN  
 [Symbol] PROPOSED FIRE PROTECTION  
 [Symbol] PROPOSED ELECTRIC  
 [Symbol] PROPOSED GAS/WATER CLEANOUT  
 [Symbol] GATE VALVE  
 [Symbol] TEE  
 [Symbol] BEND  
 [Symbol] WATER METER CIRCUMFERENCE  
 [Symbol] WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTER  
 [Symbol] BACT SAMPLE POINT  
 SEE SHEETS 08.00 AND 08.05 FOR DETAILS

**NOTES:**  
 1. ALL UTILITIES SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE, THE CURRENT DESIGN REGULATORY PART BUILDING DEPARTMENT ORDINANCES AND THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ORDINANCES.  
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.  
 4. PROPOSED SANITARY SEWER SHALL BE CONNECTED TO PROPOSED DRAINAGE STRUCTURE AND SHALL BE INSTALLED PRIOR TO CONSTRUCTION.  
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ORDINANCES.  
 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ORDINANCES.  
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 12. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ORDINANCES.



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SHEET NUMBER  
C06.01

PARTNERS SELF STORAGE BELLEVUE  
PREPARED FOR  
PARTNERS SELF STORAGE, LLC  
MARION COUNTY  
FLORIDA

# EROSION CONTROL PLAN

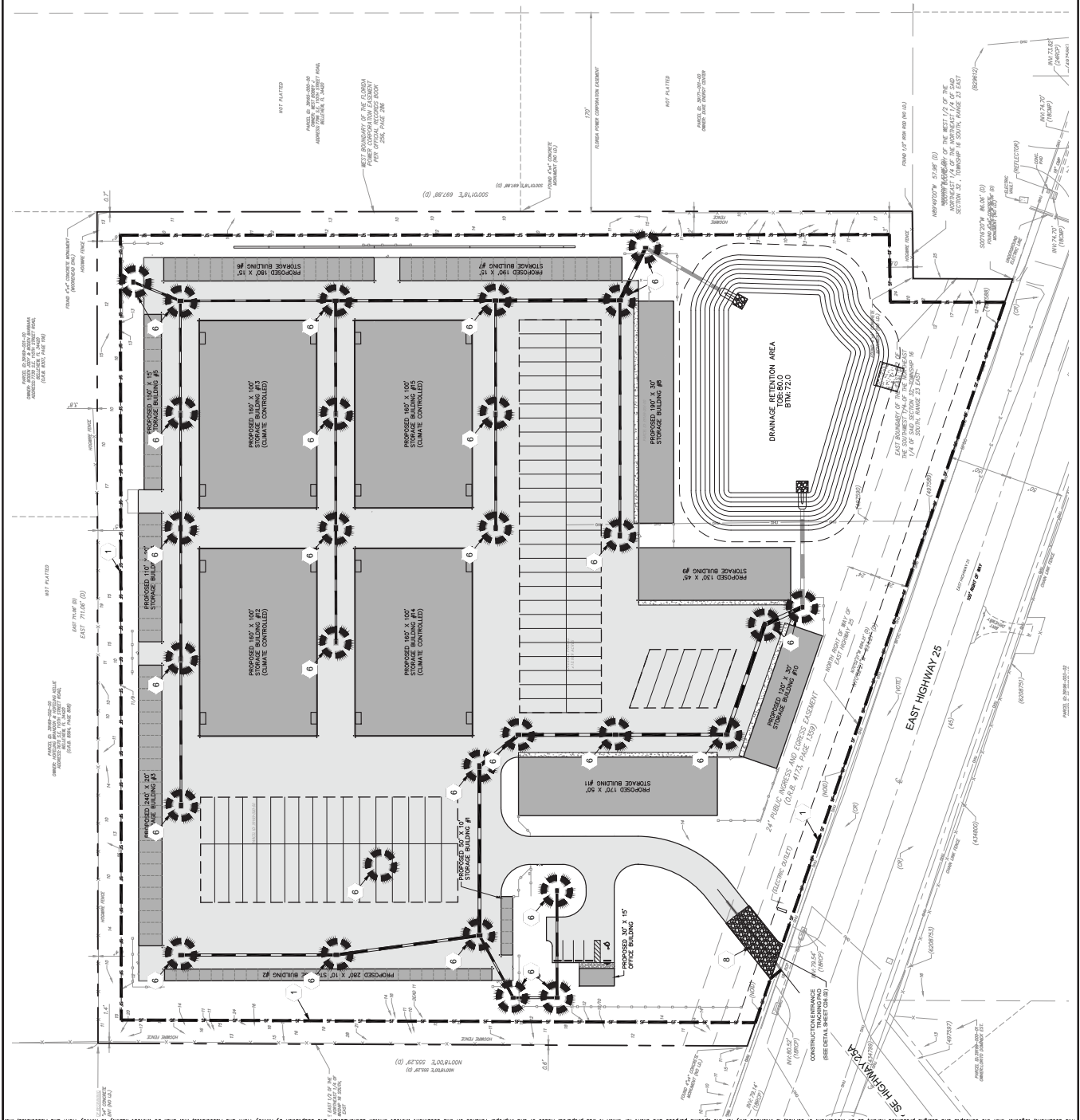
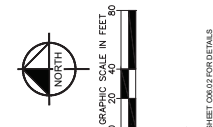
KHA PROJECT  
24242000  
DATE  
FEBRUARY 2026  
SCALE AS SHOWN  
DESIGNED BY KHA  
CHECKED BY SEW  
DRAWN BY RHR  
LICENSÉ PROFESSIONAL  
SCOTT E. WEKS, P.E.  
80478  
FORMA LICENSE NUMBER  
WWW.KIMLEY-HORN.COM  
REVISIONS

Kimley-Horn  
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, Ocala, Florida, 34471

No.	REVISIONS	DATE	BY

**\*ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ONSITE IN AN ORDERLY ORGANIZED FASHION**

- EROSION CONTROL NOTES:**
- DISCHARGE CONTROL AND BROWNING PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND TO PROTECT ADJACENT PROPERTIES FROM EXCESSIVE WATER DISCHARGE. DISCHARGE CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND TO PROTECT ADJACENT PROPERTIES FROM EXCESSIVE WATER DISCHARGE.
  - CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL PLAN THROUGHOUT CONSTRUCTION AND SHALL REPORT ANY VIOLATIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.
  - THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES. EXCESS DIRT AND DEBRIS SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCOVERY.
  - ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED PRIOR TO THE END OF EACH WORKING DAY. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED PRIOR TO THE END OF EACH WORKING DAY.
  - CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL PLAN THROUGHOUT CONSTRUCTION AND SHALL REPORT ANY VIOLATIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.
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  - CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL PLAN THROUGHOUT CONSTRUCTION AND SHALL REPORT ANY VIOLATIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

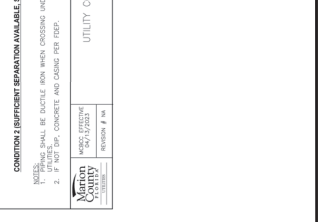


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SHEET NUMBER	UT 108
C08-01	



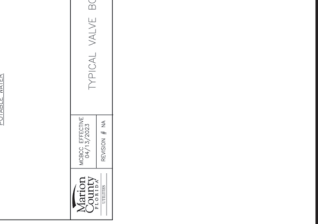
**TAPPING SLEEVE AND GATE VALVE ASSEMBLY**  
 REGION # 1  
 UT 108  
 7.3.2



**BEDDING AND TRENCHING 1**  
 REGION # 1  
 UT 108  
 7.3.2



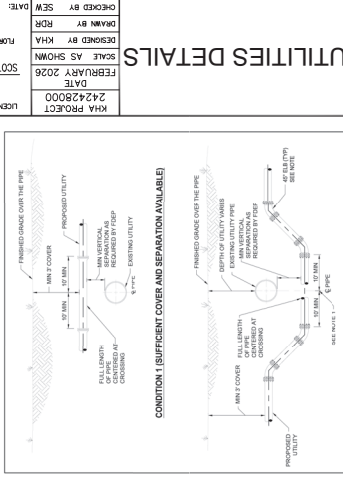
**BEDDING AND TRENCHING 2**  
 REGION # 1  
 UT 103  
 7.3.2



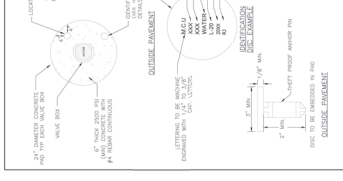
**PIPE LOCATING WIRE AND DETECTABLE TAPE**  
 REGION # 1  
 UT 104  
 7.3.2



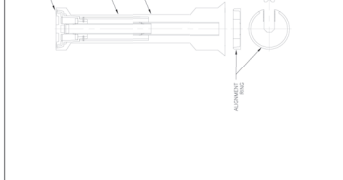
**VALVE BOX PAD**  
 REGION # 1  
 UT 112  
 7.3.2



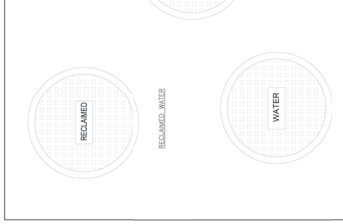
**SCALED VALVE BOX, ADJUSTABLE**  
 REGION # 1  
 UT 111  
 7.3.2



**TYPICAL VALVE BOX COVER**  
 REGION # 1  
 UT 110  
 7.3.2

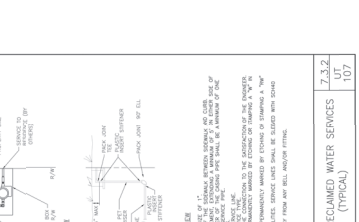


**WATER AND RECLAIMED WATER SERVICES (TYPICAL)**  
 REGION # 1  
 UT 107  
 7.3.2



**UTILITY CONFLICT**  
 REGION # 1  
 UT 113  
 7.3.2

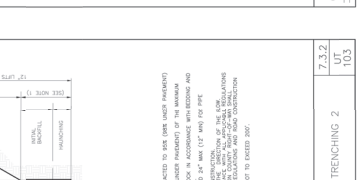
**Kimley-Horn**  
 1700 SE 17TH STREET, SUITE 200, COALA, FLORIDA 34411  
 PHONE: 386-882-8300  
 WWW.KIMLEY-HORN.COM  
 REGISTRATION NO. 35195



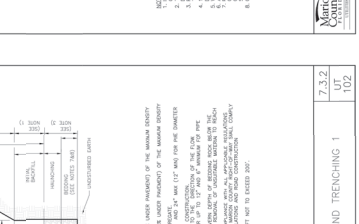
**END ELEVATION**  
 REGION # 1  
 UT 113  
 7.3.2



**SEWER BEES**  
 REGION # 1  
 UT 111  
 7.3.2



**WATER BEES**  
 REGION # 1  
 UT 110  
 7.3.2



**RECLAIMED BEES**  
 REGION # 1  
 UT 110  
 7.3.2



**EXCHANGE BEES**  
 REGION # 1  
 UT 110  
 7.3.2

NO.	REVISIONS	DATE	BY
1			

PERMIT SUBMITTAL

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or changes to this document is the responsibility of the client. No responsibility for errors or omissions shall be assumed by the engineer or designer. The engineer and designer shall not be responsible for any errors or omissions on the part of the contractor or other parties. The contractor shall be responsible for obtaining all necessary permits and approvals. The engineer and designer shall not be responsible for any delays or costs incurred by the contractor or other parties. The engineer and designer shall not be responsible for any damages or liabilities arising out of the use of this document. The engineer and designer shall not be responsible for any actions or inactions of any third party. The engineer and designer shall not be responsible for any conditions or circumstances not specifically mentioned in this document. The engineer and designer shall not be responsible for any actions or inactions of any third party. The engineer and designer shall not be responsible for any conditions or circumstances not specifically mentioned in this document.

SHEET NUMBER  
C08.02

MARION COUNTY  
PARTNERS SELF STORAGE, LLC  
PREPARED FOR  
STORAGE BELLEVUE  
PARTNERS SELF STORAGE, LLC  
FLORIDA

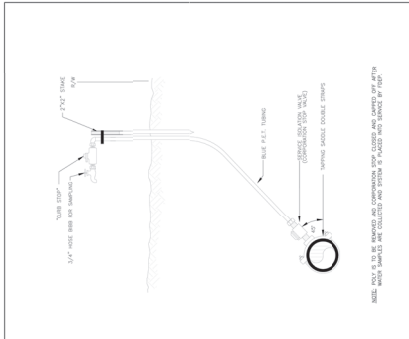
UTILITIES DETAILS  
DATE  
FEBRUARY 2026  
SCALE  
AS SHOWN  
KHA PROJECT  
2424000

DESIGNED BY  
RJA  
CHECKED BY  
SEM  
DRAWN BY  
RJM  
FLORIDA LICENSE NUMBER  
80478  
SCOTT E. WEISS, P.E.  
LICENSED PROFESSIONAL

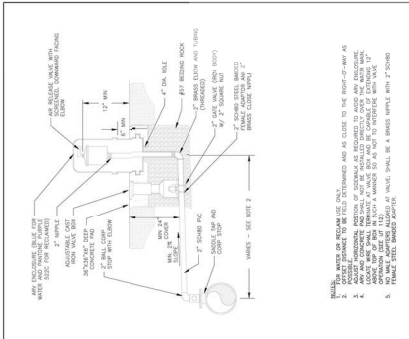
Kimley-Horn  
1700 SE 17TH STREET, SUITE 200, Ocala, Florida 34411  
PHONE: 352-848-3000  
WWW.KIMLEY-HORN.COM REVISION NO. 35195

Table with 2 columns: No., DATE BY. Includes a PERMIT SUBMITAL section.

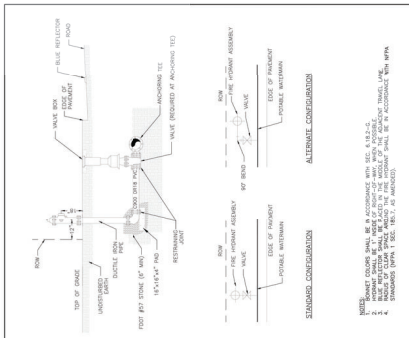
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UT  
211  
TEMPORARY SAMPLE POINT  
REVISION # 2



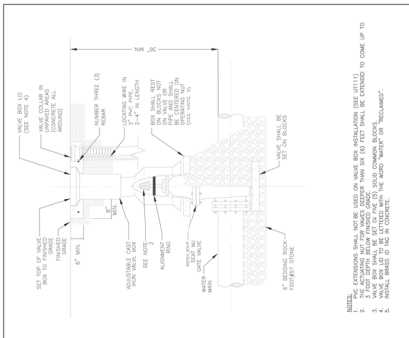
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UT  
206  
ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE  
REVISION # 2



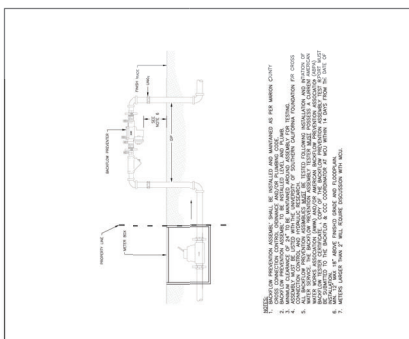
7.3.2  
UT  
210  
FIRE HYDRANT ASSEMBLY  
REVISION # 2



7.3.2  
UT  
204  
WATER AND RECLAIM MAINS GATE VALVE  
REVISION # 2



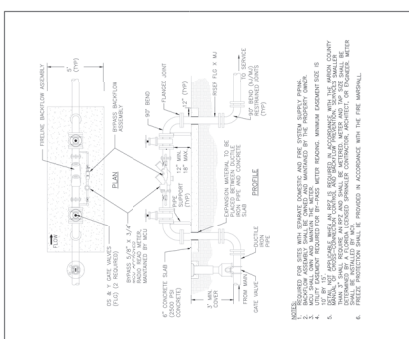
7.3.2  
UT  
209  
2" AND SMALLER ENFORCED AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY  
REVISION # 1



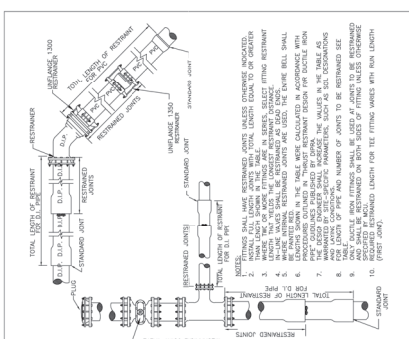
7.3.2  
UT  
116B  
RESTRAINED PIPE TABLE  
REVISION # 1

Table with columns for pipe size, length, and restraint details. Includes a note: 'RESTRAINED PIPE TABLE FOR PRESSURE MAINS 100 PSI, DEPTH OF COVER 4.9 FT.' and 'SOIL STRENGTH S41'.

7.3.2  
UT  
208  
FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY  
REVISION # 2



7.3.2  
UT  
116A  
RESTRAINED PIPE TABLE  
REVISION # 1





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22570

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.5.

---

**SUBJECT:**

**Track and Card RV - Major Site Plan 31582 - Waiver to Major Site Plan in Review**

**Parcel #: 48476-000-00, 48476-001-00, 48476-002-00**

**#WaiverPIR-000551-2026**

**Tillman & Associates Engineering, LLC**

**LDC 2.1.3 - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

**APPLICANT** request waiver to allow the proposed improvement and landscape plans to be approved consistent with the proposed PUD modification that is currently under review. Should the PUD modification not be approved, the landscape plans will be modified accordingly.



## SUBMITTAL SUMMARY REPORT 31582

**PLAN NAME:** TRACK AND CARD RV PARK

**LOCATION:**

**APPLICATION DATE:** 05/23/2024

**PARCEL:** 48476-000-00

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Suzie Archer	
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

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	11/19/2025		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	02/17/2026	02/24/2026	03/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	10/21/2025	10/28/2025	12/16/2025	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

### SUBMITTAL DETAILS

**OCE: Plan Review (DR) v.2**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/24/2026	02/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/24/2026	02/18/2026	Approved
<i>Comments</i>	Will require RV park permit through the Department of Health in Marion County. Application and paperwork can be submitted to Rebecca.Roy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/24/2026	02/17/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	02/24/2026	03/05/2026	Deny
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections). This proposed buffer differ from those approved by the PUD. This comment will remain as a "No" until such time that the PUD modification is approved by the BCC.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - The proposed uses within the PUD are not consistent within the approved. It is realized that the modification for the PUD has been submitted, but this will remain a "No" until such time that the PUD modification is approved by the BCC.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/24/2026	02/18/2026	Requires Re-submit
<i>Comments</i>	1. Per PUD Conditions (20191106Z) #3 & 4, please show buffer on west side. Even though this is a phased project, the west buffer shall be shown on the plan for compliance. Also, part of the PUD condition is to install a 6' ht opaque fence on top of the berm, or equal vegetation. The proposed vegetation does not accomplish the screening equal to the fence, please provide fence location and ht.			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/24/2026	02/23/2026	Approved

# SUBMITTAL SUMMARY REPORT (31582)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/24/2026	02/26/2026	Informational
<i>Comments</i>	Information Previously Verified. No further comments. -EMW 02.26.2026			
<i>IF APPLICABLE:</i>	<p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/20/2026	02/17/2026	Approved
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	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>	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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/24/2026	02/19/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/24/2026	02/23/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/24/2026	02/24/2026	Requires Re-submit
<i>Comments</i>	Please see corrective comments and plan comments.			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN 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 or 352-433-3128.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:: Assets to be conveyed to MCU require as-builts reflecting survey points in state plane coordinates NAD83W. Refer to Code for additional guidance on which features apply, and formatting of data.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			

# SUBMITTAL SUMMARY REPORT (31582)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/24/2026	02/24/2026	Requires Re-submit
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will released by MCU. Building permit holds may be affected.			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			

eREVIEW SESSION FILES:				
	File Category Placeholder_v1.pdf			
	Response Letter 2026.02.17.pdf			
	Track and Card RV Park Irrigation Plan 02-17-2026.pdf SS.pdf			
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	To be HDPE Lined w/ composite ring & cover.	02/24/2026 4:37	PMFile Category Placeholder_v1.pdf	9
Heather Proctor	This entire section will be revised with the future water main extension and connection. There needs to be a plan note stating such, so MCU can approve.	02/24/2026 4:41	PMFile Category Placeholder_v1.pdf	9
Heather Proctor	Still wrong. Its 1000% a 4" line, based on field techs putting their hands on the actual pipe. Likely will not matter with the extension. Add plan note IN CASE extension plans dont proceed. "Contractor to verify pipe size in field."	02/24/2026 4:45	PMFile Category Placeholder_v1.pdf	9

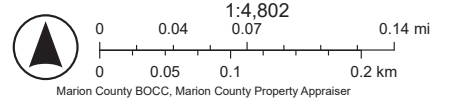
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Laura Johnson	10/28/2025	12/16/2025	Requires Re-submit
Environmental Health (Plans) (Environmental Health)		10/28/2025	12/16/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	10/28/2025	12/05/2025	Approved
<i>Comments</i>	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	10/28/2025	11/21/2025	Approved
Landscape (Plans) (Parks and Recreation)		10/28/2025	12/16/2025	Requires Re-submit
OCE Design (Plans) (Office of the County Engineer)		10/28/2025	12/16/2025	Approved

# ArcGIS Web Map

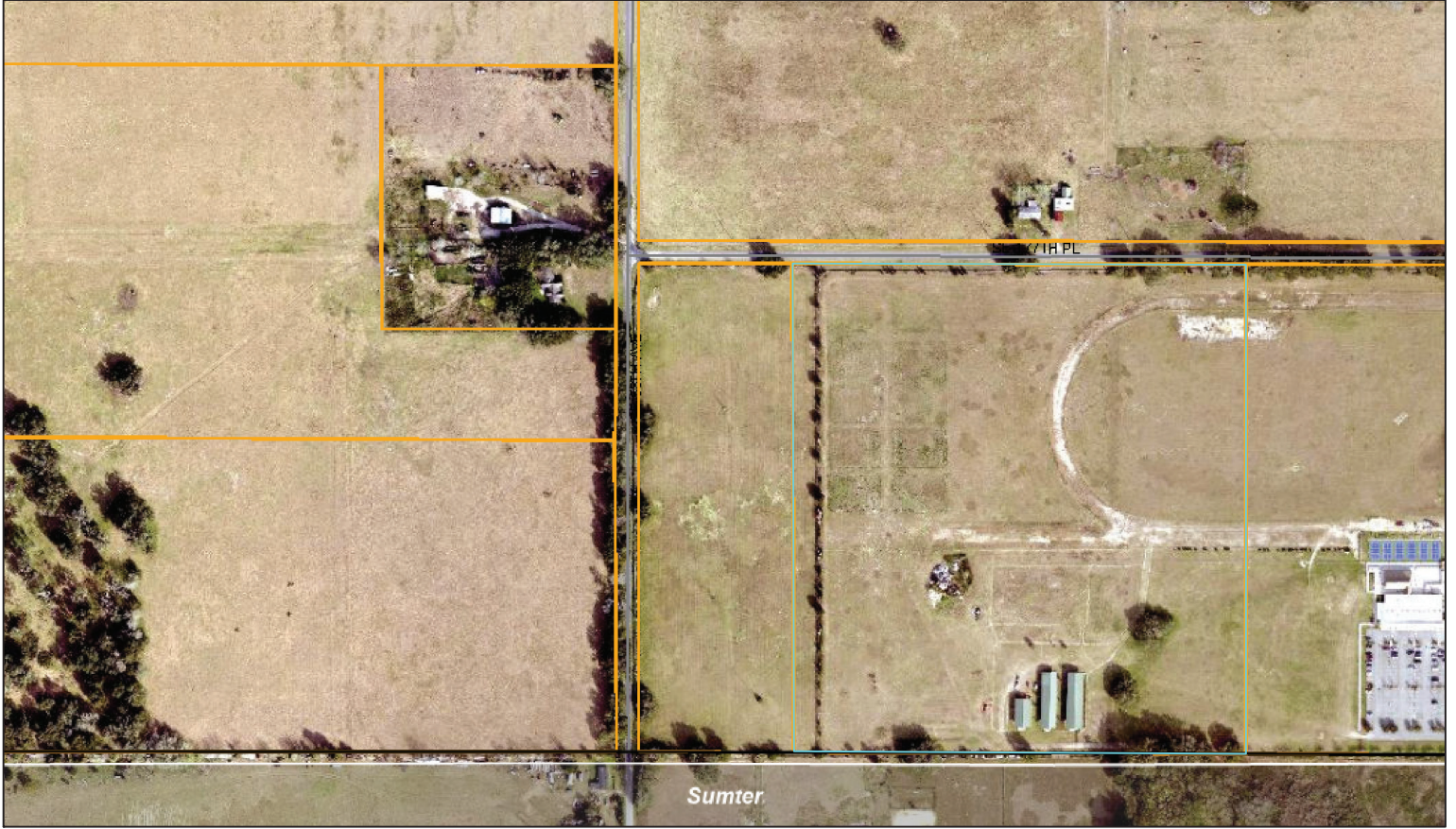


3/31/2026, 8:42:58 AM

- Marion County
- Florida Counties
- Parcels
- Streets
- Aerial 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

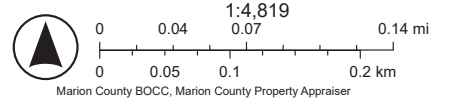


ArcGIS Web Map2.2



3/31/2026, 8:51:51 AM

- Marion County
- Florida Counties
- Parcels
- Streets
- Aerial 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

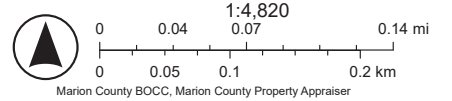


# ArcGIS Web Map3



3/31/2026, 8:52:23 AM

- Marion County
- Florida Counties
- Parcels
- Streets
- Aerial 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





# 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: 3/16/26 Parcel Number(s): 48476-000-00, 48476-001-00 and 48476-002-00 Permit Number: AR#31582

### A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Track and Card RV 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): Marion Gaming Management LLC  
Signature: \_\_\_\_\_  
Mailing Address: 17996 S US HWY 301 City: Summerfield  
State: FL Zip Code: 34491 Phone #: (352) 817-7522  
Email address: tmendola@betoxford.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: Timothy C. Brooker, 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): 2.1.3 Order of Plan Approval  
Reason/Justification for Request (be specific): Applicant request waiver to allow the proposed improvement and landscape plans to be approved consistent with the proposed PUD modification that is currently under review.  
Should the PUD modification not be approved, the landscape plans will be modified accordingly.

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

CLEAR FORM

Revised 6/2021

Empowering Marion for Success

marionfl.org

**THOMAS ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18TH AVE, ROOM 100, Ocala, FL 34471  
 PHONE: (352) 237-7522 FAX: (352) 237-7525  
 WWW: WWW.THOMAS-ENGINEERING.COM

**COVER**

DATE: 01/17/2018  
 DRAWN BY: AS  
 CHECKED BY: RL  
 PROJECT: 18-010

SHEET: 01.01

# TRACK & CARD RV

## MAJOR SITE PLAN

### SECTIONS 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA



Call 48 Hours before you dig  
 It's the Law!  
 1-800-432-4770  
 Quality Work One Call at a Time, Inc.

Marion County Approval Stamp

**PERMITS:**

- CONCRETE FINISH MAJOR SITE PLAN - PENDING
- SEWER/SEWER TREATMENT FACILITY - PENDING
- SEWER TREATMENT FACILITY - PENDING
- SEWER SANITARY SEWER - PENDING
- SEWER SANITARY SEWER - PENDING
- SEWER SANITARY SEWER - PENDING

**APPROVED WAIVERS:**

SECTION 12.0 C	COMMENT: GRADING PRIOR TO PLAN APPROVAL - APPROVED	2/16/21
SECTION 12.0 C	THE SERVICE FROM C.O. APPROVED	2/16/21
SECTION 12.0 A	ANY OFF SITE IMPROVEMENTS REQUIRED SHALL BE INSTALLED PRIOR TO FINAL INSPECTION	2/16/21
SECTION 12.0 A & C & D	REQUIREMENT: ALONG ANY ROADWAY TO BE MAINTAINED	2/16/21
SECTION 12.0 A, C & D	ANY OFF SITE IMPROVEMENTS REQUIRED SHALL BE INSTALLED PRIOR TO FINAL INSPECTION	2/16/21
SECTION 12.0 A, C & D	REQUIREMENT: ALONG ANY ROADWAY TO BE MAINTAINED	4/16/21

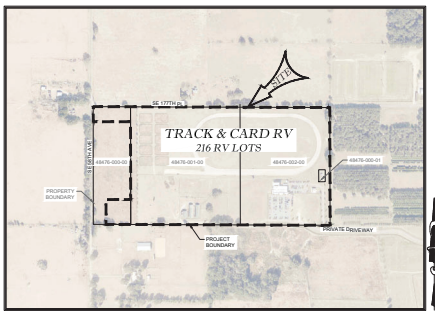
- NOTES:**
- BASED ON THE FEDERAL AERONAUTICS MANAGEMENT ADMINISTRATION'S PLANNED POSITION DATA FOR 2020. COMMUNITY PANEL NO. UNCORRECTED EFFECTIVE AUGUST 21, 2020. THE PROPERTY LOCATED HEREIN LIES WITHIN PLANNED ZONE "A" AN AREA OF REGULATED DEVELOPMENT.
  - THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
  - ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REVEALED IN ACCORDANCE WITH SECTION 12.06 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
  - RIGHT OF WAY DISTANCE AT DRIVEWAYS COMPLIED WITH FOOT REQUIREMENTS.
  - TOPOGRAPHIC DATA HEREON IS BASED ON DATA AS SPECIFIED BY CLIENT.
  - SEWER/SEWER TREATMENT FACILITY CAPACITY: 10.0 MGPD. EXCEPT FOR CATCH BASINS WITH A DESIGN FLOW LESS THAN 10.0 MGPD.
  - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCRETE APPROVAL AND HAS NOT BEEN GRANTED CONCRETE CONCRETE DETENTION, AND FINAL APPROVAL TO DEVELOP THE PROJECTS HAS NOT BEEN GRANTED. THE COMPLETION OF CONCRETE APPROVAL AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAN, OR BUILDING PERMIT REVIEW.
  - ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
  - 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.
  - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

THIS SITE CONTAINS:  
 RV LOTS = 216  
 TOTAL MILES OF ROADWAY = 2.11 MILES  
 PROJECT AREA = 66.69 AC.  
 PORTION OF PARCELS # 48476-002-00, 48476-001-00 & 48476-000-00  
 ZONING - PUD, A-1, A-2  
 FLU - COM, RL, P

EXISTING LAND USE - COMMERCIAL, RURAL LAND, PUBLIC  
 AVERAGE DAILY TRIPS (ITE 240) = 1,090  
 P.M. PEAK HOUR TRIPS (ITE 240) = 107  
 EXISTING IMPERVIOUS AREA = 4.30 AC (187,692 S.F.) 6.46%  
 PROPOSED IMPERVIOUS AREA = 13.50 AC (587,858 S.F.) 20.23%  
 TOTAL IMPERVIOUS AREA = 17.80 AC (775,550 S.F.) 26.69%

**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	PRE-DEVELOPMENT MASTER DRAINAGE PLAN
05.02	POST-DEVELOPMENT MASTER DRAINAGE PLAN
05.03	BASEIN MAP (PRE)
05.04	BASEIN MAP (POST)
06.01	MASTER UTILITY PLAN
07.01 - 07.06	GEOMETRY PLANS
08.01	SIGNAGE & STRIPPING PLAN
09.01 - 09.06	LOT GRADING PLANS
10.01 - 10.14	PLAN AND PROFILE
11.01 - 11.02	POTABLE WATER DISTRIBUTION DETAILS
12.01 - 12.02	SANITARY SEWER DETAILS
13.01 - 13.02	LIFT STATION PLAN & DETAILS
14.01 - 14.02	ROADWAY & PAVEMENT DETAILS
15.01 - 15.02	DRAINAGE DETAILS
16.01	EROSION CONTROL PLAN AND DETAILS
RN-01	911 MANAGEMENT PLAN
L1 - L9	LANDSCAPE PLANS (PREPARED BY HUFFSTETLER LANDSCAPE ARCHITECTURE & PLANNING)
II - 17	IRRIGATION PLANS (PREPARED BY HUFFSTETLER LANDSCAPE ARCHITECTURE & PLANNING)
I-2	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)



**BASIS OF BEARING:**  
 BEARING AND COORDINATE POINTS HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). WITH THE ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.

**BENCHMARK:**  
 TEMPORARY BENCHMARK, (SET OF IRON ROD & CAP 10.00')  
 ELEVATION: 804.22 (VDOT 9803 MARION CO. LAWN 5100)  
 TEMPORARY BENCHMARK, (ROUND IRON ROD & CAP 10.00')  
 ELEVATION: 804.22 (VDOT 9803 MARION CO. LAWN 5100)

**VERTICAL DATUM:**  
 VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT #46  
 ELEVATION: 804.22 (VDOT 9803)

**LEGAL DESCRIPTION:**  
 PARCEL ID: 48476-000-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
 THE EAST ONE-EIGHT OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH RANGE 23 EAST, MARION COUNTY FLORIDA, EXCEPT EAST RIGHT OF WAY.

PARCEL ID: 48476-001-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
 THE EAST ONE-EIGHT OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH RANGE 23 EAST, MARION COUNTY FLORIDA, EXCEPT EAST RIGHT OF WAY.

PARCEL ID: 48476-002-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
 THE EAST ONE-EIGHT OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH RANGE 23 EAST, MARION COUNTY FLORIDA, EXCEPT EAST RIGHT OF WAY.

PARCEL ID: 48476-000-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
 THE EAST ONE-EIGHT OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH RANGE 23 EAST, MARION COUNTY FLORIDA, EXCEPT EAST RIGHT OF WAY.

PARCEL ID: 48476-000-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
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PARCEL ID: 48476-000-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
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PARCEL ID: 48476-000-00  
 PER OFFICIAL RECORDS BOOK 99A, PAGE 190  
 THE EAST ONE-EIGHT OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH RANGE 23 EAST, MARION COUNTY FLORIDA, EXCEPT EAST RIGHT OF WAY.

VICINITY MAP  
 SCALE: 1" = 500'

**OWNER/DEVELOPER:**  
 MARDON GAMING MANAGEMENT LLC.  
 TONY MENDOLA  
 17996 S. US HWY 30  
 SUMMERFIELD, FLORIDA 34499  
 PHONE: (352) 347-7522

**CIVIL ENGINEER:**  
 THILMAN AND ASSOCIATES ENGINEERING, L.L.C.  
 ROBERT STROKER, P.E.  
 1720 SE 18th AVE, BLDG. 100  
 Ocala, Florida 34471  
 PHONE: (352) 347-4540

**SURVEYOR:**  
 JCH CONSULTING GROUP, INC.  
 CHRISTOPHER J. HUNSON, P.S.M., CFS  
 426 S.W. 15TH STREET  
 Ocala, Florida 34471  
 PHONE: (352) 466-1842

**GEOTECHNICAL CONSULTANT:**  
 GBO TECH, INC.  
 CRAIG HAMPT  
 1026 S.E. 3RD AVENUE  
 Ocala, Florida 34471  
 PHONE: (352) 664-7711

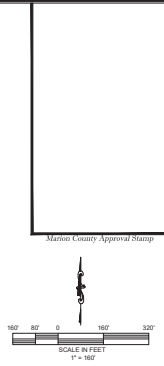
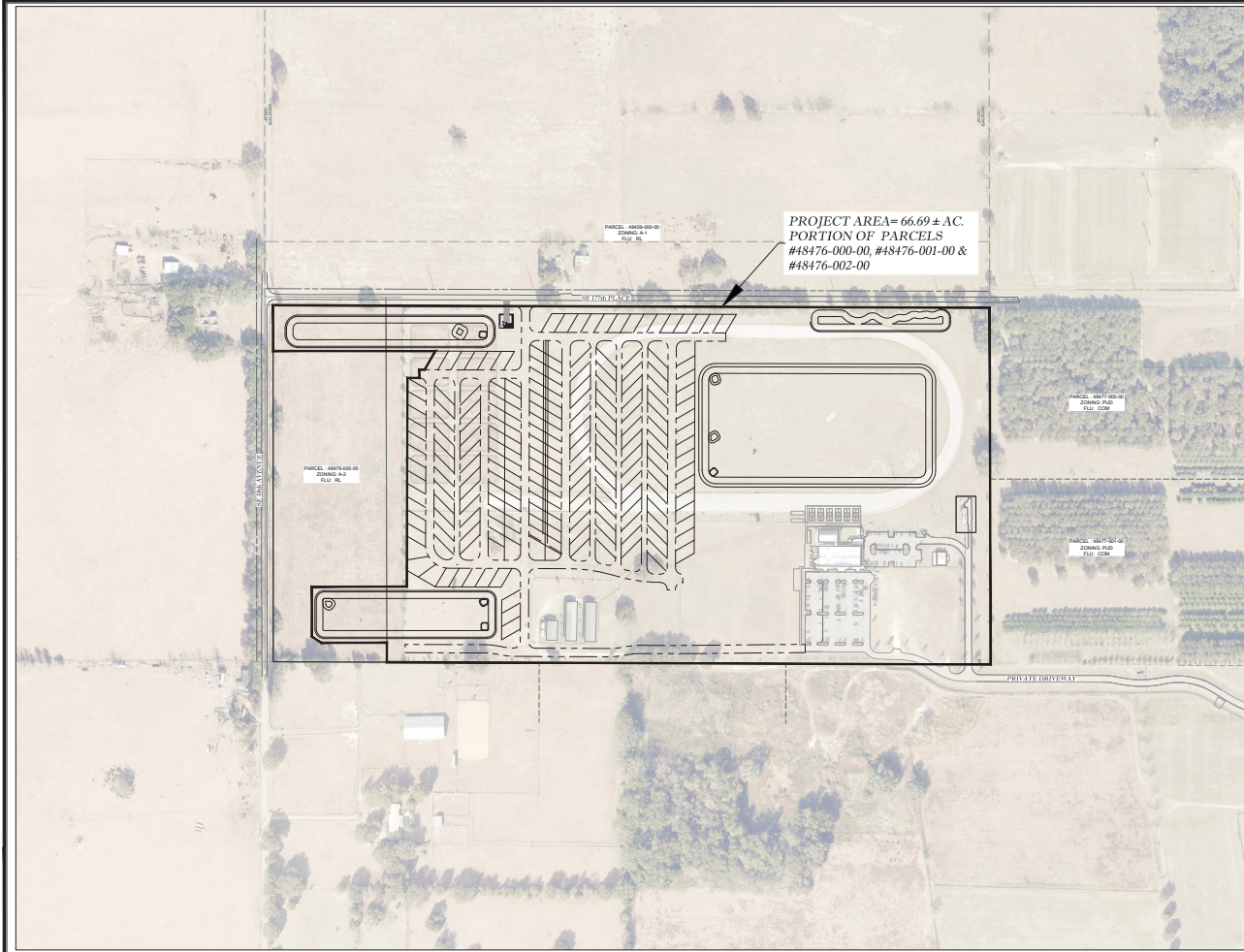
**OWNER'S SIGNATURE**  
 I HEREBY CERTIFY THAT I AM THE OWNER AND AGREE TO PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THIS PLAN.  
 TONY MENDOLA  
 MARDON GAMING MANAGEMENT LLC.

**ENGINEER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS AND ASSOCIATED RELATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED.

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND APPROX. THE LOCATION BEING PLACED THROUGHALLY MONUMENTED AND A MANIFEST PROTECTED.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





**Thomas & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 10th Ave, Room 100, Ocala, FL 34471  
 PHONE: 352.341.1234 FAX: 352.341.1235  
 WWW: THOMASANDASSOCIATES.COM

REVISIONS	
DATE	

PLANNING DEPARTMENT  
 MARION COUNTY, FLORIDA

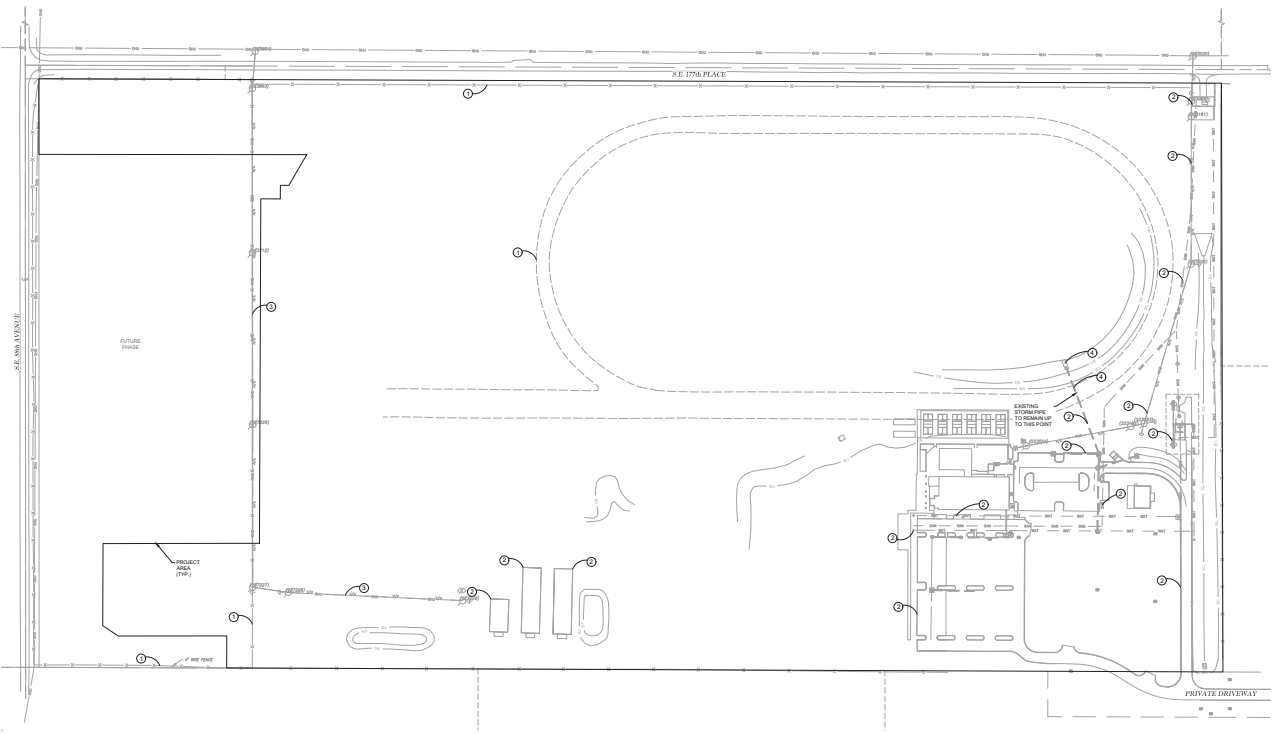
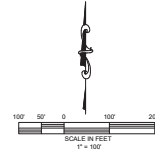
**AERIAL PHOTOGRAPH**

DATE	02/17/2018
DRAWN BY	AS
CHECKED BY	RS
ISSUED	22-8740

SHEET **03.01**

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- LEGEND:**
- ① - TO BE REMOVED
  - ② - TO REMAIN
  - ③ - TO RELOCATE
  - ④ - TO BE REMOVED & REPLACED



Marion County Approval Stamp

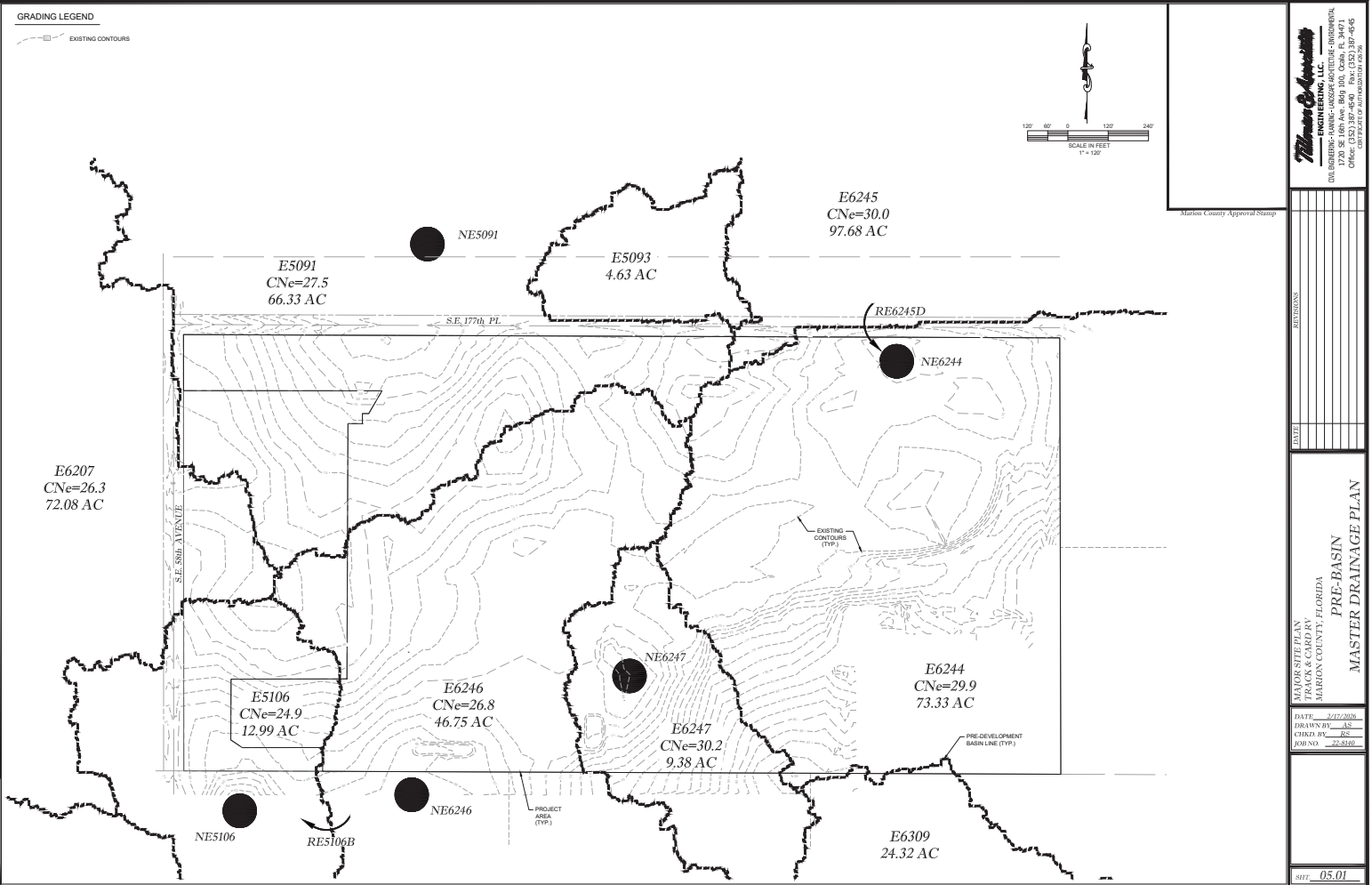
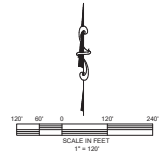
**Matthew R. Anderson, LLC**  
**ENGINEERING, LLC**  
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 18th Ave, Room 100, Ocala, FL 34471  
 Phone: 352.236.8045  
 Fax: 352.236.8046  
 www.matthewranderson.com

DESIGNER	
DATE	
PROJECT	
LOCATION	
TOWN	
COUNTY	
STATE	
<b>DEMOLITION PLAN</b>	
DATE	
DRAWN BY	
CHECKED BY	
FORNAX	
SHEET <b>04.01</b>	

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GRADING LEGEND

EXISTING CONTOURS



Alamogordo Approval Stamp

**Thomas & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 10th Ave, 8th Fl, Ocala, FL 32471  
 OFFICE: 352.237.4646  
 FAX: 352.237.4646

REVISION	DATE

PROJECT LOCATION  
 MARION COUNTY, FLORIDA  
**PRE-BASIN  
 MASTER DRAINAGE PLAN**

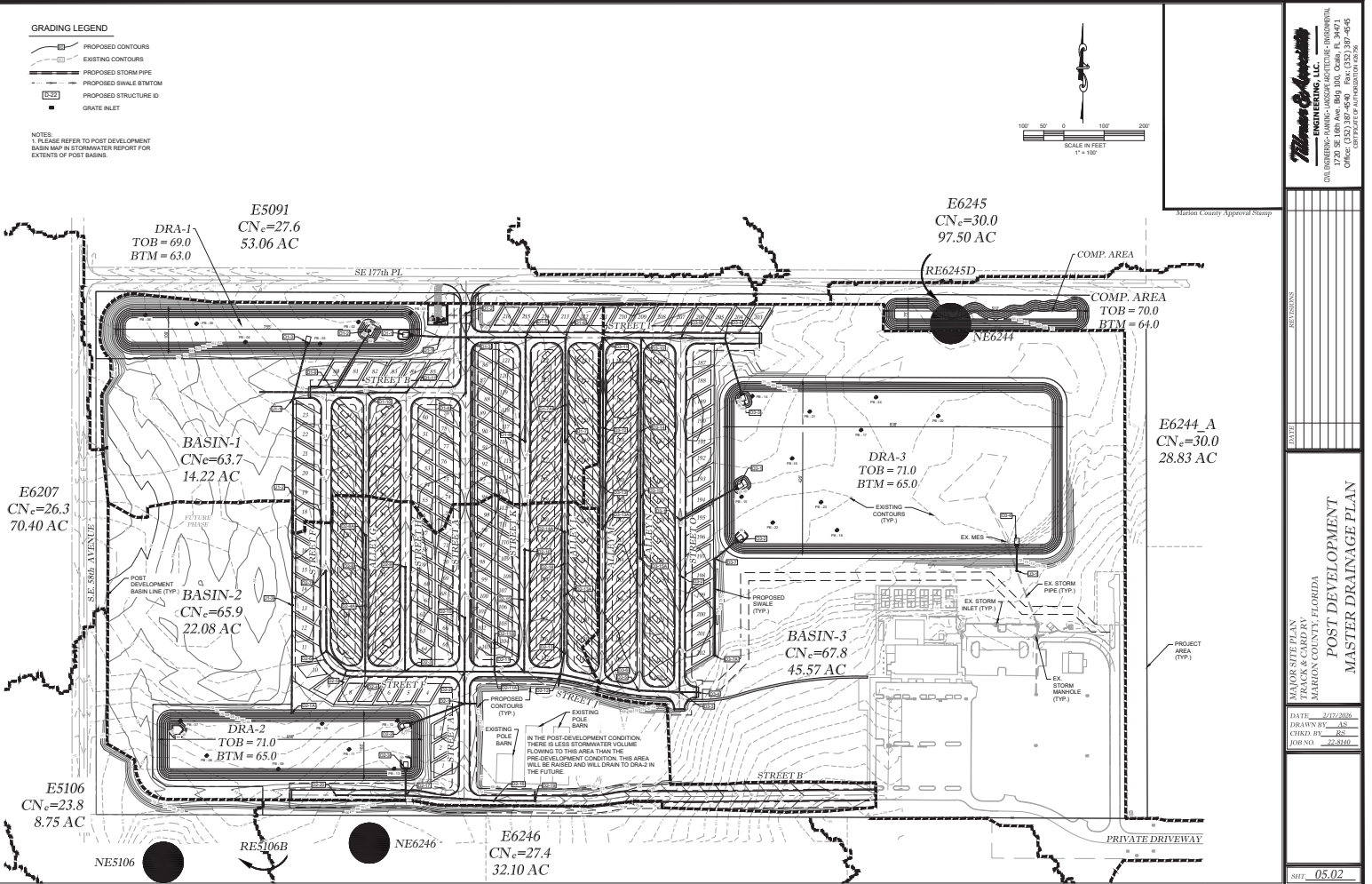
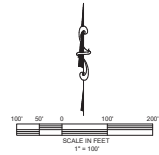
DATE: 2/12/2010  
 DRAWN BY: AS  
 CHECKED BY: RS  
 JOB NO.: 22-810

SHEET: 05.01

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- GRADING LEGEND**
- PROPOSED CONTOURS
  - - - EXISTING CONTOURS
  - PROPOSED STORM PIPE
  - - - PROPOSED SWALE BOTTOM
  - PROPOSED STRUCTURE ID
  - GRATE INLET

NOTES:  
1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN STORMWATER REPORT FOR EXTENTS OF POST BASINS.



**Thomas & Associates, LLC**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 10th Ave, 8th Fl, Ocala, FL 34471  
TEL: 352-237-0600 FAX: 352-237-0606  
OFFICE: 352-237-0606

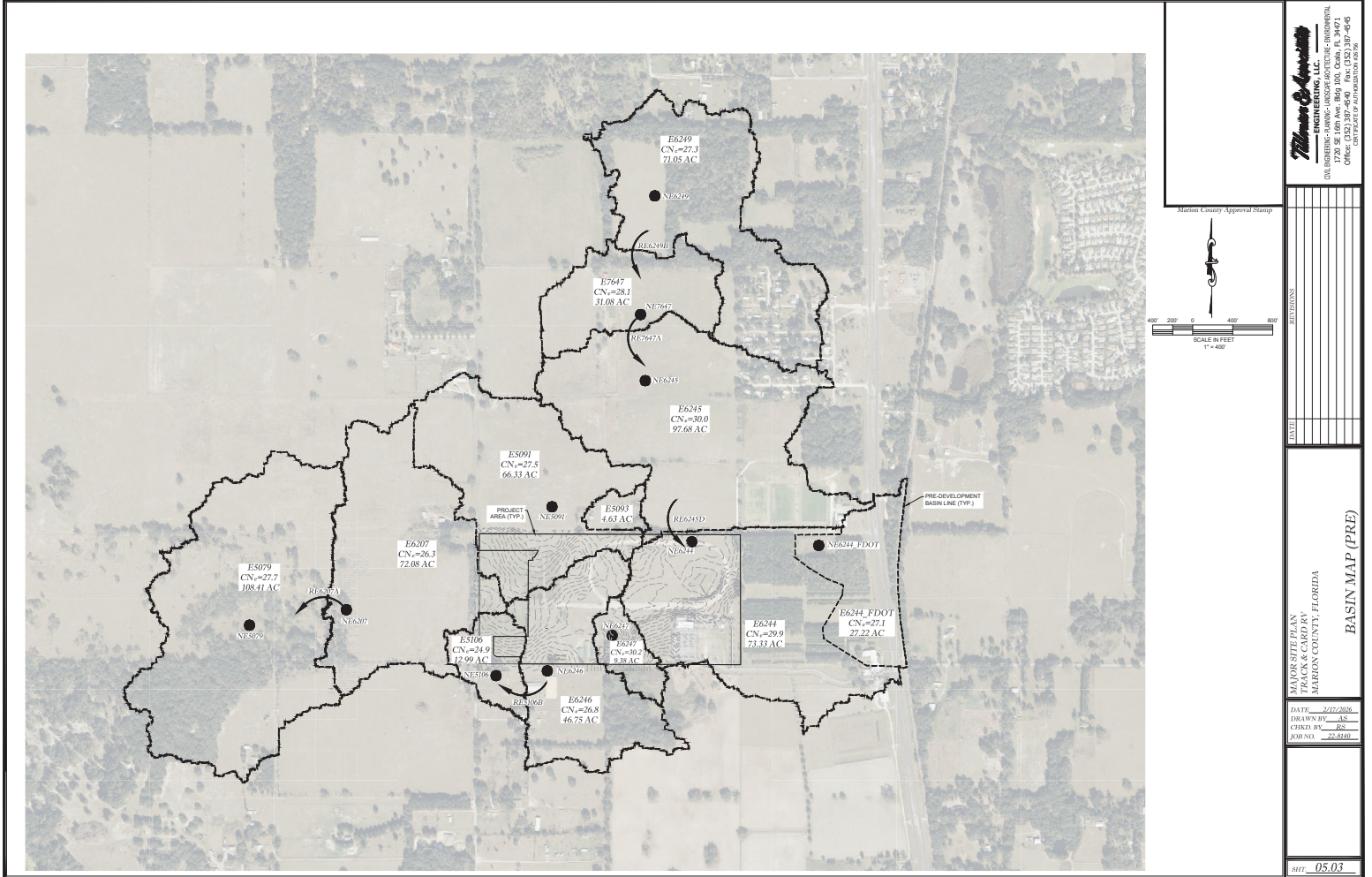
Marion County Approval Stamp

DATE	05/02/2008
DRAWN BY	AS
CHECKED BY	RS
JOBNOS.	22-810
DATE	05/02

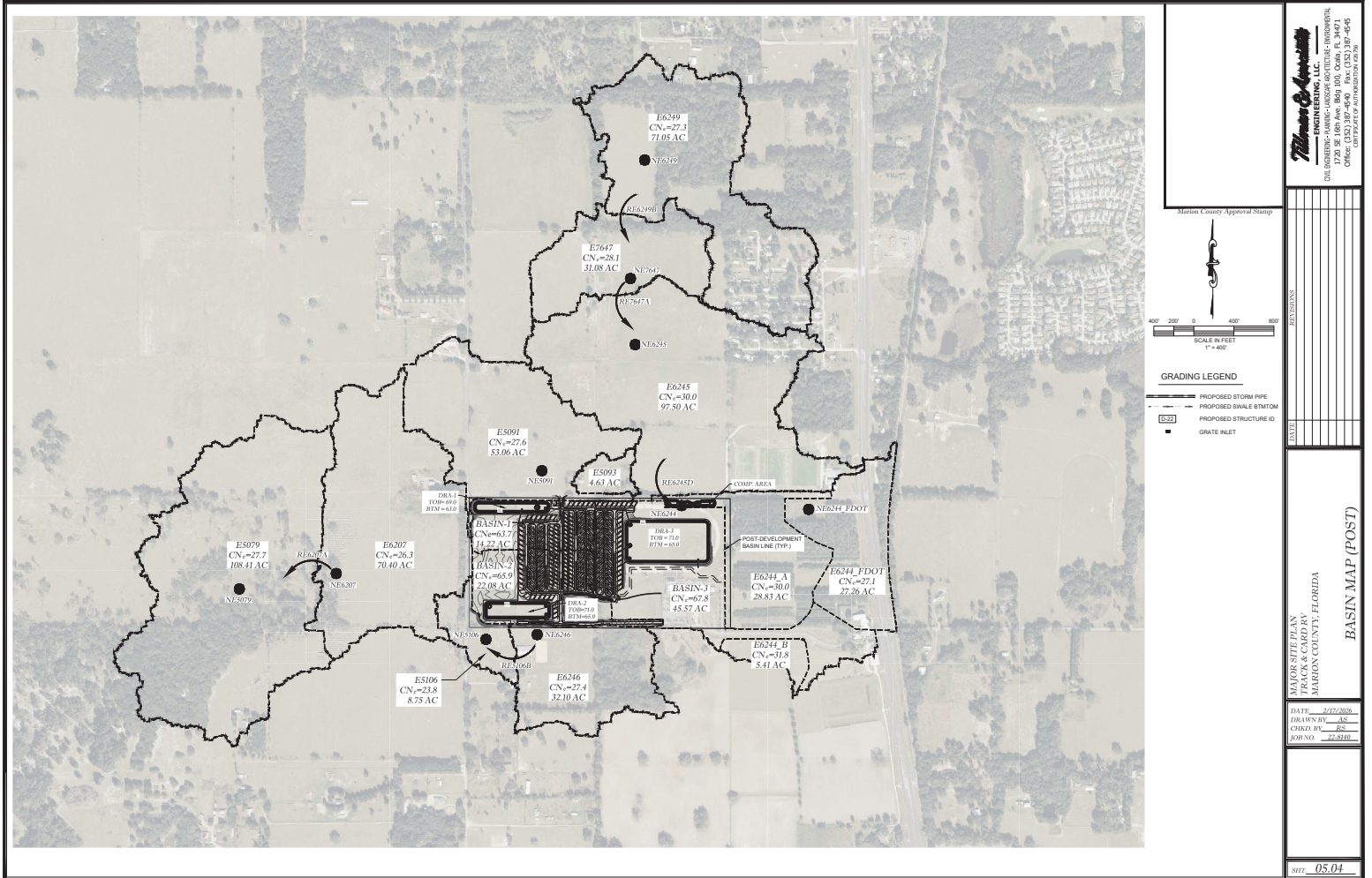
MAJOR SUBDIVISION  
MARGON COUNTY, FLORIDA  
**POST DEVELOPMENT  
MASTER DRAINAGE PLAN**

DATE: 05/02/2008  
DRAWN BY: AS  
CHECKED BY: RS  
JOBNOS.: 22-810  
DATE: 05/02

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

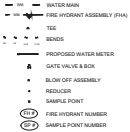


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CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY REGULATIONS

**WATER LEGEND:**

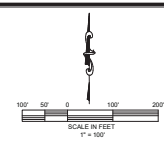


**SANITARY SEWER LEGEND:**

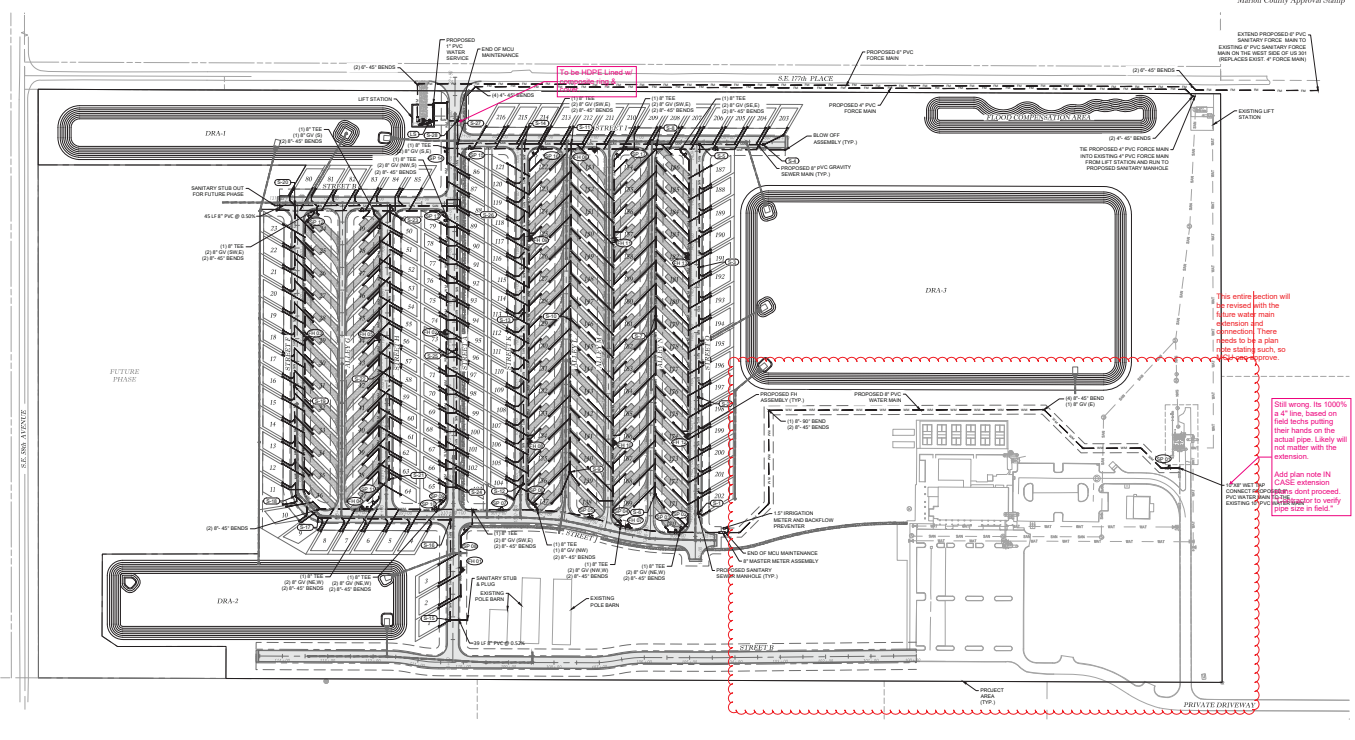


**NOTES:**

- A METERS & SERVICE CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEW WETTED WATER MAIN WITH ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALUE OR VALVES BETWEEN EXISTING AND PROPOSED SHALL BE REVIEWED BY AN APPROVED PROFESSIONAL ENGINEER OR MARION COUNTY ENGINEER APPROXIMATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE CONDUIT/LIGHT LISTED ON THE IMPROVEMENT PLAN. PLEASE ACKNOWLEDGE.
- THE DISTRICT RECOMMENDS INSTALLATION OF CLOW MEDALLION FIRE HYDRANTS. ALL CAPS AND BONNET SHALL BE FORGED COATED FROM FACTORY SAFETY BLUE.
- ALL FIRE HYDRANTS TO BE PRIVATE AND PAINTED YELLOW.
- REFER TO DETAIL UTILITY FOR UTILITIES OUTSIDE OF ROADWAY.
- ALL EXISTING SERVICES CLEARANCE LOCATIONS AND WATER SERVICES SHALL BE STAMPED INTO THE CURBING WITH "F" AND "W" DURING CONSTRUCTION AS APPLICABLE.
- MINIMUM SEPARATION BETWEEN WATER MAIN AND SEWER TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
- ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 1/2" OR 3/4" WATER METER BOX INSTALLED TO GRADE WITH THE SERVICE BENCH 4" BELOW THE INSTALLATION DEPTH.
- TOTAL IRRIGATED SF = 14,438 SF



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The entire section will be revised with the future road main extension. There needs to be a part of the station such as '10+00'.

Still wrong. Its 1000% a 4" line, based on field notes passing their hands on the actual pipe. Likely will not matter with the extension.

Add chain note IN CASE extension. If not done, don't proceed. If done, suggest to verify pipe size in field.

**Thomas Associates**  
ENGINEERING, LLC  
1720 SE 18th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352.237.3000  
FAX: 352.237.3001

PROJECT NO.: SHEET NO.:	DATE: 2/12/2025 DRAWN BY: AS CHECKED BY: JG JOB NO.: 22-8140
----------------------------	---

MASTER UTILITY PLAN

DATE: 2/12/2025  
DRAWN BY: AS  
CHECKED BY: JG  
JOB NO.: 22-8140

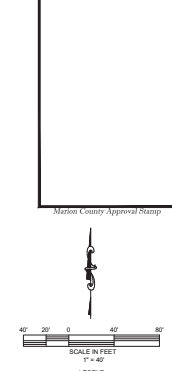
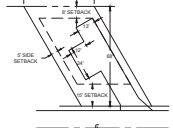
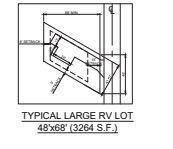
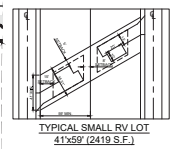
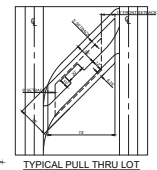
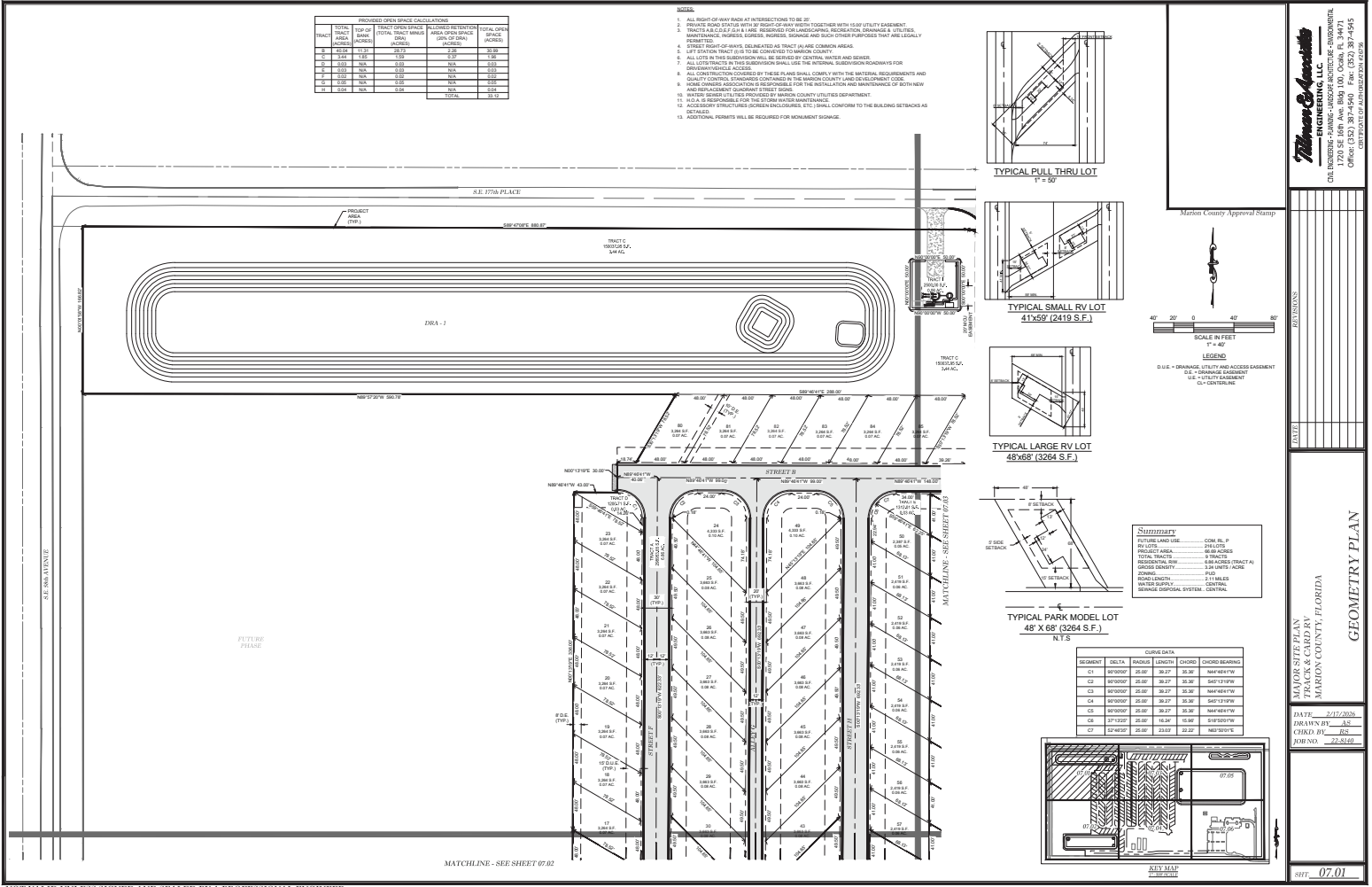
SHEET: 06.01

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PROVIDED OPEN SPACE CALCULATIONS				
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF GRADE (FOOT)	ALLOWED REVENUE (SQ. FT. OF DVA)	TOTAL OPEN SPACE (ACRES)
A	4.50	100	100	0.40
B	1.25	100	100	0.10
C	1.25	100	100	0.10
D	1.25	100	100	0.10
E	1.25	100	100	0.10
F	1.25	100	100	0.10
G	1.25	100	100	0.10
H	1.25	100	100	0.10
TOTAL				0.40

**NOTES:**

- ALL RIGHT-OF-WAY PAVEMENT AT INTERSECTIONS TO BE 20'
- PROVIDE 20' SIDE SWEEP OF RIGHT-OF-WAY TOGETHER WITH 10' UTILITY EASEMENT
- TRACTS A-C D.E.T. (2) A LANE RESERVE FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, PARKING, STORAGE AND OTHER OTHER PURPOSES THAT ARE LEGALLY PERMITTED
- STREET RIGHT-OF-WAYS DEDICATED AS TRACT ALI ARE COMMON AREAS
- SET BACKS FROM R.O.W. TO BE AS SHOWN ON THESE PLANS
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER
- ALL UTILITIES IN THIS SUBDIVISION SHALL USE THE METRIC SUBDIVISION KNOWNS FOR ZERO-DRAINAGE ACCESS
- ALL CONSTRUCTION CONSIDERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND EXISTING EXTERIOR STREET LIGHTING
- WATER SERVICE UTILITIES PROVIDED BY LOCAL COUNTY UTILITIES DEPARTMENT
- H.O.A. IS RESPONSIBLE FOR THE SYSTEM WATER MAINTENANCE
- ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL COMPLY TO THE BUILDING TRACKS AS DETAILLED.
- ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT STAKING.

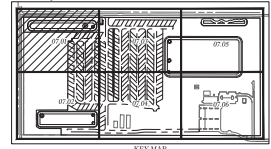


**Summary**

FUTURE LAND USE	COM. RES. P.
NO. OF LOTS	240 LOTS
PROJECT AREA	88.00 ACRES
TOTAL TRACTS	3 TRACTS
LOT AREA	0.38 ACRES/TRACT A
LOT DENSITY	2.61 UNITS/ACRE
ROAD DENSITY	2.11 MILES
ROADS/ACRE	0.004
DRAINAGE SYSTEM	CENTRAL

**CURVE DATA**

SEQUENCE	DELTA	LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	30.27'	30.27'	N45°45'00"W
C2	90°00'00"	30.27'	30.27'	S45°45'00"W
C3	90°00'00"	30.27'	30.27'	N45°45'00"W
C4	90°00'00"	30.27'	30.27'	S45°45'00"W
C5	90°00'00"	30.27'	30.27'	N45°45'00"W
C6	27°15'22"	16.24'	16.24'	S16°50'00"W
C7	150°00'00"	33.83'	33.83'	N00°00'00"E



**Thomas & Associates**  
ENGINEERING, LLC  
2700 SE 10th Ave, Room 100, Ocala, FL 34471  
OFFICE PHONE: 352.237.7975  
CELL PHONE: 352.237.7976

Marion County Approval Stamp

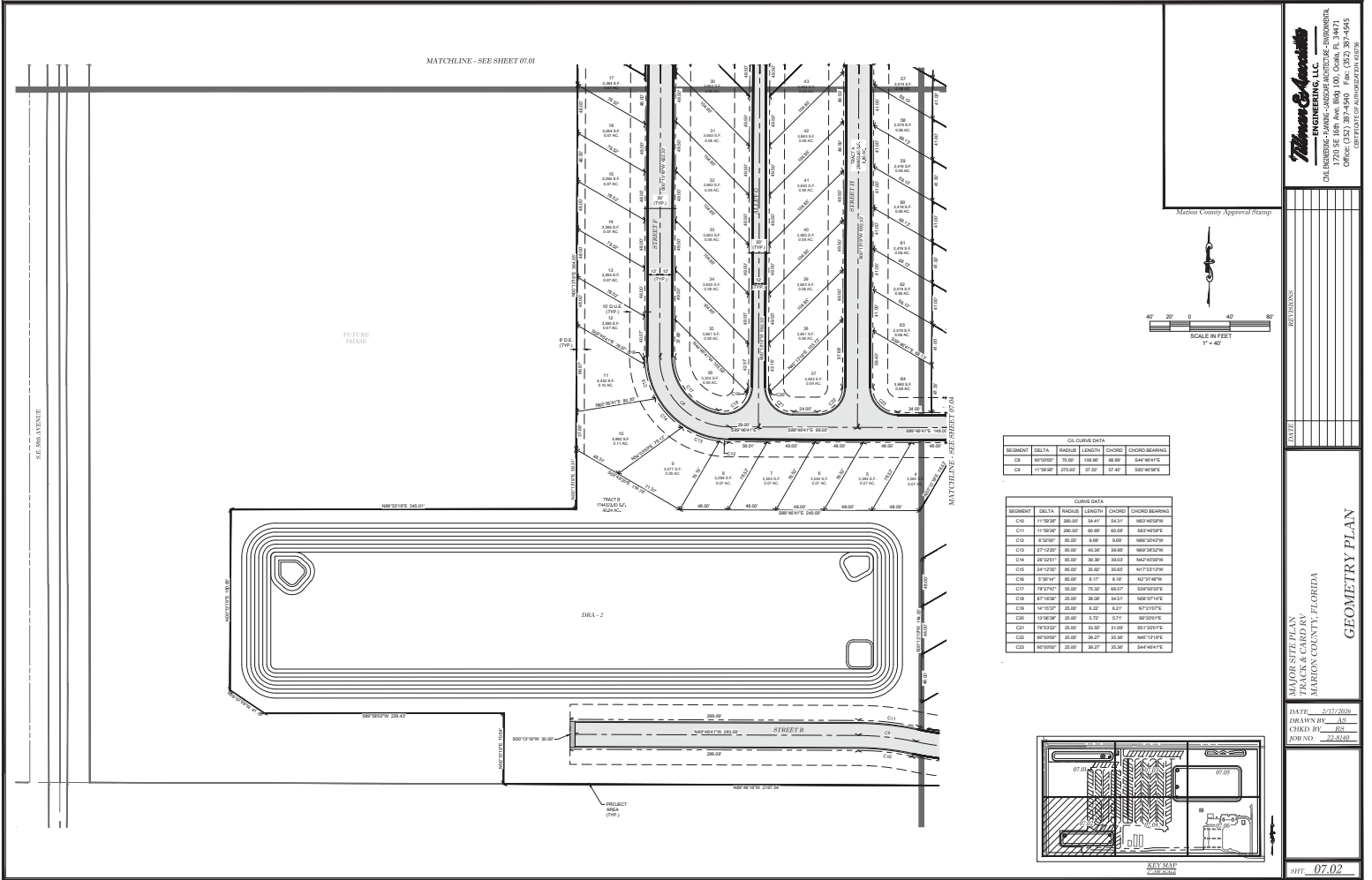
DATE: 2/17/2020  
DRAWN BY: AS  
CHECK BY: JL  
FORM: 22-510

PROJECT: TRACKS & CADDRY  
MARION COUNTY, FLORIDA

GEOMETRY PLAN

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

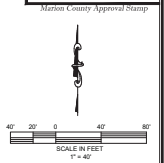


MATCHLINE - SEE SHEET 07.01

FUTURE PHASE

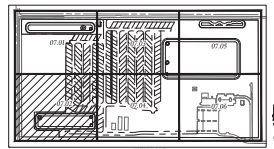
FIG. 2

PROJECT AREA (TYP)



SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C8	115°02'	25.00'	18.00'	18.00'	S44°45'00"E
C9	115°02'	25.00'	18.00'	18.00'	S44°45'00"E

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C10	115°02'	25.00'	54.41'	54.37'	N67°47'58"E
C11	115°02'	25.00'	45.00'	45.00'	N67°47'58"E
C12	87°02'	25.00'	8.00'	8.00'	N67°47'58"E
C13	27°22'	25.00'	43.38'	38.98'	N67°47'58"E
C14	27°22'	25.00'	43.38'	38.98'	N67°47'58"E
C15	24°12'	25.00'	35.30'	35.62'	N72°23'19"W
C16	25°34'	25.00'	8.17'	8.16'	N23°48'49"W
C17	78°27'	25.00'	15.32'	15.21'	S20°02'09"E
C18	87°02'	25.00'	26.00'	26.00'	N67°47'58"E
C19	14°55'	25.00'	4.22'	4.21'	N72°10'17"E
C20	17°00'	25.00'	4.72'	4.71'	S62°01'17"E
C21	87°02'	25.00'	31.00'	31.00'	S67°02'07"E
C22	80°00'	25.00'	38.27'	35.38'	N47°13'19"E
C23	80°00'	25.00'	38.27'	35.38'	S44°48'47"E



**Thomas & Associates**  
ENGINEERING, LLC

CHA. HENDERSON - HAWING - JUDGE ARCHITECTURE - DIMENSIONAL  
7202 SE 108th Ave, Bldg 100, Ocala, FL 34471  
PHONE: 352-237-9775  
OFFICE: 352-237-9775  
CELL: 352-237-9775

---

MARTIN COUNTY APPROVAL STAMP

---

LEVEL

---

DATE: 2/12/2008  
DRAWN BY: AS  
CHECK BY: RL  
FORNO: 22810

---

MARION SURVEY PLAN  
TRACT 8, LADDER 1  
MARION COUNTY, FLORIDA

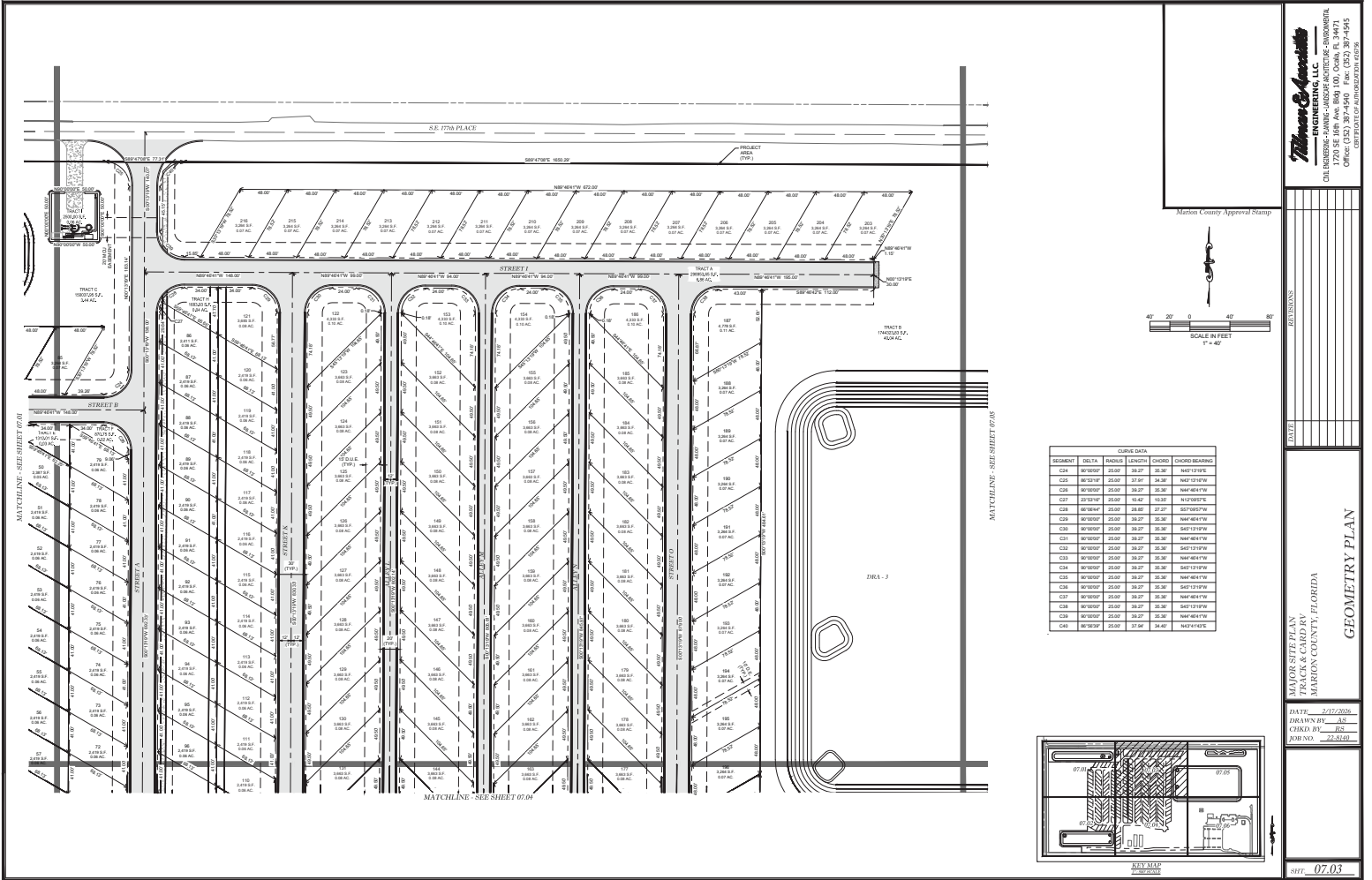
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GEOMETRY PLAN

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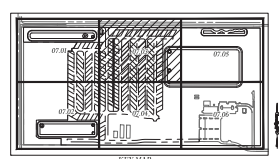
SHEET: 07.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



GRADE DATA

STATION	SECT.	FINISH	EXISTING	CHANG.	FINISH ELEVATION
CG1	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG2	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG3	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG4	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG5	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG6	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG7	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG8	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG9	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG10	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG11	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG12	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG13	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG14	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG15	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG16	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG17	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG18	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG19	W/1000'	25.00	25.27	26.20	1457.17' (W)
CG20	W/1000'	25.00	25.27	26.20	1457.17' (W)



**Thomas & Associates**  
ENGINEERING, LLC  
CHA. HENDERSON - P.L.A.N.I.N.G. - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
7202 SE 108th Ave. Bldg. 100, Ocala, FL 34471  
PHONE: 352-237-9795  
FAX: 352-237-9796

---

MOTION COUNTY APPROVAL STAMP

---

SCALE IN FEET  
1" = 40'

---

LEVEL

---

MOTION COUNTY, FLORIDA

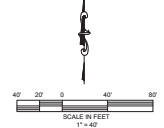
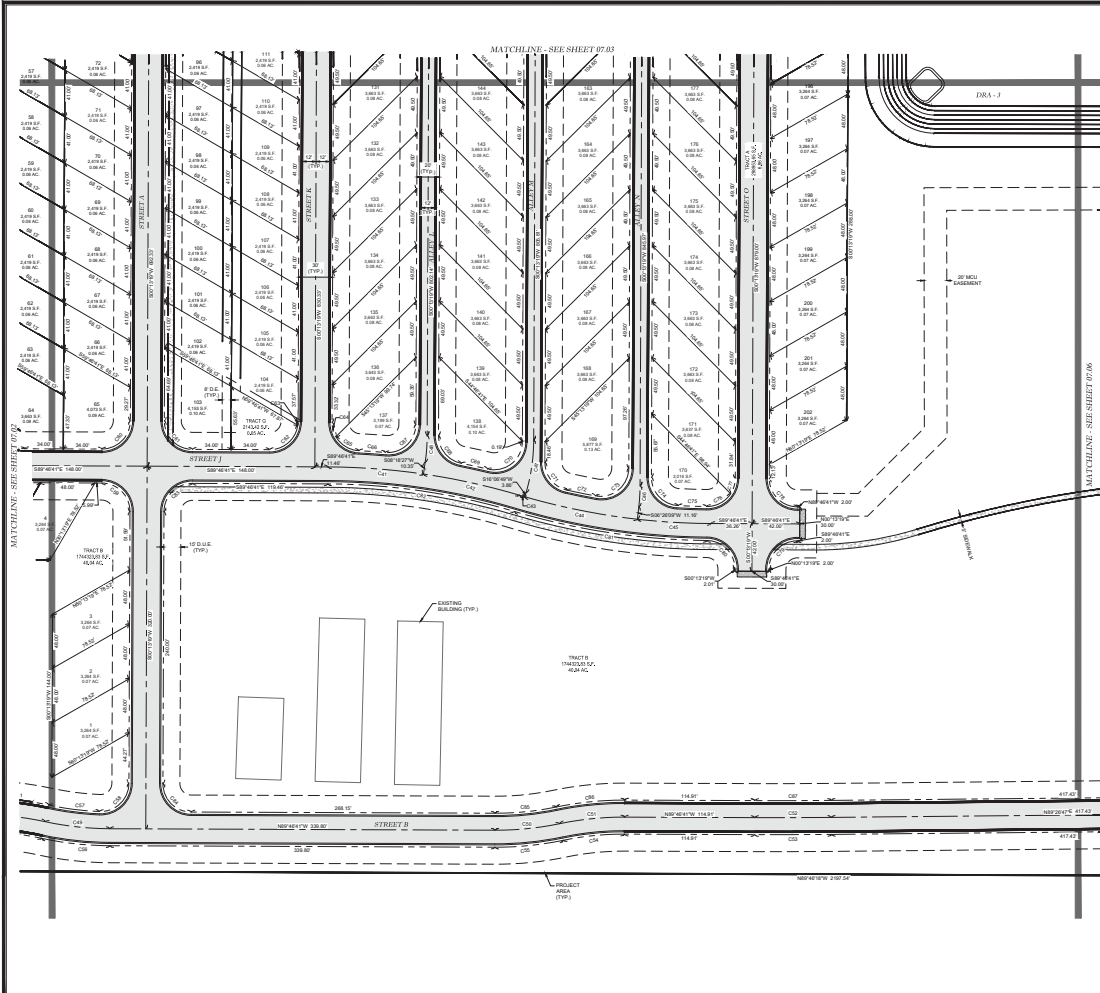
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DATE: 2/12/2008  
DRAWN BY: AS  
CHECK BY: RL  
FORM: 22-010

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SHEET: 07.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

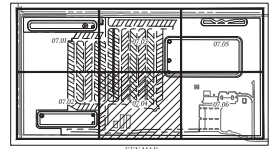


COLUQUE DATA

SEQUENT	DELTA	BEARING	LENGTH	CHORD	CHORD BEARING
C01	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C02	87°17'40"	000.00	100.00	100.00	S87°17'40"E
C03	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C04	87°17'40"	000.00	100.00	100.00	S87°17'40"E
C05	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C06	87°17'40"	000.00	100.00	100.00	S87°17'40"E
C07	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C08	87°17'40"	000.00	100.00	100.00	S87°17'40"E
C09	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C10	87°17'40"	000.00	100.00	100.00	S87°17'40"E
C11	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C12	87°17'40"	000.00	100.00	100.00	S87°17'40"E

CURVE DATA

SEQUENT	DELTA	BEARING	LENGTH	CHORD	CHORD BEARING
C23	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C24	11°30'00"	200.00	200.00	200.00	S11°30'00"E
C25	11°30'00"	200.00	200.00	200.00	S11°30'00"E
C26	11°30'00"	200.00	200.00	200.00	S11°30'00"E
C27	0°00'00"	000.00	100.00	100.00	S00°00'00"E
C28	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C29	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C30	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C31	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C32	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C33	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C34	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C35	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C36	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C37	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C38	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C39	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C40	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C41	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C42	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C43	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C44	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C45	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C46	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C47	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C48	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C49	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C50	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C51	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C52	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C53	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C54	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C55	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C56	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C57	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C58	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C59	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C60	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C61	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C62	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C63	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C64	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C65	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C66	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C67	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C68	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C69	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C70	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C71	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C72	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C73	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C74	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C75	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C76	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C77	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C78	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C79	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C80	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C81	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C82	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C83	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C84	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C85	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C86	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C87	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C88	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C89	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C90	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C91	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C92	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C93	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C94	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C95	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C96	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C97	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C98	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C99	89°00'00"	250.00	250.00	250.00	S89°00'00"E
C100	89°00'00"	250.00	250.00	250.00	S89°00'00"E



**Thomas & Associates**  
ENGINEERING, LLC  
CHA. INDEPENDENCE BLVD., SUITE 100, OAKA, FL 34471  
OFFICE: (407) 841-1111  
CELL: (407) 841-1111

Marion County Approval Stamp

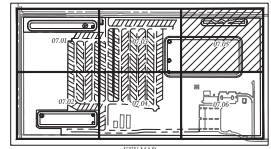
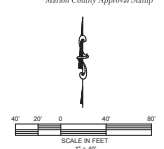
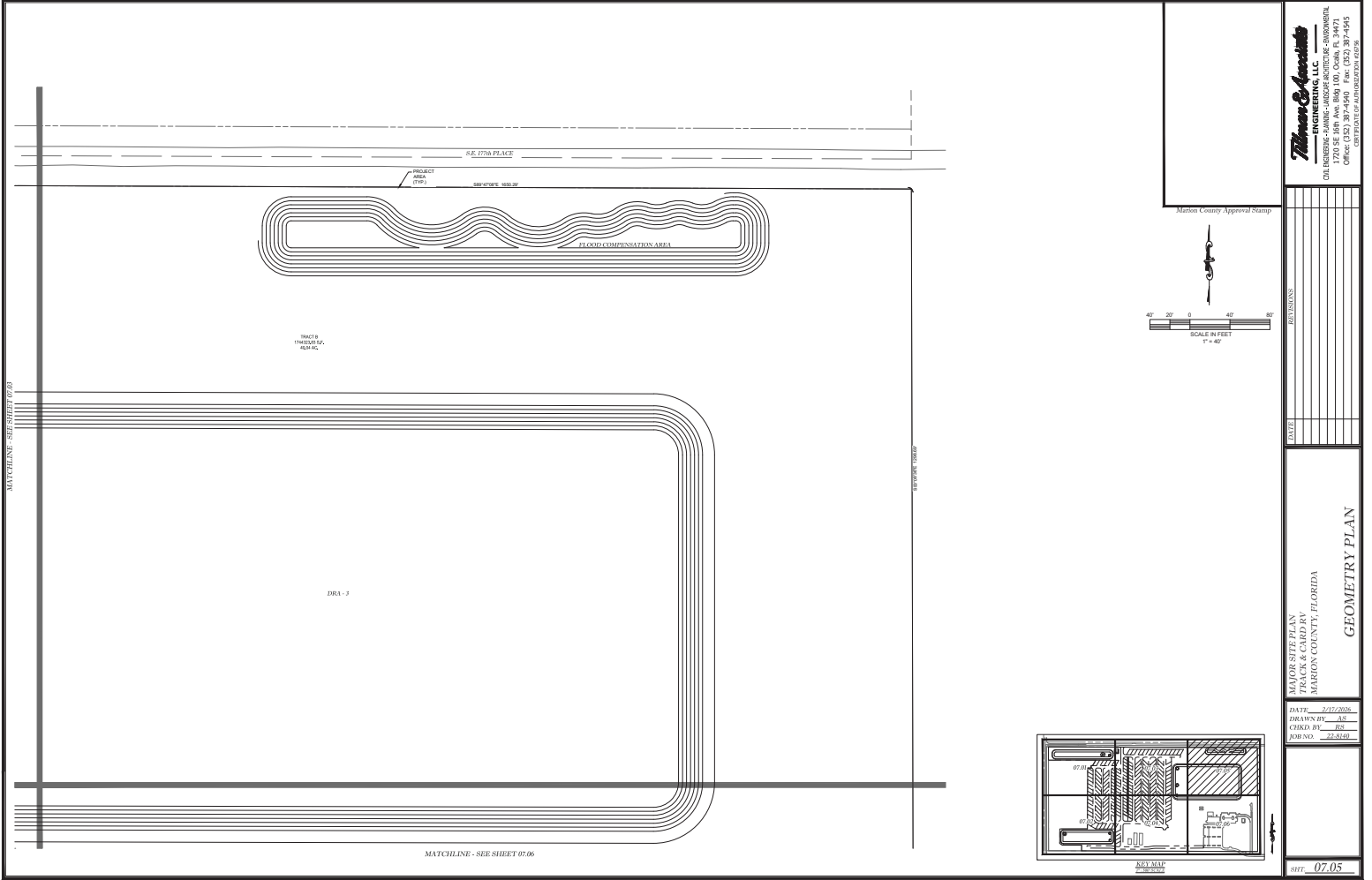
REVISIONS	
DATE	
DRAWN BY	
CHECKED BY	
DATE	

MARION COUNTY, FLORIDA  
**GEOMETRY PLAN**

DATE: 2/12/2008  
DRAWN BY: AS  
CHECKED BY: RL  
DATE: 2/28/08

SHEET: 07.04

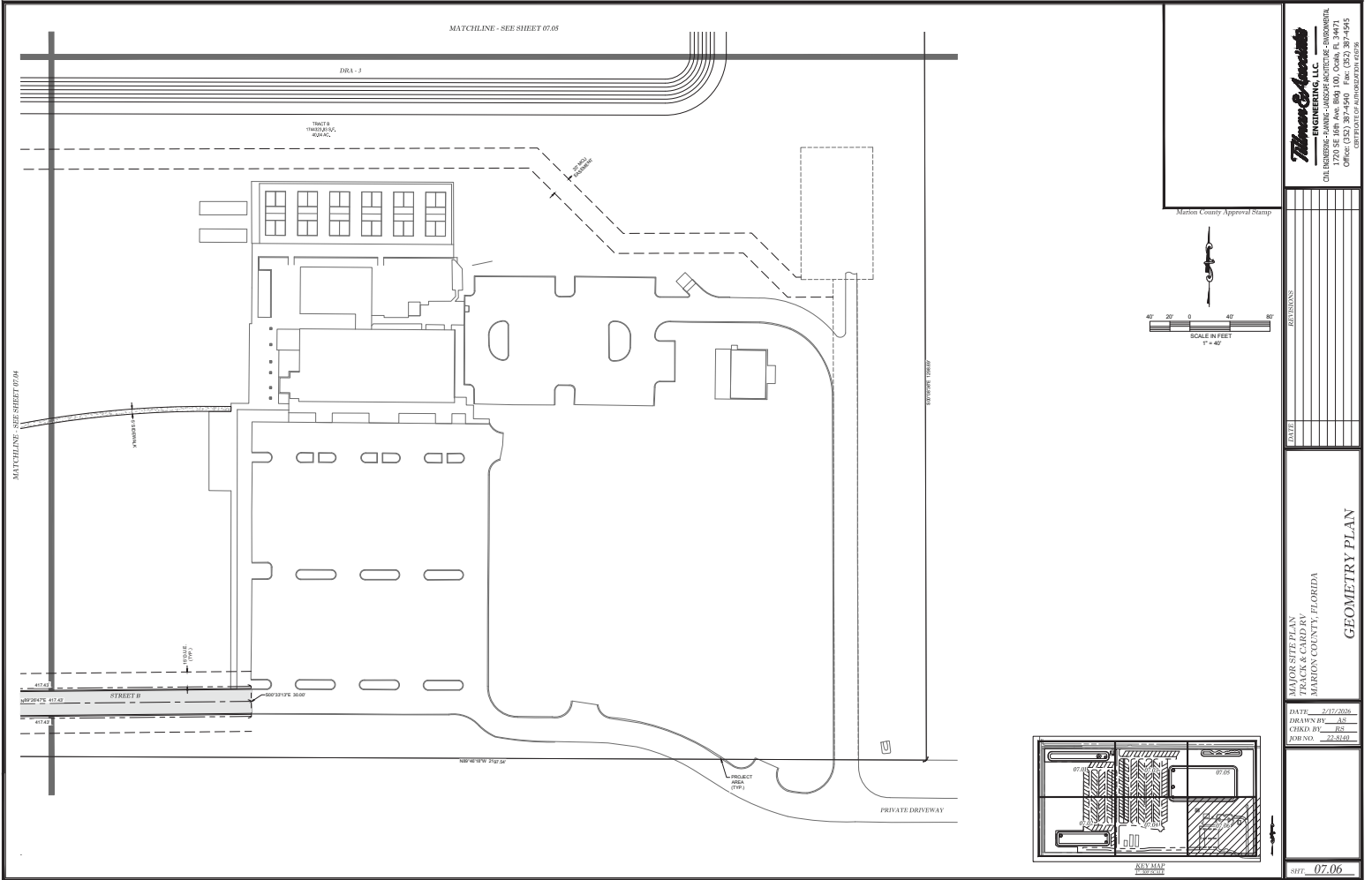
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**Thomas Associates**  
ENGINEERING, LLC  
CHA. HENDERSON - P.L.A.N.I.N.G. - A.R.C.H.I.T.E.C.T.U.R.E. - I.N.T.E.R.I.O.R. D.E.S.I.G.N.  
7200 S.E. 108th Ave. Bldg. 100, Ocala, FL 34471  
OFFICE: 352.237.4975  
CELL: 352.237.4236

MARTIN COUNTY APPROVAL STAMP	
REVISIONS	
DATE	
MAPS SHEET PLAN TRAILS & CADDISRY MARION COUNTY, FLORIDA <b>GEOMETRY PLAN</b>	
DATE: 2/17/2009	DRAWN BY: AS
CHG'D BY: JG	CHK'D BY: JG
DESIGN: 22-5110	
SHEET: 07.05	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**Thomas & Associates**  
**ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 7700 SE 108th Ave, Suite 100, Ocala, FL 34471  
 OFFICE PHONE: 352-237-0975  
 CELL PHONE: 352-237-0976

Marion County Approval Stamp

DATE	2/17/2008
DESIGNED BY	AS
CHECKED BY	RS
APPROVED BY	TS

MAPS SITE PLAN  
 TALLASSEE CADDRY  
 MARION COUNTY, FLORIDA  
**GEOMETRY PLAN**

DATE: 2/17/2008  
 DRAWN BY: AS  
 CHECKED BY: RS  
 APPROVED BY: TS

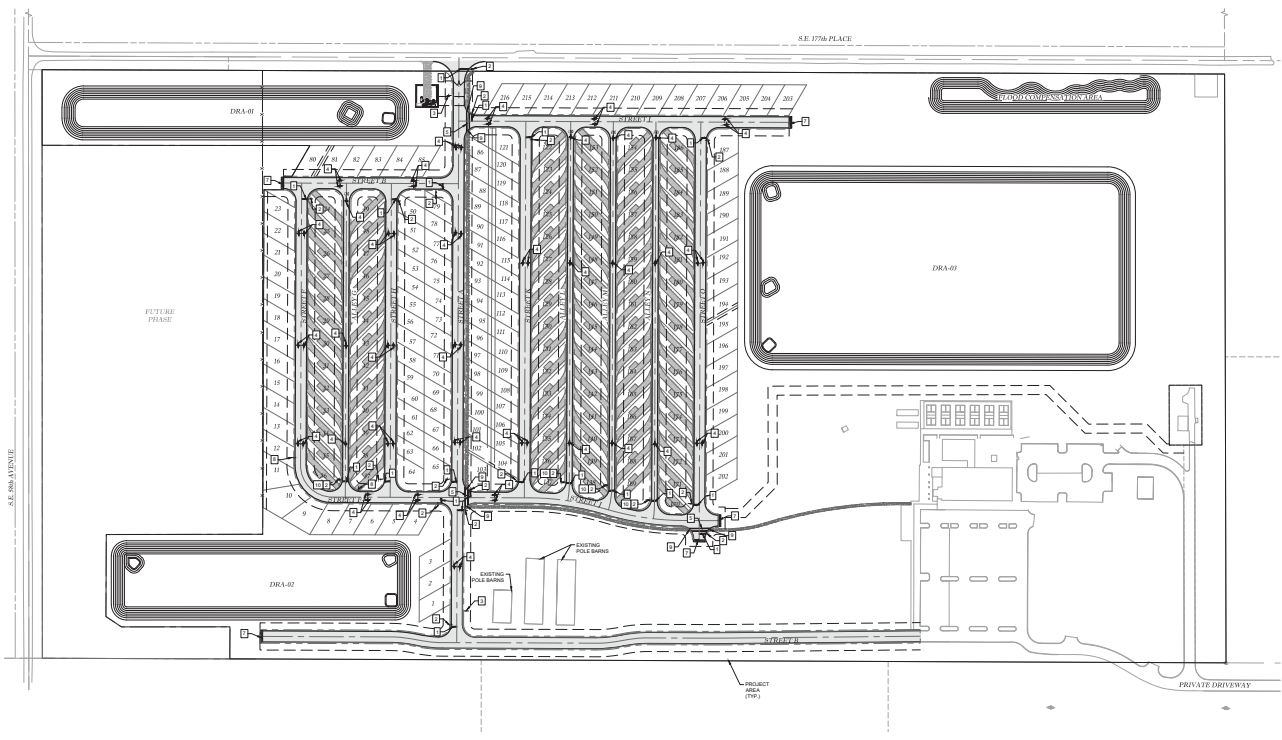
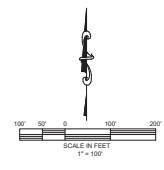
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

- LEGEND:**
- 24" WHITE STOP BAR
  - "STOP" SIGN (R1-1) w/COMBINED STREET SIGNS
  - "SPEED LIMIT 20MPH" SIGN (R2-1)
  - SOLID WHITE DIRECTIONAL ARROWS
  - 12" WHITE SOLID CROSSWALK (#-LONG)
  - "PEDESTRIAN CROSSWALK" SIGN
  - TEMPORARY CASE II STREET TERMINATION RED
  - REFLECTORS FOOT INDEX 700-100
  - CURVE WARNING SIGNS (W1-1L OR W1-1R)
  - WOODSIGN SPEED PLaque 10MPH (W15-1)
  - FOOT CR/ SIDEWALK CURB RAMP w/DETECTABLE WARNING
  - "DO NOT ENTER" SIGN (R5-1)

**NOTE**

1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN (STREET RN-01)

CL RADIUS	DESIGN	POSTED
107-107'	20	20
50-106'	15	15
19-42'	10	10



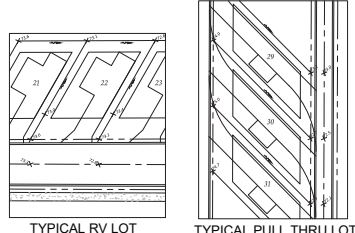
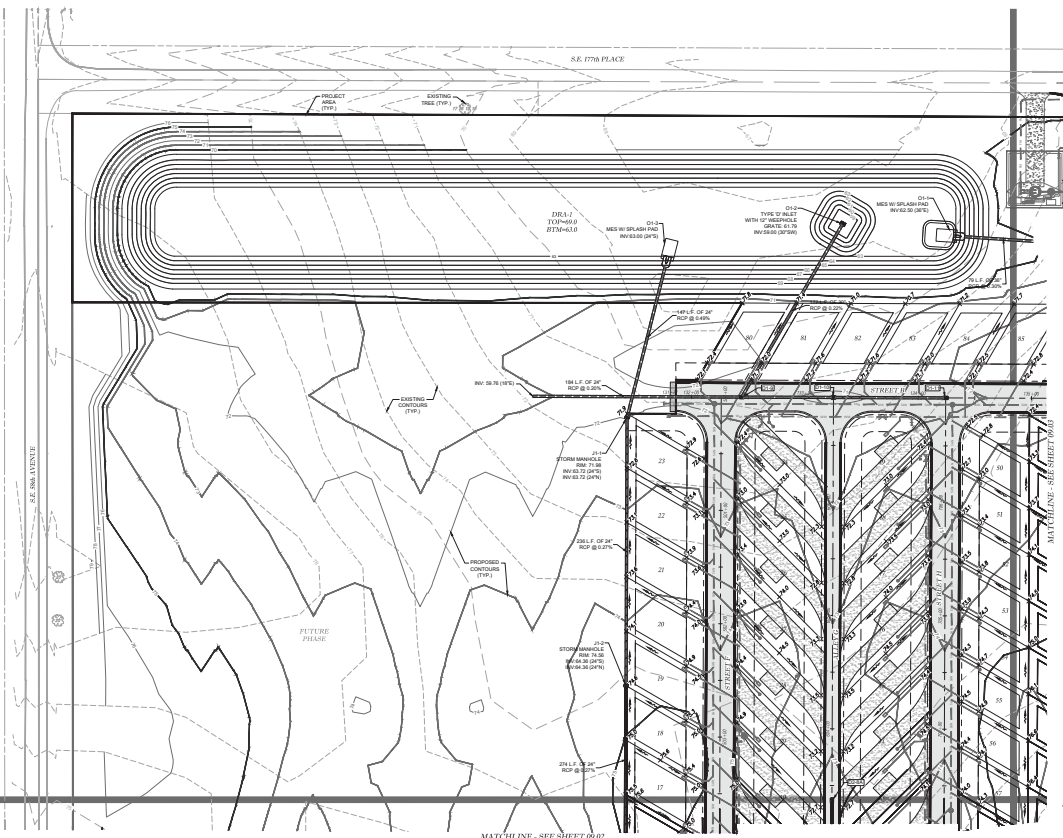
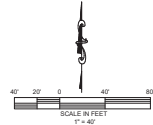
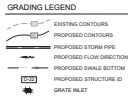
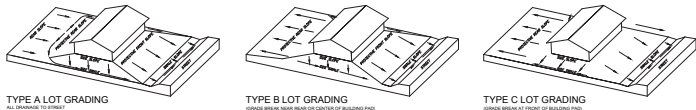
Main County Approval Stamp

**Thomas & Associates**  
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 18TH AVE, ROOM 100, Ocala, FL 34471  
PHONE: 352.237.5975  
FAX: 352.237.5976

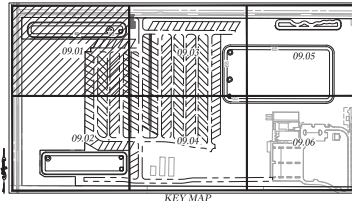
BUSINESS	
DATE	
<b>SIGNAGE &amp; STRIPING PLAN</b>	
TOWN OF SUDBURY TOWN OF SUDBURY MARION COUNTY, FLORIDA	
DATE: 2/12/2020	DRAWN BY: AS
CHECK BY: RL	ISSUE: 22-02-01
SHEET: 08.01	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**LOT GRADING DETAILS**

**GENERAL:**  
 • 2% MAXIMUM SLOPE ANYWHERE ON SITE, UNLESS OTHERWISE DENOTED.



MATCHLINE - SEE SHEET 09.02

**Thomas & Associates ENGINEERING, LLC**  
 CHA. HENDERSON - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 7700 SE 108th Ave, Suite 100, Ocala, FL 34471  
 (352) 237-0975  
 OFFICE: 1000 W. UNIVERSITY BLVD., SUITE 100, Ocala, FL 34471

Martin County Approval Stamp

REVISIONS
DATE

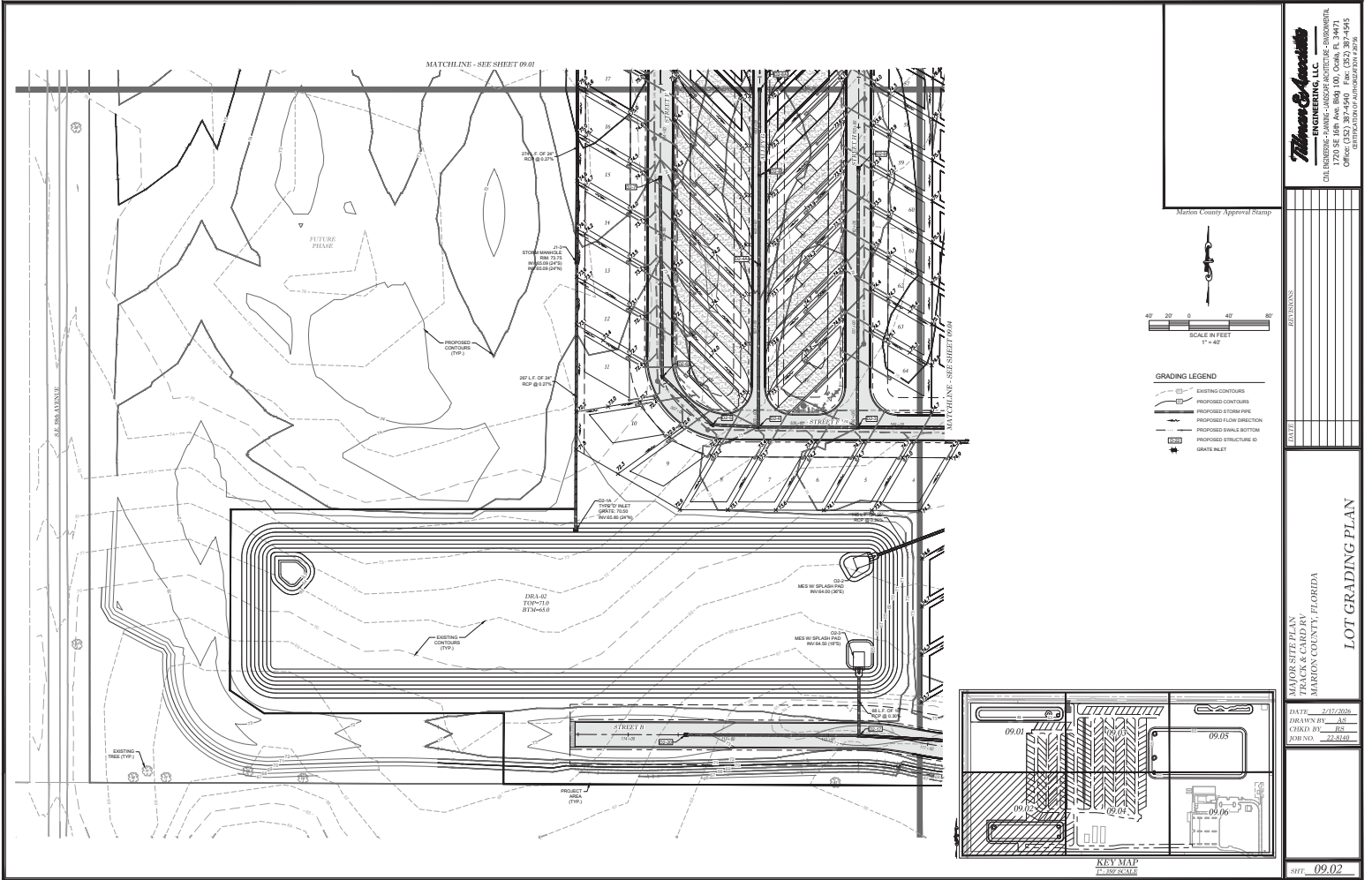
**WALTER SUTHERLAND**  
 TRAVIS S. CARROLL  
 MARION COUNTY, FLORIDA

**LOT GRADING PLAN**

DATE: 2/12/2009  
 DRAWN BY: AS  
 CHECKED BY: RL  
 FOREMAN: J. SUTHERLAND

SHEET: 09.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

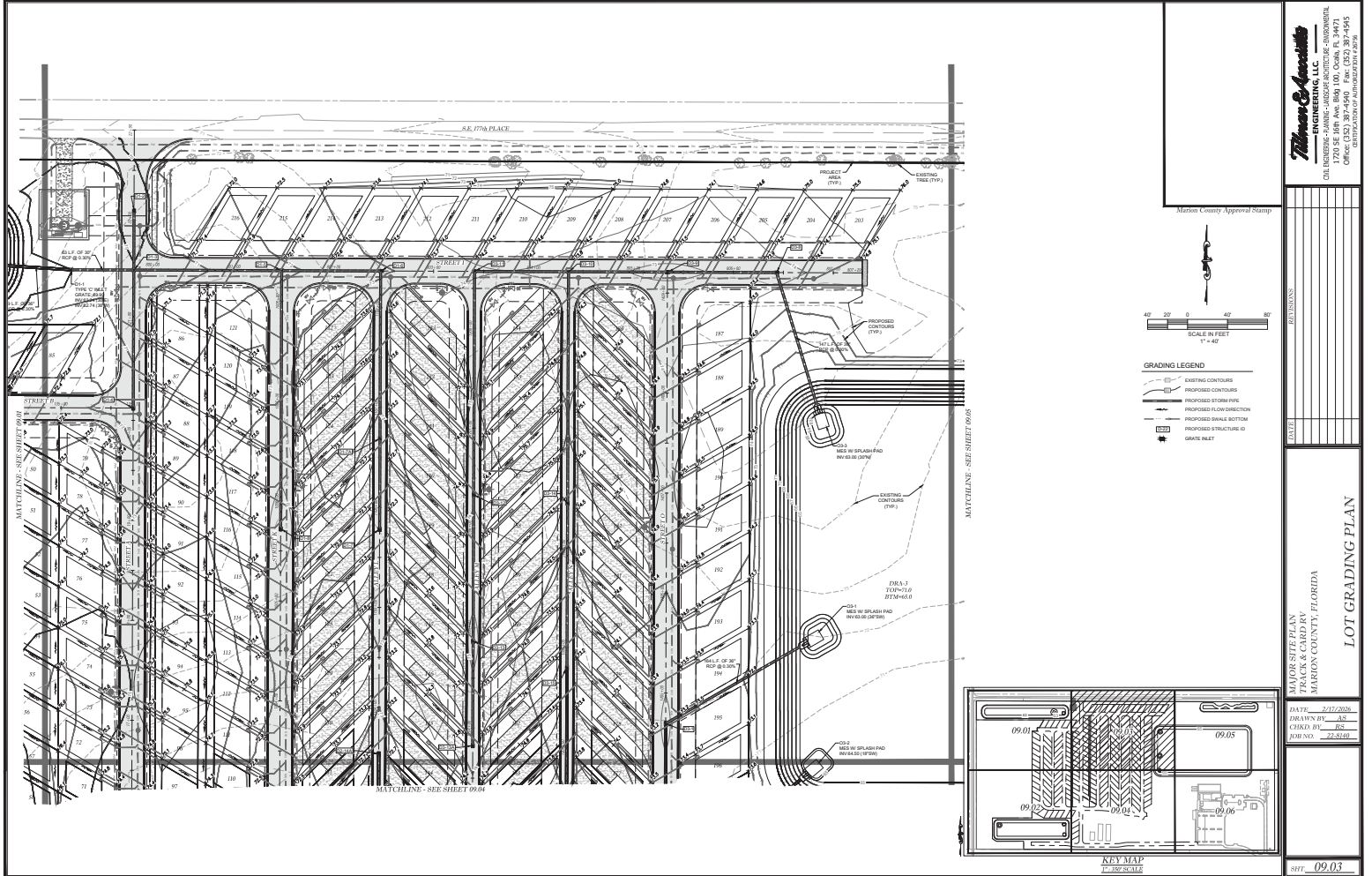
**Thomas & Associates**  
**ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
 7700 SE 108th Ave, Suite 100, Ocala, FL 34471  
 352.349.1100  
 www.thomasandassociates.com

Martin County Approval Stamp

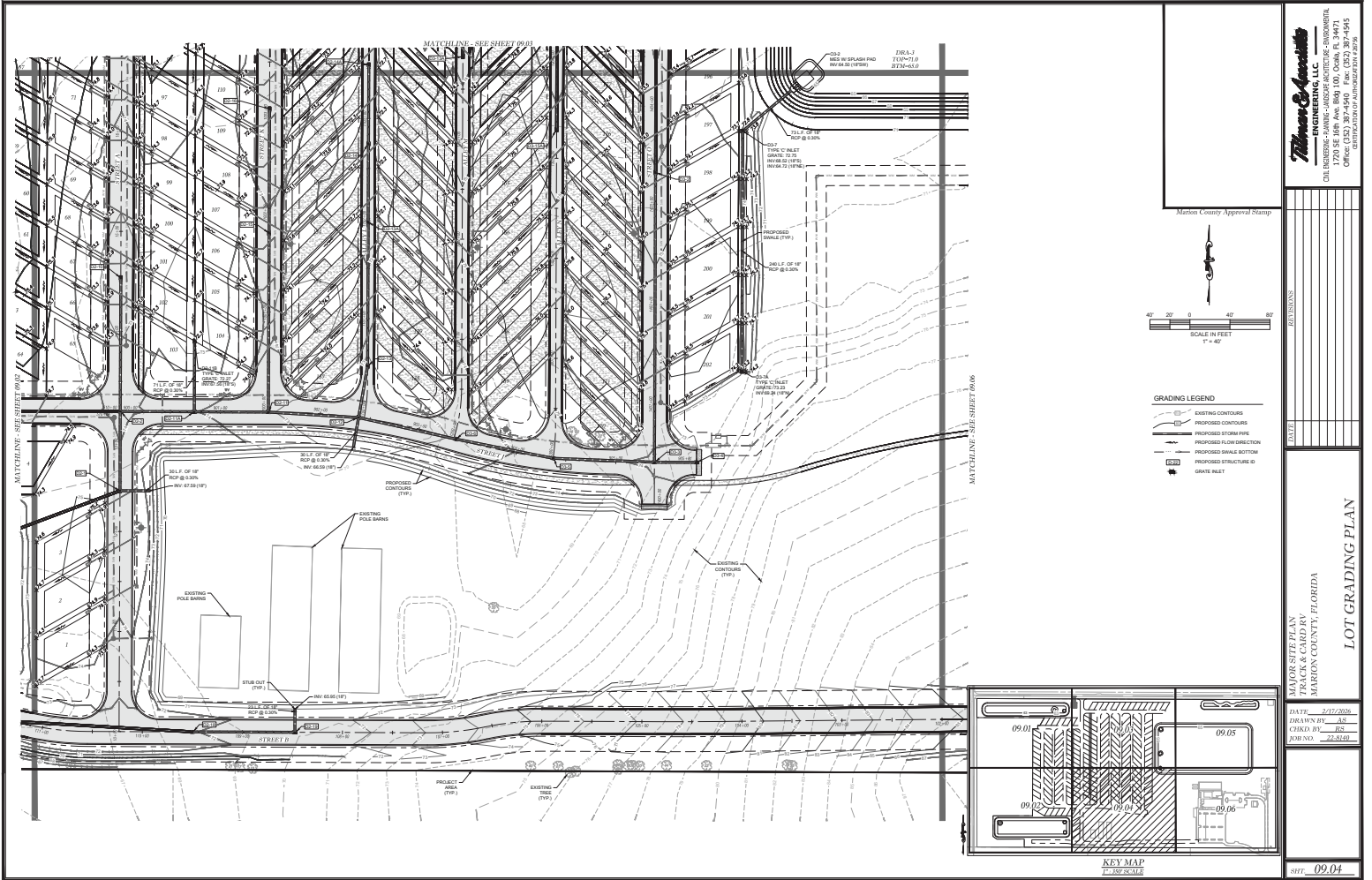
DATE	
BY	
TITLE	

PROJECT NAME  
 TRAVIS & CARRIE  
 MARION COUNTY, FLORIDA

DATE: 2/12/2009  
 DRAWN BY: AS  
 CHECKED BY: RL  
 FOREMAN: JZS  
 SHEET: 09.02



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

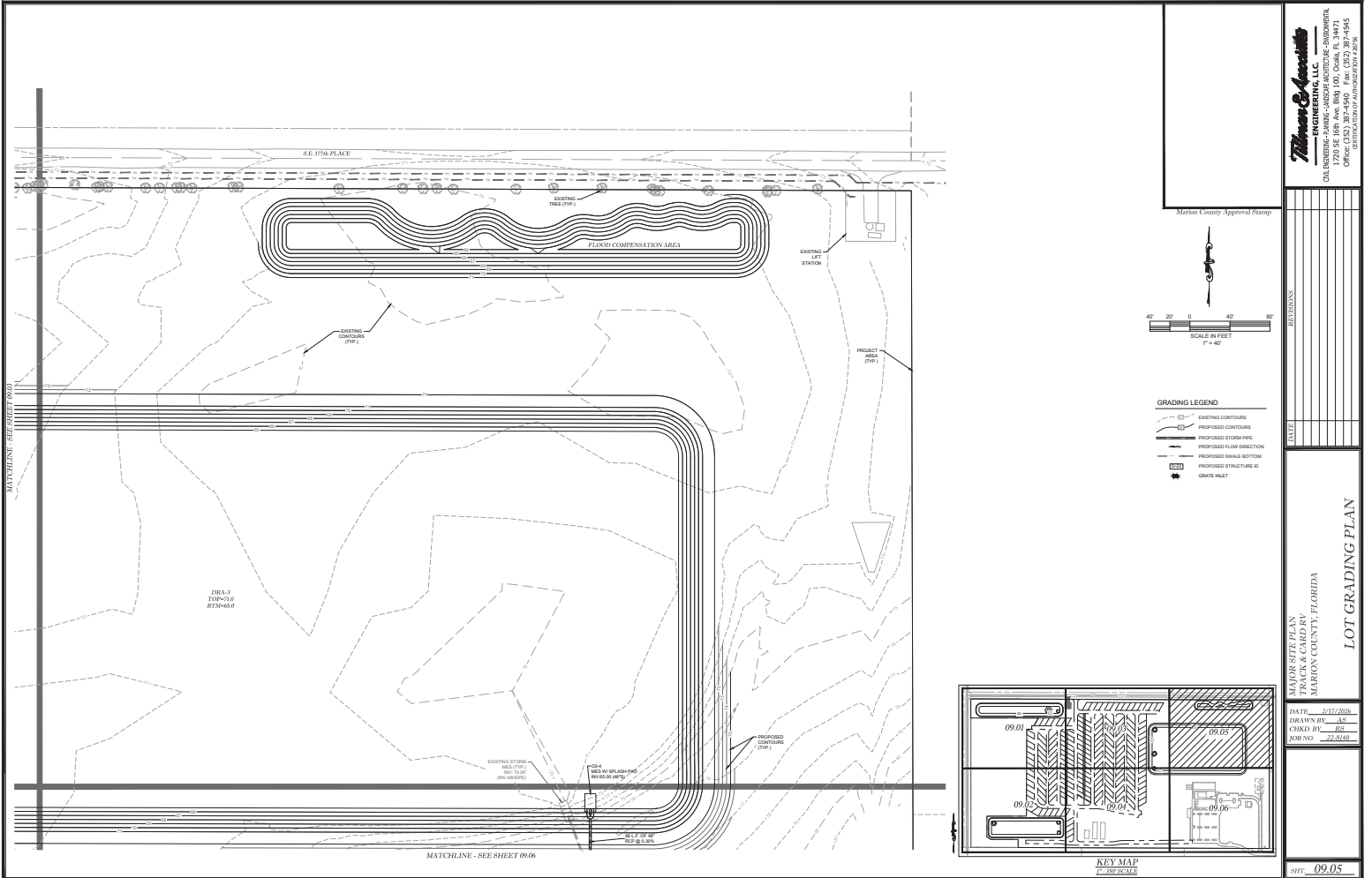
**Thomas & Associates**  
**ENGINEERING, LLC**  
 CHA. HENDERSON - PRINCIPAL - LICENSED ARCHITECTURE - PROFESSIONAL  
 7720 SE 108th Ave, Room 100, Ocala, FL 34471  
 352.237.0975  
 OFFICE: 1001 W. Highway 101A, #204

Marion County Approval Stamp

DATE	
BY	
TITLE	

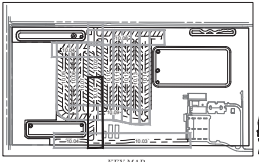
PROJECT: **LOT GRADING PLAN**  
 TRAVIS S. CARRBY  
 MARION COUNTY, FLORIDA

DATE: 2/12/2020  
 DRAWN BY: AS  
 CHECKED BY: RL  
 FOREMAN: J. S. HAY  
 SHEET: **09.04**

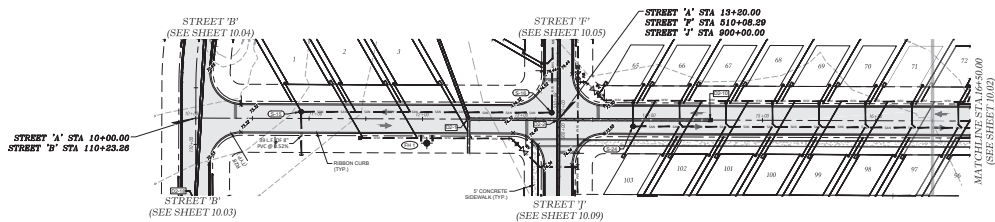


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

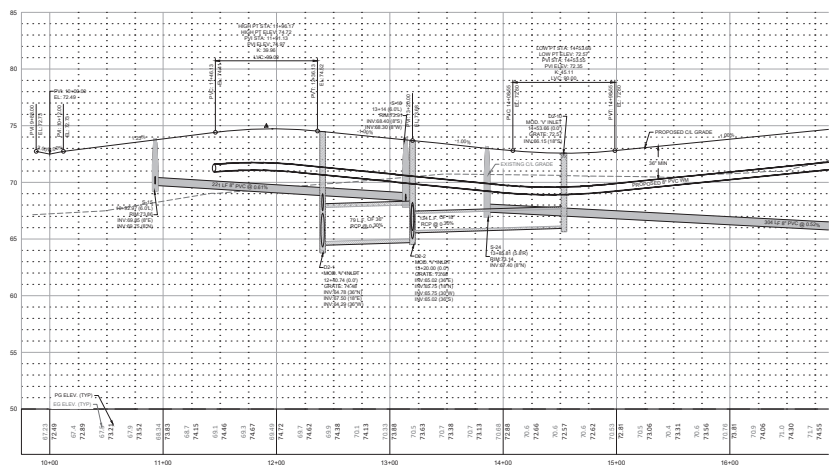
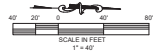




- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - RENDERER
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BENDS
- STORM WATER LEGEND:**
- GRATE INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**STREET 'A'**



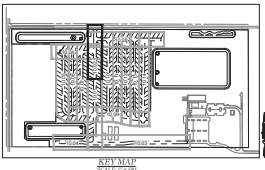
**Thomas & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 18TH AVE, SUITE 100, COVINGTON, FL 32031  
904.392.4444  
WWW.THOMASANDASSOCIATES.COM

Major Street Plan  
The Colony Park  
Marion County, Florida  
**PLAN & PROFILE**  
STREET 'A'

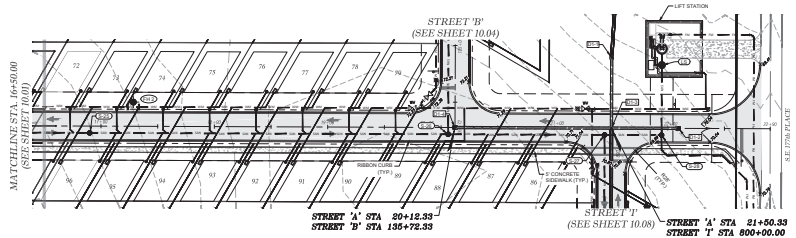
DATE: 02/27/2020  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 18-010

SHEET 10.01

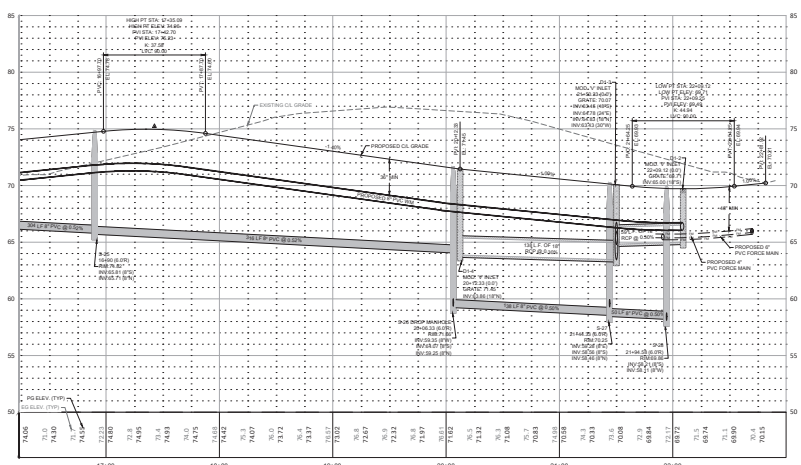
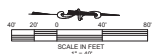
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- Water Main
  - Fire Hydrant Assembly (FHA)
  - Valve
  - Gate Valve & Box
  - Blow Off Assembly
  - Reducer
  - Fire Hydrant Number
  - Water Service
- SANITARY SEWER LEGEND:**
- Sanitary Sewer
  - Manhole
  - Manhole Number
  - Sanitary Service
  - Sanitary Force Main
  - Box
- STORM WATER LEGEND:**
- Grate Inlet
  - Storm Inlet
  - Storm Structure



**STREET 'A'**



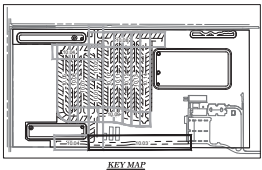
HORIZ SCALE 1" = 40'  
VERT SCALE 1" = 4'

**THOMAS & ASSOCIATES, INC.**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 18TH AVE, SUITE 100, COVINGTON, FL 32001  
PHONE: 904-241-4444 FAX: 904-241-4445  
WWW.THOMASANDASSOCIATES.COM

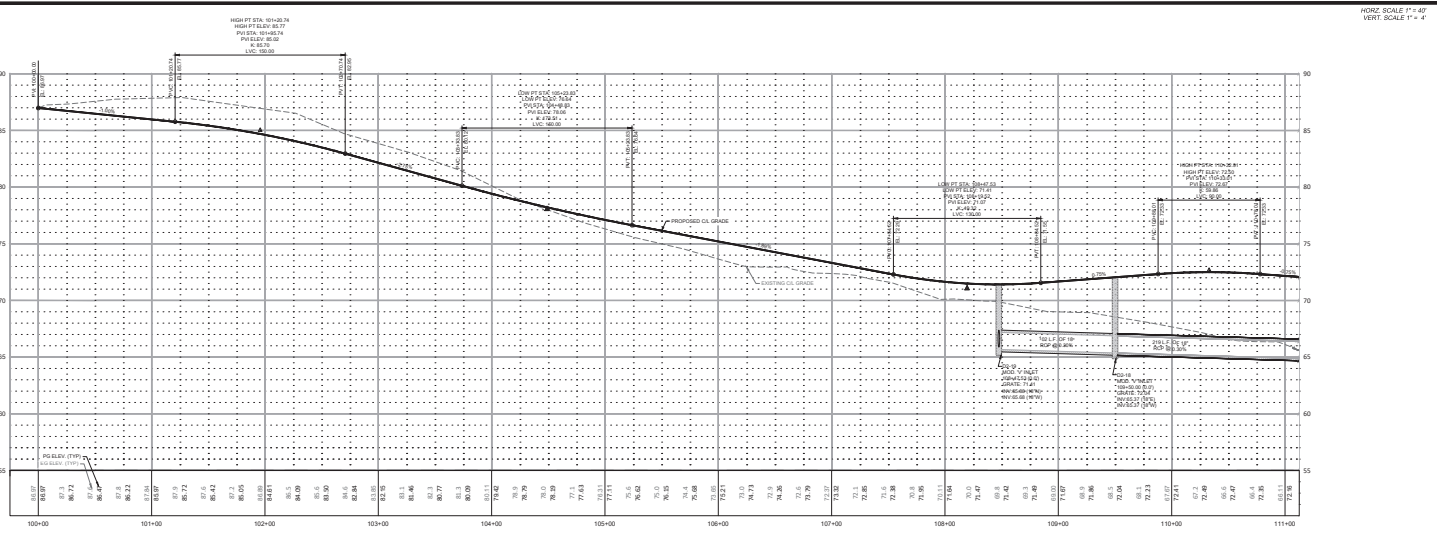
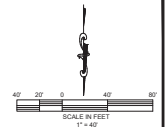
DATE: 07/17/2020  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 17-0110

SHEET: 10.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REDUCER
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - SEWER
- STORM WATER LEGEND:**
- GRATE INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**Marion County Approval Stamp**

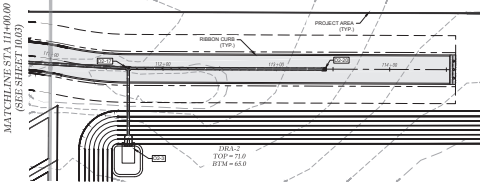
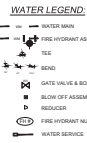
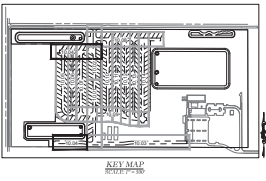
**THOMAS & ASSOCIATES, INC.**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 10TH AVE, SUITE 100, Ocala, FL 34071  
PHONE: 352.237.1234  
FAX: 352.237.1235  
WWW.THOMASANDASSOCIATES.COM

DATE: 07/27/2016  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 16-014

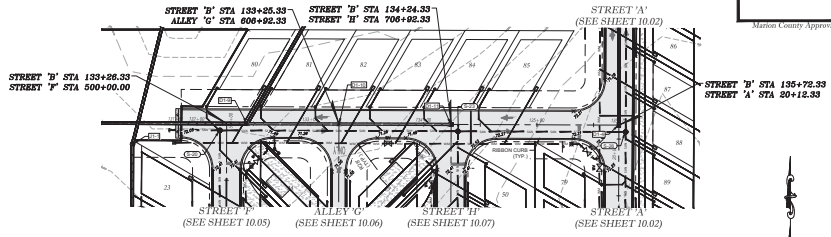
PLANNING & ENGINEERING  
THOMAS & ASSOCIATES, INC.  
MARION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'B'**

SHT. 10.03

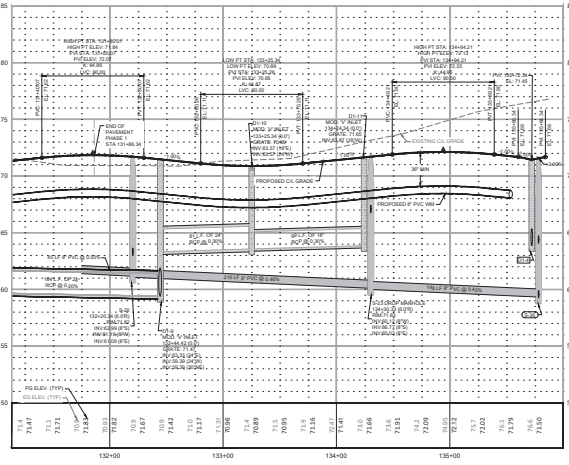
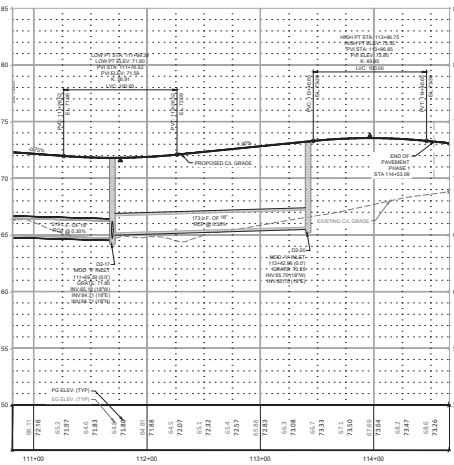
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**STREET 'B'**



**STREET 'B'**



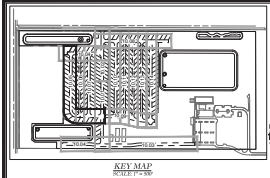
HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'

**Thomas & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 18TH AVE, SUITE 100, Ocala, FL 34071  
352.236.7777  
WWW.THOMASANDASSOCIATES.COM

MAJOR SURVEYOR  
FLORIDA  
MARRION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'B'**

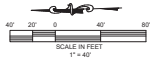
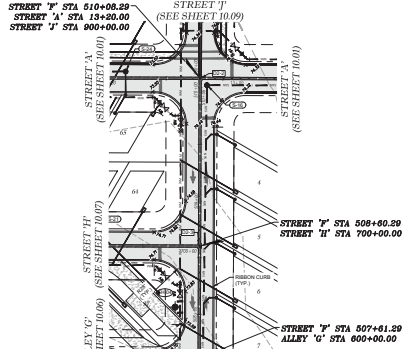
DATE: 02/27/2020  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 171810

SHT. 10.04



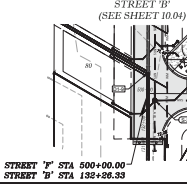
- WATER LEGEND:**
- Water Main
  - Fire Hydrant Assembly (FHA)
  - Valve
  - Flow Off Assembly
  - Reducer
  - Fire Hydrant Number
  - Water Service
- SANITARY SEWER LEGEND:**
- Sanitary Sewer
  - Manhole
  - Manhole Number
  - Sanitary Service
  - Sanitary Force Main
  - Bonds
- STORM WATER LEGEND:**
- Gate Inlet
  - Storm Manhole
  - Storm Pipe
  - Storm Structure ID

# STREET 'F'

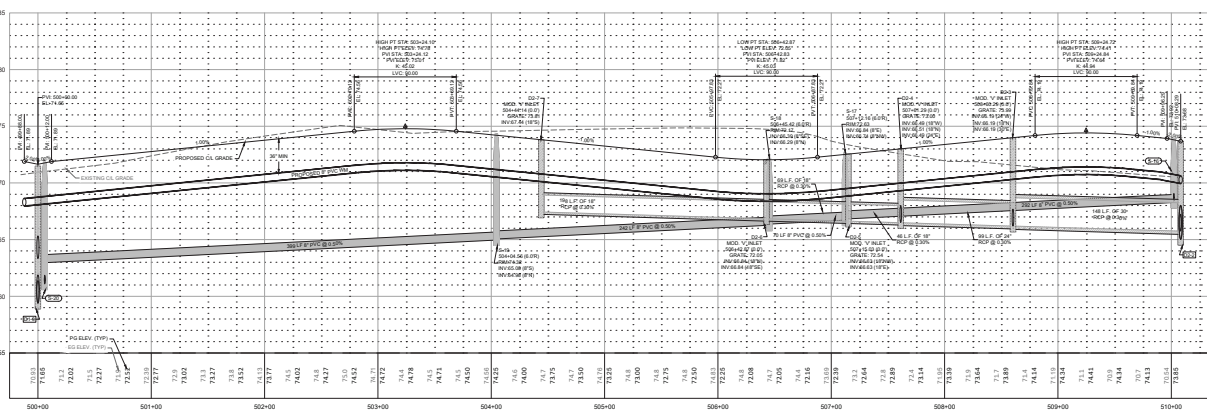


Marion County Approval Stamp

**Thomas & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16TH AVE, SUITE 100, Ocala, FL 34071  
 PHONE: 352-237-4475  
 FAX: 352-237-4476  
 WWW: WWW.THOMASANDASSOCIATES.COM



STREET 'F' STA 500+00.00  
 STREET 'B' STA 132+30.33



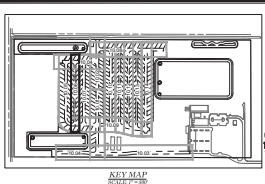
HORIZ. SCALE 1" = 40'  
 VERT. SCALE 1" = 4'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

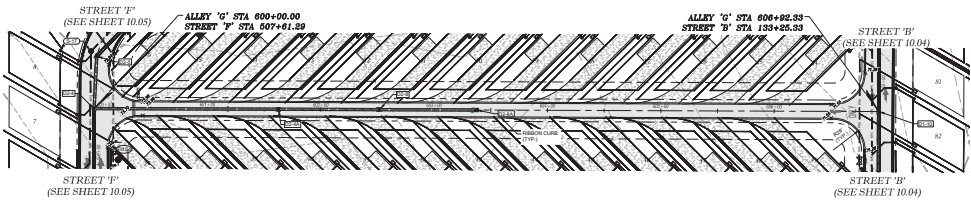
MAJOR TITLE PLAN  
 MARION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'F'**

DATE: 07/17/2006  
 DRAWN BY: AS  
 CHECKED BY: RS  
 JOB NO.: 06-5140

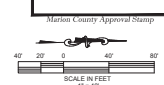
SHT. 10.05



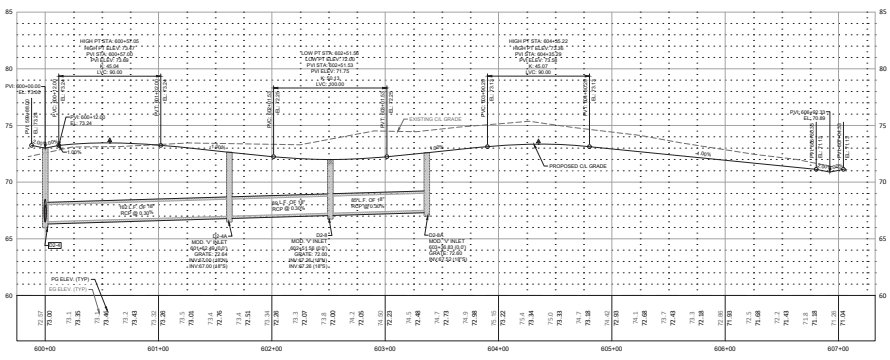
- WATER LEGEND:**
- WATER MAIN
  - WATER SERVICE
  - WATER VALVE
  - WATER METER
  - WATER SERVICE VALVE
  - WATER SERVICE TEE
  - WATER SERVICE BEND
  - WATER SERVICE REDUCER
  - WATER SERVICE FITTING
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - SANITARY FORCE MAIN
  - SANITARY MANHOLE
  - SANITARY SERVICE
  - SANITARY BEND
  - SANITARY REDUCER
  - SANITARY FITTING
- STORM WATER LEGEND:**
- STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE
  - STORM FITTING



**ALLEY 'G'**



**Major & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16TH AVE, SUITE 100, OPAKA, FL 33471  
 (407) 366-4475  
 WWW.MAJORANDASSOCIATES.COM



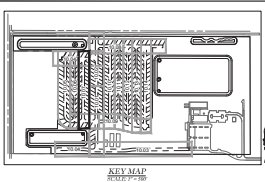
HORIZ. SCALE 1" = 40'  
 VERT. SCALE 1" = 4'

MAJOR & ASSOCIATES  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16TH AVE, SUITE 100, OPAKA, FL 33471  
 (407) 366-4475  
 WWW.MAJORANDASSOCIATES.COM

DATE: 02/17/2006  
 DRAWN BY: AS  
 CHECKED BY: RS  
 JOB NO.: 06-5110

SHIT: 10.06

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**WATER LEGEND:**

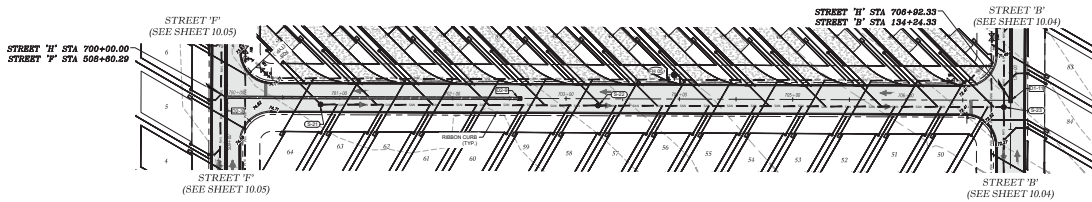
- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BEND
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- REGULATOR
- FIRE HYDRANT NUMBER
- WATER SERVICE

**SANITARY SEWER LEGEND:**

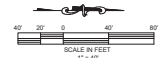
- SANITARY SEWER
- MANHOLE
- MANHOLE NUMBER
- SANITARY SERVICE
- SANITARY FORCE MAIN
- BEND

**STORM WATER LEGEND:**

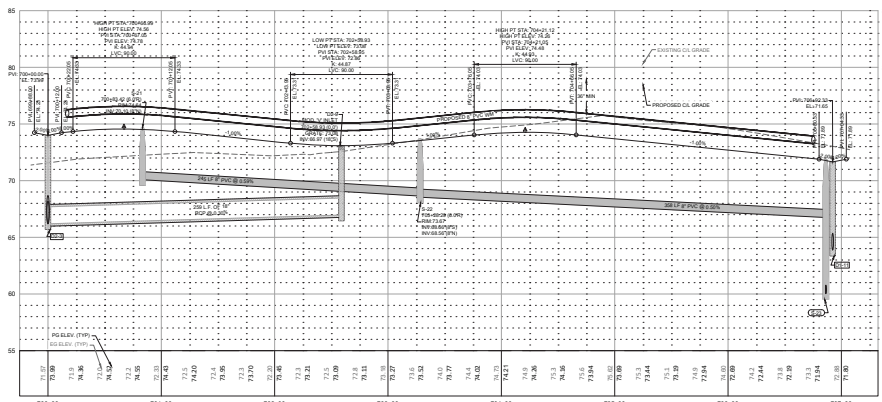
- GUTTER INLET
- STORM MANHOLE
- STORM PIPE
- STORM STRUCTURE (S)



**STREET 'H'**



HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'



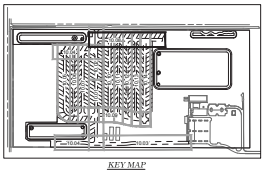
**Marion County Approval Stamp**

**Thomas & Associates, Inc.**  
ENGINEERS, ARCHITECTS, PLANNERS  
1726 SE 16TH AVE, SUITE 100, Ocala, FL 34471  
PHONE: 352-237-4475  
FAX: 352-237-4476  
WWW.TASINC.COM

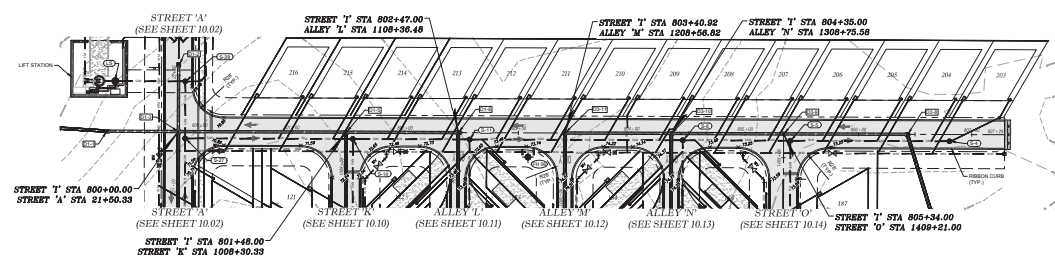
DATE: 02/17/2006  
DRAWN BY: AS  
CHECKED BY: RS  
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SHEET: 10.07

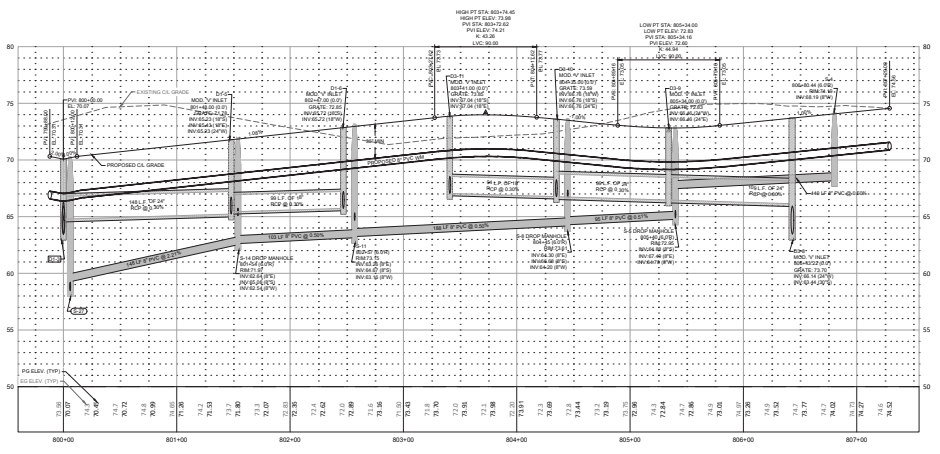
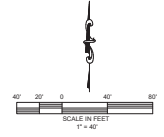
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REDUCER
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BENDS
- STORM WATER LEGEND:**
- GRATE INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE (S)



# STREET 'P'



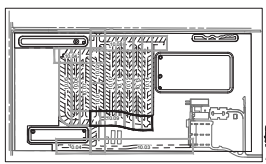
HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'

**Thomas & Associates, INC.**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16TH AVE. SUITE 100, Ocala, FL 34071  
352-237-4455  
WWW.THOMASANDASSOCIATES.COM

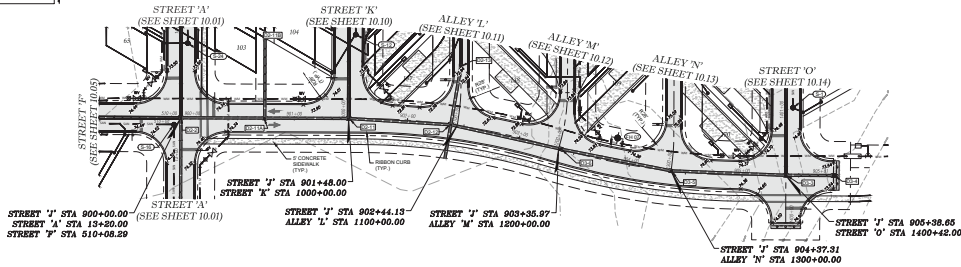
DESIGNER: \_\_\_\_\_  
DATE: 02/17/2020  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 20-510

PROJECT: \_\_\_\_\_  
SHEET: 10.08

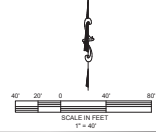
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



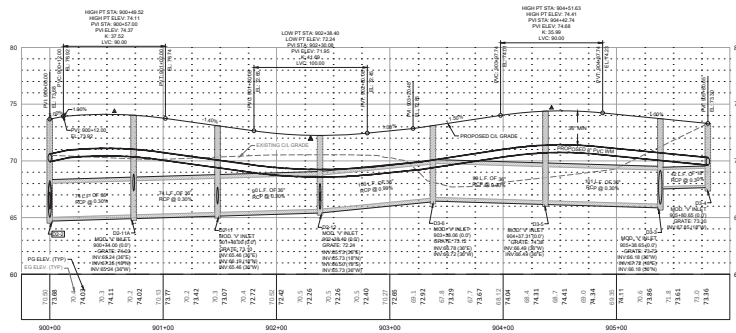
- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - RELOCATOR
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BEND
- STORM WATER LEGEND:**
- GRADE ALLEYS
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



# STREET 'J'



HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'



**Major Site Plan**  
MARGON COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'J'**

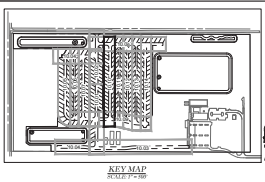
DATE: 02/17/2006  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO: 243140

SCALE IN FEET  
1" = 40'

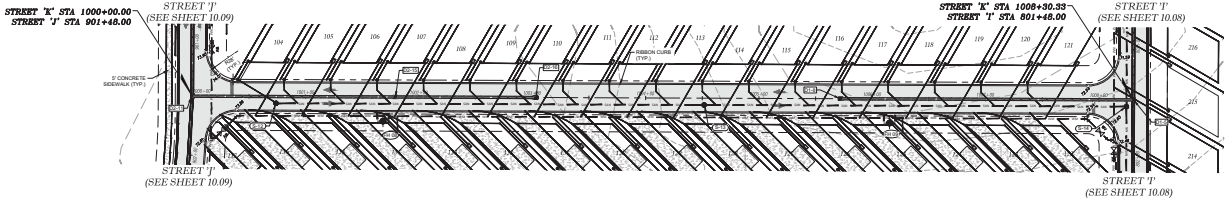
HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

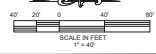
10.09



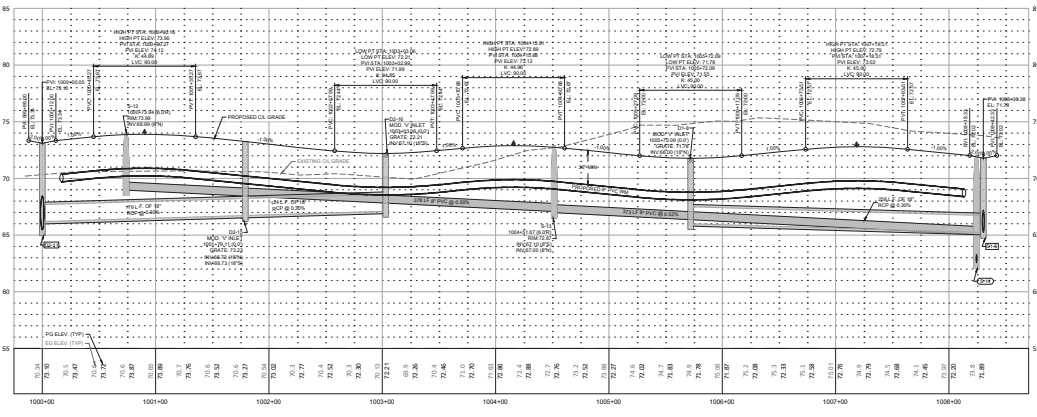
- |                               |                               |                            |
|-------------------------------|-------------------------------|----------------------------|
| <b>WATER LEGEND:</b>          | <b>SANITARY SEWER LEGEND:</b> | <b>STORM WATER LEGEND:</b> |
| — WATER MAIN                  | — SANITARY SEWER              | — GRAVE INLET              |
| — FIRE HYDRANT ASSEMBLY (FHA) | ● MANHOLE                     | ● STORM MANHOLE            |
| — TEE                         | — MANHOLE NUMBER              | — STORM PIPE               |
| — BEND                        | — SANITARY NUMBER             | — STORM STRUCTURE ID       |
| — GATE VALVE & BOX            | — SANITARY FORCE MAIN         |                            |
| — BLOW OFF ASSEMBLY           | — BEND                        |                            |
| — FIRE HYDRANT NUMBER         |                               |                            |
| — WATER SERVICE               |                               |                            |



**STREET 'K'**



HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

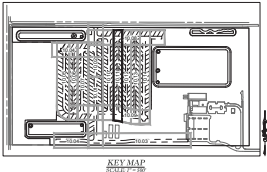
**Marion County Approval Stamp**

**Thomas & Associates, LLC**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16TH AVE. SUITE 100, Ocala, FL 34471  
PHONE: 352-237-4495  
WWW.THOMASANDASSOCIATES.COM

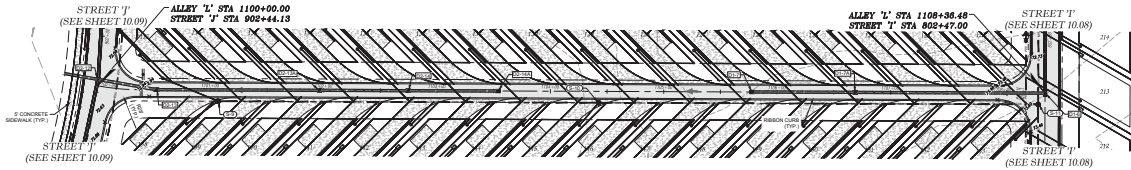
DATE: 02/17/2020  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 20-2140

PROJECT: MARION COUNTY, FLORIDA  
PLAN & PROFILE  
STREET 'K'

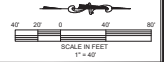
SHEET: 10.10



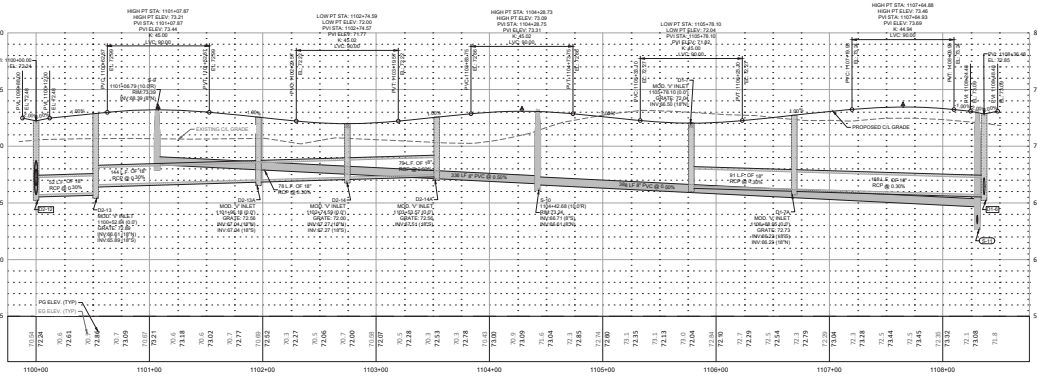
- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TIE
  - END
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REDUCER
  - WATER METER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BENDS
- STORM WATER LEGEND:**
- GUTTER INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



# ALLEY 'L'



HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'



**Thomas & Associates, LLC**  
ENGINEERS, ARCHITECTS, PLANNERS  
1726 SE 16TH AVE, SUITE 100, Ocala, FL 34471  
TEL: 352-345-2495  
WWW.TOMASANDASSOCIATES.COM

---

**Major Steven V. Maroon**  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA  
No. 13181

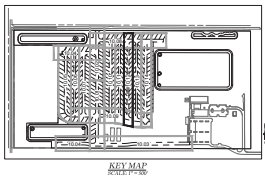
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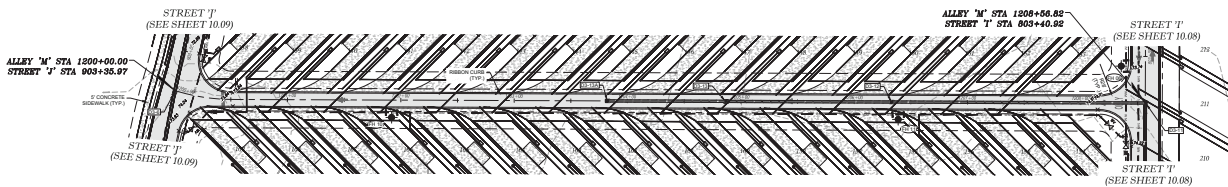
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SHEET: 10.11

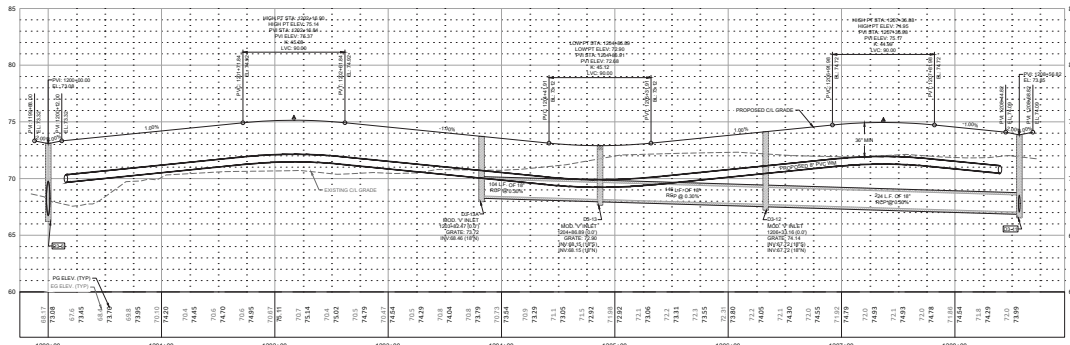
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REGULATORS
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BENDS
- STORM WATER LEGEND:**
- GRATE INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**ALLEY 'M'**



**Marion County Approval Stamp**

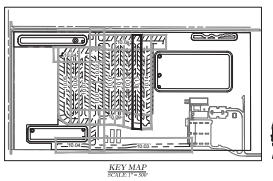
**Thomas & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16TH AVE. SUITE 100, Ocala, FL 34471  
(352) 237-4455  
www.thomasandassociates.com

DATE	07/17/2006
DRAWN BY	AS
CHECKED BY	RS
JOB NO.	74-5140

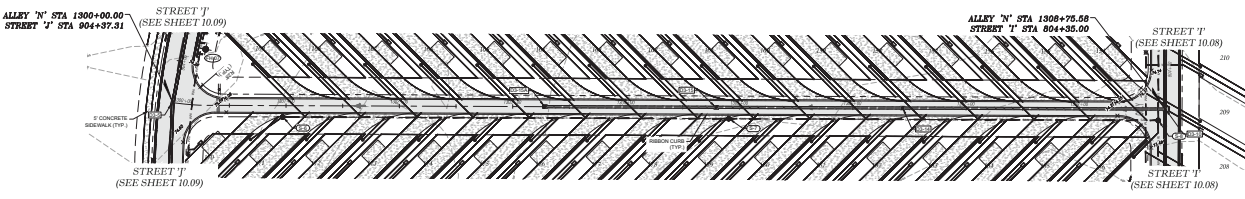
**PLAN & PROFILE**  
**ALLEY 'M'**

SHEET **10.12**

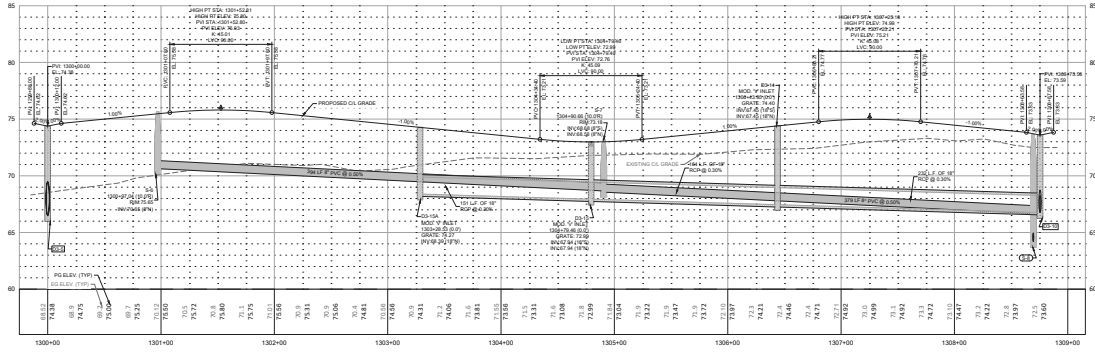
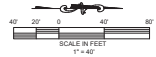
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY PLAN
  - TEE
  - BEND
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REDUCER
  - DISCHARGE NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BENDS
- STORM WATER LEGEND:**
- STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**ALLEY 'N'**



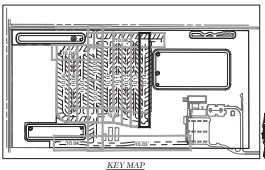
HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'

**Major Site Plan**  
MARRION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**ALLEY 'N'**

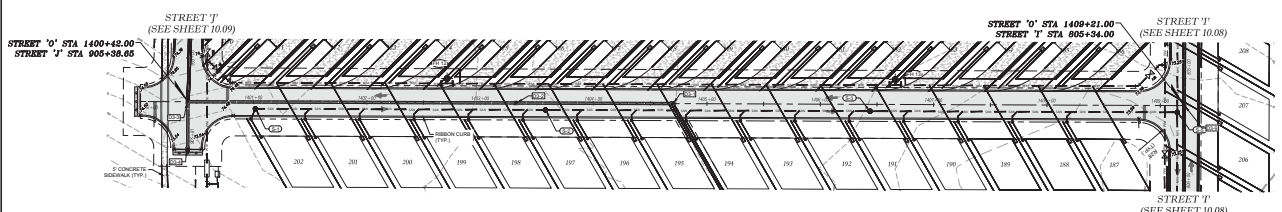
DATE: 02/17/2006  
DRAWN BY: AS  
CHECK BY: RS  
JOB NO.: 245140

ENGINEERING & ARCHITECTURE, INC.  
1726 SE 16TH AVE, SUITE 100, OPAWA, FL 32071  
PHONE: 386-266-4475  
WWW.EA-FL.COM

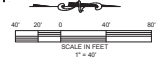
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



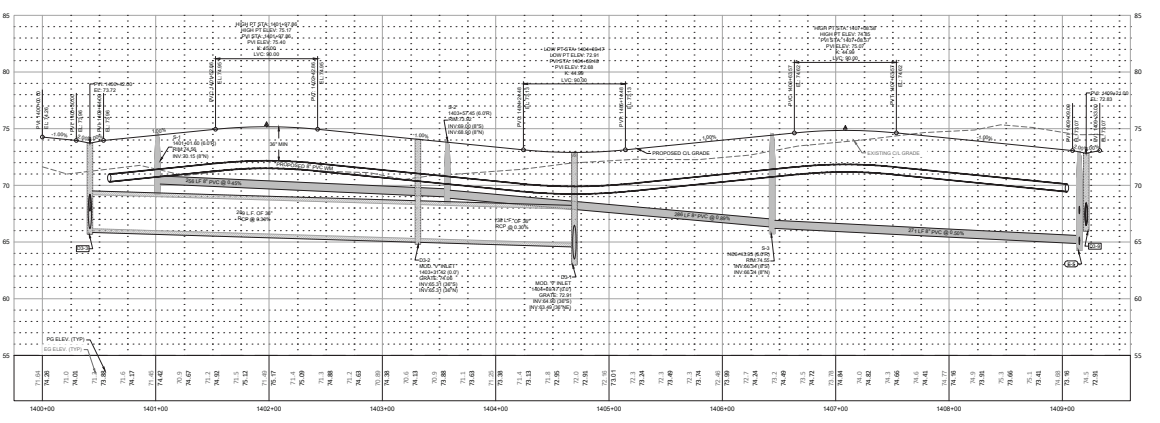
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- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TSC
  - END
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - REDUCER
  - FIRE HYDRANT NUMBER
  - WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SANITARY SERVICE
  - SANITARY FORCE MAIN
  - BONDS
- STORM WATER LEGEND:**
- STORM INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**STREET 'O'**



HORIZ. SCALE 1" = 40'  
VERT. SCALE 1" = 4'



**Thomas & Associates, LLC**  
ENGINEERING, INC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16TH AVE. SUITE 100, Ocala, FL 34471  
352-237-4455  
WWW.THOMASANDASSOCIATES.COM

DATE: 02/17/2020  
DRAWN BY: AS  
CHECKED BY: JS  
JOB NO.: 20-5140

MAJOR SITE PLAN  
MARRON COUNTY, FLORIDA  
PLAN & PROFILE  
STREET 'O'

SHEET 10.14

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Martin County Approval Stamp

REVISIONS	
NO.	DATE

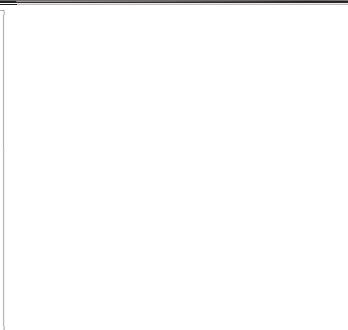
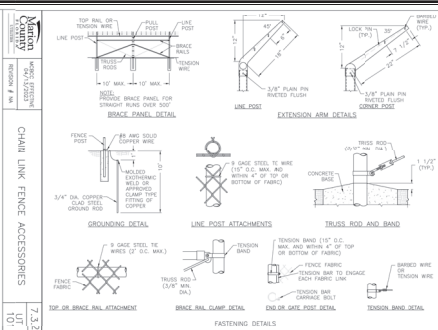
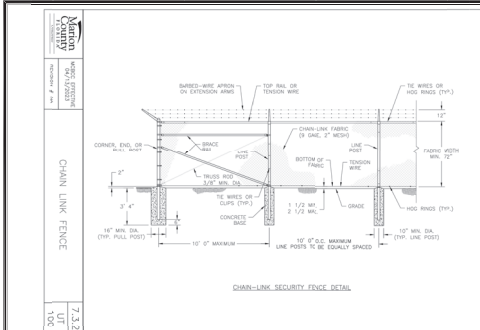
**FLORIDA  
 MARION COUNTY  
 POTABLE WATER  
 DISTRIBUTION DETAILS**

DATE: 2/17/2006  
 DRAWN BY: AS  
 CHECKED BY: RS  
 JOB NO.: 261810

SHT. 11.02

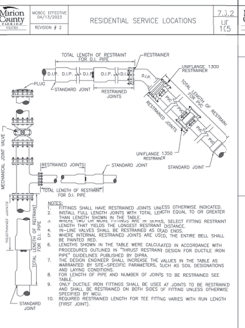
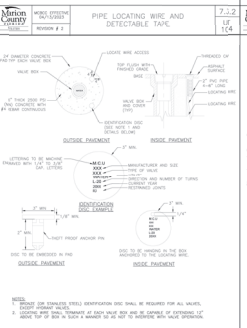
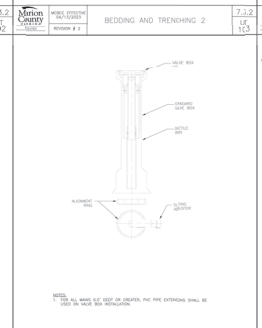
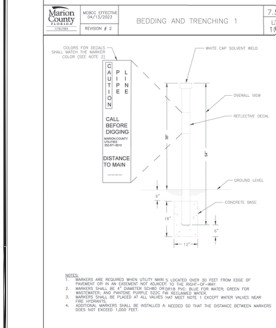
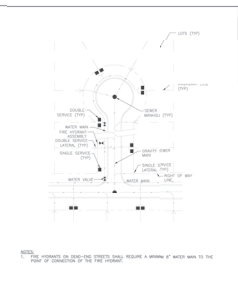
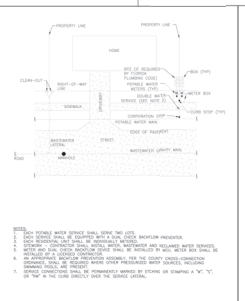
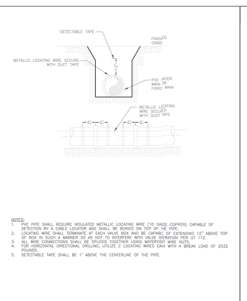
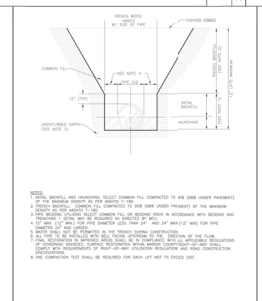
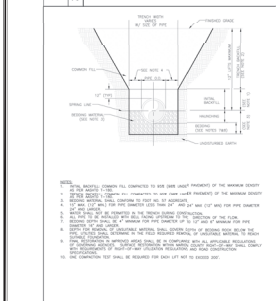
<p>Diagram showing a restrained pipe table with various joint types and dimensions. Includes labels for 'RESTRAINED JOINT', 'STANDARD JOINT', and 'ENLARGED JOINT'.</p>	<p><b>MINIMUM RESTRAINED LENGTH (FT)</b></p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - HORIZONTAL</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - VERTICAL</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - DOWN</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - UP</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 45°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 60°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 75°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 90°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 105°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 120°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 135°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 150°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 165°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 180°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 195°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 210°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 225°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 240°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 255°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 270°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 285°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 300°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 315°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 330°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 345°</p> <p>FOR 2" OR ENLARGED JOINT OR BARE END JOINT - 360°</p>	<p>Diagram showing a thrust collar water main with various components and dimensions. Includes labels for 'THRUST COLLAR', 'WATER MAIN', and 'GROUND'.</p>	<p>Diagram showing a meter bank with various components and dimensions. Includes labels for 'METER BANK', 'METER', and 'VALVE'.</p>	<p>Diagram showing a temporary jumper transition with various components and dimensions. Includes labels for 'TEMPORARY JUMPER TRANSITION', 'JUMPER', and 'TRANSITION'.</p>
<p>7.3.2        RESTRAINED PIPE TABLE        SECTION 2.1        116</p>	<p>7.3.2        RESTRAINED PIPE TABLE        SECTION 2.1        116</p>	<p>7.3.2        THRUST COLLAR WATER MAINS        SECTION 2.1        115</p>	<p>7.3.2        METER BANK        SECTION 2.1        202</p>	<p>7.3.2        TEMPORARY JUMPER TRANSITION        SECTION 2.1        203</p>
<p>Diagram showing a gate valve and reclaimed main with various components and dimensions. Includes labels for 'GATE VALVE', 'RECLAIMED MAIN', and 'GROUND'.</p>	<p>Diagram showing a butterfly valve and box water and reclaimed main with various components and dimensions. Includes labels for 'BUTTERFLY VALVE', 'BOX', 'WATER', and 'RECLAIMED MAIN'.</p>	<p>Diagram showing an aboveground offset water or reclaim air release valve with various components and dimensions. Includes labels for 'ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE', 'VALVE', and 'GROUND'.</p>	<p>Diagram showing a fire hydrant assembly with various components and dimensions. Includes labels for 'FIRE HYDRANT ASSEMBLY', 'HYDRANT', and 'GROUND'.</p>	<p>Diagram showing a temporary sample point with various components and dimensions. Includes labels for 'TEMPORARY SAMPLE POINT', 'SAMPLE POINT', and 'GROUND'.</p>
<p>7.3.2        GATE VALVE AND RECLAIMED MAIN        SECTION 2.1        204</p>	<p>7.3.2        BUTTERFLY VALVE AND BOX WATER AND RECLAIMED MAIN        SECTION 2.1        205</p>	<p>7.3.2        ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE        SECTION 2.1        206</p>	<p>7.3.2        FIRE HYDRANT ASSEMBLY        SECTION 2.1        207</p>	<p>7.3.2        TEMPORARY SAMPLE POINT        SECTION 2.1        211</p>
<p>Diagram showing an automatic blow off valve water main with various components and dimensions. Includes labels for 'AUTOMATIC BLOW OFF VALVE', 'WATER MAIN', and 'GROUND'.</p>	<p>Diagram showing commercial meters 3" and above w/ single backflow preventer with various components and dimensions. Includes labels for 'COMMERCIAL METERS', 'BACKFLOW PREVENTER', and 'GROUND'.</p>	<p>Diagram showing commercial meters 2" and above w/ single backflow preventer with various components and dimensions. Includes labels for 'COMMERCIAL METERS', 'BACKFLOW PREVENTER', and 'GROUND'.</p>	<p>Diagram showing commercial meters 2" and above w/ single backflow preventer with various components and dimensions. Includes labels for 'COMMERCIAL METERS', 'BACKFLOW PREVENTER', and 'GROUND'.</p>	<p>Diagram showing commercial meters 2" and above w/ single backflow preventer with various components and dimensions. Includes labels for 'COMMERCIAL METERS', 'BACKFLOW PREVENTER', and 'GROUND'.</p>
<p>7.3.2        AUTOMATIC BLOW OFF VALVE WATER MAIN        SECTION 2.1        209</p>	<p>7.3.2        COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER        SECTION 2.1        215A</p>	<p>7.3.2        COMMERCIAL METERS 2" AND ABOVE W/ SINGLE BACKFLOW PREVENTER        SECTION 2.1        215B</p>	<p>7.3.2        COMMERCIAL METERS 2" AND ABOVE W/ SINGLE BACKFLOW PREVENTER        SECTION 2.1        215B</p>	<p>7.3.2        COMMERCIAL METERS 2" AND ABOVE W/ SINGLE BACKFLOW PREVENTER        SECTION 2.1        215B</p>

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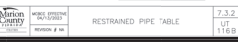


Marion County Approval Stamp

THOMAS C. ANDERSON  
ENGINEERING, LLC  
CHILDREN'S-LEARNING-LANSAPPE-ADAPTIVE-ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 300, Ocala, FL 34471  
ORANGE COUNTY, FL 32137  
CERTIFICATE OF AUTHORIZATION 12042



MINIMUM RESTRAINED LENGTH (FT)	HORIZONTAL	VERTICAL
1/2"	10	10
3/4"	10	10
1"	10	10
1 1/4"	10	10
1 1/2"	10	10
2"	10	10
2 1/2"	10	10
3"	10	10
3 1/2"	10	10
4"	10	10
4 1/2"	10	10
5"	10	10
5 1/2"	10	10
6"	10	10
6 1/2"	10	10
7"	10	10
7 1/2"	10	10
8"	10	10
8 1/2"	10	10
9"	10	10
9 1/2"	10	10
10"	10	10
10 1/2"	10	10
11"	10	10
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12"	10	10
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45"	10	10
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46"	10	10
46 1/2"	10	10
47"	10	10
47 1/2"	10	10
48"	10	10
48 1/2"	10	10
49"	10	10
49 1/2"	10	10
50"	10	10



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THOMAS C. ANDERSON  
ENGINEERING, LLC  
CHILDREN'S-LEARNING-LANSAPPE-ADAPTIVE-ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 300, Ocala, FL 34471  
ORANGE COUNTY, FL 32137  
CERTIFICATE OF AUTHORIZATION 12042

DATE: 2/15/2018  
DRAWN BY: AS  
ISSUED: 25-2140

THOMAS C. ANDERSON  
ENGINEERING, LLC  
CHILDREN'S-LEARNING-LANSAPPE-ADAPTIVE-ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 300, Ocala, FL 34471  
ORANGE COUNTY, FL 32137  
CERTIFICATE OF AUTHORIZATION 12042

<p><b>THRUST COLLAR FOR FORCE MAIN</b></p> <p>7.3.2 UT 311</p>	<p><b>FORCEMAN TO GRAVITY SEWER CONNECTION</b></p> <p>7.3.2 UT 302</p>	<p><b>GRAVITY MANHOLE CONNECTION</b></p> <p>7.3.2 UT 303</p>	<p><b>PLUG VALVE AND BOX</b></p> <p>7.3.2 UT 304</p>	<p><b>STANDARD SEWER MANHOLE FRAME AND COVER</b></p> <p>7.3.2 UT 305</p>
<p><b>PRECAST CONCRETE MANHOLE</b></p> <p>7.3.2 UT 306</p>	<p><b>AIR RELEASE VALVE SEWER AND RETAINED</b></p> <p>7.3.2 UT 307</p>	<p><b>AIR OR COMBINATION AIR RELEASE VALVE IN VAULT SEWER</b></p> <p>7.3.2 UT 308</p>	<p><b>MANHOLE FRAME AND COVER AREA</b></p> <p>7.3.2 UT 309</p>	<p><b>SEWER SERVICE LATERAL</b></p> <p>7.3.2 UT 312</p>
<p><b>LAUNCHING PIPE PORT</b></p> <p>7.3.2 UT 313</p>				

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**Thomas & Associates**  
 ENGINEERING, INC.  
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
 PHONE: 352-237-4955  
 FAX: 352-237-4956  
 WWW: WWW.THOMASANDASSOCIATES.COM

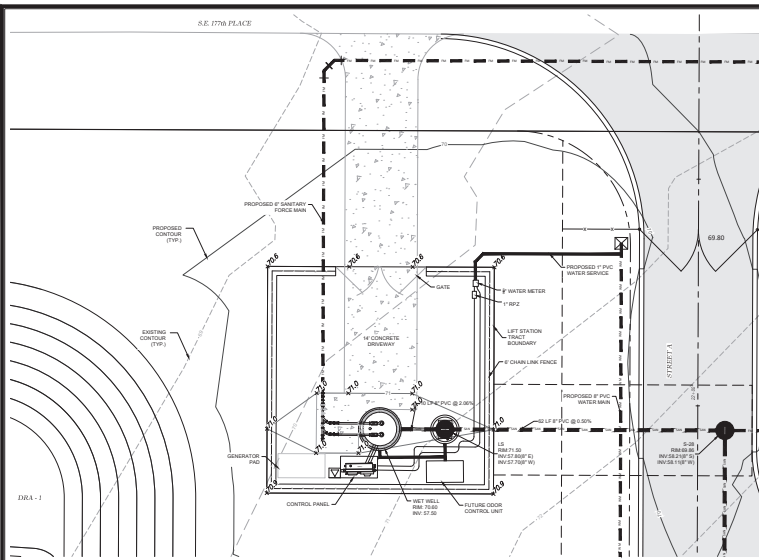
Marion County Approval Stamp

DESIGNED	
CHECKED	
DATE	

IMPROVEMENT PLANS  
 MARION COUNTY, FLORIDA  
**SANITARY SEWER DETAILS**

DATE: 2/22/2020  
 DRAWN BY: AS  
 CHECKED BY: RS  
 JOB NO.: 22-8149

8977 12.02



**LIFT STATION PLAN**  
 LIFT STATION AND ABOVE-GROUND VALVE ARRAY  
 SCALE: 1"=10'

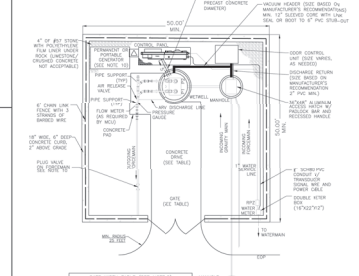
**WASTEWATER PUMP STATION SPECIFICATIONS**

- GENERAL NOTES:**
- MANHOLE AND WETWELL SHALL HAVE HOPE LAMP.
  - ALL RELEASE VALVES OPERATING LINE SHALL BE A MINIMUM OF 2" SCHEDULE 40 PVC PIPE.
  - CONCRETE FLOOR CONTROL PANEL SHALL BE 2" DOWNSET MINIMUM. PRECAST FLOORS SHALL BE A MINIMUM OF ONE CONCRETE FLOOR OVER FILL. THE NUMBER OF CONCRETE REQUIRED FOR FLOOR LAYERS WILL BE AS REQUIRED BY THE PUMP MANUFACTURER. CONCRETE FLOOR FINISH SHALL BE FINISHED 1" FROM THE TOP SURFACE OF THE LIFT STATION.
  - PROVIDE FLUX PUMP STANDARD PACKAGE.
  - PROVIDE ACCESS TO LIFT STATION SHALL BE PROVIDED TO W.C.U.S.
  - ALL EQUIPMENT FLOORING SHALL BE COORDINATED WITH M.C.U.D. IN THE FIELD. THE MAXIMUM NUMBER OF CONDUIT BENDS SHALL BE LESS THAN 90 DEGREES OF TOTAL TURNS.
- MANUFACTURER'S REQUIREMENTS:**
- |                       |                      |
|-----------------------|----------------------|
| MANUFACTURER: GRUNDOS | VOLTAGE: 480 V       |
| MODEL: GDA 150        | PHASE: 3             |
| HP: 1.5               | MAX. DIS. IN: 100'   |
| DIS. IN: 100'         | MAX. DIS. IN: 100'   |
| SPEED: 3555 RPM       | CURVE NUMBER: SC1050 |
| DISCHARGE: 2"         |                      |
- SHAFT OFF HEAD: 360 FEET TON**  
**HEAD CONDITION: 250 GRPM AT 180 TON**

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	—	—
DIAMETER OF WET WELL	B	—	—
WIDTH OF BOTTOM FLOOR	C	—	—
CL OF WET WELL TO CL OF PIPES	D	—	—
LENGTH OF PUMP ACCESS OPENING	E	—	—
WIDTH OF PUMP ACCESS OPENING	F	—	—
CENTER OF WET WELL TO EDGE OF WADCH	G	—	—
UP WIDTH OF WET WELL BASE	H	—	—
THICKNESS OF WETWELL BASE	I	—	—
TOP OF WET WELL	J	—	—
FINISH GRADE	K	—	—
HIGH LEVEL ALARMS	L	—	—
LOW LEVEL ALARMS	M	—	—
LOAD PUMP ON	N	—	—
LOAD PUMP OFF	O	—	—
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	—	—
STEP HEIGHT IF REQUIRED	Q	—	—
FLOOR OF WET WELL	Z	—	—

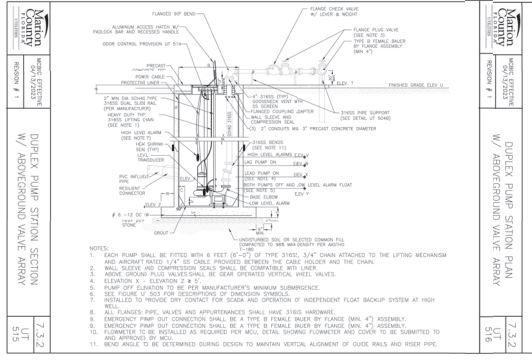
- EL ELEVATIONS:**
- SEE MANUFACTURER'S REQUIREMENTS, DIMENSION P AND ELEVATION Z MUST MEET
  - ELEVATION X, ELEVATION Y & E
  - TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION AND THE ELEVATION OF THE BOTTOM OF THE WET WELL.
  - MINIMUM HEADROOM IN BASE AND ACCESS DETAILS, UTILITY AND UTILITY.
  - MINIMUM HEADROOM IN BASE AND ACCESS DETAILS SHALL BE PROVIDED.
  - BATTERY BACKUP FOR AUDIBLE ALARM AND WARNING LIGHT SHALL BE PROVIDED.

**NOTAL FOR INFORMATIONAL PURPOSES ONLY: USE SITE PLAN IN LOWER LEFT CORNER FOR ACTUAL LIFT STATION CONFIGURATION**



DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
GATE WIDTH (SEE NOTE 3)		—	—
GATE LENGTH (SEE NOTE 3)		—	—
WET WELL DIAMETER (SEE NOTE 2)		—	—
WET WELL ELEVATION (SEE NOTE 2)		—	—
FINISH GRADE (SEE NOTE 2)		—	—
TOP OF WET WELL (SEE NOTE 2)		—	—
FINISH GRADE (SEE NOTE 2)		—	—
FINISH GRADE (SEE NOTE 2)		—	—
FINISH GRADE (SEE NOTE 2)		—	—

- NOTES:**
- CONCRETE SHALL PROVIDE A SCALE 1" = 20' WALL SPECIFIC DETAIL.
  - MINIMUM HEADROOM BETWEEN FLOOR AND ALL ACCESS EQUIPMENT SHALL BE 6'.
  - ELECTRICAL CONTROL SHALL BE WITH PUMP SIZE AS SHOWN IN DETAIL.
  - DOOR SHALL BE 36" HIGH, 24" WIDE, 10' STRENGTH EGG TON. IT WILL REQUIRE TWO (2) 2" DIA. ANCHORS TO BE SET IN CONCRETE.
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**DUPEX PUMP STATION SECTION**  
 W/ ABOVEGROUND VALVE ARRAY  
 SCALE: 1"=10'

- NOTES:**
- EACH PUMP SHALL BE FITTED WITH 6 FEET (6'-0") OF THE 3/4" DIA. 3/4" CHAIN ATTACHED TO THE LIFTING MECHANISM AND ANCHORED TO THE 4" DIA. CONCRETE FLOOR.
  - WALL, GROUND AND CONCRETE SHALL BE FINISHED WITH 1/2" FINISH.
  - FINISH GRADE SHALL BE FINISHED WITH 1/2" FINISH.
  - ELEVATION Y, ELEVATION Z & D.
  - PUMP OFF ELEVATION TO BE PER MANUFACTURER'S MINIMUM SUBMERSION.
  - SEE FIGURE 1 FOR OCCUPANCY OF DIMENSION SYMBOLS.
  - INSTALL TO PROVIDE CONTACT FOR SCOUR AND OPERATION OF INDEPENDENT FLOAT BACKUP SYSTEM AT HIGH WATER.
  - ALL FLANGES, PIPE, VALVES AND APPURTENANCES SHALL HAVE 316SS HARDWARE.
  - EMERGENCY PUMP OFF CONNECTION SHALL BE A TYPE B TYPICAL BUILT BY FLANGE (W/ 4") ASSEMBLY.
  - EMERGENCY PUMP OFF CONNECTION SHALL BE A TYPE B TYPICAL BUILT BY FLANGE (W/ 4") ASSEMBLY.
  - CONCRETE TO BE FINISHED AS REQUIRED PER M.C.U.D. STORM FLOWMETER AND COVER TO BE SUBMITTED TO AND APPROVED BY M.C.U.D.
  - BEND ANGLE TO BE DETERMINED DURING DESIGN TO MAINTAIN VERTICAL ALIGNMENT OF GUIDE RAILS AND RISER PIPE.

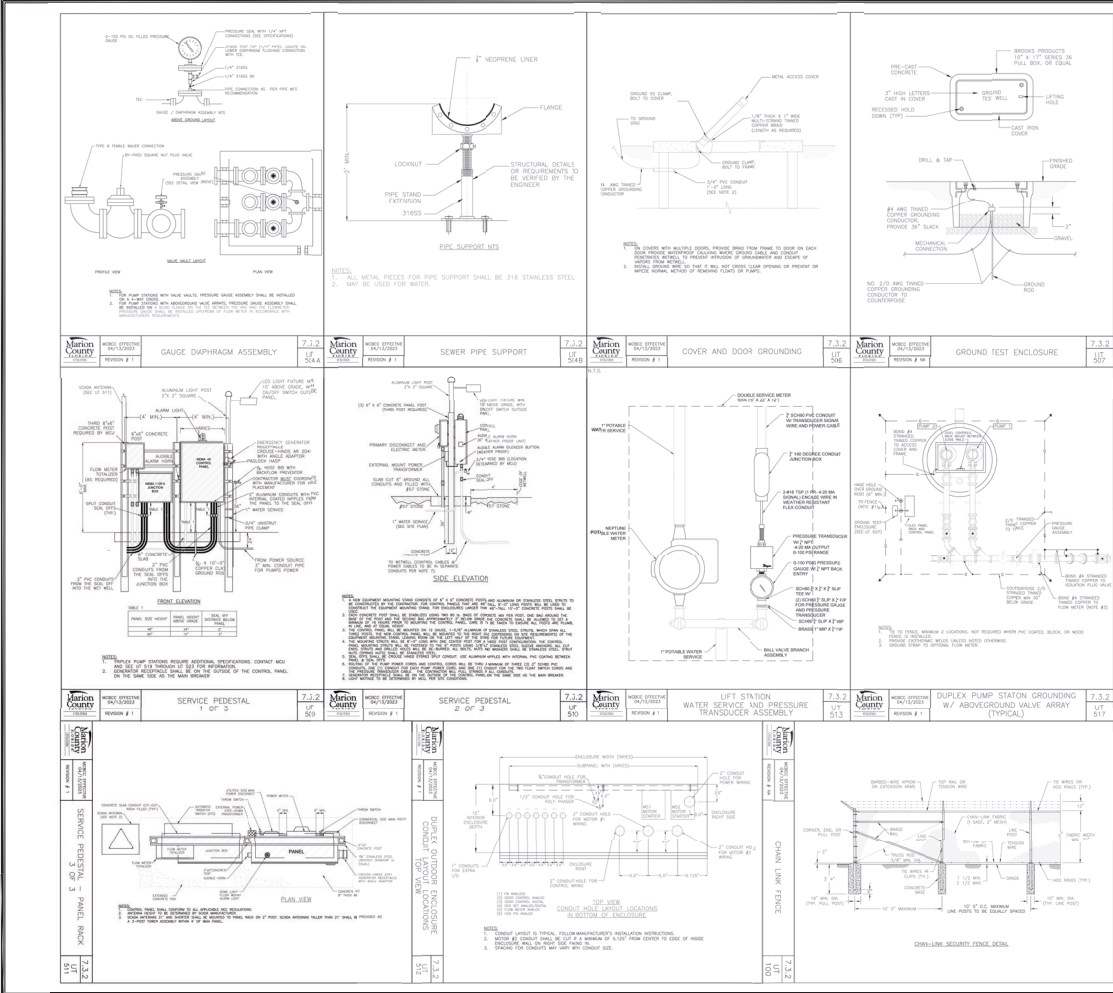
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**MAJOR SITE PLAN**  
**TRACK & ROAD**  
**MARION COUNTY, FLORIDA**  
**LIFT STATION**  
**PLAN & DETAILS**

DATE: 2/27/2020  
 DRAWN BY: AS  
 CHECKED BY: RS  
 FOR NO: 22-249

7.3.2  
 LIT  
 514

897 13.01



Marion County Approval Stamp

**MARION COUNTY ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL ENGINEERING  
 10000 W. STATE ROAD 44, SUITE 100, PALM BEACH, FLORIDA 33410  
 PHONE: (561) 384-4545  
 FAX: (561) 384-4545  
 WWW: WWW.MARIONCOUNTYENGINEERING.COM

**MARION COUNTY, FLORIDA**  
**TRACK & ROAD DIV.**  
**LIFT STATION**  
**PLAN & DETAILS**

DATE: 2/27/2024  
 DRAWN BY: AS  
 CHECK BY: RS  
 JOB NO.: 22-5140

SHEET: 13.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Main County Approval Stamp

DATE	2/12/2020
DRAWN BY	AS
CHECKED BY	RS
JOB NO.	22-870

MAJOR HIGHWAY  
 MARION COUNTY, FLORIDA  
**ROADWAY & PAVEMENT DETAILS**

DATE	2/12/2020
DRAWN BY	AS
CHECKED BY	RS
JOB NO.	22-870

SHEET 14.02

**GENERAL NOTES:**

- Clear Slopes and Grabs:**
  - Slopes shall comply with Florida Dept. of Transportation (FDOT) Section 202.02. Slopes shall be in the direction of travel. Slopes shall be in the direction of travel. Slopes shall be in the direction of travel.
  - Landings shall have a minimum width of 5 feet in any direction.
  - Handrails shall be installed on all ramps with a slope greater than 1:12.
  - Handrails shall be installed on all ramps with a slope greater than 1:12.
  - Handrails shall be installed on all ramps with a slope greater than 1:12.
- Clearance:**
  - Clearance shall be maintained at all times.
  - Clearance shall be maintained at all times.
  - Clearance shall be maintained at all times.
- Materials:**
  - Materials shall be in accordance with the specifications.
  - Materials shall be in accordance with the specifications.
  - Materials shall be in accordance with the specifications.
- Construction:**
  - Construction shall be in accordance with the specifications.
  - Construction shall be in accordance with the specifications.
  - Construction shall be in accordance with the specifications.

**CURB RAMP NOMENCLATURE**

**SIDEWALK CURB RAMP CR-D, CR-E, CR-F & CR-G**

**SIDEWALK CURB RAMP CR-D, CR-E, CR-F & CR-G**

**GENERAL NOTES:**

- Clearance:**
  - Clearance shall be maintained at all times.
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- Materials:**
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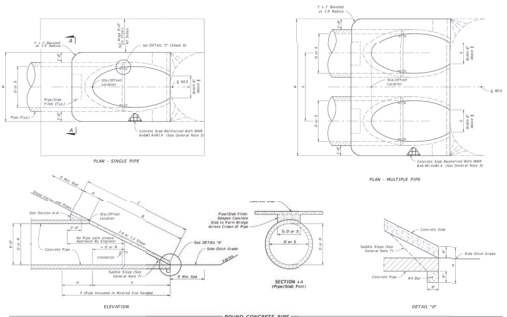
**SIDEWALK CURB RAMP CR-A AND CR-B**

**GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS**

- Clearance:**
  - Clearance shall be maintained at all times.
  - Clearance shall be maintained at all times.
  - Clearance shall be maintained at all times.
- Materials:**
  - Materials shall be in accordance with the specifications.
  - Materials shall be in accordance with the specifications.
  - Materials shall be in accordance with the specifications.
- Construction:**
  - Construction shall be in accordance with the specifications.
  - Construction shall be in accordance with the specifications.
  - Construction shall be in accordance with the specifications.

**CONCRETE SIDEWALK ON CURBED ROADWAYS**





NOTE: See Table 1 on Sheet 2 for Dimensions and Quantities.

ITEM	DESCRIPTION	QTY	UNIT
1	ROUND CONCRETE PIPE (Standard Pipe Details)		

TABLE 1  
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

ITEM	DESCRIPTION	QTY	UNIT
1	ROUND CONCRETE PIPE (Standard Pipe Details)		

CONCRETE PIPE DIMENSIONS AND QUANTITIES

ITEM	DESCRIPTION	QTY	UNIT
1	CROSS DRAIN MITERED END SECTION		

Marion County Approval Stamp

**Thomas & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 10th Ave, Room 100, Ocala, FL 34471  
(352) 236-1400  
CITY OF Ocala, FL 34401

REVISION	DATE	BY	DESCRIPTION

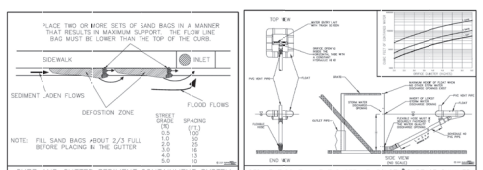
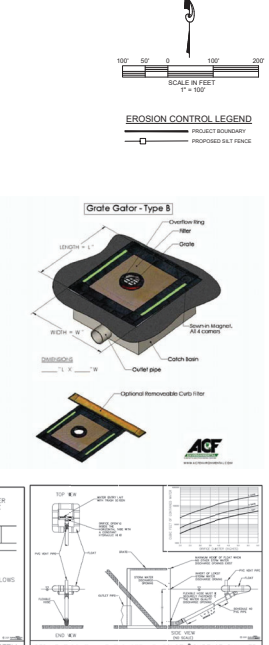
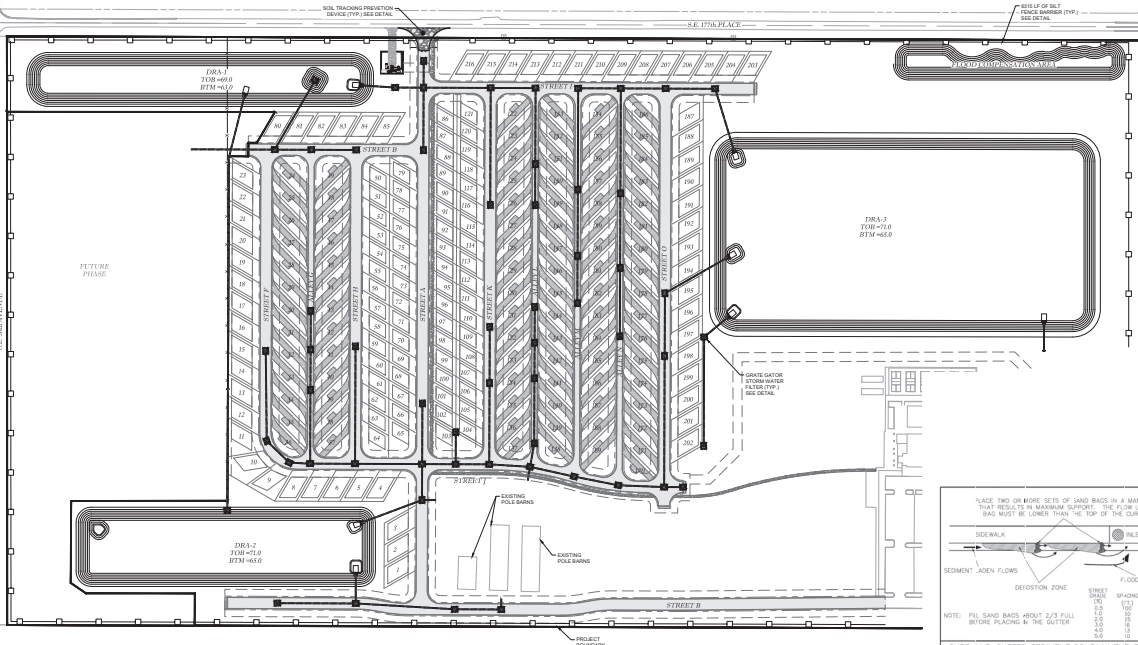
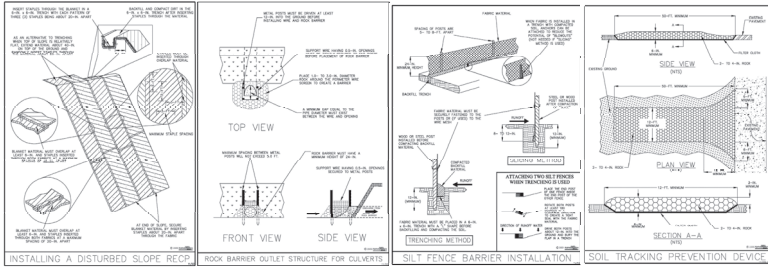
W. JAMES STEPHAN  
REGISTERED PROFESSIONAL ENGINEER  
MARION COUNTY, FLORIDA

DATE: 2/12/2024  
DRAWN BY: AS  
CHECKED BY: RS  
JOB NO.: 22-5140

SHEET 15.02

**GENERAL NOTES**

- 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.
- TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITES WHERE UNSTABILIZED SOILS MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AT THE UPLOPER'S AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY THE OWNER.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE BEST CONSTRUCTION ACTIVITIES SHOULD BE THE BACKFILL 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.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPOSING FILLS OF ADJACENT PROPERTIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE FOOT THE HEIGHT OF THE BARRIERS.
- WATER 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 WATERS.
- ANY SEDIMENT DEPOSIT REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDS.
- ALL FENCES TO BE MADE FOR UNDER THE CONTRACT (NOT PRICE) FOR STAFFED SELF FEEDING.
- ALL FENCES TO BE PROTECTED BY DETAILS AS OUTLINED IN 4.0.3.1 EROSION SEDIMENT CONTROL MANUAL, LATEST EDITION.
- CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
- 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 GUIDING DIRECTION AT AN ADDITIONAL COST TO THE OWNER.
- 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 DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
- ALL DISTURBED AREAS TO BE SOLOIDED OR SEEDDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



**THOMAS & ASSOCIATES**  
INCORPORATED  
CIVIL ENGINEERING - PLANNING - ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave, Room 100, Ocala, FL 34471  
ORANGE COUNTY, FL  
CREATED BY: J. J. JAMES  
DATE: 2/12/2008  
DRAWN BY: AS  
CHECKED BY: JSC  
JOB NO: 22-8740

**EROSION CONTROL PLAN**

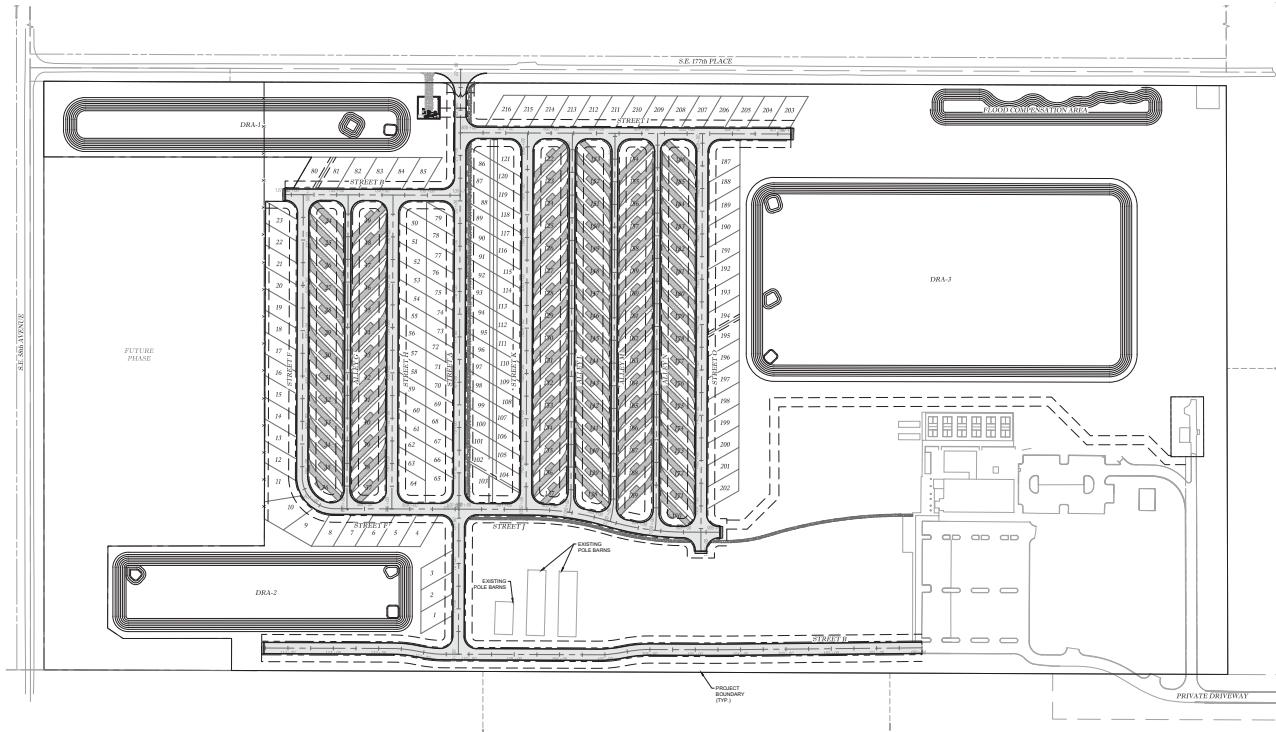
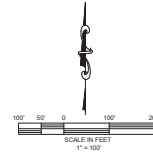
DATE: 2/12/2008  
DRAWN BY: AS  
CHECKED BY: JSC  
JOB NO: 22-8740

16.01

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IMPROVEMENT PLAN STREET NAME	MARION COUNTY STREET NAME
STREET 'A'	N/A
STREET 'B'	N/A
STREET 'F'	N/A
ALLEY 'G'	N/A
STREET 'H'	N/A

STREET 'T'	N/A
STREET 'U'	N/A
STREET 'V'	N/A
ALLEY 'X'	N/A
ALLEY 'M'	N/A
ALLEY 'N'	N/A
STREET 'Q'	N/A



Marion County Approval Stamp

**911 MANAGEMENT PLAN**

MAJOR SUBDIVISION  
MARION COUNTY, FLORIDA

DATE: 2/12/2025  
DRAWN BY: AS  
CHECKED BY: RL  
JOB NO: 22-8740

SHEET: **RN.01**

**Thomas & Associates, LLC**  
ENGINEERING, LLC

ONE INDEPENDENCE PARKWAY - SUITE 200 - BOONVILLE, MO 64608  
1720 SE 18TH AVE. BLDG 100, Ocala, FL 34471  
ORANGE COUNTY, FLORIDA 32107

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**Plant List:**

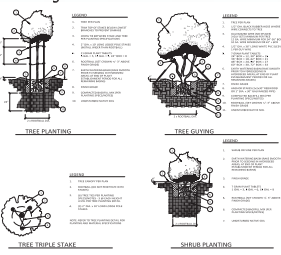
Quantity	Common Name	Scientific Name	Soil Moisture Range	Native	Spacing	Notes
<b>TREES *</b>						
86	Southern Live Oak	<i>Quercus virginiana</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
48	DD Blanchard Magnolia	<i>Magnolia grandiflora</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
60	Long Leaf Pine	<i>Pinus palustris</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
64	Florida Elm	<i>Ulmus americana var. floridana</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
48	Bald Cypress	<i>Taxodium distichum</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
24	Red Cedar	<i>Juniperus virginiana</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
24	Fraxino Holly	<i>Ilex vomitoria</i>	L, M	Yes	as shown	3.6" cal. X 10'x4'
12	Natchez Cane Myrtle	<i>Lagerstroemia indica</i>	L, M	No	as shown	6' minimum, 4" spread
<b>SHRUBS</b>						
89	Wax Myrtle	<i>Myrica cerifera</i>	L, M	Yes	3' oc	33, 16"
204	Simpson stopper, hibiscery	<i>Myrsine fragrans</i>	L, M	Yes	3' oc	33, 16"
204	Walter's Viburnum	<i>Viburnum coccineum</i>	L, M	Yes	3' oc	33, 16"
<b>SOD</b>						
854	as required	argentine Bahia	Paspalum notatum	L	No	sod

Native Plant Percentage 842 native / 854 total = 99%  
\*Shade trees in bold type are replacement/shade trees

**INSTALLATION AND MAINTENANCE NOTES**

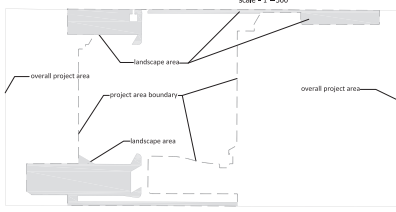
- The work consists of the complete plant material installation as shown on the drawings and as herein specified. The work shall include, but not be limited to, the supplying of all plant material specific, the handling of all labor, equipment, supplies and materials called for, and in performing all operations in connection with the landscape specifications as shown on the plans. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
- Adjustments to plants beds as shown on plans may be necessary due to soil location, bearing, relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for final plant count upon completion of the job. The final plant count will be subject to the owner prior to final payment.
- The contractor shall fully equip and maintain with the related site grading, water supply, electrical supply, and other utilities to provide any misunderstanding and facilitate a trouble free installation.
- No substitution shall be made without written permission of the owner.
- In the event of a variation between the plant list and the number of plants shown on the plans, contact the Project Landscaping Architect immediately.
- Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is re-inspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
- All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to request the removal and replacement of any items which, in his opinion, do not present an uniform and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual methods of such work.
- All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants, Parts 1 & 2," as published by the Florida Department of Agriculture and Consumer Services, and shall conform to AHS standards for nursery plants (2001, 2006).
- All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
- All trees 8" or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
- Planting soil shall consist of the existing soil amended if required.
- Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
- All plants shall be watered thoroughly when planted.
- Soil shall be well mixed with grass roots. The soil shall be taken up in rectangles preferably 12" by 24", a minimum of 2" in thickness, and shall be removed, free of weeds and other grasses and shall have a soil mat of topsoil 4 inches thickens adhering firmly to the mat to be replaced all necessary handling. The soil shall be shaded and kept moist until it is placed. Damaged soil will be rejected. Replanting shall be done within 48 hours after time of watering or heat damage until plants.
- Soil testing schedule:
  - All trees areas shall be planted with a specific species approved by the Owner (limits determined by Owner).
  - Soil spots and requirements in grade shall be corrected before starting work.
  - Soil testing shall be done 14 days after planting. The soil test shall be true to field conditions and not from a pile of soil.
  - Plant soil with nitrogen plus iron plus bacteria, topped or rolled to an even surface.
  - Soil test control measures are mandatory in meeting rights of way, or any other areas subject to erosion.
  - Complies with 5.4.4.4 Section at the rate of \$/sq. foot, 0.0005 sq. ft.
- All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with owner prior to commencing work.
- Contractor shall strip up and remove from the premises all surplus materials and rubbish.
- All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the final phase by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
- Protective burlap shall be placed around all transplanted trees to be sowed and shall remain in place until construction is complete. Burlap shall be a minimum of 30" from the edge of the tree. Burlap shall be constructed of wood and be a minimum of 1" in height.
- Final inspection will not take place until all materials have been planted/installed properly.
- Contractor will notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after completion should that be necessary.
- If trees are damaged by bark and wire, remove wire and bark from the surface of the root ball.
- Mulch to be placed a maximum of 1" thick over tree rootball.

**Planting Details:**



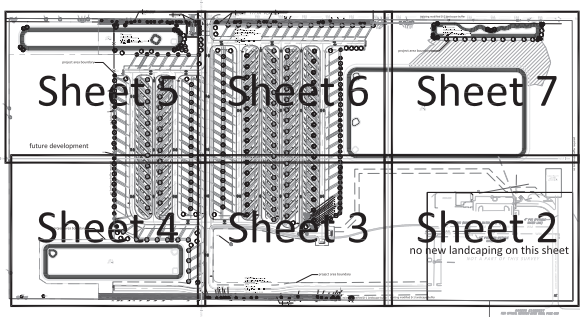
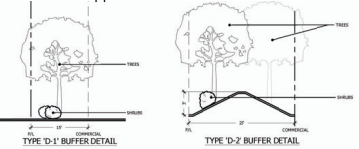
**Landscape Calculations:**  
Shade tree requirements:  
31,62 project area acres x 43,560 sf = 1,377,367 sf / 1,000 = 659 shade trees required  
Provided by 345 planted 114 existing as follows:  
72 existing shade trees with canopy over 30' radius = 72 shade trees  
145 27 shade trees with over 30' radius canopy = 54 shade trees  
745 345 proposed shade trees in landscape planting

**landscape area diagram:**



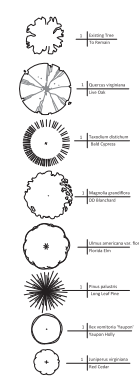
20% landscape area:  
31,62 project area acres x 43,560 sf = 1,377,204 sf  
landscape area required 275,460 sf  
landscape area provided - 337,426 sf (25%) (see diagram)

**approved buffer sections:**



**L1 - LANDSCAPE PLANT LIST, NOTES, LEGENDS, MFLA CALCULATION  
L2 - L7 - PLANTING PLAN  
L8 - L9 - TREE PRESERVATION, REMOVAL, AND MITIGATION**

**Tree Legend:**



**Landscape Notes:**

- All trees, plants, shrubs, and groundcovers shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, including latest updates, as amended.
- Plant palette shall be appropriate for the development site and provide the highest level of diversity as practicable. Planting specifications are listed as follows:  
(1) Native plant requirements:  
(a) Within the USG, a minimum of 25 percent of all proposed plant quantities, excluding turfgrasses, shall be Florida native species suitable for use in Marion County.  
(b) Outside of the USG a minimum of 25 percent of all proposed plant quantities, excluding turfgrasses, shall be Florida native species suitable for use in Marion County.  
(c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County.  
(d) To minimize the total diversity, no more than 50 percent of the required shade trees for a development shall be of one species.  
(e) The use of broadleaf plant species is based on the UF/IFAS Assessment of Nonnative Plants (Central Zone) as updated.  
(f) Plant species listed as "Prohibited" are not permitted for use in any proposed development.  
(g) Plant species listed as "Prohibited - Not Recommended" are not permitted for use in any development outside of the USG. This group of plants may be used within the USG with subject to approval by the County Landscape Architect.  
(h) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project BMP manual.  
(2) Shade trees shall have a minimum caliper of 2.5 inches.  
(3) Accent or ornamental (secondary) trees shall have a minimum overall height of 45 feet and a minimum spread of 40 inches upon installation.  
(4) Palms:  
(a) Not more than 25 percent of all required trees shall be palm trees. A higher percentage is authorized as stated in Section 6.7.9.  
(b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio.  
(c) Palms shall not be substituted for required shade trees.  
(d) Palms shall have a clear trunk height of 30 feet minimum.  
(5) Shrubs shall be a minimum height of 18 inches (except appropriate for the species and the required covering and maintenance height).  
(6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spread up to 2' - 3' perimeter.  
(7) All tree groundcovers shall have a minimum of three species per plant. They may be spaced according to the proposed use.  
(8) Turfgrasses may be of any variety, which is adapted and suitable for use in Marion County. The use of sod turf is prohibited on property with public access unless the supportive nesting is removed and the depth of the turf is reduced according to best practices.  
(9) Multiple types shall be of a renewable resource or a recycled product. The use of organic mulch is discouraged.

**Sec. 6.8.11 - Landscape Installation:**

- Any person providing landscape installation services for this shall meet the bonding and certification requirements under Section 6.8.15.
- All plantings shall be installed according to current best management practices.
- Trees and palms shall be properly planted and staked or stake-guard during shall be properly watered during installation and through the establishment period for healthy growth as recommended by UF/IFAS. Installation shall occur in a hot and dry period, and replacement if necessary, of all materials, Good and/or plant material shall be replaced by the owner within 30 days of notification by the County.
- Multiple types shall be of a renewable resource or a recycled product. The use of organic mulch is discouraged.

**Landscape Completion Inspection Requirements:**

Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation Audit/ Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect for the issuance of a Certificate of Occupancy.

**MARION FRIENDLY LANDSCAPE AREA (MFLA)**

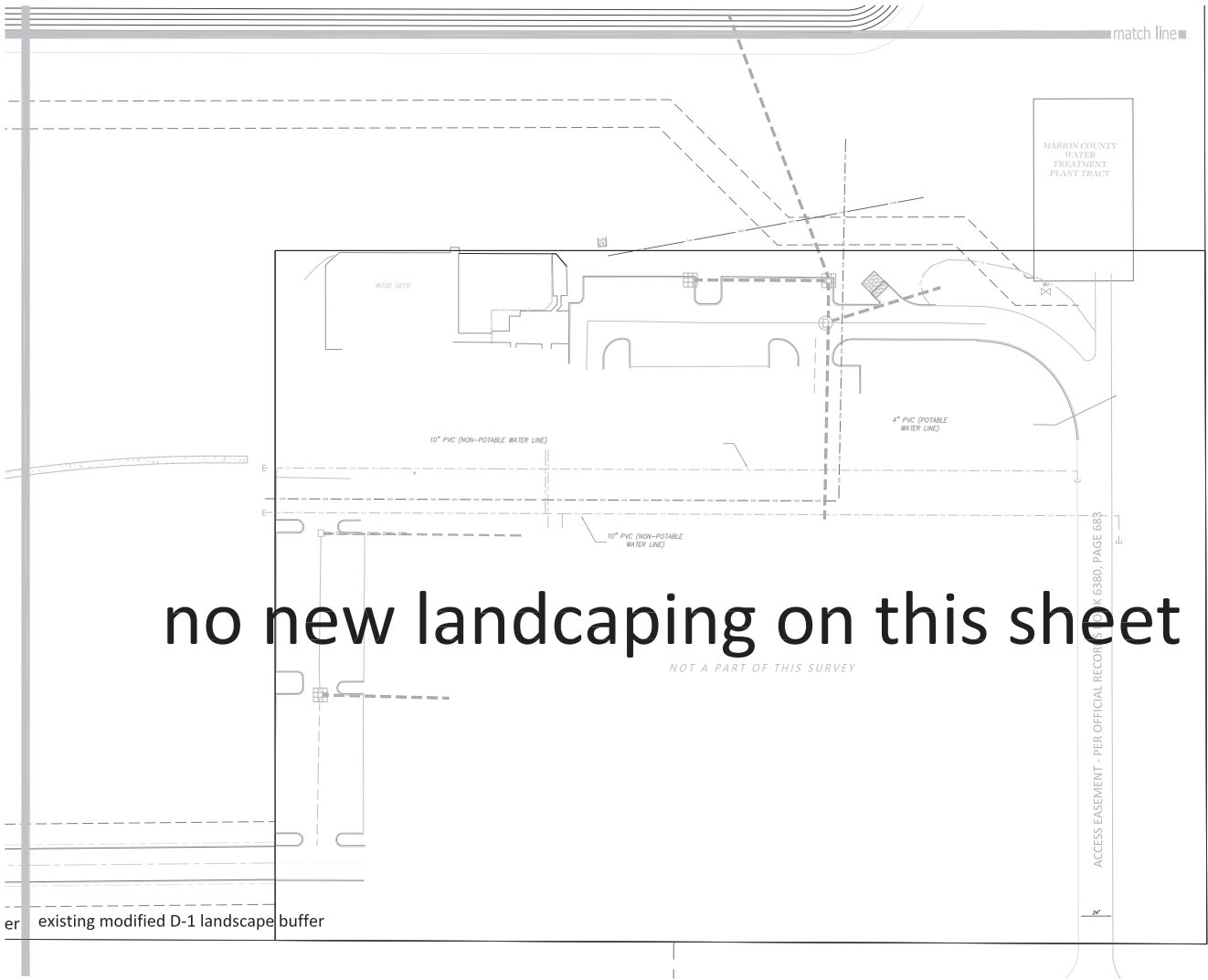
The goal of a Marion Friendly Landscape Area (MFLA) is to provide a landscape that is both beautiful and functional. MFLA areas are designed to be low maintenance, drought tolerant, and provide a high level of biodiversity. MFLA areas are designed to be low maintenance, drought tolerant, and provide a high level of biodiversity. MFLA areas are designed to be low maintenance, drought tolerant, and provide a high level of biodiversity.

- PROTECT ALL EXISTING TREES AND SHRUBS
- PROTECT ALL EXISTING PALMS
- PROTECT ALL EXISTING TURF



**L.R. HUFFSTETTLER, INC.**  
Landscape Architecture & Planning  
Grand Central Office: 113275  
St. Johns County, FL 32058  
(904) 255-1525

L.R. Huffstetler III - 03.000004



no new landscaping on this sheet

NOT A PART OF THIS SURVEY

match line

no landscape t

er existing modified D-1 landscape buffer

MARION COUNTY  
WATER  
TREATMENT  
PLANT TRACT

WOOD DECK

10" PVC (NON-POTABLE  
WATER LINE)

4" PVC (POTABLE  
WATER LINE)

10" PVC (NON-POTABLE  
WATER LINE)

ACCESS EASEMENT - PER OFFICIAL RECORD K 6380, PAGE 683

L.R. HUFFSTETLER, INC.  
Landscape Architecture & Planning  
2895 S. US Highway 1  
Gainesville, FL 32609  
(352) 336-2525



Scale: 1"=30'



scale: 1"=30'

sheet: L2

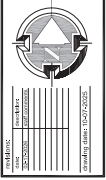
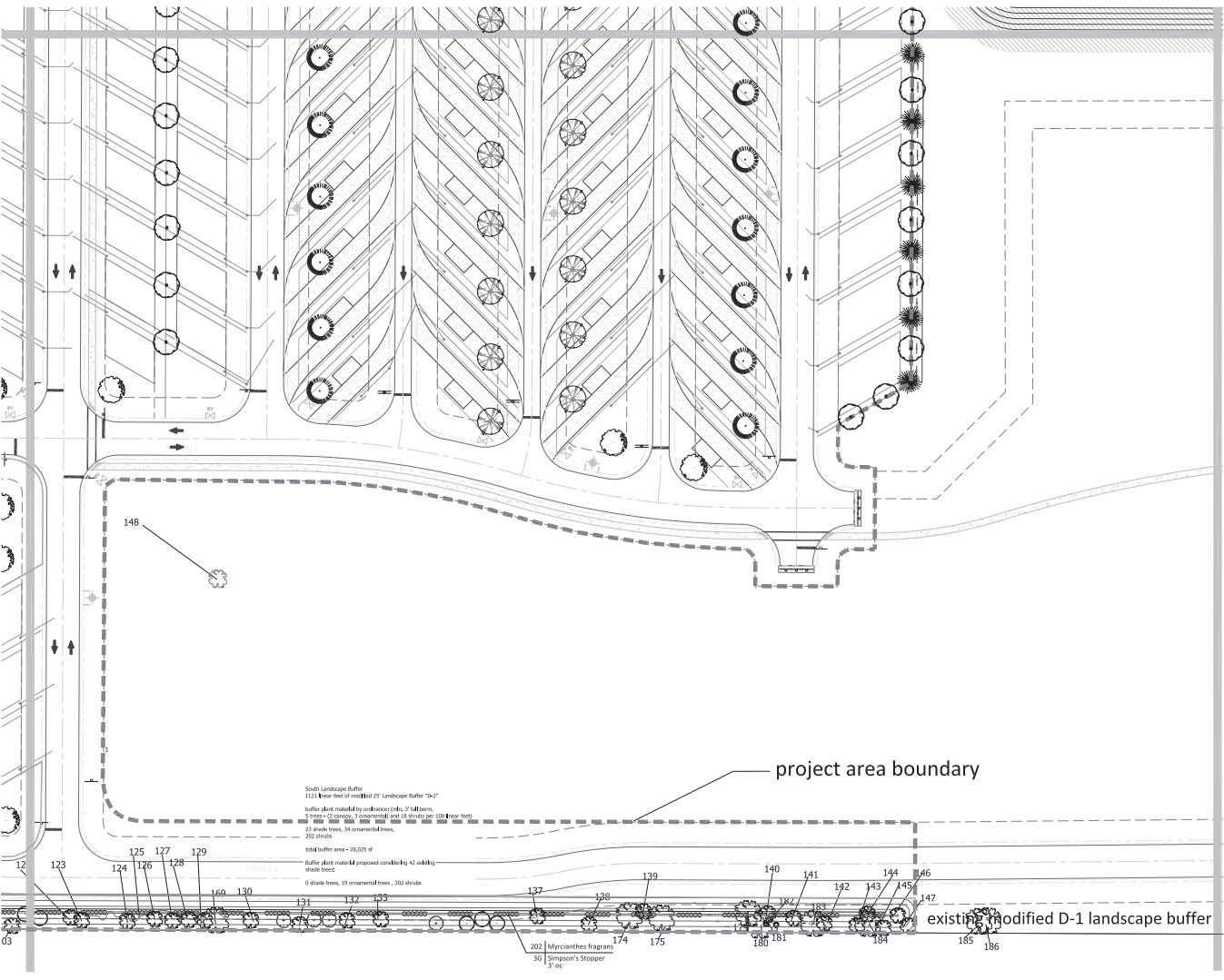
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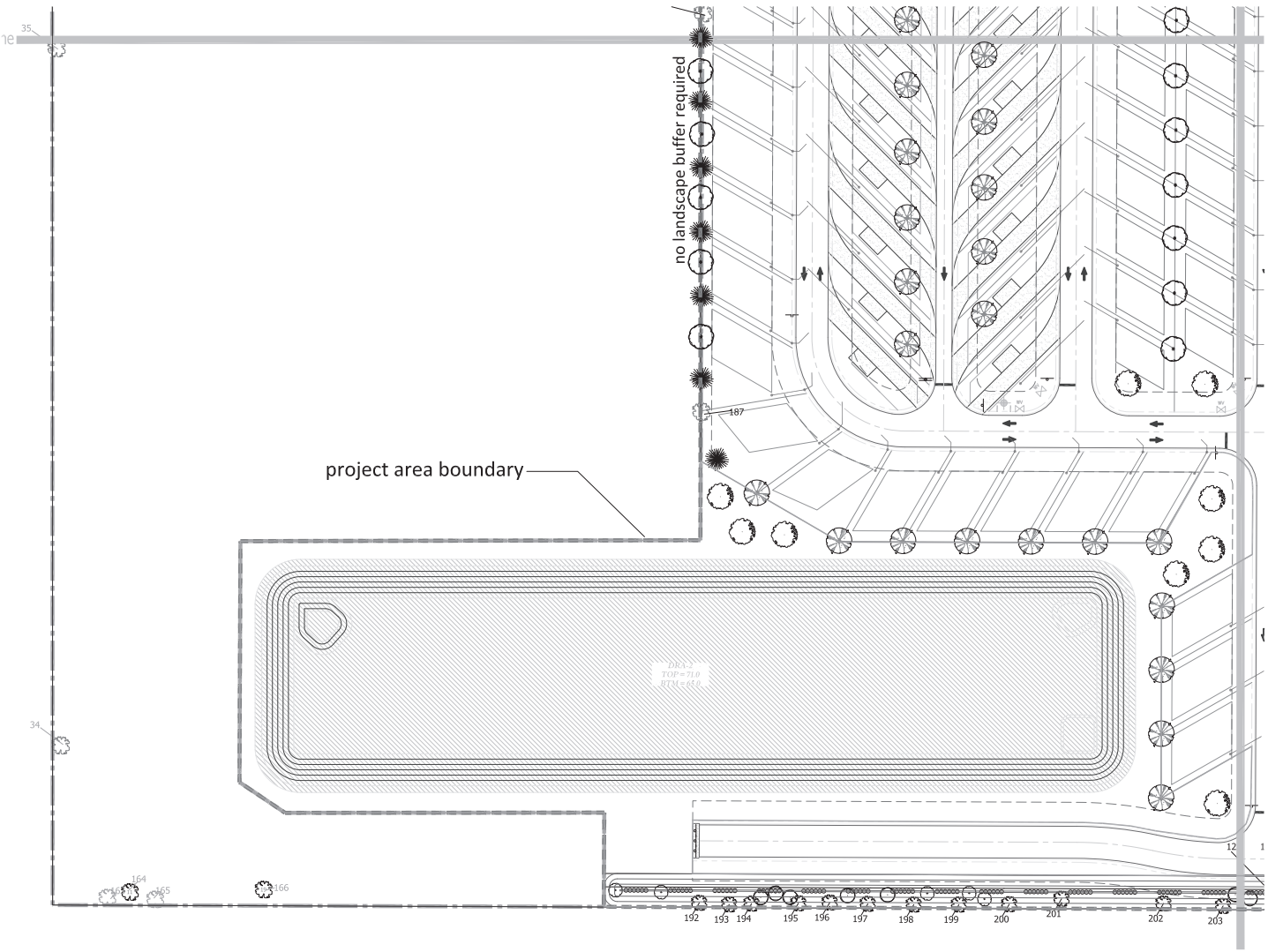


Track and Card  
RV Park  
Marion County, Florida

Landscape and  
Irrigation Plan

HUFFSTETLER  
Landscape Architecture & Planning  
2895 S. US Highway 1  
Gainesville, FL 32609  
(352) 336-2525  
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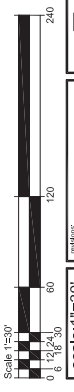




project area boundary

no landscape buffer required

DRAIN  
TOP=71.0  
BTM=65.0

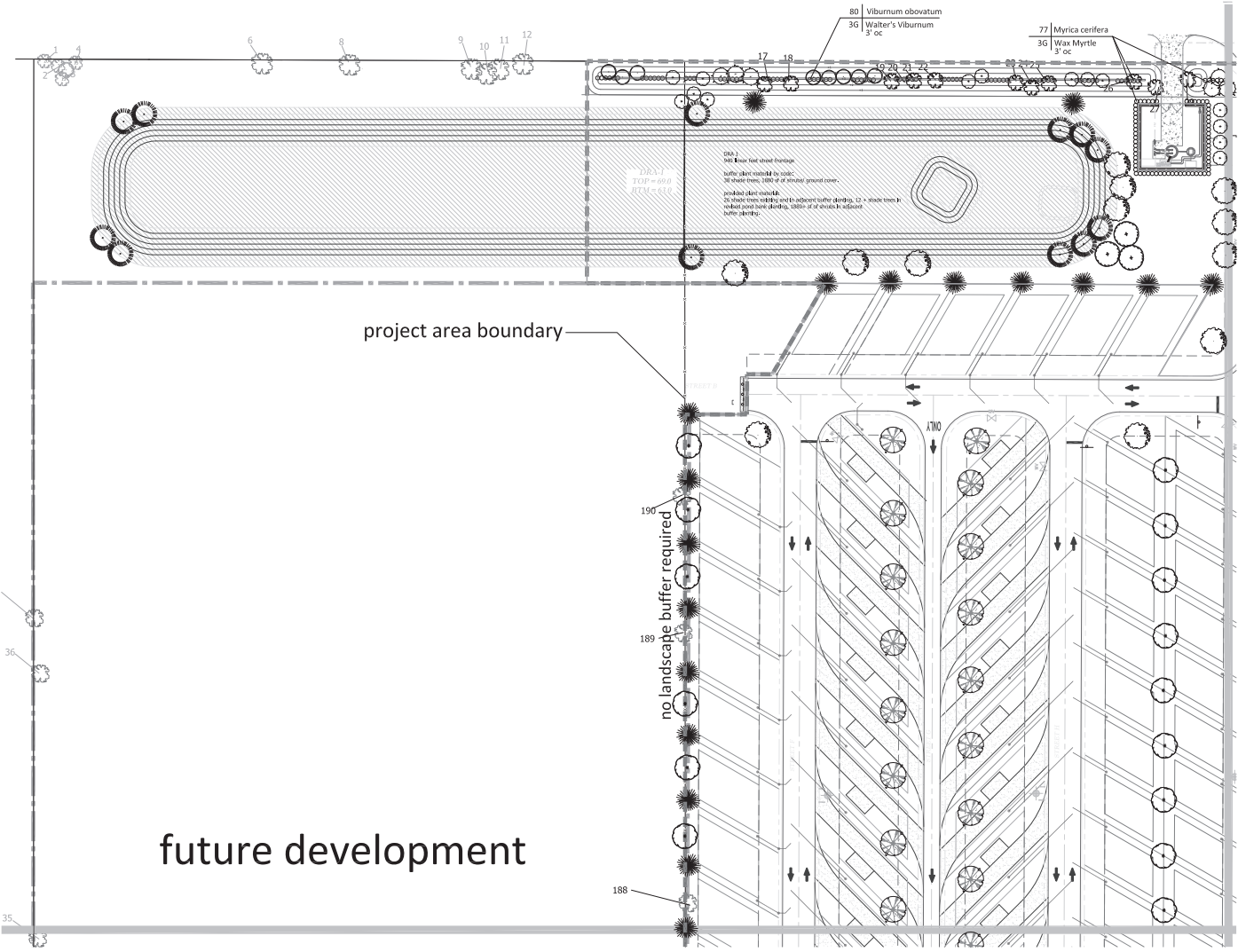


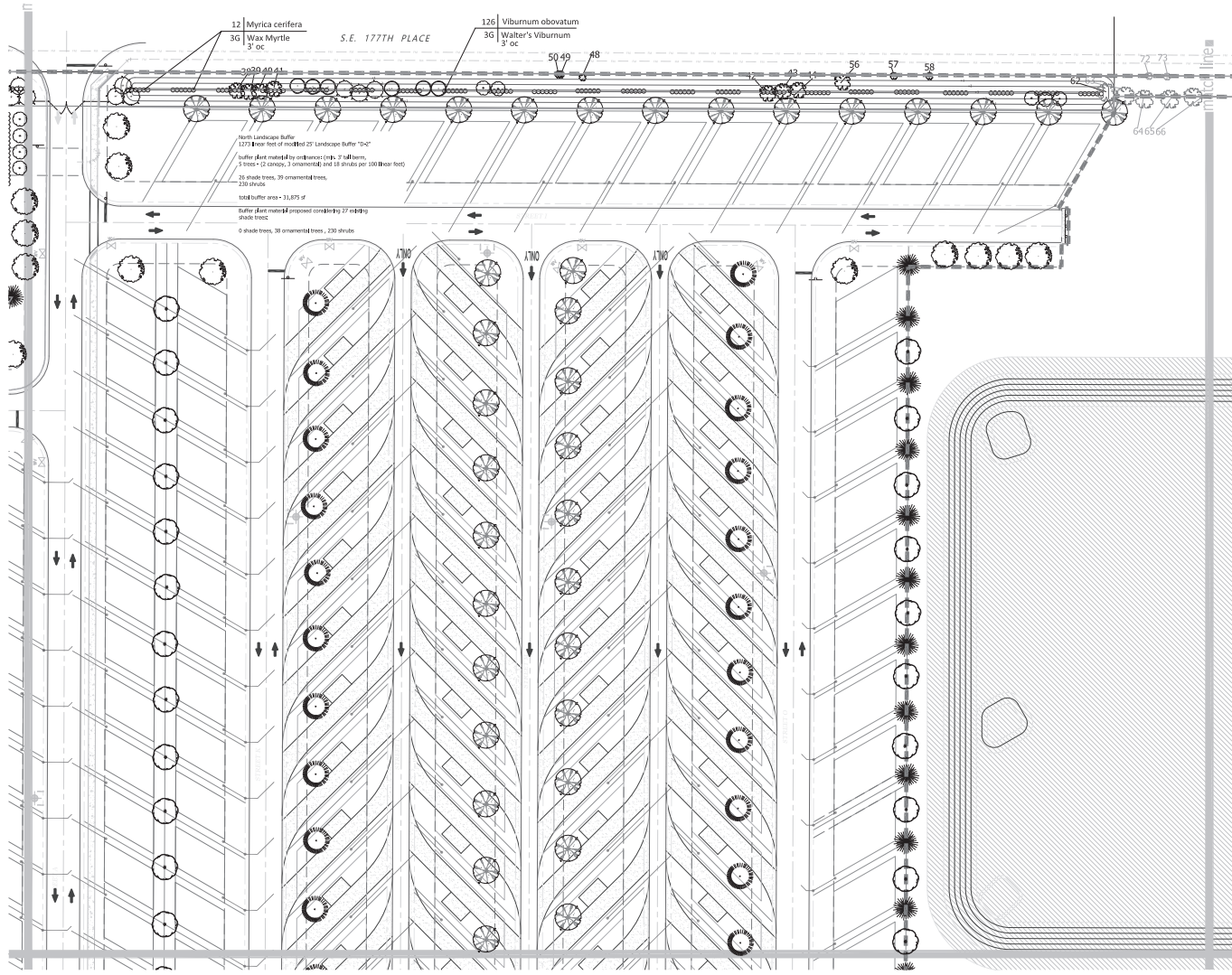
Scale: 1"=30'  
 scale: 1"=30'  
 sheet: L4  
 of: 9

**Track and Card  
RV Park**  
 Marion County, Florida

**Landscape and  
Irrigation Plan**

**HUFFSETTLER**  
 Landscape Architecture & Planning  
 6901 E. Highway 1, Suite 252F  
 Ocala, Florida 34478  
 Phone: 352.237.7300  
 Fax: 352.237.7301  
 www.huffsettlers.com





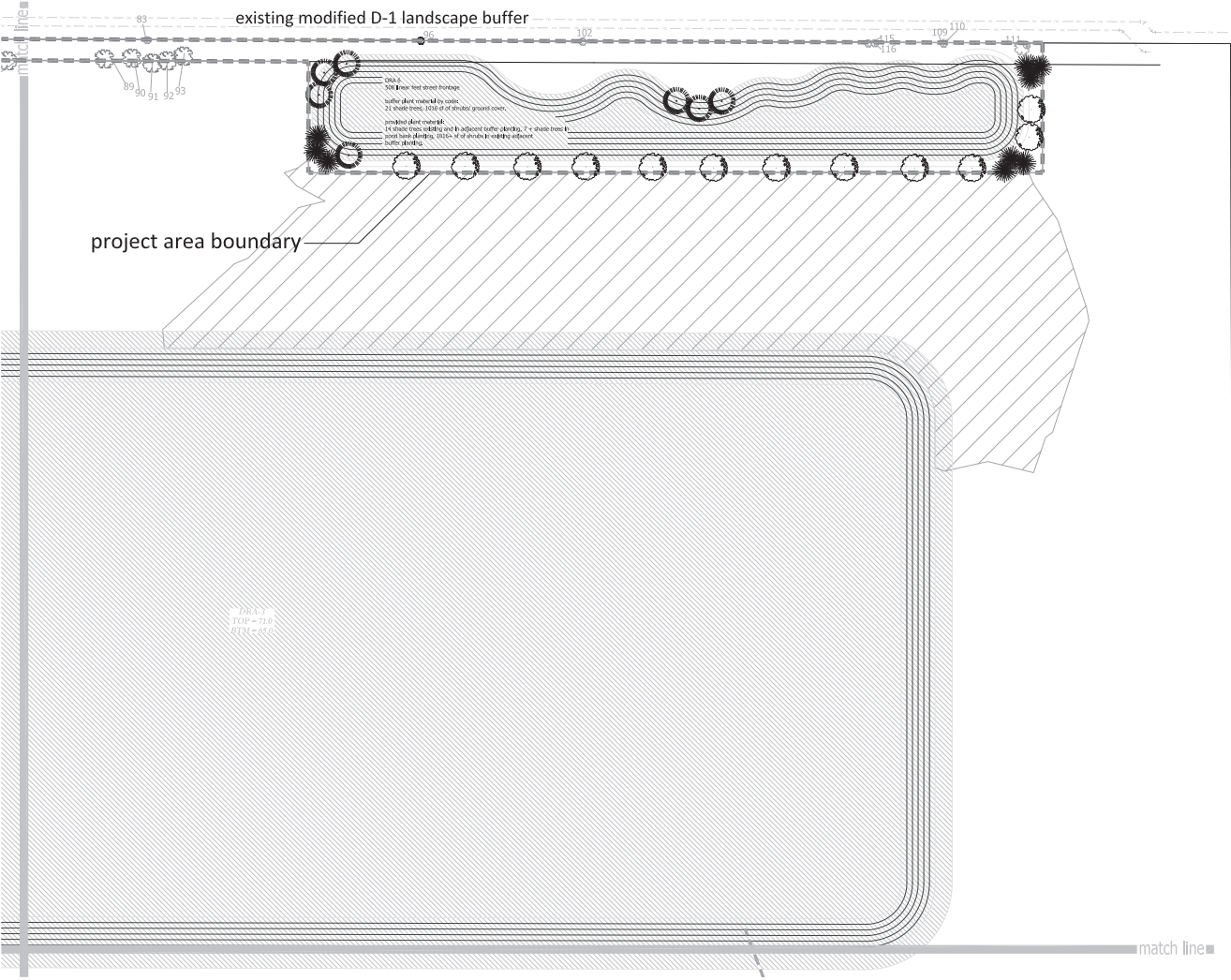
**HUFFSETTLER**  
 Landscape Architecture & Planning  
 100 S. Palmview, Coral Gables, FL 33134  
 305.441.1111

**Landscape and Irrigation Plan**

**Track and Card RV Park**  
 Marion County, Florida



Scale: 1"=30'  
 sheet **L6** of **8**

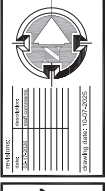


AREA 2  
TOP = 71.0  
BOTTOM = 67.0

**HUFFSTETLER**  
Landscape Architecture & Planning  
6901 E. Baymead Road, Ft. Lauderdale, FL 33325  
Tel: 954-460-4400 | Fax: 954-460-4401  
www.huffstetler.com

**Landscape and Irrigation Plan**

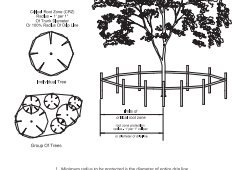
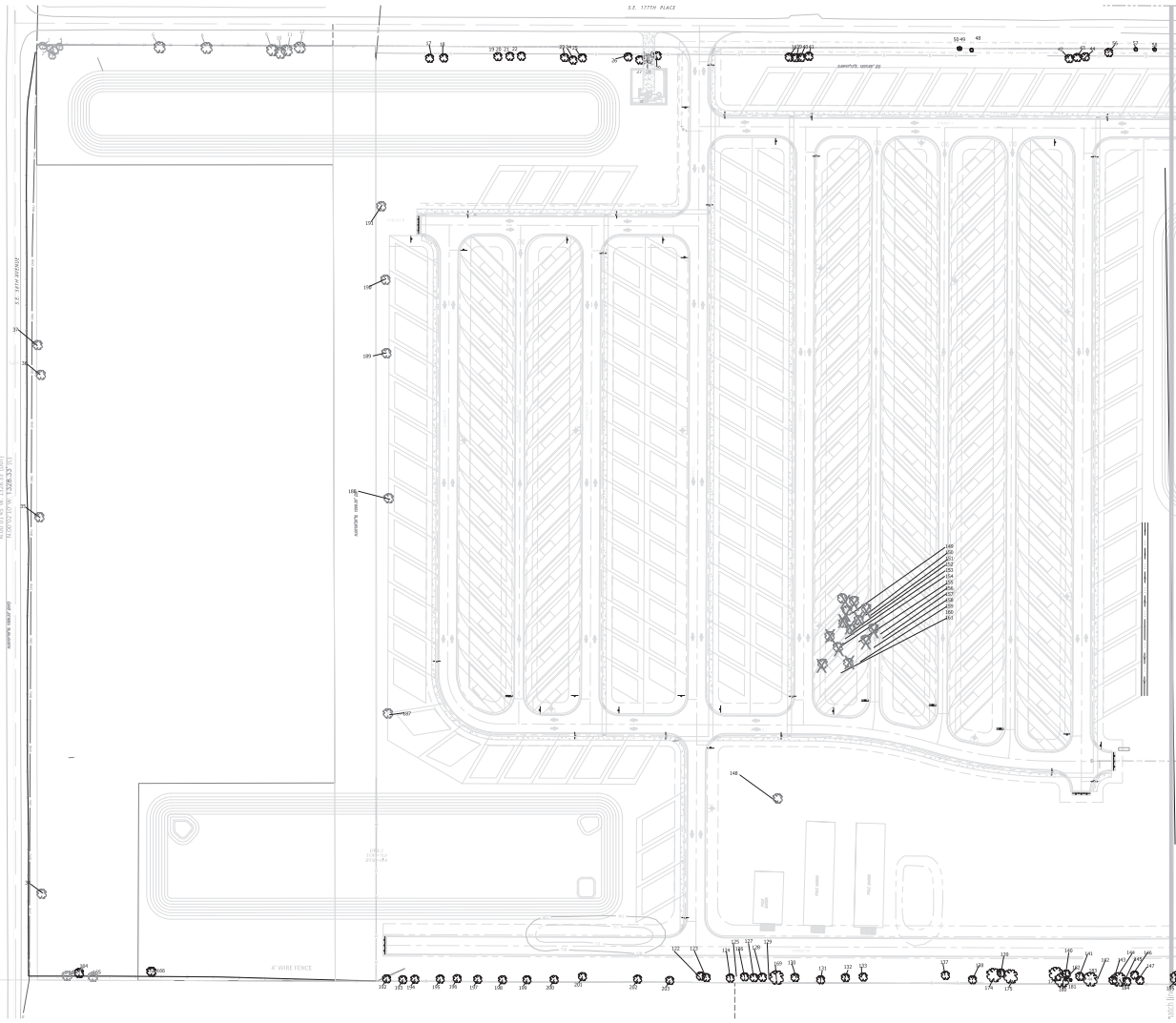
**Track and Card RV Park**  
Marion County, Florida



DATE: 08/20/2020	DESIGNER: J. HUFFSTETLER	CHECKED: J. HUFFSTETLER	PROJECT: TRACK AND CARD RV PARK
SCALE: 1" = 30'			
SHEET L7			
OF 9			



scape buffer required



1. All trees shall be protected by the installation of a tree protection barrier.
2. The barrier shall be installed at a distance of 12" from the trunk of the tree.
3. The barrier shall be installed at a height of 36" from the ground.
4. The barrier shall be installed at a distance of 12" from the trunk of the tree.
5. The barrier shall be installed at a distance of 12" from the trunk of the tree.
6. The barrier shall be installed at a distance of 12" from the trunk of the tree.

Tree Protection Barrier Detail  
not to scale

- Map Legend:
- tree to be removed
  - tree to remain

- Matrix Legend:
- tree to be removed
  - tree to remain

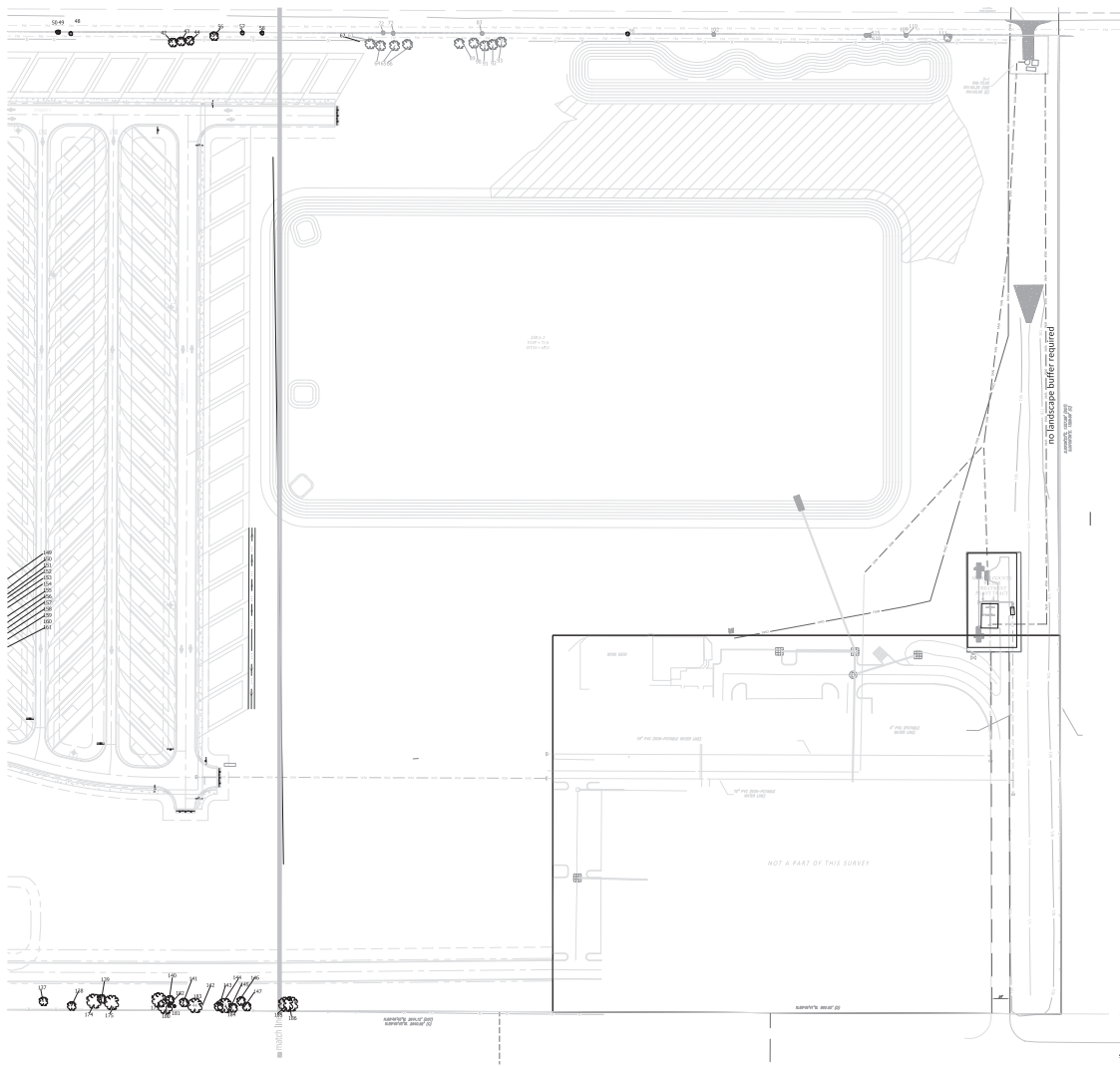
**HUFFSETTLER**  
Landscaping, Architecture & Planning  
6800 S.W. 117th Ave., Suite 100  
Miami, FL 33156  
305.444.2524  
www.huffsettlers.com

**Tree Survey, Removal  
and Mitigation Plan**

**Track and Card  
RV Park**  
Marion County, Florida

DATE: 08/11/2023  
DRAWN BY: J. HUFFSETTLER  
CHECKED BY: J. HUFFSETTLER  
SCALE: AS SHOWN  
SHEET NO. 12 OF 12

scale: 1"=60'  
sheet: L8  
of: 9



Tree Preservation and Removal Matrix:

Tree ID	Tree Species	Tree Size (DBH)	Tree Location	Tree Condition	Tree Status	Notes
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...

Table Summary: Total Surveys at average 25,000' x 60' (approx. 1,500,000 sq ft) ...

Matrix Legend:

- tree to be removed
- tree to remain

Map Legend:

- tree to be removed
- tree to remain

Tree Protection Barrier Detail



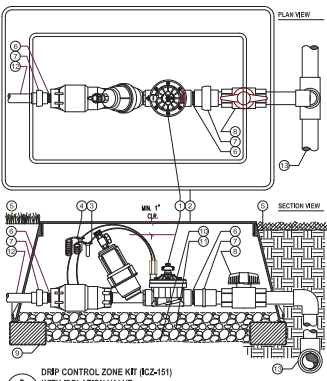
Tree Survey, Removal and Mitigation Plan

Track and Card RV Park Marion County, Florida

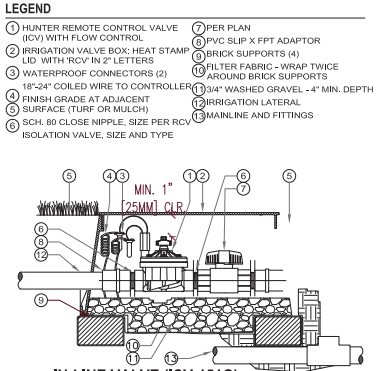


scale: 1"=60'  
24" x 36" sheet  
sheet L9 of 9

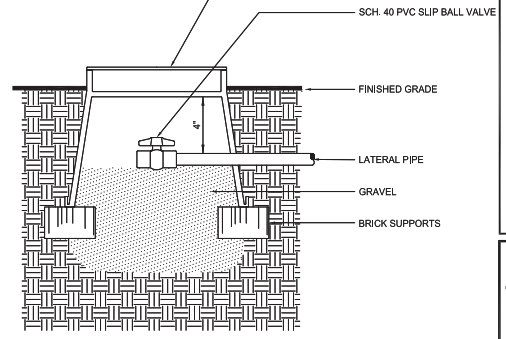




- LEGEND**
- HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
  - IRRIGATION VALVE BOX: HEAT STAMP LID WITH "ICV" IN 2" LETTERS
  - WATERPROOF CONNECTORS (2)
  - 1/8" O.D. COILED WIRE TO CONTROLLER
  - FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
  - 1/8" O.D. CLOSE NIPPLE, MATCH SIZE TO VALVE
  - PVC ADAPTOR SLIP X FPT
  - ISOLATION VALVE, SIZE AND TYPE PER PLAN
  - BRICK SUPPORTS (4)
  - FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
  - 3/4" WASHED GRAVEL - 4" MIN. DEPTH
  - IRRIGATION LATERAL
  - MAINLINE LATERAL AND FITTINGS

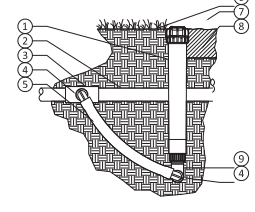


**B** IN-LINE VALVE (ICV-151G) WITH ISOLATION VALVE

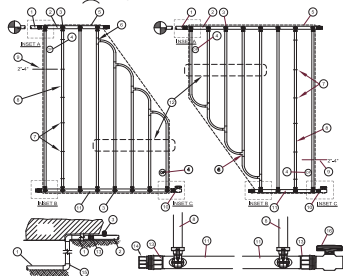


**C** Drip Flush Assembly  
N.T.S.

- LEGEND:**
- ECO INDICATOR - ECOID
  - LATERAL PIPE PER PLAN
  - FPT CONNECTION FROM LATERAL
  - SPIRAL BARB ELBOW - HSBE-XXX
  - FLEX<sub>6</sub> TUBING - FLEXG
  - FINISHED GRADE IN TURF
  - ADJACENT MULCH
  - FINISHED GRADE IN PLANTER BED
  - MARLEX STREET ELBOW



**D** ECO INDICATOR WITH FLEX TUBING  
NOT TO SCALE



**E** HUNTER DRILINE

- LEGEND:**
- PVC SLIP X FPT CONNECTION CONTROL ZONE KIT (ICZ) PER PLAN
  - ECOID IN BOX PER SYSTEM
  - INSTALLED BARB FITTING
  - OPERATOR INDICATOR
  - RADIATOR OF ANGLE
  - BARB X BARB BUSHING TWC
  - WOODEN STAKES
  - SUBSURFACE DRAINAGE DRAINAGE
  - PERMANENT DRAINAGE VENT TO BE INSTALLED 1/4" FROM PERIMETER OF ANGLE
  - GRAVEL PER SYSTEM
  - GRAVEL HEIGHT
  - TOTAL LENGTH OF SELECTED DRIPLINE SHOULD EXCEED LENGTH SHOWN IN TABLE
  - 1/2" BRIG
  - 1/2" CAP
  - PVC SOIL WELL COVERING
  - PVC SOIL WELL VALVE

Drip Line Medium Lateral Lengths (Feet)			
Medium Lateral	1/2" BRIG	1/2" CAP	1/2" SOIL WELL VALVE
20'	20'	20'	20'
30'	30'	30'	30'
40'	40'	40'	40'
50'	50'	50'	50'
60'	60'	60'	60'
70'	70'	70'	70'
80'	80'	80'	80'
90'	90'	90'	90'
100'	100'	100'	100'

**Sunshine State One Call**  
of Florida, Inc.  
CALL 811 BEFORE YOU DIG

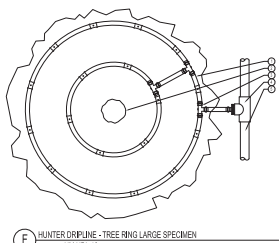
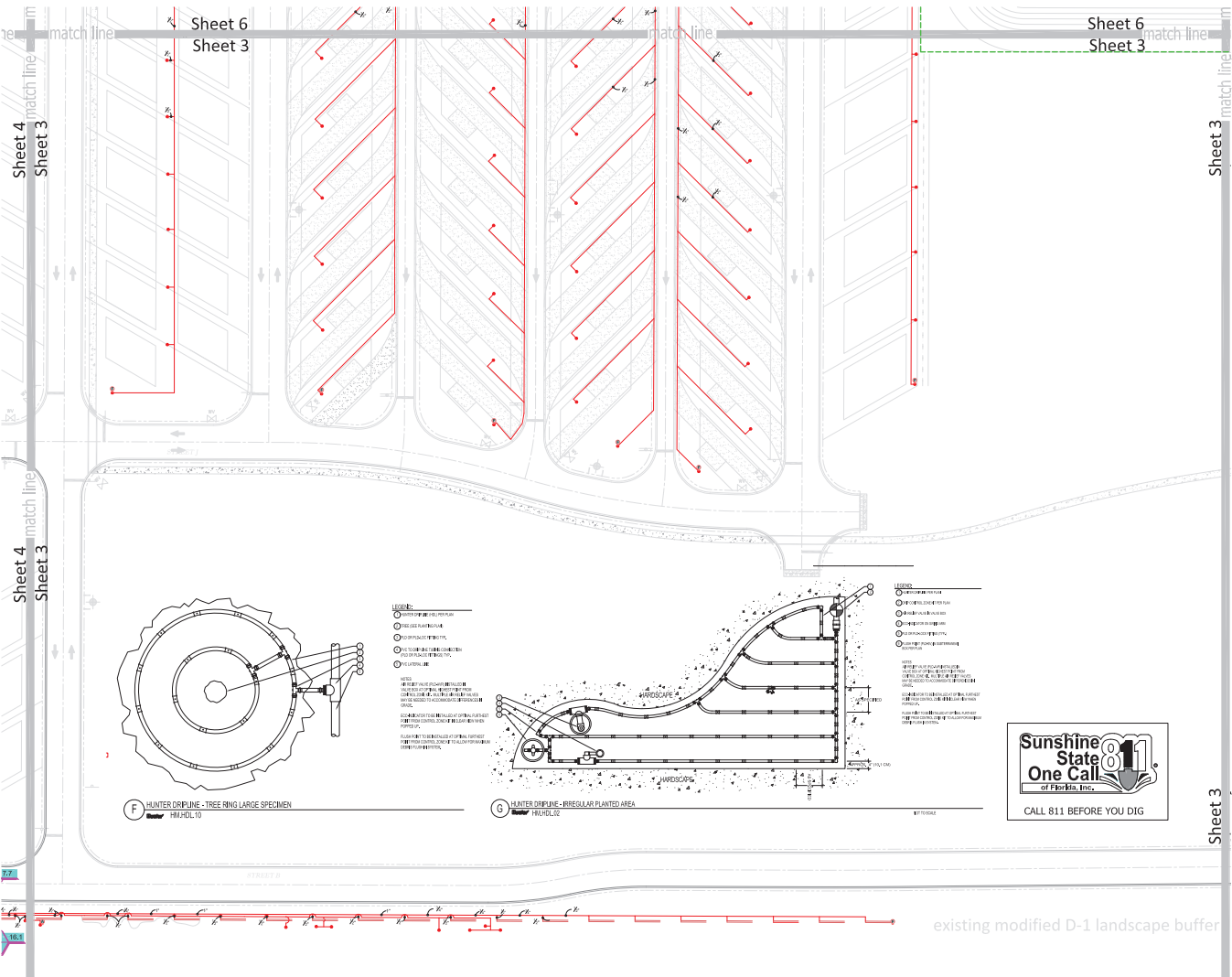
**L.R. HUFFSTETLER, INC.**  
Landscape Architecture & Planning  
Grand Island, FL 32726  
Tel: 813-881-2554  
www.huffstetler.com

Scale: 1"=30'  
1"=24'  
1"=18'  
1"=12'  
1"=6'

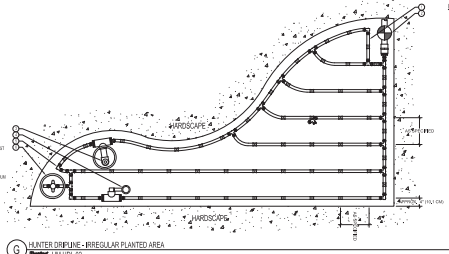
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sheet: 1-2  
of: 7

**Landscape and Irrigation Plan**

**Track and Card RV Park**  
Marion County, Florida



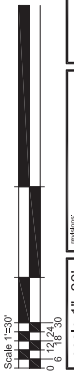
- LEGEND:**
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  - 1/2" POLYETHYLENE GLYCOL (PE) TUBING
  - 1/2" POLYETHYLENE GLYCOL (PE) TUBING
  - 1/2" POLYETHYLENE GLYCOL (PE) TUBING
  - 1/2" POLYETHYLENE GLYCOL (PE) TUBING
  - 1/2" POLYETHYLENE GLYCOL (PE) TUBING
- NOTES:**
1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.
  2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.
  3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.
  4. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.
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  6. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.



- LEGEND:**
- 1/2" POLYETHYLENE GLYCOL (PE) TUBING
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1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.
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  6. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION TOOLBOX AND THE IRRIGATION TOOLBOX FOR LANDSCAPE ARCHITECTS.



**L.R. HUFFSTETLER, INC.**  
Landscape Architecture & Planning  
10000 W. US Highway 1  
Gainesville, Florida 32609  
(817) 536-2554



scale: 1"=30'  
sheet 1-3 of 7

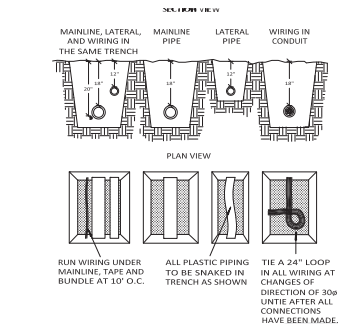
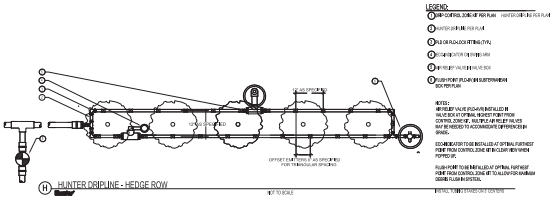


**Landscape and Irrigation Plan**

**Track and Card RV Park**  
Marion County, Florida



Scale: 1"=30'  
0 6 12 24 30



RUN WIRING UNDER MAINLINE, TAPE AND BUNDLE AT 10' O.C.

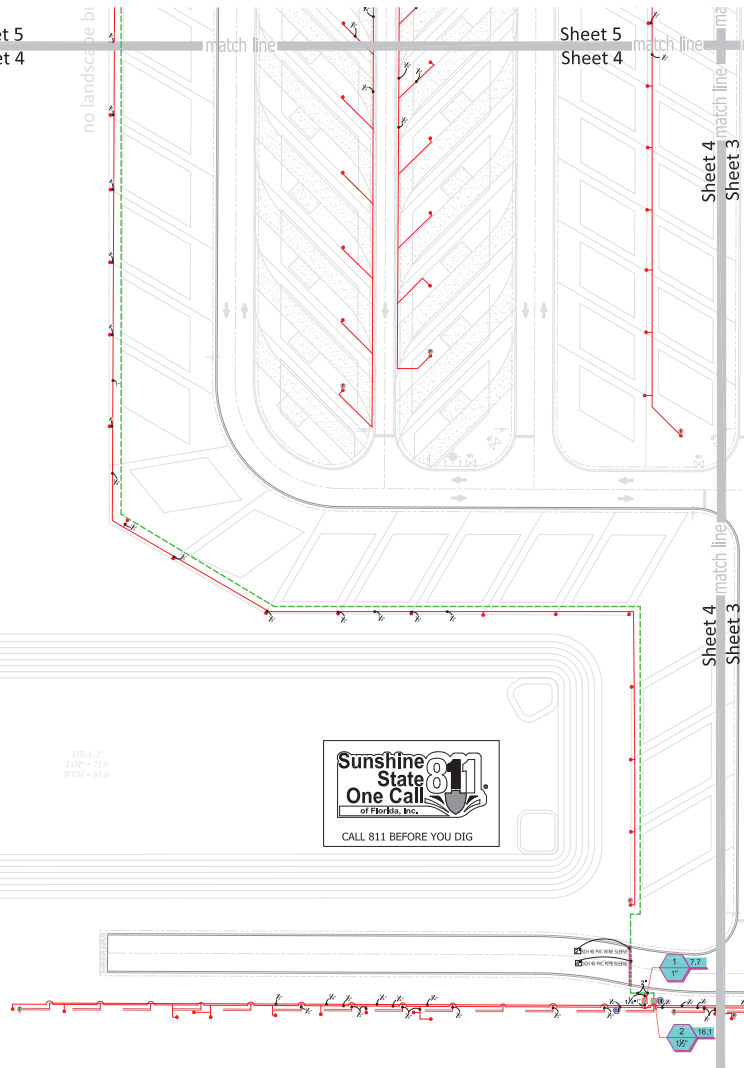
ALL PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN

TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 300 UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

NOTE: SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

**PIPE & WIRE TRENCHING**

Sheet 5  
Sheet 4



DRA-2  
11/20/19  
BTM-650



Sheet 5  
Sheet 4

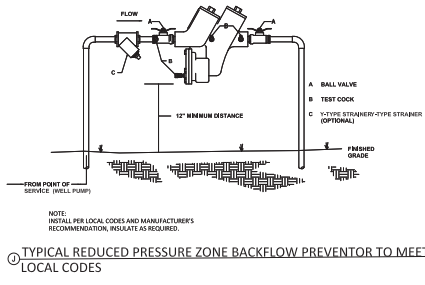
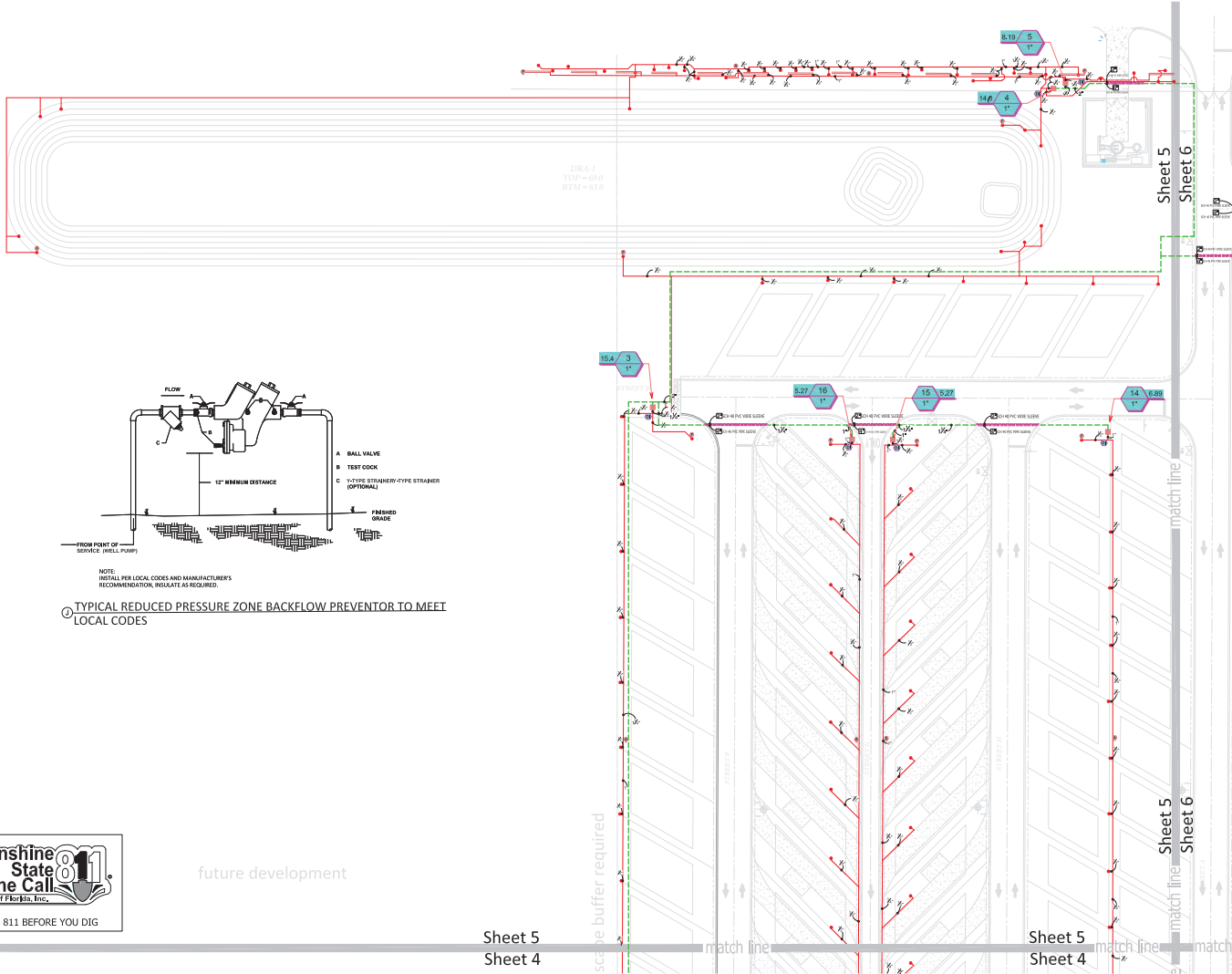


**HUFFSTETLER**  
Landscape Architecture & Planning  
Grand Island, NJ 08205  
Tel: 908.666.2529  
www.huffstetler.com

**Landscape and Irrigation Plan**

**Track and Card RV Park**  
Marion County, Florida

Scale: 1"=30'  
sheet 1-4 of 7



future development

Sheet 5  
Sheet 4

Sheet 5  
Sheet 4

**L.R. HUFFSTETLER, INC.**  
Landscape Architecture & Planning  
10251 75th Avenue, #12035  
Orlando, Florida, FL 32835  
(407) 238-0628

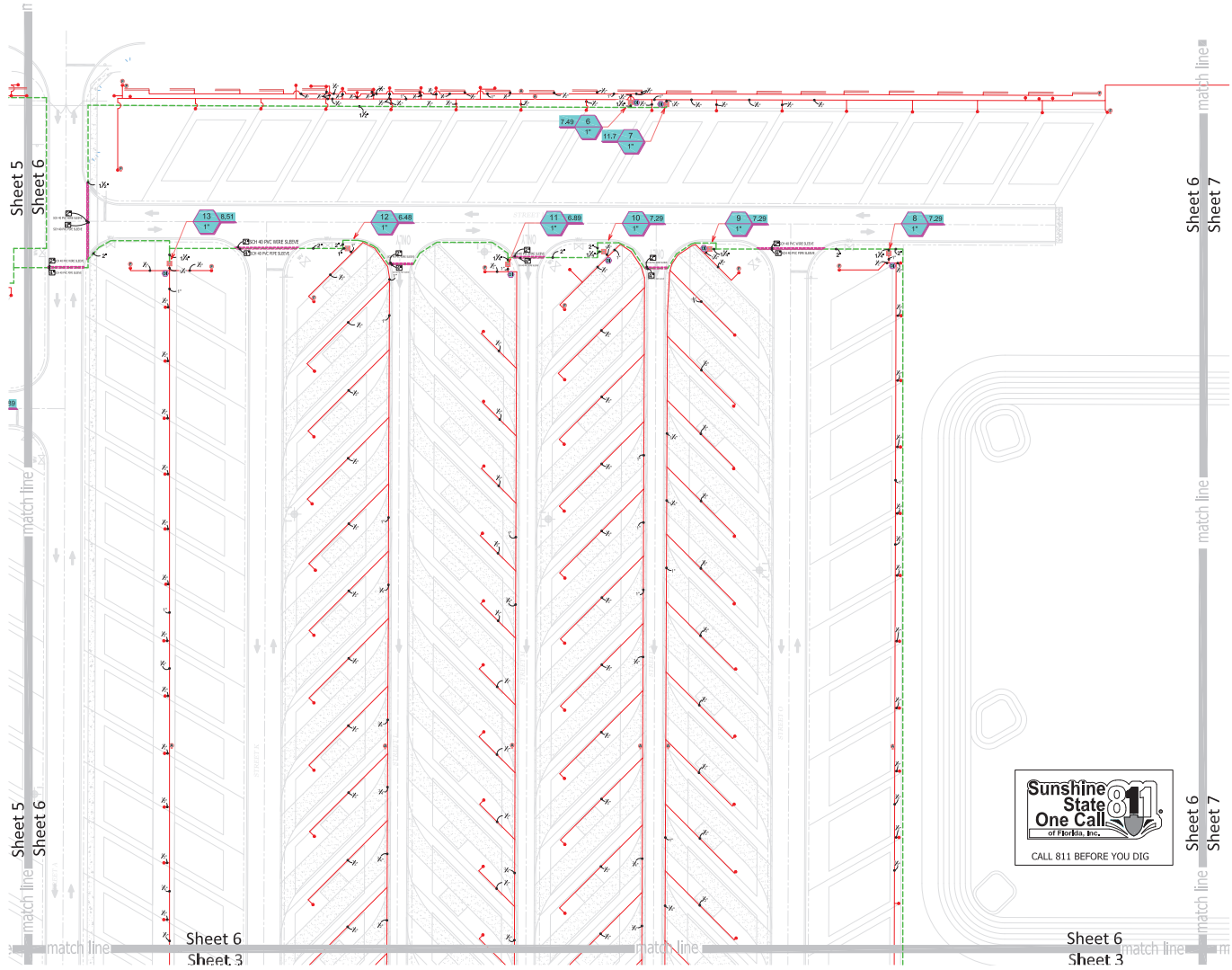
**HUFFSTETLER**  
Landscape Architecture & Planning  
10251 75th Avenue, #12035  
Orlando, Florida, FL 32835  
(407) 238-0628

**Landscape and  
Irrigation Plan**

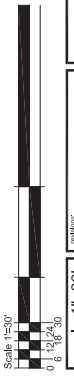
**Track and Card  
RV Park**  
Manion County, Florida

Scale: 1"=30'  
1" = 12'-0"  
1/8" = 3'-0"

sheet **I-5**  
of **7**



L.R. HUFFSTETLER, INC.  
Landscape Architecture & Planning  
10000 Highway 19, Suite 200  
Orlando, Florida 32817  
(407) 516-6254



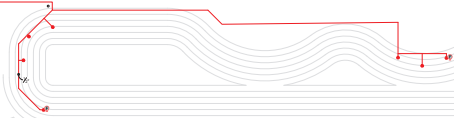
sheet 1-6  
of: 7

Track and Card  
RV Park  
Marion County, Florida

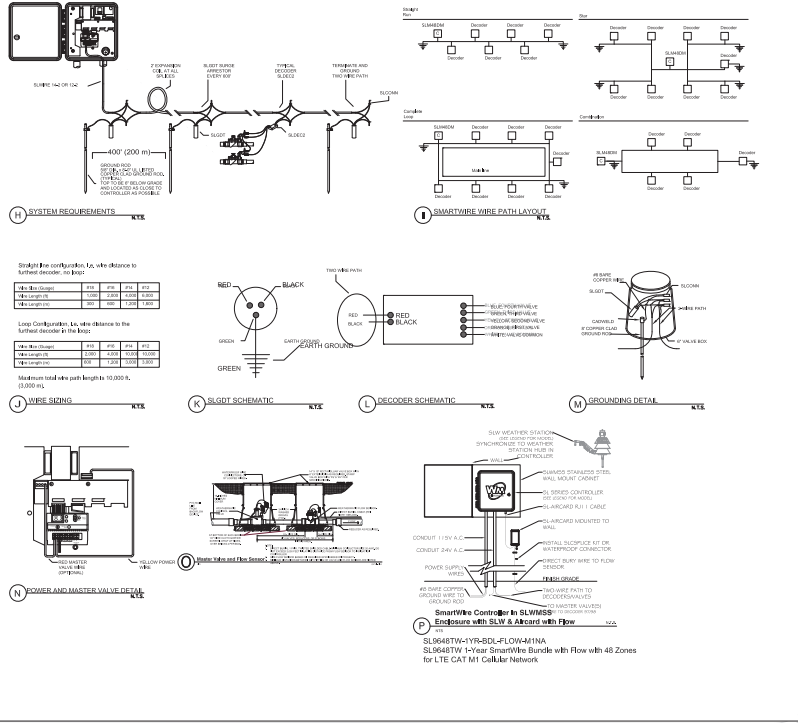
Landscape and  
Irrigation Plan



existing modified D-1 landscape buffer



### Two-wire irrigation details:



**H. SYSTEM REQUIREMENTS**

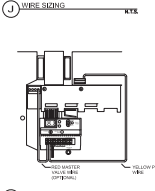
Specify the configuration, size, wire distance to furthest decoder, to meet:

Zone	FT	IN	FT	IN	FT	IN
Max Length	2000	175.0	175.0	14.29	1429	1429
Max Spacing	200	16.7	16.7	1.43	14.29	14.29

Long Configuration, 4x, wire distance to the furthest decoder in the box:

Zone	FT	IN	FT	IN	FT	IN
Max Length	2000	175.0	175.0	14.29	1429	1429
Max Spacing	200	16.7	16.7	1.43	14.29	14.29

Maximum total wire path length is 10,000 ft. (3,050 m).



### Two-wire notes:

1. SmartWire paths are not to be run in parallel with other paths through conduits.
2. Maximum distance from SLDEC decoders to remote control valves not to exceed 1000 feet.
3. Each decoder may be fed out in straight run, complete loop, or in combination. Refer to manufacturer's instructions for details.
4. Use a continuous loop wire path whenever possible to provide the best conductivity and lowest power for the system.
5. Use a continuous loop wire path for the power and signal wires to provide redundancy in the power and signal wires.
6. Mark each zone number on the SLDEC decoder. For multi-line decoders record the power and signal wire color change.
7. Mark each zone number on the SLDEC decoder. For multi-line decoders record the power and signal wire color change.
8. Mark all zone numbers and decoder numbers on the panel.
9. Secure all feed and back wire connections using the manufacturer's supplied SLCONH aluminum connectors and ground the exposed connections.
10. All remote control valves will not be accessed unless an authorized user has been granted access to the system.
11. Use SmartWire SL9648TW-1YR-BDL-FLOW4MINA enclosure. A. Connections must be soft drawn, annealed, soft copper to ASTM B22.
12. Connections must be made in this order: 1. Ground (GND) connection to GND. 2. Power (P) connection to P. 3. Signal (S) connection to S. 4. The two conductors must be soft drawn, annealed, soft copper to ASTM B22.
13. The signal conductors must be soft drawn, annealed, soft copper to ASTM B22.
14. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
15. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
16. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
17. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
18. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
19. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.
20. All wire paths under hazardous conditions shall be shielded and grounded in accordance with the manufacturer's instructions.

**Sunshine State One Call of Florida, Inc.**  
CALL 811 BEFORE YOU DIG

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Orlando, FL 32825  
(407) 516-6254

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10000 US Highway 90, Suite 100  
Orlando, FL 32825  
(407) 516-6254

**Landscape and Irrigation Plan**

**Track and Card RV Park**  
Marion County, Florida

Scale: 1"=30'  
sheet 1-7 of 7



# Marion County

## Development Review Committee

### Agenda Item

---

**File No.:** 2026-22571

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.6.

---

**SUBJECT:**

**Heritage Oaks PUD Subdivision - Improvement Plan 000453 - Waiver to Improvement Plan in Review**

**Parcel #: 48347-000-00 #WaiverPIR-000562-2026**

**Tillman & Associates Engineering, LLC**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** request to use previously approved survey from the Heritage Oaks Improvement Plan (AR#30516). Survey is older than one year, but the project has an approved construction permit and construction is active.



## SUBMITTAL SUMMARY REPORT ImprovePln-000453-2026

<b>PLAN NAME:</b> Heritage Oaks Revision to	<b>LOCATION:</b> 16205 SE 73RD AVE SUMMERFIELD,
<b>APPLICATION DATE:</b> 03/03/2026	<b>PARCEL:</b> 48347-000-00
<b>DESCRIPTION:</b> Heritage Oaks Improvement Plan (Revision to AR#30516)	

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	HTM Developers, LLC
Engineer of Record	Tim Brooker	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	03/03/2026	03/17/2026	03/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/17/2026	03/06/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/17/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/17/2026	03/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/17/2026	03/19/2026	Approved
<i>Corrections</i>	2.12 - Parcel number (Resolved) - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - 2.12 & 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 - Development Agreements (Resolved) - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	2.12 - Variances (Resolved) - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			

# SUBMITTAL SUMMARY REPORT (ImprovePin-000453-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/17/2026	03/19/2026	Approved
<i>Corrections</i>	2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
<i>Corrections</i>	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/17/2026	03/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/17/2026	03/05/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		03/17/2026	03/17/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	03/17/2026	03/10/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Small	03/17/2026	03/10/2026	Requires Re-submit
<i>Corrections</i>	6.2.1.F - North Arrow (Not Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			

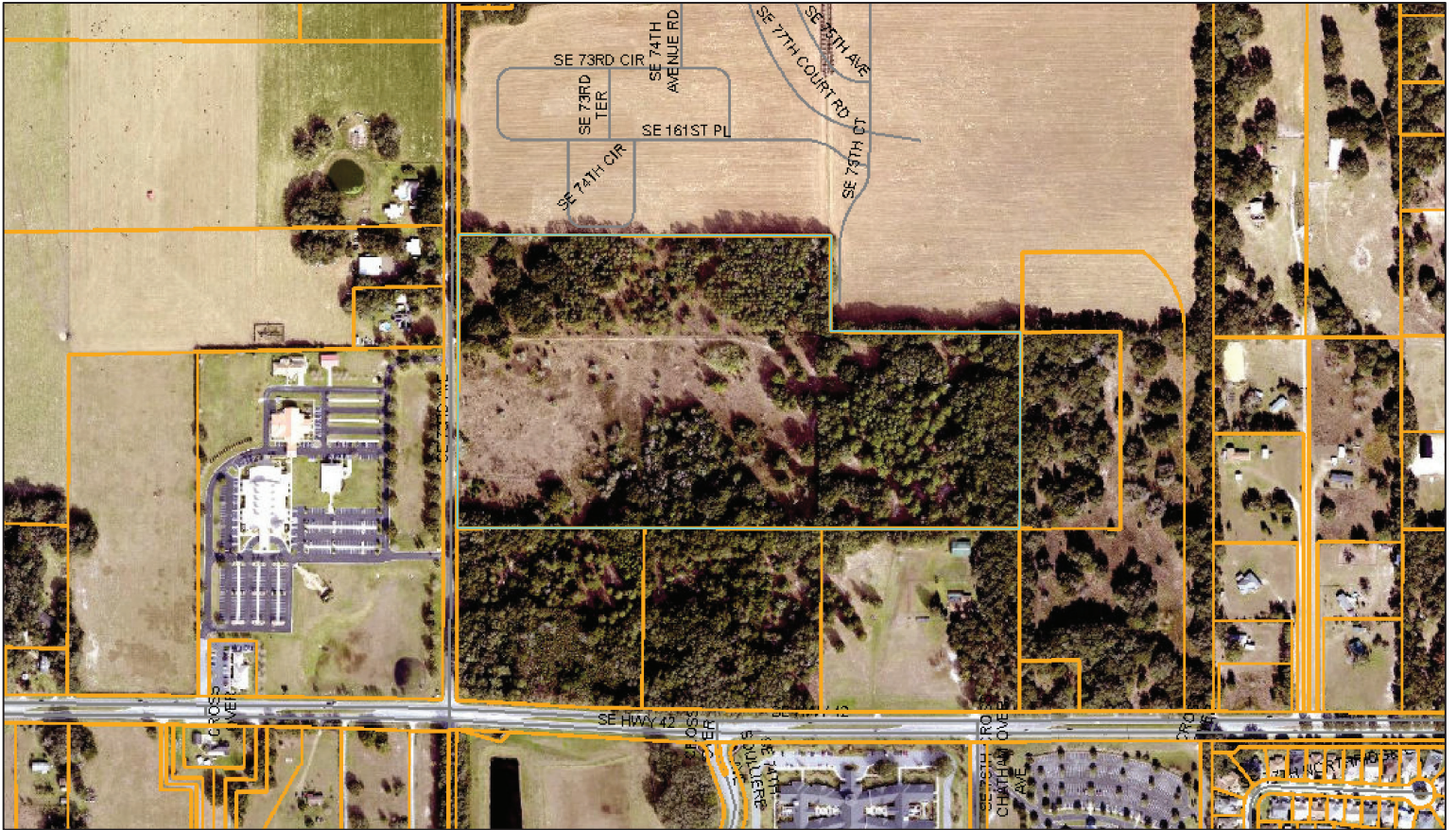
# SUBMITTAL SUMMARY REPORT (ImprovePin-000453-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/17/2026	03/10/2026	Requires Re-submit
<i>Corrections</i> Additional Survey Comments (Not Resolved) - Please include current boundary survey of the project boundary including location of all interior improvements, not more than one year old, or as approved by the County Surveyor, and meeting requirements as set forth in Ch. 5J-17.52 FAC.				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/17/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/17/2026	03/16/2026	Requires Re-submit
<i>Comments</i> Please see plan corrections. Heritage Oaks was previously approved under Project 30516				

**REVIEW SESSION FILES:** HeritageOaksCivilPlans.pdf  
 Submittal Letter & Revision Summary 2026.03.03.pdf

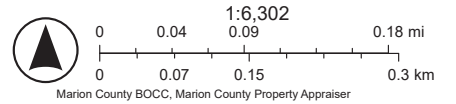
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Why does this lot have water and sewer services if its not numbered?	03/16/2026 3:34	PMHeritageOaksCivilPlans.pdf	7
Heather Proctor	Please add to note: Conflicts will be required to be relocated by the contractor at the developers expense.	03/16/2026 3:34	PMHeritageOaksCivilPlans.pdf	7
Heather Proctor	Remove GV	03/16/2026 3:35	PMHeritageOaksCivilPlans.pdf	7
Heather Proctor	Move this valve to the Tee (W)	03/16/2026 3:35	PMHeritageOaksCivilPlans.pdf	7
Heather Proctor	Make FM & WM lighter since they are existing.	03/16/2026 3:38	PMHeritageOaksCivilPlans.pdf	7

# ArcGIS Web Map7



3/31/2026, 11:15:03 AM

- Marion County
- Parcels
- Streets
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1





**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 3/25/2026 Parcel Number(s): 48347-000-00 Permit Number: 453-2026

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Heritage Oaks 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): Southeast 73rd Ave LLC  
Signature: \_\_\_\_\_  
Mailing Address: 208 Florida Ave City: Coleman  
State: FL Zip Code: 33521 Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Timothy C. Brooker, 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): 2.12.8 - Current Boundary and Topographical Survey  
Reason/Justification for Request (be specific): Request to use previously approved survey from the Heritage Oaks Improvement Plan (AR#30516). Survey is older than one year, but the project has an approved construction permit and construction is active.

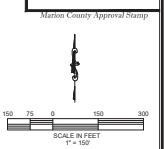
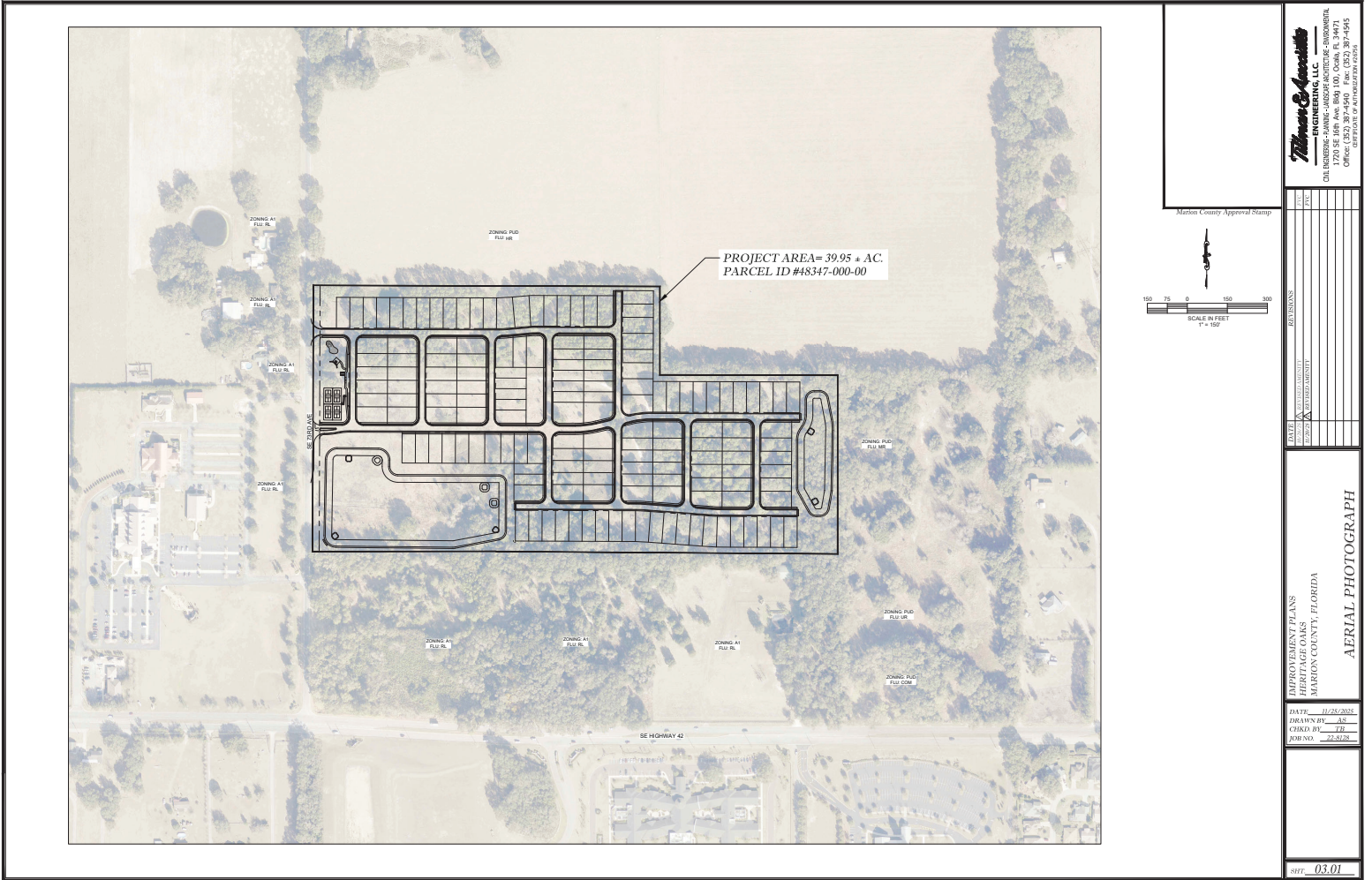
**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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







**Thomas Associates**  
ENGINEERING, LLC  
Civil, Mechanical, Electrical, Sanitary, Architectural, Environmental  
7200 SE 108th Ave, Suite 100, Ocala, FL 34471  
Phone: 352-237-9755  
Fax: 352-237-9756  
www.thomasassoc.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	
2	REVISION	
3		
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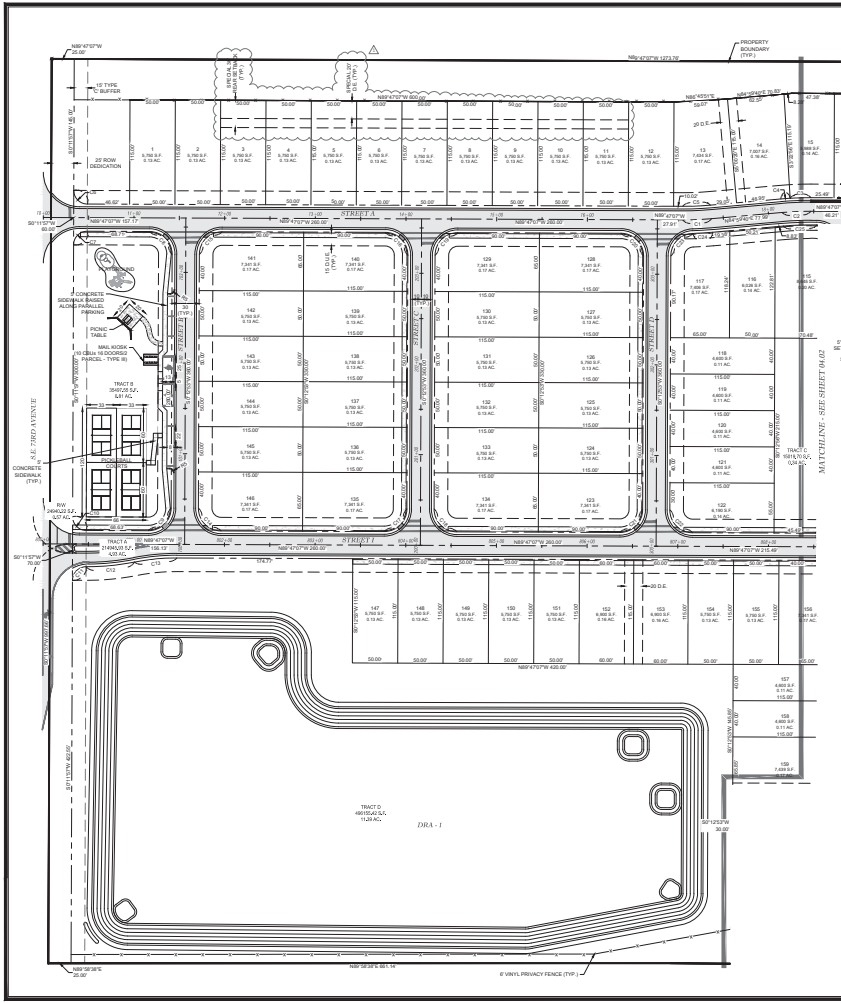
PROPOSED DEVELOPMENT  
HERITAGE GEMS  
MARION COUNTY, FLORIDA  
**AERIAL PHOTOGRAPH**

DATE: 11/25/2025  
DRAWN BY: AS  
CHECKED BY: JL  
APPROVED BY: JLS

SHEET: 03.01

APPROVED FOR CONSTRUCTION

© Marion County/Submitted 1980 Revised 02/2025 CONSTRUCTION Aerial Photograph Aug. 11/24/2025 2:28 PM

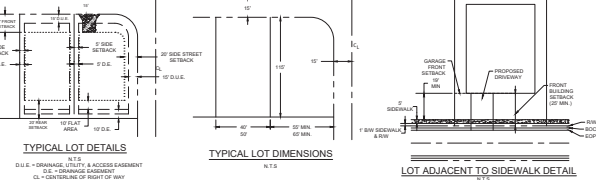


1. ALL RIGHT-OF-WAY MARKS AT INTERSECTIONS TO BE 20'.
  2. FINISH ELEVATION SHALL BE 2' ABOVE FINISH GRADE.
  3. TRACTS AS 2.00 AC. RESERVE FOR LANDSCAPING, IRRIGATION, DRAINAGE, UTILITIES, MAINTENANCE, INGRESS, EGRESS, SERVICE, STORAGE AND ACCESS SHALL BE 10% OF TOTAL TRACT AREA.
  4. STREET RIGHT-OF-WAY SHALL BE 100' WIDE WITH 10' SIDEWALKS.
  5. ALL LOT UTILITIES IN THIS SUBDIVISION SHALL USE THE STANDARD SUBDIVISION REQUIREMENTS FOR DRAINAGE, UTILITY, AND ACCESS.
  6. ALL CONSTRUCTION COVERED BY THESE RULES SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
  7. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND EXISTING SUBDIVISION STREET LIGHTS.
  8. WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
  9. ALL ACCESSORY STRUCTURES SHALL BE 100' FROM THE FRONT SETBACKS AS DETAILED.
  10. ADDITIONAL UTILITIES SHALL BE REQUIRED FOR ADJACENT SITES.
- Summary**
- TRACTS: 11  
TOTAL RESIDENTIAL AREA: 21.00 ACRES  
TOTAL LOT AREA: 21.00 ACRES  
TOTAL TRACT AREA: 4.00 ACRES (TRACT A)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT B)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT C)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT D)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT E)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT F)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT G)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT H)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT I)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT J)  
TOTAL TRACT AREA: 4.00 ACRES (TRACT K)

**TRUCK C BUFFER:** THIS BUFFER SHALL CONSIST OF A 15 FOOT WIDE LANDSCAPE STRIP WITHIN A BUFFER. THE BUFFER SHALL CONTAIN AT LEAST 1000 FEET OF MATURED TREES FOR EVERY 100 LINEAL FEET OF FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A BUFFER 10 FEET FROM THE CURB OR SIDEWALK. MAINTENANCE HEIGHT OF 8 FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TOPSOILS SHALL NOT BE USED IN THIS BUFFER.

**TRUCK D BUFFER:** THIS BUFFER SHALL CONSIST OF A 15 FOOT WIDE LANDSCAPE STRIP WITHIN A BUFFER. THE BUFFER SHALL CONTAIN AT LEAST 1000 FEET OF MATURED TREES FOR EVERY 100 LINEAL FEET OF FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A BUFFER 10 FEET FROM THE CURB OR SIDEWALK. MAINTENANCE HEIGHT OF 8 FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TOPSOILS SHALL NOT BE USED IN THIS BUFFER.

**TRUCK E BUFFER:** THIS BUFFER SHALL CONSIST OF A 15 FOOT WIDE LANDSCAPE STRIP WITHIN A BUFFER. THE BUFFER SHALL CONTAIN AT LEAST 1000 FEET OF MATURED TREES FOR EVERY 100 LINEAL FEET OF FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A BUFFER 10 FEET FROM THE CURB OR SIDEWALK. MAINTENANCE HEIGHT OF 8 FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TOPSOILS SHALL NOT BE USED IN THIS BUFFER.

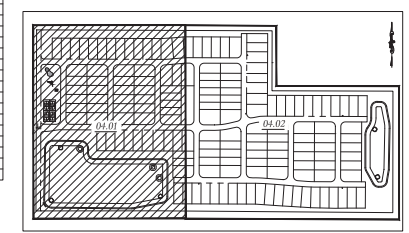


SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARINGS
C1	17.137	350.00	31.92	31.48	S87°30'10"W
C2	17.137	350.00	31.92	31.48	S87°30'10"W

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARINGS
C3	17.137	350.00	31.92	31.48	S87°30'10"W
C4	17.137	350.00	31.92	31.48	S87°30'10"W
C5	17.137	350.00	31.92	31.48	S87°30'10"W
C6	17.137	350.00	31.92	31.48	S87°30'10"W
C7	17.137	350.00	31.92	31.48	S87°30'10"W
C8	17.137	350.00	31.92	31.48	S87°30'10"W
C9	17.137	350.00	31.92	31.48	S87°30'10"W
C10	17.137	350.00	31.92	31.48	S87°30'10"W
C11	17.137	350.00	31.92	31.48	S87°30'10"W
C12	17.137	350.00	31.92	31.48	S87°30'10"W
C13	17.137	350.00	31.92	31.48	S87°30'10"W
C14	17.137	350.00	31.92	31.48	S87°30'10"W
C15	17.137	350.00	31.92	31.48	S87°30'10"W
C16	17.137	350.00	31.92	31.48	S87°30'10"W
C17	17.137	350.00	31.92	31.48	S87°30'10"W
C18	17.137	350.00	31.92	31.48	S87°30'10"W
C19	17.137	350.00	31.92	31.48	S87°30'10"W
C20	17.137	350.00	31.92	31.48	S87°30'10"W
C21	17.137	350.00	31.92	31.48	S87°30'10"W
C22	17.137	350.00	31.92	31.48	S87°30'10"W
C23	17.137	350.00	31.92	31.48	S87°30'10"W
C24	17.137	350.00	31.92	31.48	S87°30'10"W
C25	17.137	350.00	31.92	31.48	S87°30'10"W
C26	17.137	350.00	31.92	31.48	S87°30'10"W
C27	17.137	350.00	31.92	31.48	S87°30'10"W
C28	17.137	350.00	31.92	31.48	S87°30'10"W
C29	17.137	350.00	31.92	31.48	S87°30'10"W
C30	17.137	350.00	31.92	31.48	S87°30'10"W

SFR	STANDARD PRINCIPLE STRUCTURE		MINIMUM SETBACKS		HEIGHT
	FOOTPRINT AREA	FLOOR AREA	FRONT	REAR	
RESIDENTIAL	2000	4000	20'	10'	10'
COMMERCIAL	4000	8000	20'	10'	20'

PROPOSED GREEN SPACE FACILITIES				
TRACT	TOTAL AREA (ACRES)	MINIMUM DETENTION (CUBIC FEET)	MINIMUM OPEN SPACE (ACRES)	TOTAL OPEN SPACE (ACRES)
C1	1.00	1000	0.10	0.10
C2	1.00	1000	0.10	0.10
C3	1.00	1000	0.10	0.10
C4	1.00	1000	0.10	0.10
C5	1.00	1000	0.10	0.10
C6	1.00	1000	0.10	0.10
C7	1.00	1000	0.10	0.10
C8	1.00	1000	0.10	0.10
C9	1.00	1000	0.10	0.10
C10	1.00	1000	0.10	0.10
C11	1.00	1000	0.10	0.10
C12	1.00	1000	0.10	0.10
C13	1.00	1000	0.10	0.10
C14	1.00	1000	0.10	0.10
C15	1.00	1000	0.10	0.10
C16	1.00	1000	0.10	0.10
C17	1.00	1000	0.10	0.10
C18	1.00	1000	0.10	0.10
C19	1.00	1000	0.10	0.10
C20	1.00	1000	0.10	0.10
C21	1.00	1000	0.10	0.10
C22	1.00	1000	0.10	0.10
C23	1.00	1000	0.10	0.10
C24	1.00	1000	0.10	0.10
C25	1.00	1000	0.10	0.10
C26	1.00	1000	0.10	0.10
C27	1.00	1000	0.10	0.10
C28	1.00	1000	0.10	0.10
C29	1.00	1000	0.10	0.10
C30	1.00	1000	0.10	0.10



**THOMAS & ASSOCIATES**  
ENGINEERING, LLC  
3700 SE 88th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352-237-7275  
CELL: 352-237-7276  
FAX: 352-237-7277  
EMAIL: T&A@THOMAS-ENGINEERING.COM

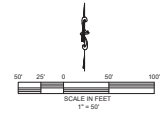
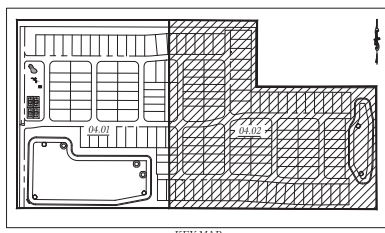
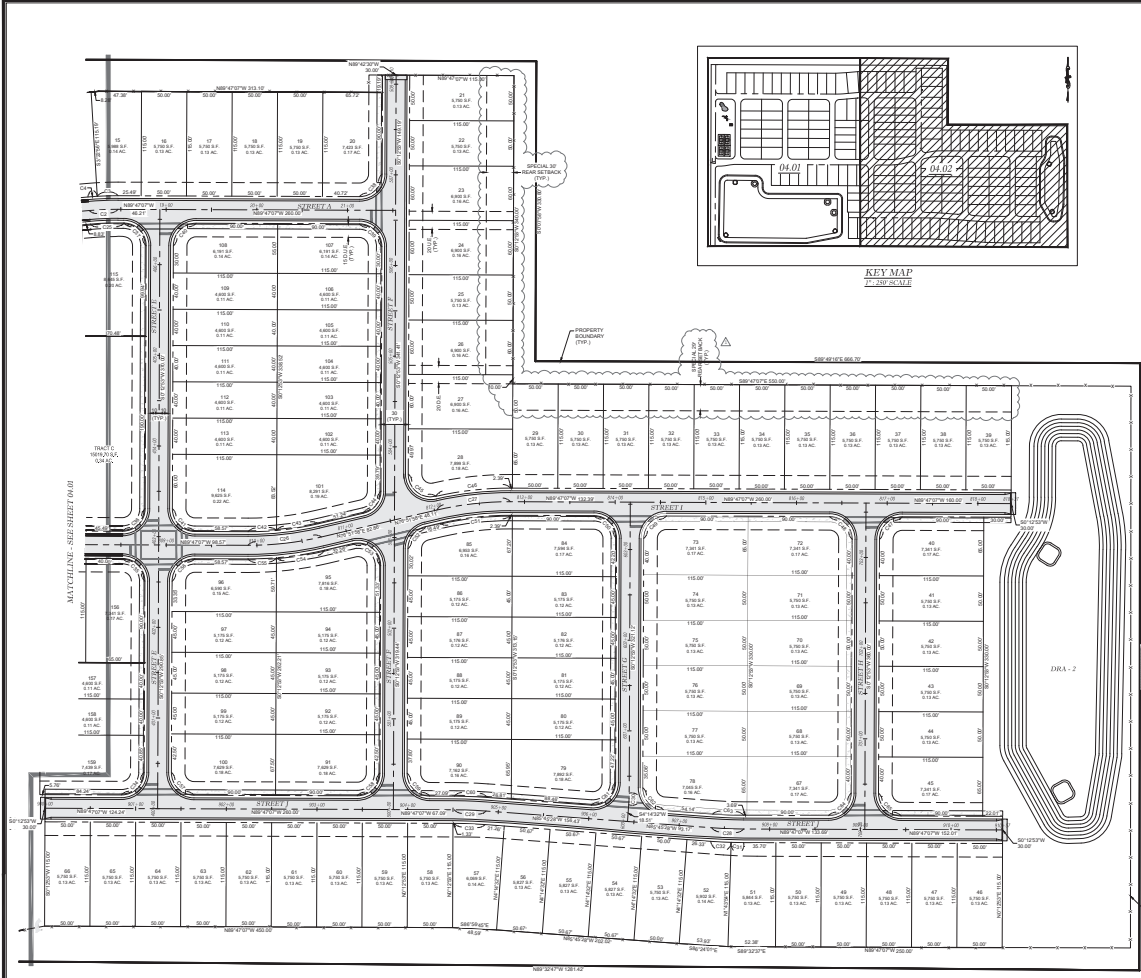
**MARION COUNTY, FLORIDA**  
HERITAGE GAZES  
MARION COUNTY, FLORIDA

DATE: 12/01/2023  
DRAWN BY: AS  
CHECKED BY: JL  
FORM: 22-873

0917\_04.01

APPROVED FOR CONSTRUCTION

© Marion County/Submitted 7899 Revised 02/20/23 CONSTRUCTION Geometry Plan.dwg 12/12/2023 10:08:18 AM



**LEGEND**  
 D.L.C. = DRAINAGE QUALITY INDEX ADJUSTMENT  
 U.L.C. = DRAINAGE COEFFICIENT  
 U.S. = UTILITY ALIGNMENT  
 C.L. = CENTERLINE

SEGMENT	DELTA	RADIUS	LENGTH	CURVE	CURVE BEARING
C01	17.000'	531.00'	17.00'	13.64	N87°03'59"W
C02	7.000'	531.00'	22.00'	22.56	N87°04'17"W
C03	47.000'	469.00'	34.00'	24.89	N87°04'19"W
C04	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C05	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C06	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C07	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C08	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C09	80.000'	25.00'	38.27'	55.36	N87°02'25"W
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C30	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C31	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C32	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C33	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C34	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C35	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C36	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C37	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C38	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C39	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C40	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C41	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C42	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C43	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C44	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C45	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C46	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C47	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C48	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C49	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C50	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C51	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C52	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C53	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C54	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C55	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C56	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C57	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C58	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C59	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C60	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C61	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C62	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C63	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C64	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C65	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C66	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C67	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C68	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C69	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C70	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C71	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C72	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C73	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C74	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C75	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C76	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C77	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C78	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C79	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C80	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C81	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C82	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C83	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C84	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C85	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C86	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C87	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C88	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C89	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C90	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C91	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C92	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C93	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C94	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C95	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C96	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C97	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C98	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C99	80.000'	25.00'	38.27'	55.36	N87°02'25"W
C100	80.000'	25.00'	38.27'	55.36	N87°02'25"W

**Thames Associates**  
 ENGINEERING, LLC  
 7700 SE 108th Ave, Suite 100, Ocala, FL 34471  
 OFFICE: 352-267-1875  
 CELL: 352-267-1876

Martin County Approval Stamp

**GEOMETRY PLAN**

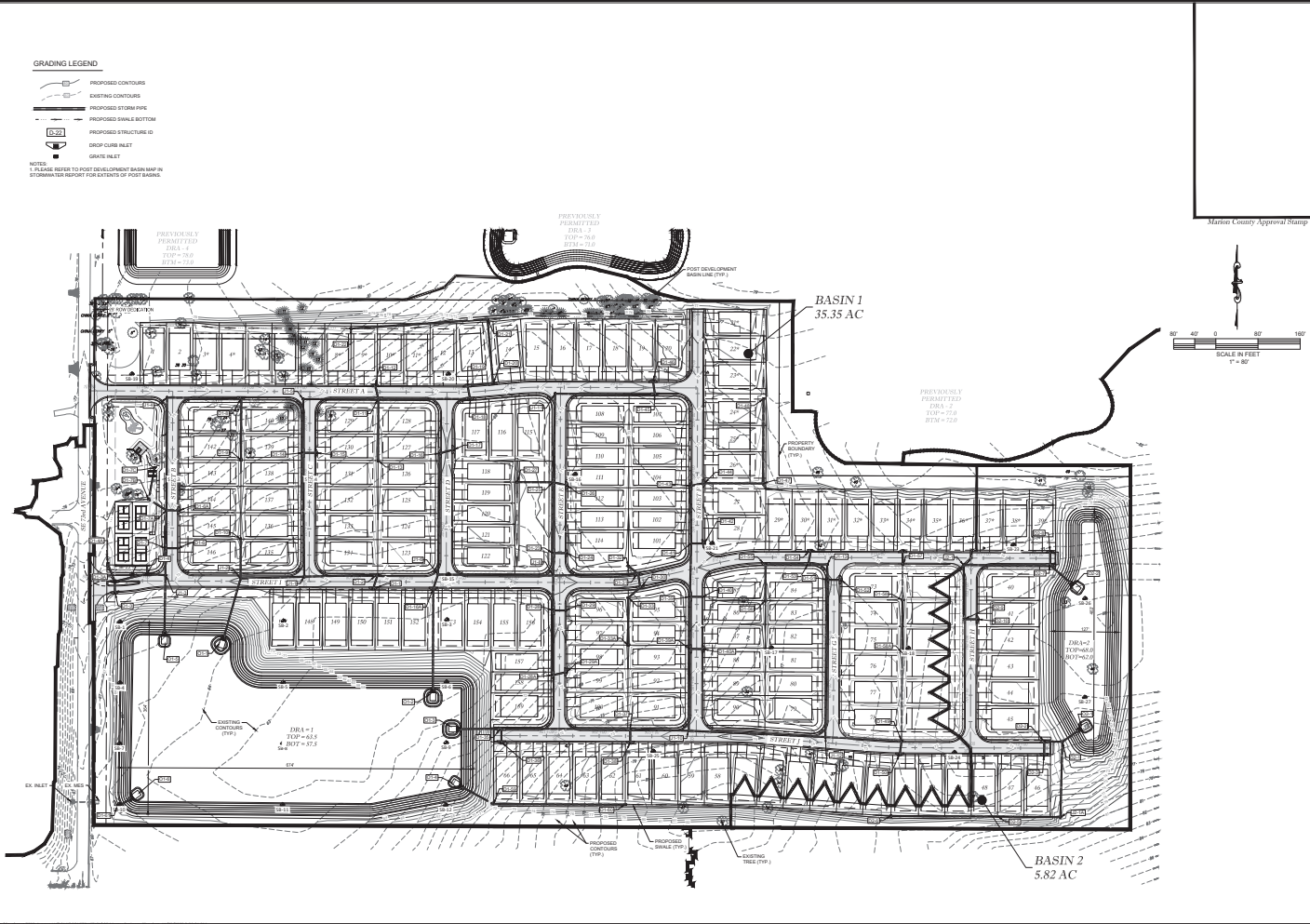
DATE: 11/24/2023  
 DRAWN BY: AS  
 CHECKED BY: JL  
 FOR NO: 23-0010

© Martin County/Document 1989 Annual C.C.D. CONSTRUCTION/2023/2024 Geometry Plan, Aug. 10/2023 2:38:55 PM

**GRADING LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED STORM PIRE
- PROPOSED SWALE BOTTOM
- PROPOSED STRUCTURE ID
- DROP CURB INLET
- GRATE INLET

NOTES:  
 1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN STORMWATER REPORT FOR EXTENTS OF POST BASINS.



	<p><b>Marion County Approval Stamp</b></p> <p>SCALE IN FEET 1" = 80'</p>														
<p><b>THORNTON ENGINEERING, LLC</b></p> <p>CHA. ENGINEER - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL        1720 SE 105th Ave. Bldg. 100, Ocala, FL 34471        OFFICE: 352.369.5555        FAX: 352.369.5555</p>															
<table border="1"> <tr><td>DATE</td><td></td></tr> <tr><td>REVISION</td><td></td></tr> <tr><td>BY</td><td></td></tr> <tr><td>DATE</td><td></td></tr> <tr><td>BY</td><td></td></tr> <tr><td>DATE</td><td></td></tr> <tr><td>BY</td><td></td></tr> </table>	DATE		REVISION		BY		DATE		BY		DATE		BY		<p><b>THORNTON ENGINEERING, LLC</b></p> <p>CHA. ENGINEER - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL        1720 SE 105th Ave. Bldg. 100, Ocala, FL 34471        OFFICE: 352.369.5555        FAX: 352.369.5555</p>
DATE															
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<p><b>MASTER DRAINAGE PLAN</b></p>															
<table border="1"> <tr> <td>DATE:</td> <td>11/25/2021</td> </tr> <tr> <td>DRAWN BY:</td> <td>AS</td> </tr> <tr> <td>CHECKED BY:</td> <td>TB</td> </tr> <tr> <td>ISSUE:</td> <td>22-272</td> </tr> </table>		DATE:	11/25/2021	DRAWN BY:	AS	CHECKED BY:	TB	ISSUE:	22-272						
DATE:	11/25/2021														
DRAWN BY:	AS														
CHECKED BY:	TB														
ISSUE:	22-272														
<p>SHEET 05.01</p>															

APPROVED FOR CONSTRUCTION

# IMPROVEMENT PLANS HERITAGE OAKS

## SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
RESIDENTIAL LOTS = 159  
TOTAL MILES OF ROADWAY = 1.38 MILES  
PROJECT AREA = 39.95 ± AC.  
PARCELS PORTION OF #48347-000-00  
ZONING - PUD  
FLU - MEDIUM DENSITY RESIDENTIAL (MR)  
AVERAGE DAILY TRIPS = 1611 TRIPS (210)  
PEAK HOUR TRIPS = 160 TRIPS (210)  
EXISTING IMPERVIOUS AREA = 0.00 AC (0.00 S.F.) 0.00 %  
PROPOSED IMPERVIOUS AREA = 17.62 AC (767,527.2 S.F.) 44.10 %  
PROPOSED IMPERVIOUS PER LOT = 65%



Call 48 Hours  
before you dig  
It's the Law!  
1-800-432-4770  
Sunshine State Call of Florida, Inc.

- PERMITS:**
- MARION COUNTY - IMPROVEMENT PLAN - APPROVED 06/20/03
  - FLORIDA - Z.L.P. - APPROVED 06/20/03
  - FLORIDA - P.F.P. - APPROVED 06/22/03
  - FLORIDA - W.P.F. - APPROVED 06/25/03
  - FLORIDA - S.P. - APPROVED 06/25/03
- UTILITY COMPANIES:**
- |                           |                         |                           |              |
|---------------------------|-------------------------|---------------------------|--------------|
| WATER - SEWER             | MARION COUNTY UTILITIES | CUSTOMER SERVICE 262/5764 | 352 367-6886 |
| ELECTRIC                  | FLORIDA ELECTRIC        | DAVID WINDING             | 352 366-6444 |
| PHONE / TELEPHONE / CABLE | CENTRAL FLORIDA         | KEVIN WINDING             | 352 366-6444 |
- REQUESTED WAIVERS:**
- TYPE OF SUBSTANTIATED FACILITY CRITERIA - WAIVER REQUESTED TO RECEIVE MAINTENANCE FEES WITHIN AROUND PROPOSED PRIVATELY OWNED AND MAINTAINED DRAINAGE DETENTION BASIN FROM STREET TO STREET. APPROVED 06/20/03
  - HEIGHT OF WAY - WAIVER REQUESTED TO ALLOW 8' 0" W AND 5' 0" D.F. FOR INTERNAL, PRIVATELY OWNED ROADWAYS. APPROVED 06/20/03
  - REPERALS - WAIVER REQUESTED TO NOT CONSTRUCT SIDEWALK ALONG E. THIRD AVENUE. FEE IN LIEU OF WAIVER REQUESTED. APPROVED 06/20/03
  - CONSTRUCTION COMPLETION AND CLOSE OUT - WAIVER REQUESTED TO COMMENCE CONSTRUCTION FROM PLAN APPROVAL AND APPROVE EARLY SITE WORK PERMIT (SEVENTH/THIRD ONLY) AT THE DEVELOPER'S RISK. THE PURPOSE OF THIS EARLY WORK PERMIT IS TO PERMIT THE DEVELOPER TO BEGIN CONSTRUCTION OF THE PROJECT'S UNDERWAY. APPROVED 06/20/03
  - ORDER OF PLAN APPROVAL - WAIVER REQUESTED TO ALLOW THE PROPOSED IMPROVEMENT AND LANDSCAPE PLANS TO BE APPROVED CONCURRENTLY WITH THE PROPOSED UTILITY AND/OR OTHER RELATED SERVICES. APPROVED 06/20/03
  - LANDSCAPE PLANS - WAIVER REQUESTED TO ALLOW LANDSCAPE PLANS TO BE SUBMITTED SEPARATELY AFTER IMPROVEMENT PLAN APPROVAL. APPROVED 06/20/03

- NOTES:**
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY FLOOD HAZARD SHOWN WITHIN THE ADJACENT S. 28th, THE PROPERTY REPRESENTED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MODERATE FLOOD HAZARD.
  - ALL UTILITIES UNDER EXISTING OR PROPOSED PAYMENT SHALL BE SHOWN IN ACCORDANCE WITH SECTION 2.5A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
  - THIS PROJECT IS LOCATED IN THE SECONDARY SPRING PROTECTION ZONE.
  - SHOULDER DISTANCE FROM ROADWAY TO CENTERLINE SHALL BE 10 FEET FOR ALL ROADWAYS.
  - VERTICAL CURVES SHALL BE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT (T) ELEVATION 86.12' (NAVD 86).
  - DESIGN SPEED - 30 M.P.H. TO BE POSTED AT 1/4 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
  - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCERNED PARTY APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC UTILITY CHARACTER. ALL UTILITIES TO BE LOCATED ON THE PROPERTY ARE SUBJECT TO A DEEMED CONCERNED PARTY APPROVAL AND/OR PUBLIC APPROVAL TO THE EXTENT OF THE PROPERTY IS NOT BEING OBTAINED. THE COMPLETION OF CONCERNED PARTY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT PERIOD. REVIEW SHALL NOT BE LIMITED TO PROPOSED PLANS FROM PLAN APPROVAL PERMIT REVIEW.
  - ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
  - 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.
  - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

**BASIS OF BEARING:**  
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICA ON DATUM OF 1983 (NAD 83), WITH THE ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE ELEVATION NETWORK.

**BENCHMARK:**

TEMPORARY BENCHMARK (T) 3' SET 5" IRON ROD & CAP (L) B.M. RELATIONSHIP - 61.5' (NAVD 86)  
N. 108681784 E. 46686.326'

TEMPORARY BENCHMARK (T) 3' SET 5" IRON ROD & CAP (L) B.M. RELATIONSHIP - 101' (NAVD 86)  
N. 108681784 E. 46686.326'

**LEGAL DESCRIPTION:**

(PER OFFICIAL RECORD BOOK 471 PAGE 34)  
THE 80' 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 400 FEET THEREOF FOR ROAD RIGHT OF WAY. ALL IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND EXCEPT THE NORTHWEST CORNER 20 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29.

(PER OFFICIAL RECORD BOOK 286 PAGE 176)  
THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 400 FEET AND EXCEPT THE WEST 20 FEET THEREOF.

AND  
THE NORTHWEST CORNER 20 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

(PER OFFICIAL RECORD BOOK 286 PAGE 176)  
THE NORTHWEST CORNER 20 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 400 FEET AND EXCEPT THE WEST 20 FEET THEREOF FOR ROAD RIGHT OF WAY.

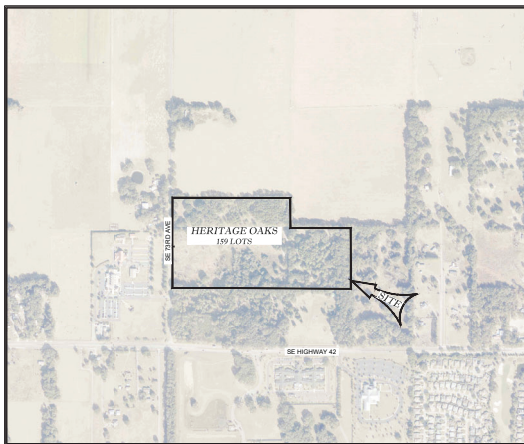
(PER OFFICIAL RECORD BOOK 286 PAGE 176)  
THE NORTHWEST CORNER 20 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 400 FEET AND EXCEPT THE WEST 20 FEET THEREOF FOR ROAD RIGHT OF WAY.

**OWNER/DEVELOPER:**  
SOUTHEAST 7TH AVENUE, LLC  
MATT FARAN  
3700 SW COLLAGE RD SUITE 202  
OCALA FLORIDA 34474  
PH: (352) 895-3687

**CIVIL ENGINEER:**  
THILMAN AND ASSOCIATES ENGINEERING, LLC  
TIMOTHY BROOKER, P.E., P.E.  
1720 SE 166th AVE., BLDG. 100  
OCALA, FLORIDA 34471  
PH: (352) 387-4540

**SURVEYOR:**  
JCH CONSULTING GROUP, INC.  
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.  
426 SW 15TH STREET  
OCALA, FLORIDA 34471  
PHONE: (352) 408-1482

**GEOTECHNICAL CONSULTANT:**  
GEO - TECH, INC.  
CRAG HAMPTON  
306 S.E. 1RD AVENUE  
OCALA, FLORIDA 34471  
PHONE: (352) 696-7711



VICINITY MAP  
1" = 500'

**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01 - 04.02	GEOMETRY PLAN
05.01	MASTER DRAINAGE PLAN
06.01	MASTER UTILITY PLAN
07.01	SIGNAGE & STRIPPING PLAN
08.01 - 08.02	LOT GRADING PLAN
09.01 - 09.02	AMENITY GRADING & DRAINAGE PLAN
10.01 - 10.02	"TAN AND PROPHET"
10.01	OFFSITE TURN LANE DETAILS
11.01 - 11.02	POTABLE WATER DISTRIBUTION DETAILS
12.01	SANITARY SEWER DETAILS
13.01	ROADWAY & PAVEMENT DETAILS
14.01	DRAINAGE DETAILS
15.01 - 15.02	TREE PRESERVATION PLAN
16.01	ON CONTROL PLAN AND DETAILS
BL-01 - BL-03	BORING LOGS
RN-01	9H1 MANAGEMENT PLAN
SL-01	SLEEPING PLAN
1-3	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

**OWNER'S SIGNATURE**

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

MATT FARAN  
SOUTHEAST 7TH AVENUE, LLC

**ENGINEER'S CERTIFICATION**

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

TIMOTHY BROOKER, P.E.  
Registered Professional Engineer, No. 4613  
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 SURVEYING AND MAPPING.

JCH CONSULTING GROUP, INC.  
Registered Professional Surveyor, No. 4613  
STATE OF FLORIDA

**THILMAN AND ASSOCIATES ENGINEERING, LLC**  
1720 SE 166th AVE, BLDG. 100, OCALA, FL 34471  
OFFICE: (352) 387-4540  
FAX: (352) 387-4540

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	01/28/03	ISSUED FOR PERMIT
2	06/20/03	ISSUED FOR CONSTRUCTION

**DATE:** 01/28/03  
**DRAWN BY:** AS  
**CHECKED BY:** TH  
**JOB NO.:** 22-0076

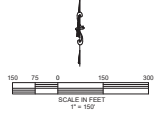
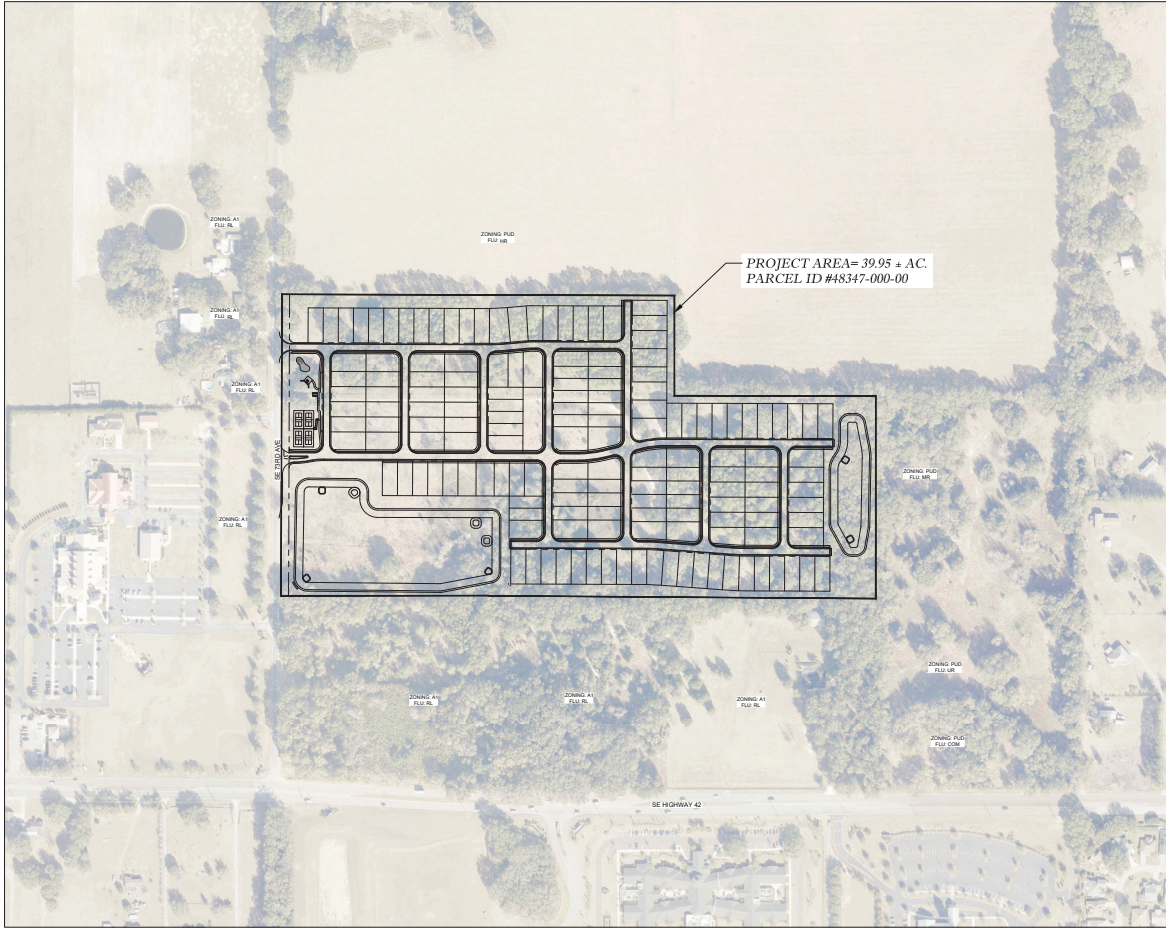
**PROJECT:** IMPROVEMENT PLANS  
HERITAGE OAKS  
MARION COUNTY, FLORIDA

**SCALE:** 1" = 100'

**SHEET:** 01.01

APPROVED FOR CONSTRUCTION





**Thomas Associates**  
ENGINEERING, LLC  
CHA. INDEPENDENT-BANKING - JUDGE ROBERT B. BONDWALD  
7200 SE 10th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352-237-9775  
FAX: 352-237-9776

Marion County Approval Stamp

DATE	BY	REVISION

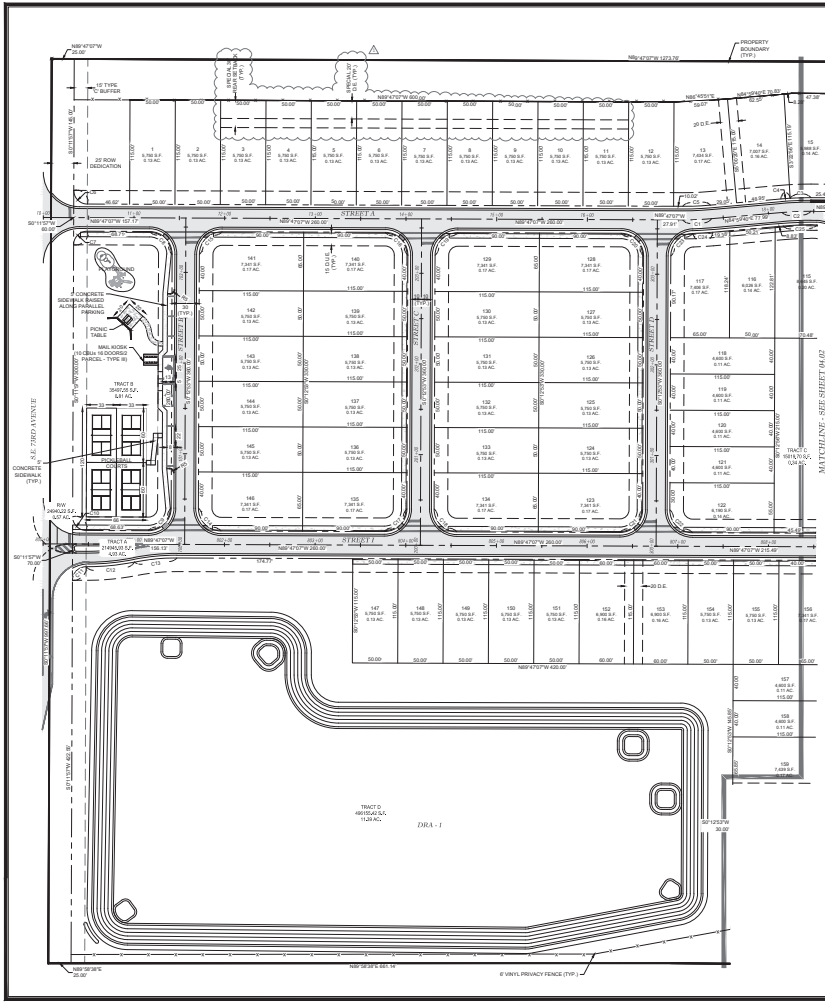
**IMPROVEMENT PLANS**  
**HERITAGE GEMS**  
**MARION COUNTY, FLORIDA**  
**AERIAL PHOTOGRAPH**

DATE: 11/25/2025  
DRAWN BY: AS  
CHECKED BY: JL  
APPROVED: JLS/2025

SHEET: **03.01**

APPROVED FOR CONSTRUCTION

© Marion County/Submitted: 1985 Revised: 02/01/01 CONSTRUCTION Aerial Photograph, Aug. 11/25/2025 3:28:28 PM



**NOTES**

- ALL RIGHT-OF-WAY MARKS AT INTERSECTIONS TO BE 20'
- ROADS SHALL BE 20' WIDE WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' UTILITY EASEMENT
- TRACTS AS 2.00 AC. RESERVE FOR LANDSCAPING, IRRIGATION, DRAINAGE, UTILITIES, MAINTENANCE, INGRESS, EGRESS, REPAIRS, STORAGE AND ACCESS SHALL BE 10' WIDE FROM THE STREET FRONTAGE
- STREET RIGHT-OF-WAY IS UNLIMITED AS TRACT AND COMMON AREAS
- ALL LOT FRONTAGES IN THIS SUBDIVISION SHALL BE THE ORIGINAL SUBDIVISION FRONTAGES FOR DRAINAGE/PURPOSE
- ALL LOT FRONTAGES IN THIS SUBDIVISION SHALL USE THE ORIGINAL SUBDIVISION FRONTAGES FOR DRAINAGE/PURPOSE
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE
- HOME OWNER ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND EXISTING COMMON GROUND STREET LIGHTS
- WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT
- ALL 15' BUFFER AREAS SHALL BE MAINTAINED AS OPEN SPACE
- ADDITIONAL UTILITIES SHALL BE REQUIRED FOR ADJACENT SITES

**BUFFERS**

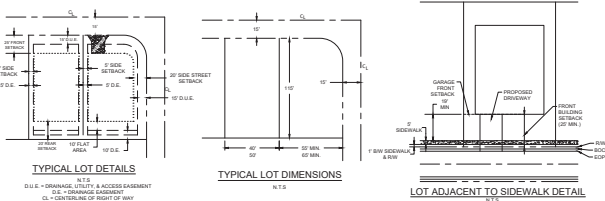
**TYPE C BUFFER:** SHALL CONSIST OF A 15' FOOT WIDE LANDSCAPE STRIP WITHIN A BUFFER. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES FOR EVERY 100 SQUARE FEET OF FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE ROWS FROM THE OUTSIDE OF BUFFER. A MAINTENANCE HEIGHT OF 10 FEET WITHIN THREE YEARS GROUND COVERS AND/OR TURFGRASS SHALL NOT BE GREATER THAN 10 FEET.

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**Summary**

BY THE LANE LINE	MEDIAN DENSITY RESIDENTIAL SINGLE-FAMILY
TOTAL SINGLE-FAMILY LOTS	150 LOTS
TOTAL ACRES	21.00 ACRES
TOTAL RESIDENTIAL AREA	21.00 ACRES
TOTAL TRACTS	4 (40 ACRES TRACT A)
LOT DENSITY	7.14 UNITS / ACRE
MINIMUM LOT AREA	1.00 ACRES
MINIMUM FRONT SETBACK	10 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MINIMUM FRONT SETBACK	10 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET



**CL CURVE DATA**

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	171.172	350.00	31.82	31.88	S87°30'10"W
C2	171.172	350.00	31.82	31.88	S87°30'10"W

**CURVE DATA**

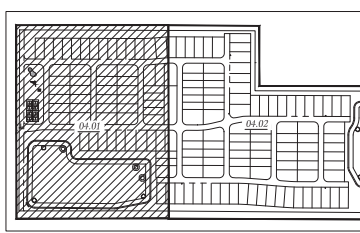
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	171.172	350.00	31.82	31.88	S87°30'10"W
C4	171.172	350.00	31.82	31.88	S87°30'10"W
C5	171.172	350.00	31.82	31.88	S87°30'10"W
C6	171.172	350.00	31.82	31.88	S87°30'10"W
C7	171.172	350.00	31.82	31.88	S87°30'10"W
C8	171.172	350.00	31.82	31.88	S87°30'10"W
C9	171.172	350.00	31.82	31.88	S87°30'10"W
C10	171.172	350.00	31.82	31.88	S87°30'10"W
C11	171.172	350.00	31.82	31.88	S87°30'10"W
C12	171.172	350.00	31.82	31.88	S87°30'10"W
C13	171.172	350.00	31.82	31.88	S87°30'10"W
C14	171.172	350.00	31.82	31.88	S87°30'10"W
C15	171.172	350.00	31.82	31.88	S87°30'10"W
C16	171.172	350.00	31.82	31.88	S87°30'10"W
C17	171.172	350.00	31.82	31.88	S87°30'10"W
C18	171.172	350.00	31.82	31.88	S87°30'10"W
C19	171.172	350.00	31.82	31.88	S87°30'10"W
C20	171.172	350.00	31.82	31.88	S87°30'10"W
C21	171.172	350.00	31.82	31.88	S87°30'10"W
C22	171.172	350.00	31.82	31.88	S87°30'10"W
C23	171.172	350.00	31.82	31.88	S87°30'10"W
C24	171.172	350.00	31.82	31.88	S87°30'10"W
C25	171.172	350.00	31.82	31.88	S87°30'10"W
C26	171.172	350.00	31.82	31.88	S87°30'10"W
C27	171.172	350.00	31.82	31.88	S87°30'10"W
C28	171.172	350.00	31.82	31.88	S87°30'10"W
C29	171.172	350.00	31.82	31.88	S87°30'10"W
C30	171.172	350.00	31.82	31.88	S87°30'10"W

**ZONING**

STANDARD PRINCIPLE STRUCTURE	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
SR	20'	10'	10'	10'	10'	10'

**PROPOSED GREEN SPACE FACILITIES**

TOTAL TRACT AREA (ACRES)	TOTAL TRACT PERCENTAGE (ACRES)	TOTAL TRACT PERCENTAGE (ACRES)	TOTAL TRACT PERCENTAGE (ACRES)
150	150	150	150



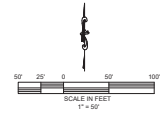
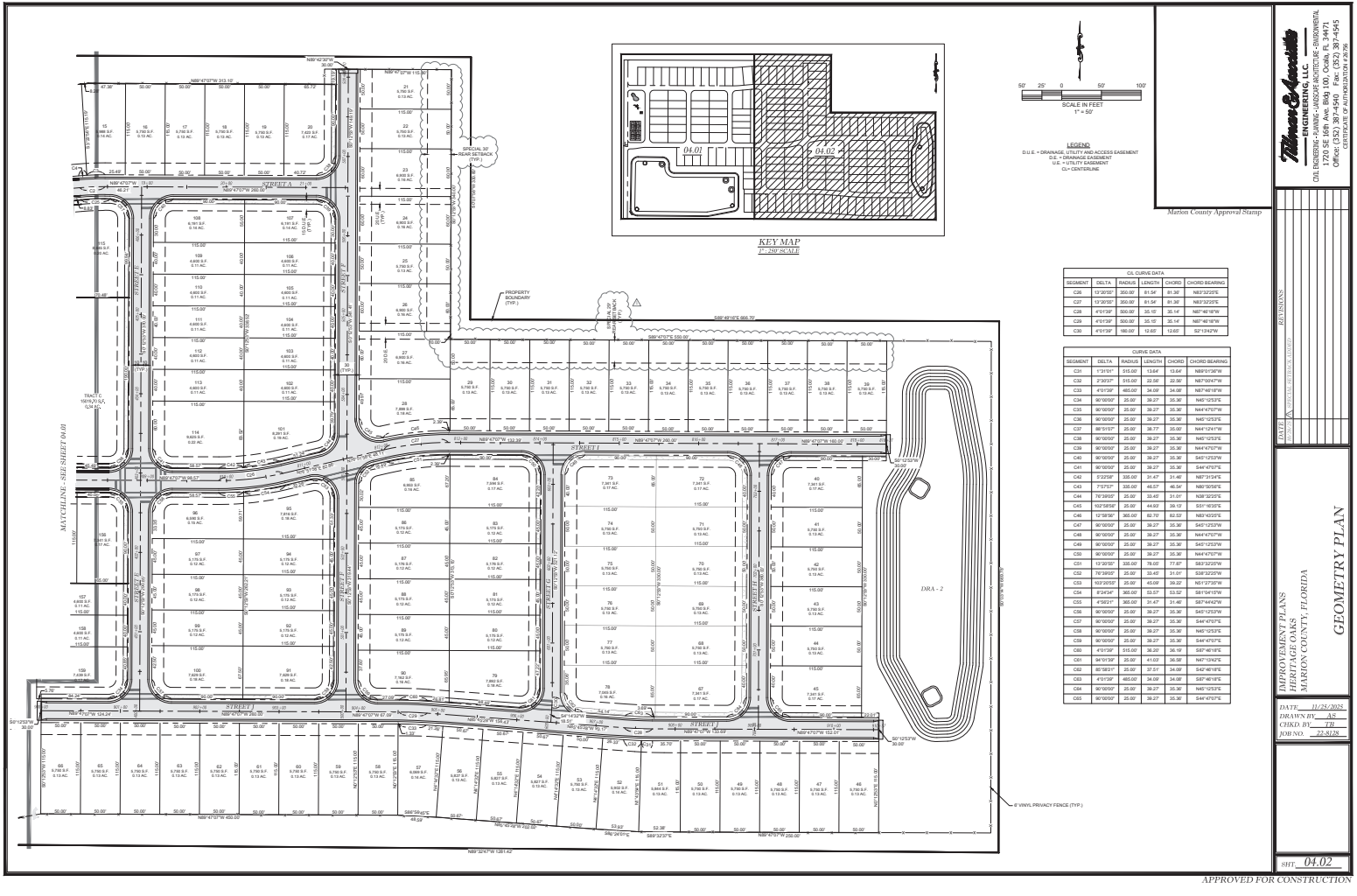
**THOMAS & ASSOCIATES ENGINEERING, LLC**  
 1720 SE 8th Ave, Room 100, Ocala, FL 34471  
 PHONE: 352-237-7075  
 FAX: 352-237-7076  
 EMAIL: T&A@THOMAS-ENGINEERING.COM

**APPROVED FOR CONSTRUCTION**

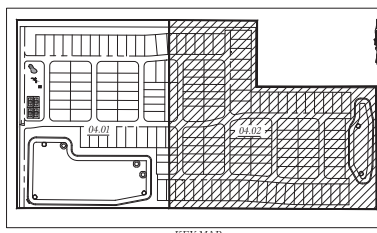
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**DRAWN BY:** AS  
**CHECKED BY:** JL  
**FORNBY:** 22-8720

**PROJECT AREA:** 04.01

© Marion County/Submitted: 1980 Avenue C/2024/CONSTRUCTION/Geometry Plan/04.01/2023 10:08:28 AM



LEGEND  
 DLE = DRAINAGE EASEMENT  
 E = EASEMENT  
 U = UTILITY EASEMENT  
 CL = CENTERLINE



SEGMENT	DELTA	RADIUS	LENGTH	CURVE	CURVE BEARING
C01	17.925'	531.00'	13.94'	S44°10'00"W	
C02	27.925'	531.00'	22.50'	S67°00'00"W	
C03	47.925'	480.00'	34.00'	S44°10'00"W	
C04	80.000'	25.00'	30.27'	S67°00'00"W	
C05	80.000'	25.00'	30.27'	S44°10'00"W	
C06	80.000'	25.00'	30.27'	S67°00'00"W	
C07	80.000'	25.00'	30.27'	S44°10'00"W	
C08	80.000'	25.00'	30.27'	S67°00'00"W	
C09	80.000'	25.00'	30.27'	S44°10'00"W	
C10	80.000'	25.00'	30.27'	S67°00'00"W	
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C15	80.000'	25.00'	30.27'	S44°10'00"W	
C16	80.000'	25.00'	30.27'	S67°00'00"W	
C17	80.000'	25.00'	30.27'	S44°10'00"W	
C18	80.000'	25.00'	30.27'	S67°00'00"W	
C19	80.000'	25.00'	30.27'	S44°10'00"W	
C20	80.000'	25.00'	30.27'	S67°00'00"W	
C21	17.925'	531.00'	13.94'	S44°10'00"W	
C22	27.925'	531.00'	22.50'	S67°00'00"W	
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C05	80.000'	25.00'	30.27'	S44°10'00"W	
C06	80.000'	25.00'	30.27'	S67°00'00"W	
C07	80.000'	25.00'	30.27'	S44°10'00"W	
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C17	80.000'	25.00'	30.27'	S44°10'00"W	
C18	80.000'	25.00'	30.27'	S67°00'00"W	
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
**Thomas & Associates**  
 ENGINEERING, LLC  
 7201 SE 10th Ave, Room 100, Ocala, FL 34471  
 (352) 237-0075  
 thomas@thomasassoc.com

Martin County Approval Stamp

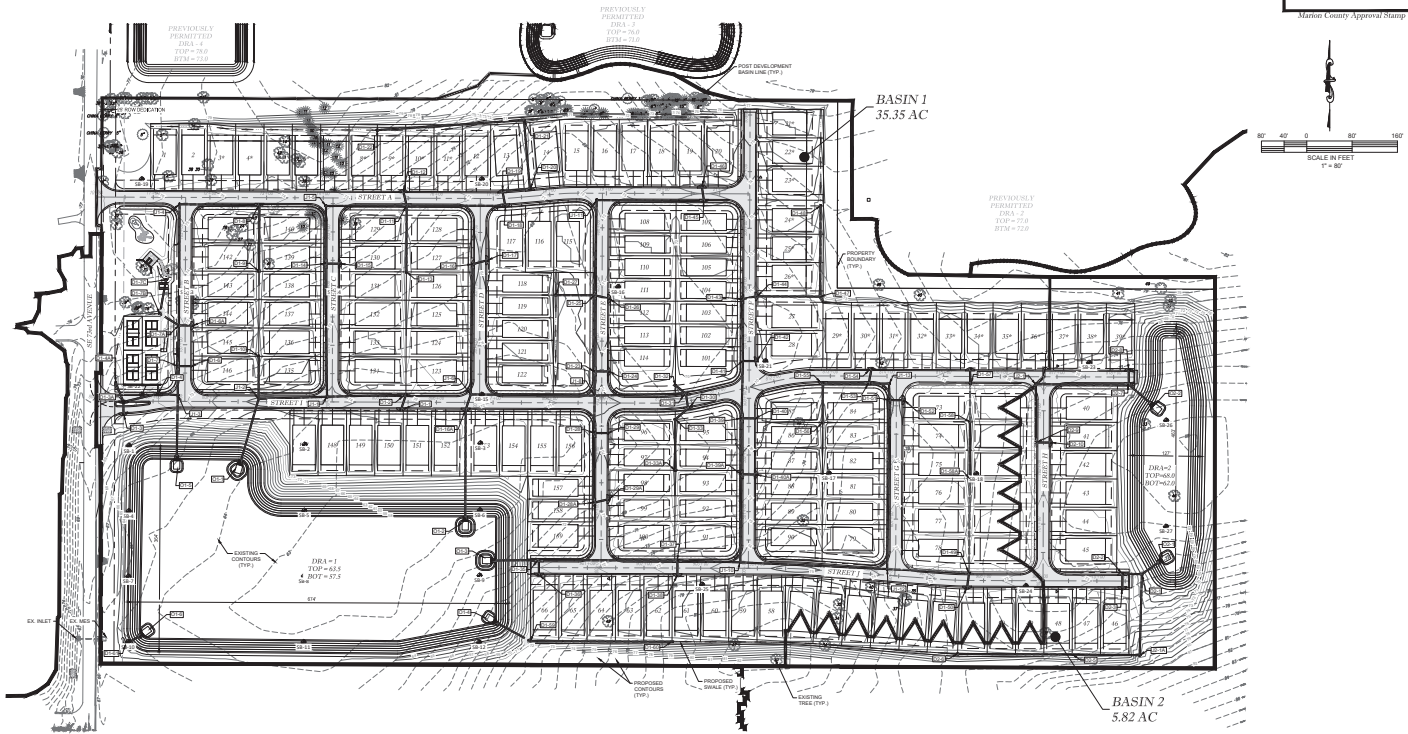
DATE: 11/24/2022  
 DRAWN BY: AS  
 CHECKED BY: JL  
 FORM: 22-0720

APPROVED FOR CONSTRUCTION

**GRADING LEGEND**

-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  PROPOSED STORM PIPE
-  PROPOSED SWALE BOTTOM
-  PROPOSED STRUCTURE ID
-  DROP CURB INLET
-  GRATE INLET

NOTES:  
1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN STORMWATER REPORT FOR EXTENTS OF POST BASINS.



Marion County Approval Stamp

 <p><b>Thompson Engineering, LLC</b>          CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL          1720 SE 10th Ave. Box 1100, Ocala, FL 34471          Phone: 352-237-9995          Fax: 352-237-9996          www.thompsoneng.com</p>	
DATE	11/25/2008
DRAWN BY	AS
CHECKED BY	TR
ISSUE NO.	22-3710
<b>MASTER DRAINAGE PLAN</b>	
THOMPSON ENGINEERING PLANS HERBIE GORDON, P.E. MARION COUNTY, FLORIDA	
SHEET 05.01	

APPROVED FOR CONSTRUCTION

**NOTES:**

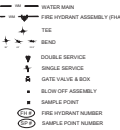
1. A METERED JUMPER CONNECTION WITH AN BP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED. BE TYPICAL. THE EXISTING METER SHALL BE INSTALLED WITH THE UNIT. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE OR VALVES BETWEEN EXISTING AND PROPOSED SHALL BE PLACED TO THE RIGHT OF THE EXISTING METER. THE METER SHALL BE PLACED TO THE RIGHT OF THE EXISTING METER. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/PROPERTY OWNER ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL THE METER SHALL BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLORIDA RATES AND MFA 391 BY A THIRD PARTY. A THIRD PARTY CONTRACTOR SHALL PROVIDE THE MARION COUNTY THE REGULATION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. ALL THE METER SHALL BE INSTALLED ACCORDING TO FLORIDA RATES AND MFA 391 STANDARDS.
4. REFER TO DETAIL L10 FOR UTILITIES OUTSIDE OF ROADWAY.
5. MINIMUM 6" SEPARATION BETWEEN WATER MAIN AND SEAM TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. ALL PROPOSED SERVICES FOR IRIGATION WILL REQUIRE A CHAIN OF METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSULATION (EARTH).
7. CONTRACTOR (DEVELOPER) TO ENSURE METER BOXES / CLEANOUTS ARE NOT IN CONFLICT WITH ANY EXISTING UTILITIES.
8. CONTRACTOR TO DO WORK DISTURBED DRAINAGE BE 7200 ARE FOLLOWING CONSTRUCTION OF OFFSITE WATERMAIN.
9. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR MARION COUNTY UTILITIES DEPARTMENT.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS.

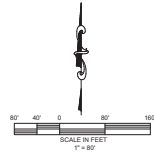
ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY SPECIFICATIONS.

Please add to note: Conflicts will be required to be resolved by the contractor at the developer's expense.

**WATER LEGEND:**

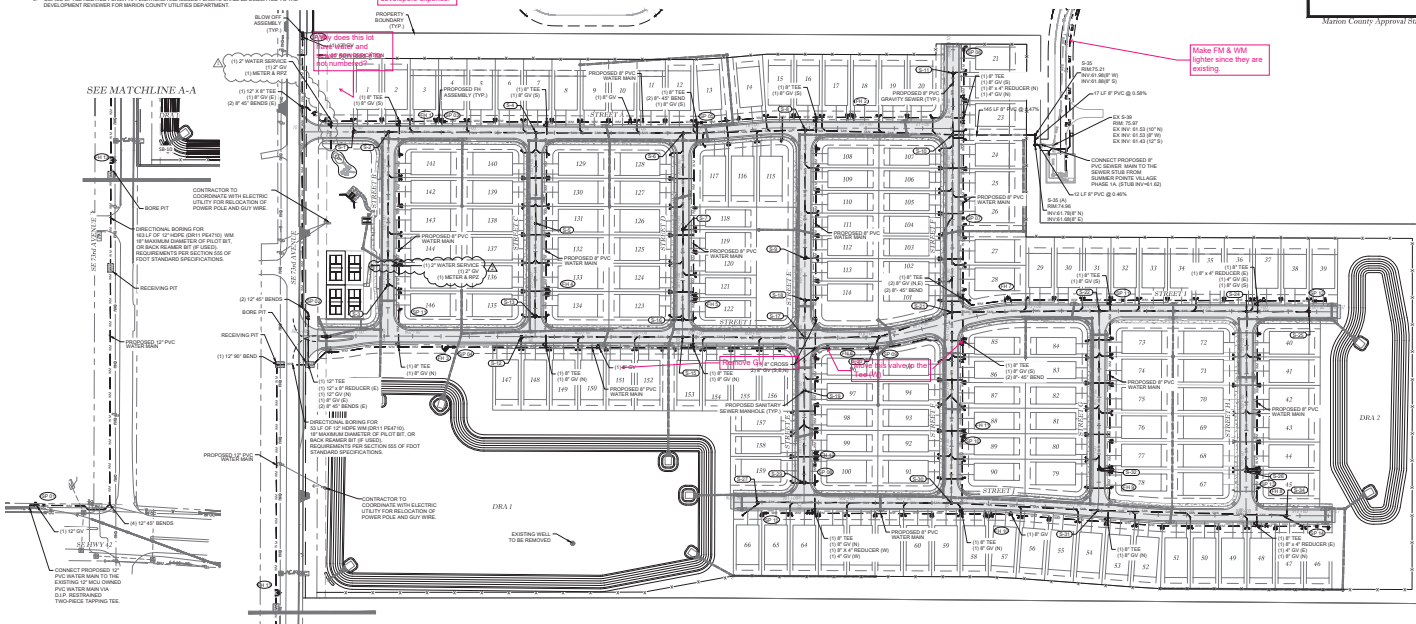


**SANITARY SEWER LEG END:**



SEE MATCHLINE A-A

SEE MATCHLINE A-A



**Thomas & Associates**  
ENGINEERS, INC.  
1720 SE 16TH AVE. SUITE 100, Ocala, FL 34471  
OFFICE: 352.237.3900  
FAX: 352.237.3901

DATE	DESCRIPTION
06/01/2021	ISSUED FOR PERMIT
06/01/2021	ISSUED FOR PERMIT
06/01/2021	ISSUED FOR PERMIT
06/01/2021	ISSUED FOR PERMIT
06/01/2021	ISSUED FOR PERMIT
06/01/2021	ISSUED FOR PERMIT
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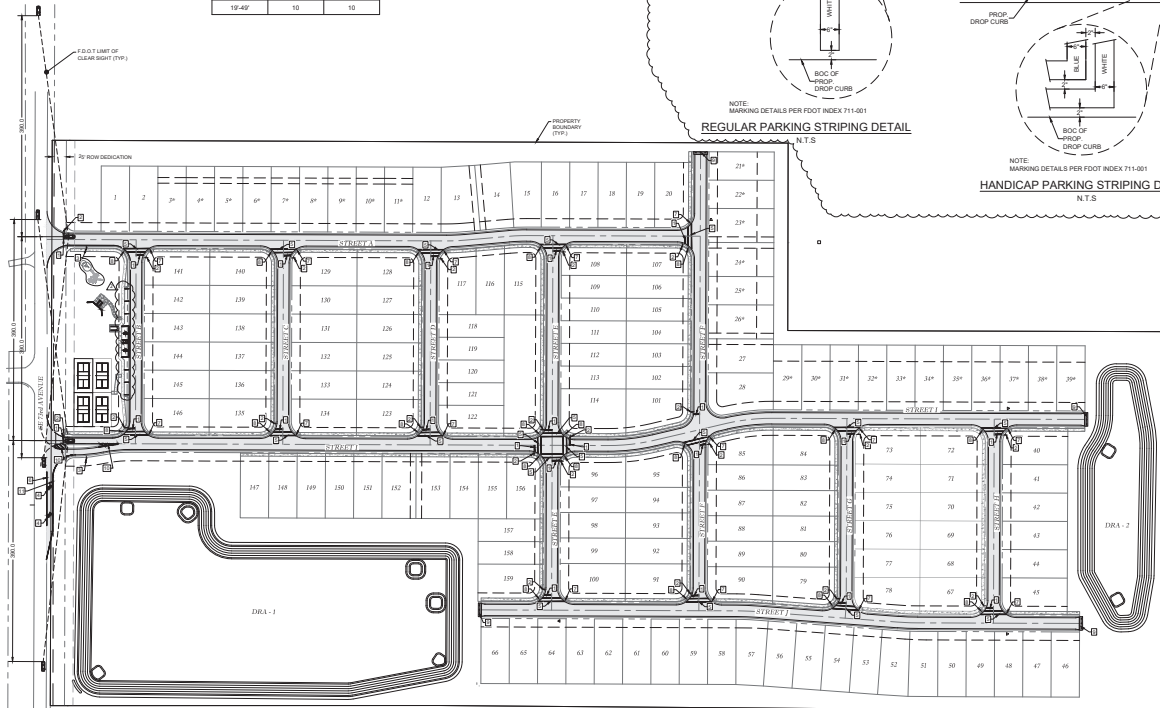
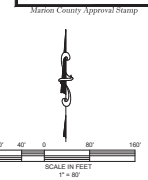
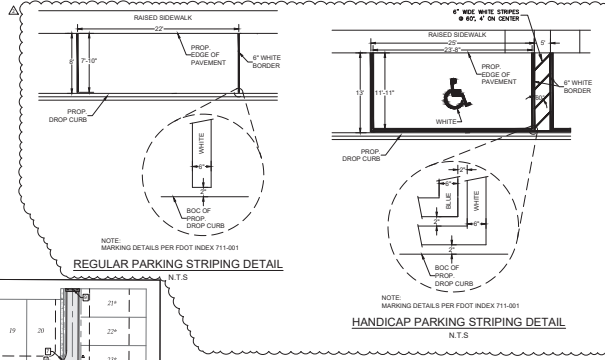
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ENGINEER: [Blank]  
DATE: [Blank]  
DRAWN BY: [Blank]  
CHECK BY: [Blank]  
APPROVED BY: [Blank]

DATE: 06/01/2021  
DRAWN BY: AS  
CHECK BY: JL  
APPROVED BY: [Signature]

APPVED FOR CONSTRUCTION

- NOTE**
1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN STREET 08-011
  2. ALL STRIPING WITHIN MARION COUNTY ROW INCLUDING ROW DEDICATION TO BE THERMOPLASTIC AND TO CONFORM TO SECTION 711 OF FDOT STRIPING SPECIFICATIONS

CA RADIUS	DESIGN	POSTED
107-139'	20	20
95-100'	15	15
15-45'	10	10



- LEGEND**
- 34" WHITE STOP BAR
  - "STOP" SIGN (R-1) w/ COMBINED STREET SIGNS
  - "SPEED LIMIT 25MPH" SIGN (R2-1)
  - WHITE SOLID DIRECTIONAL ARROW
  - 12" WHITE SOLID CROSSWALK (6-LONG)
  - EXISTING 6" SOLID WHITE EDGE STRIPING TO REMAIN
  - FOOT FLUSH SHOULDER SIDEWALK CONNECTION, OPTION A, W/ DETECTABLE WARNING
  - ADAPTED FOOT CURB W/ DETECTABLE WARNING, OPTION B, WITH NO SIDEWALK CURB AND WITHIN RADIAL RETURN
  - TEMPORARY CASE II STREET TERMINATION RED REFLECTORS FOOT INDEX 700-100
  - GORE STRIPING
  - 6" SOLID WHITE EDGE STRIPING

**Marion County, Florida**

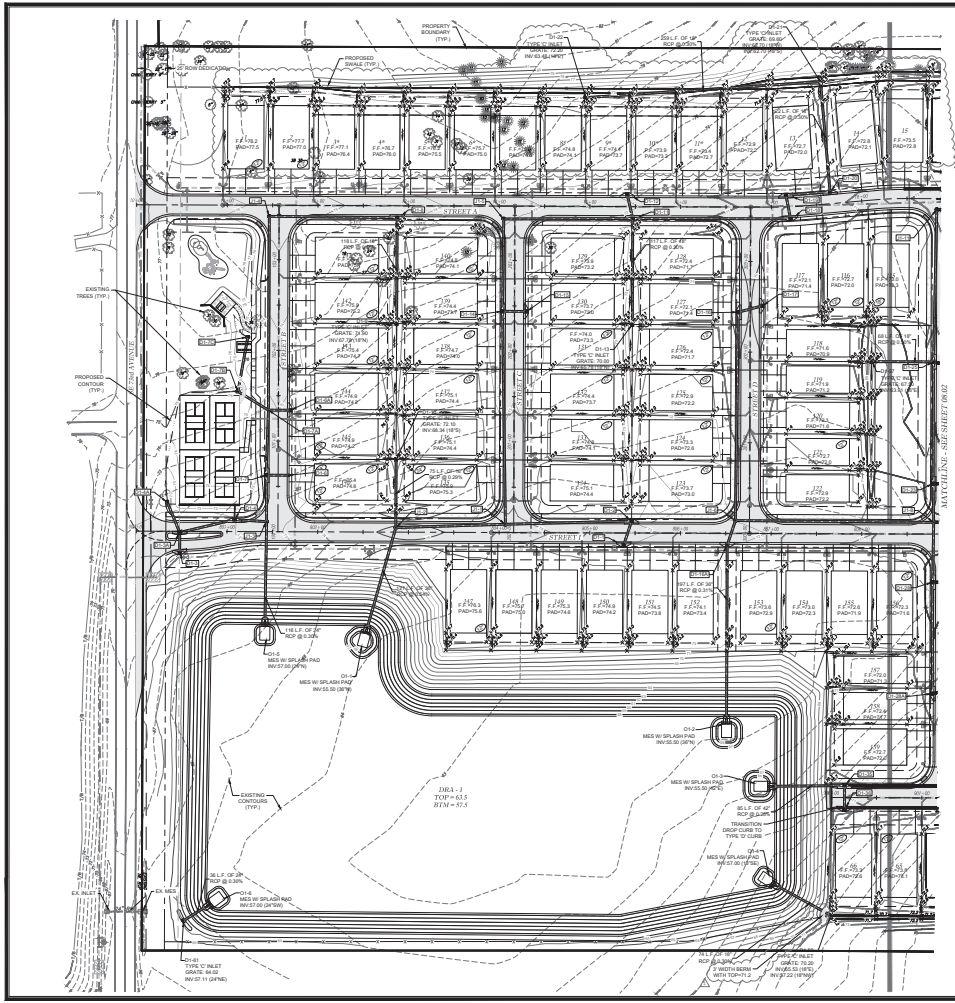
**ENGINEER**  
**THOMAS C. ANDERSON, LLC**  
 1720 SE 18TH AVE, SUITE 100, Ocala, FL 34471  
 PHONE: 352-237-1234  
 FAX: 352-237-1235

**PROJECT**  
 MARION COUNTY, FLORIDA  
 SIGNAGE & STRIPING PLAN

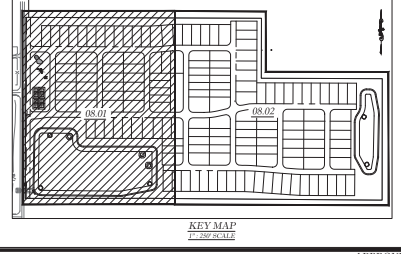
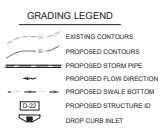
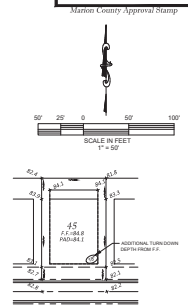
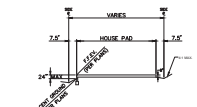
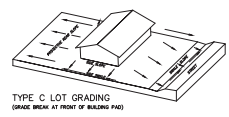
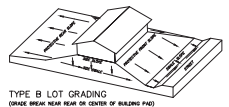
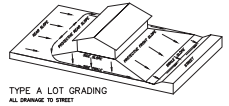
**DATE:** 11/24/2023  
**DRAWN BY:** AS  
**CHECKED BY:** TB  
**APPVED BY:** TB

**sheet 07.01**

APPROVED FOR CONSTRUCTION



- GENERAL:**
- 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
  - 2% MINIMUM SLOPE ANYWHERE ON SITE UNLESS OTHERWISE DENOTED.
  - IF 2% DIFFERENCE FROM PAD TO FINISHED FLOOR MINIMUM 1% SLOPE FROM PAD TO ADJACENT LOT CORNER UNLESS OTHERWISE DENOTED.
  - IF FINAL PRODUCT FALLS OUTSIDE OF PRESCRIBED, ENGINEER MUST REVIEW AND ADDITIONAL STEPS WALLS AND STEP DOWNING MAY BE REQUIRED.
  - LOTS DENOTED WITH "A" ARE PROPOSED TO BE 6' DEEP PADS WITH 10' FLAT AREA.
- DRIVEWAYS:**
- RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 1% (BASED ON 50' DRIVEWAY).



**Thomas & Associates**  
ENGINEERING, LLC  
1720 SE 88th Ave, Room 100, Ocala, FL 34471  
OFFICE: (352) 237-1234  
FAX: (352) 237-1235  
WWW.TANDASSOCIATES.COM

**MARION COUNTY APPROVAL STAMP**

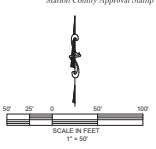
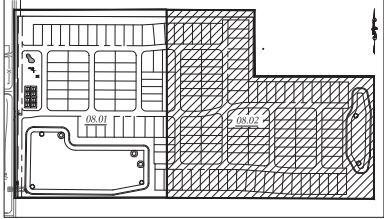
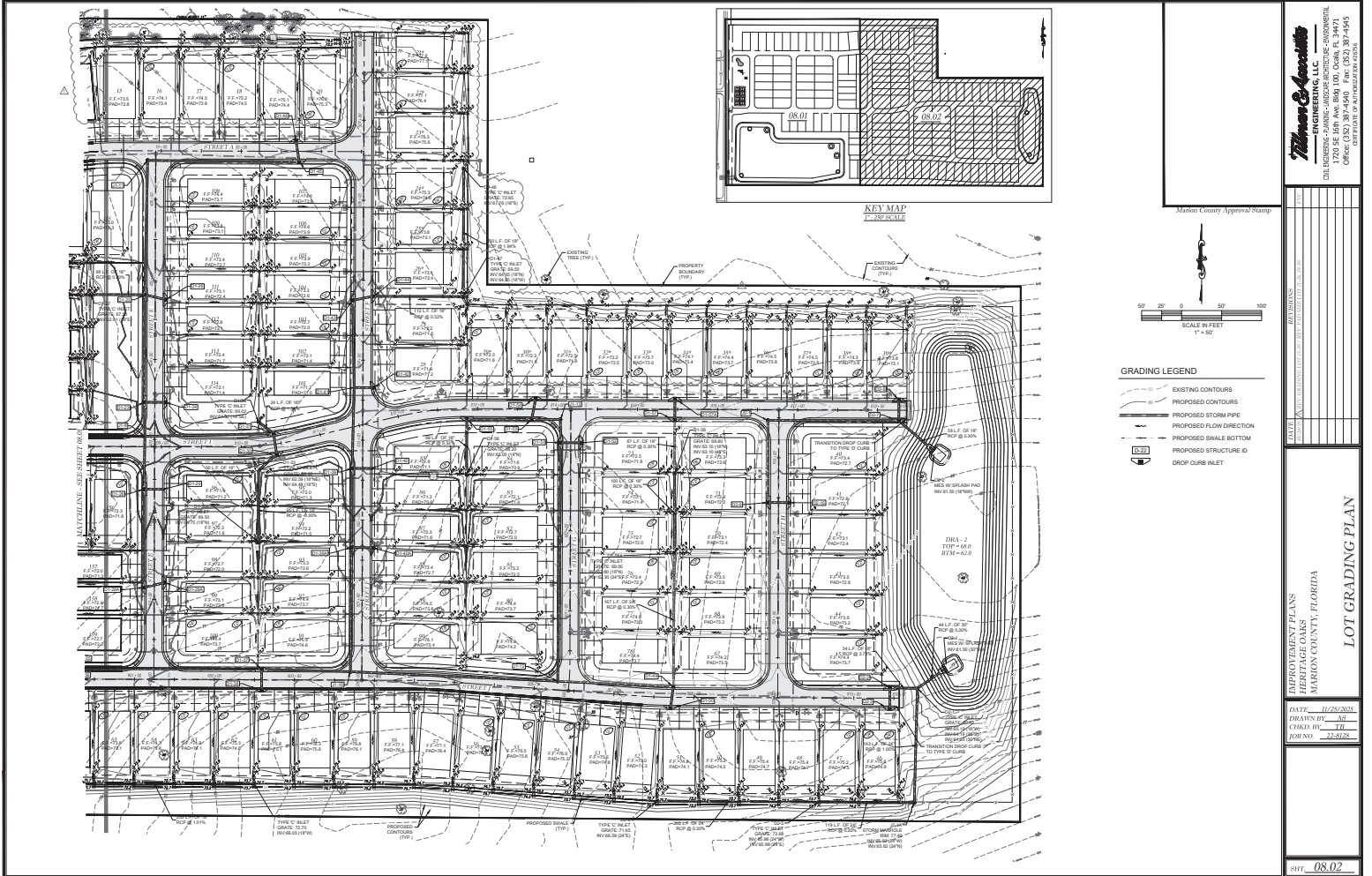
DATE	11/25/2022
DRAWN BY	AS
CHECKED BY	JL
ISSUED	11/25/2022

**LOT GRADING PLAN**

DATE: 11/25/2022  
DRAWN BY: AS  
CHECKED BY: JL  
ISSUED: 11/25/2022

08.01

© Marion County/Submitted: 1000 Avenue C/D/1412/CONSTRUCTION/Lot Grading/plan Aug. 11/20/2022 2:08:29 PM



**GRADING LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORM PIPE
	PROPOSED FLOW DIRECTION
	PROPOSED SWALE BOTTOM
	PROPOSED STRUCTURE ID
	DROP CURB INLET

**THOMAS & ASSOCIATES**  
ENGINEERING, LLC  
1720 SE 8TH AVE, SUITE 100, Ocala, FL 34471  
OFFICE PHONE: 352.237.1775  
OFFICE FAX: 352.237.1776

---

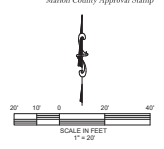
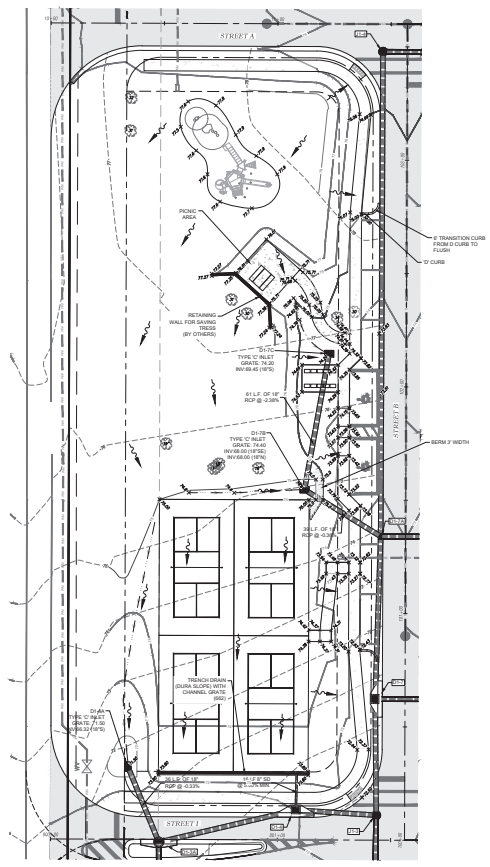
**LOT GRADING PLAN**

DATE: 11/25/2025  
DRAWN BY: AS  
CHECKED BY: TL  
JOB NO.: 22-0725

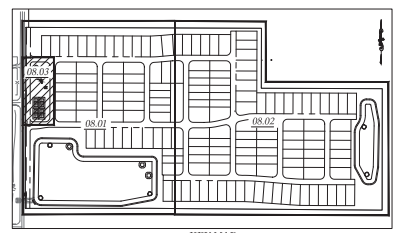
SHEET 08.02

APPROVED FOR CONSTRUCTION

© Maricopa County/Department 1999 Revised 02/2014 12/15/2025 2:30:45 PM



- GRADING LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED STORM PIPE
  - PROPOSED FLOW DIRECTION
  - PROPOSED SWALE BOTTOM
  - PROPOSED STRUCTURE ID
  - DROP CURB INLET



**Thames Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18th Ave, Room 100, Ocala, FL 34471  
 OFFICE PHONE: 352-237-7070  
 FAX: 352-237-7071  
 WEBSITE: WWW.THAMESASSOCIATES.COM

DATE	12/21/2025
DRAWN BY	AS
CHECKED BY	JL
FORNEX	25-5972

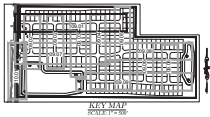
**MARION COUNTY, FLORIDA**  
**AMENITY**  
**GRADING & DRAINAGE PLAN**

DATE: 12/21/2025  
 DRAWN BY: AS  
 CHECKED BY: JL  
 FORNEX: 25-5972

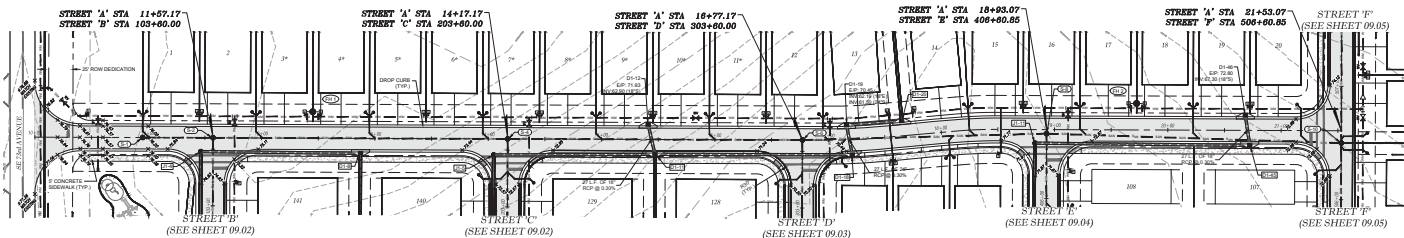
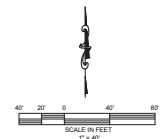
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© Marion County/Stafford 1985 Avenue LLC/2025 CONSTRUCTION LLC/Stafford, Aug. 12/21/2025 10:08:38 AM

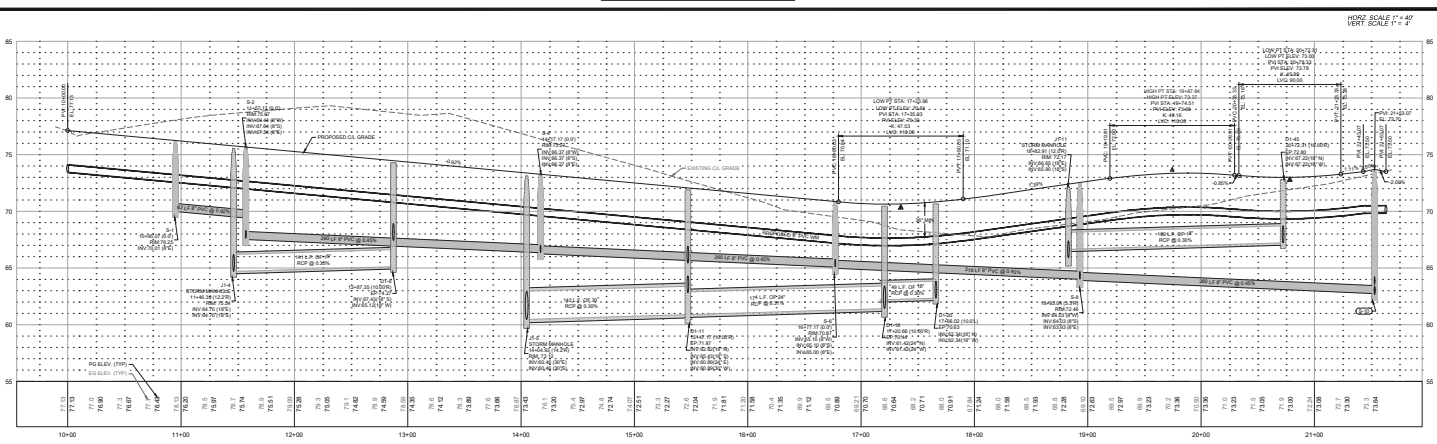
APPROVED FOR CONSTRUCTION



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - PIPE
  - SEED
  - GATE VALVE & BOX
  - BLOW OFF ASSEMBLY
  - FIRE HYDRANT NUMBER
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE RECESS
  - SINGLE SANITARY SERVICE
  - DOUBLE SANITARY SERVICE
- STORM WATER LEGEND:**
- DROP CURB INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE (S)



**STREET 'A'**

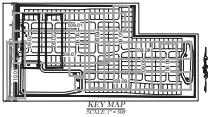


**THOMAS ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18th Avenue, Suite 100, Ocala, FL 34471  
 PHONE: 352.237.7400 FAX: 352.237.7405  
 WWW.THOMASENGINEERING.COM

Marion County Approval Stamp

DATE: 11/24/2012  
 DRAWN BY: AS  
 CHECKED BY: JL  
 FOREMAN: 225474

PROJECT: MARION COUNTY, FLORIDA  
 SHEET: 09.01



**WATER LEGEND:**

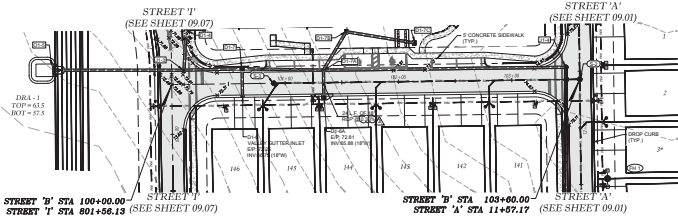
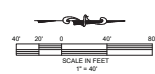
- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BLIND
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- FIRE HYDRANT NUMBER
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

**SANITARY SEWER LEGEND:**

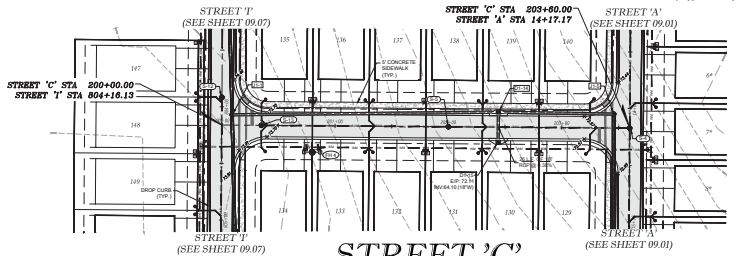
- SANITARY SEWER
- MANHOLE
- MANHOLE NUMBER
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE

**STORM WATER LEGEND:**

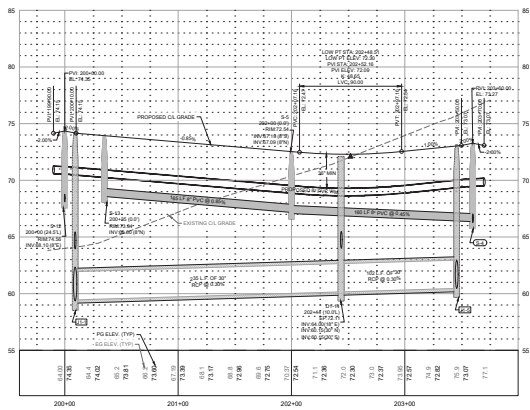
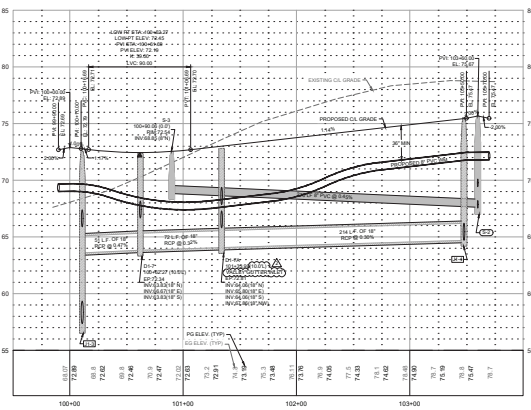
- DROP CURB INLET
- STORM MANHOLE
- STORM MANHOLE
- STORM STRUCTURE



**STREET 'B'**



**STREET 'C'**



**THOMAS ENGINEERING, LLC**  
 1720 SE 18th Ave, Room 100, Ocala, FL 34471  
 PHONE: 352.236.7400  
 FAX: 352.236.7405  
 WWW.THEENGINEERINGFIRM.COM

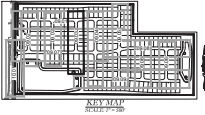
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DRAWN BY	AS
CHECKED BY	JL
ISSUED BY	JL
PROJECT NO.	23-0724
PROJECT NAME	BRIDGES
CLIENT	MARION COUNTY, FLORIDA
LOCATION	BRIDGES
SCALE	AS SHOWN
DATE	11/24/2023

PROPOSED PLANS  
 BRIDGES  
 MARION COUNTY, FLORIDA  
**STREET 'B' & 'C'**

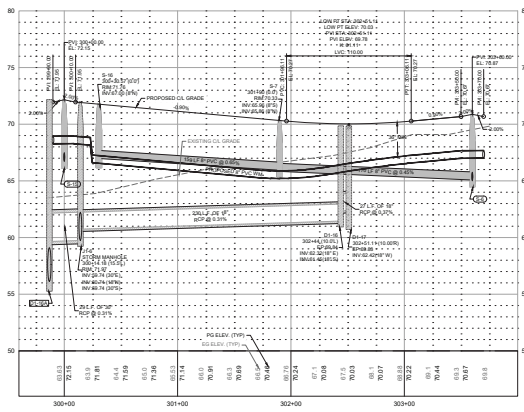
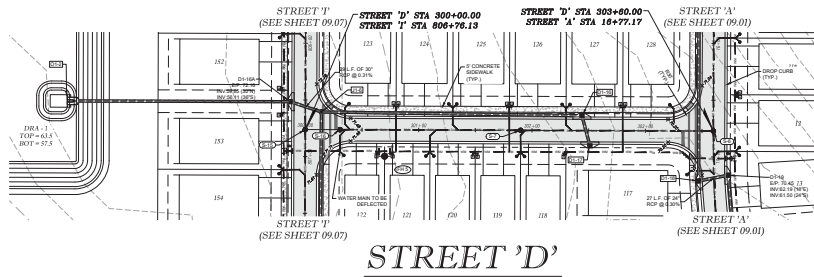
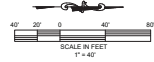
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 DRAWN BY: AS  
 CHECKED BY: JL  
 ISSUED BY: JL

DATE: 11/24/2023

APPROVED FOR CONSTRUCTION



- WATER LEGEND:**
- WATER MAIN
  - WATER VALVE & BOX
  - WATER HYDRANT ASSEMBLY (FHA)
  - TEE
  - BEND
  - FLOW OF ASSEMBLY
  - PIPE HYDRANT NUMBER
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SINGLE SANITARY SERVICE
  - DOUBLE SANITARY SERVICE
- STORM WATER LEGEND:**
- STORM MANHOLE
  - STORM FIRE
  - STORM STRUCTURE ID



**Thomas & Associates**  
ENGINEERING, LLC  
CHA. HENDERSON - PAVING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 16th Ave, Room 100, Ocala, FL 34471  
PHONE: 352-237-1100 FAX: 352-237-1105  
WWW.TAS-FL.COM

Marion County Approval Stamp

DATE	
BY	
TITLE	

THOMAS & ASSOCIATES  
ENGINEERING, LLC  
MARRION COUNTY, FLORIDA  
PLAN & PROFILE  
STREET 'D'

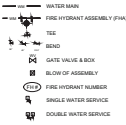
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SHEET: 09.03

APPROVED FOR CONSTRUCTION



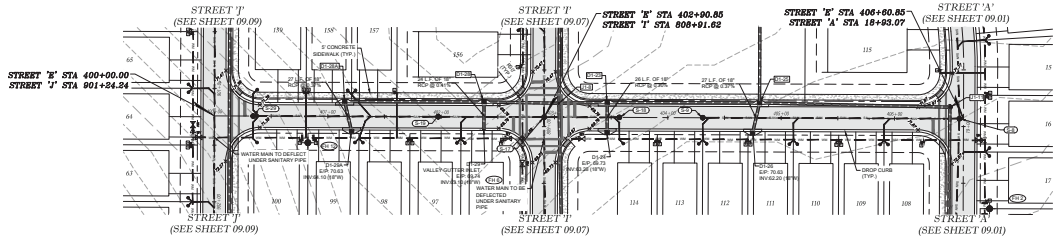
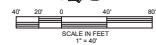
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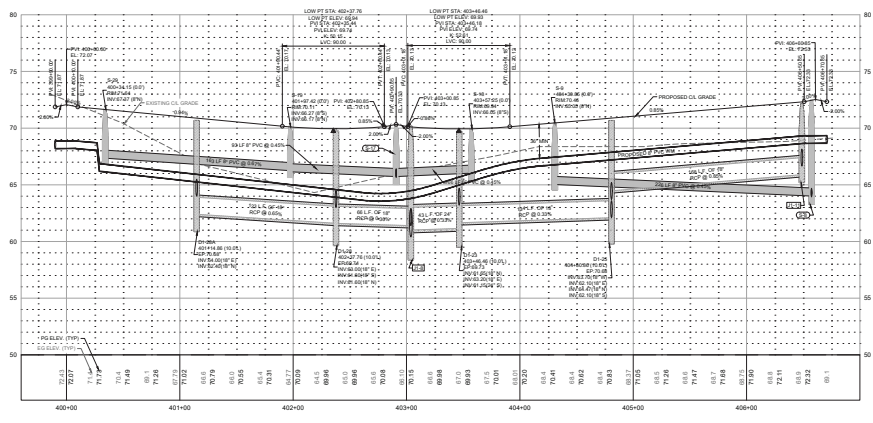
**SANITARY SEWER LEGEND:**



**STORM WATER LEGEND:**



**STREET 'E'**



**Matthew C. Anderson**  
ENGINEERING, LLC  
1720 SE 88th Ave, Room 100, Ocala, FL 34471  
OFFICE: (352) 235-0445  
CELL: (352) 235-1234

Marion County Approval Stamp

REVISIONS

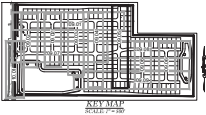

PROJECT: **DEVELOPMENT PLANS**  
LOCATION: **HIGHLANDS**  
COUNTY: **MARION COUNTY, FLORIDA**  
PROJECT: **STREET 'E'**

DATE: **11/24/2018**  
DRAWN BY: **AS**  
CHECK BY: **JL**  
ISSUE: **22.07.20**

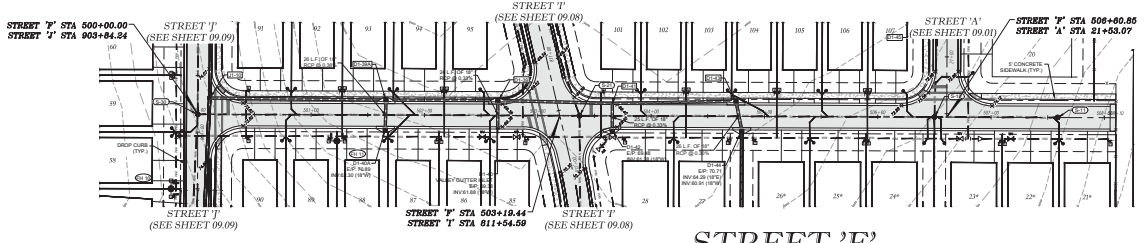
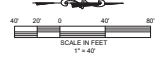
SHEET: **09.04**

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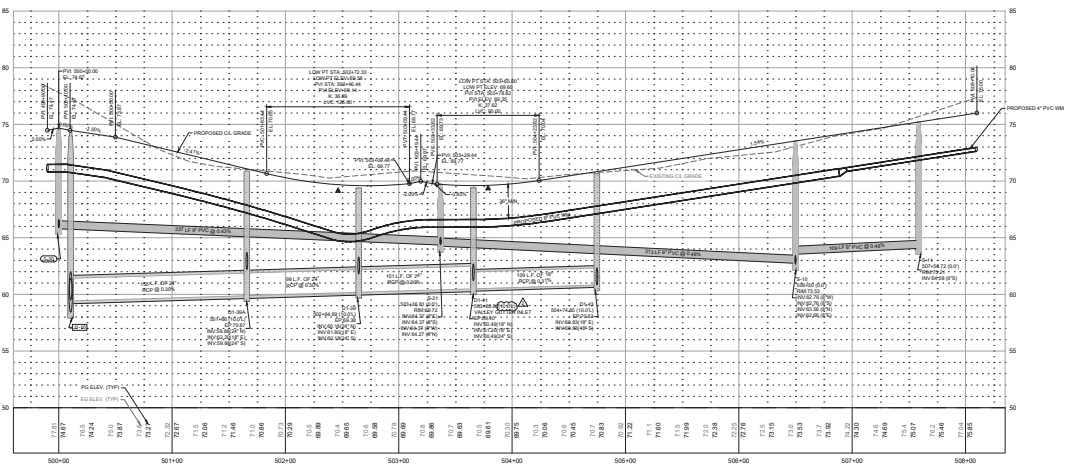
APPROVED FOR CONSTRUCTION



- WATER LEGEND:**
- Water Main
  - Fire Hydrant Assembly (FHA)
  - TEE
  - Gate Valve & Box
  - Blow-off Assembly
  - Fire Hydrant Number
  - Single Water Service
  - Double Water Service
- SANITARY SEWER LEGEND:**
- Sanitary Sewer
  - Manhole
  - Manhole Number
  - Single Sanitary Service
  - Double Sanitary Service
- STORM WATER LEGEND:**
- Drop Curbs Inlet
  - Storm Manhole
  - Storm Pipe
  - Storm Structure (S)



**STREET 'F'**



HORIZ SCALE 1" = 40'  
VERT SCALE 1" = 4'

**THOMAS ENGINEERING, LLC**  
ENGINEERING, LLC  
1720 SE 8th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352-237-7475  
FAX: 352-237-7476

Martin County Approval Stamp

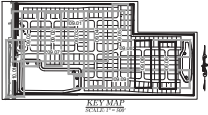
DATE: 11/21/2018  
DRAWN BY: AS  
CHECK BY: JL  
ISSUED: 11/21/18

PROJECT: MARION COUNTY, FLORIDA  
STREET 'F'

SHEET: 09.05

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APPROVED FOR CONSTRUCTION



**WATER LEGEND:**

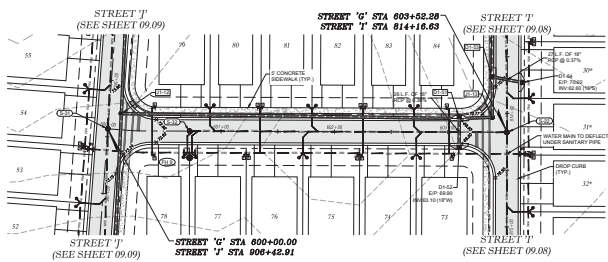
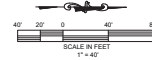
- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- VALVE
- BOX
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- FIRE HYDRANT NUMBER
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

**SANITARY SEWER LEGEND:**

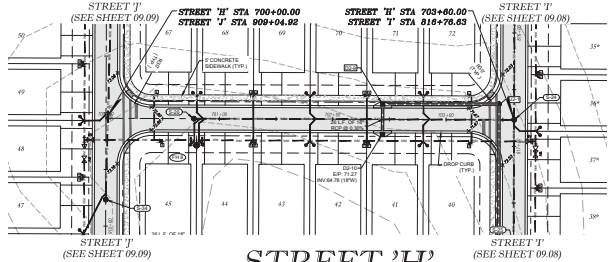
- SANITARY SEWER
- MANHOLE
- MANHOLE NUMBER
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE

**STORM WATER LEGEND:**

- DROP CURB INLET
- STORM MANHOLE
- STORM PIPE
- STORM STRUCTURE ID



**STREET 'G'**



**STREET 'H'**

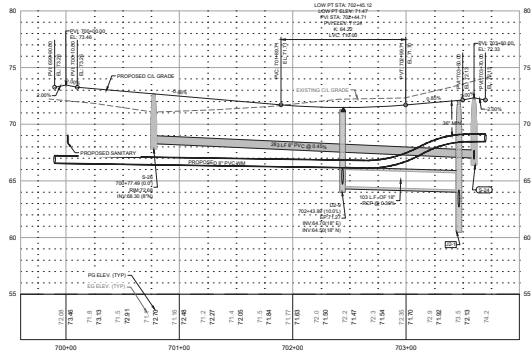
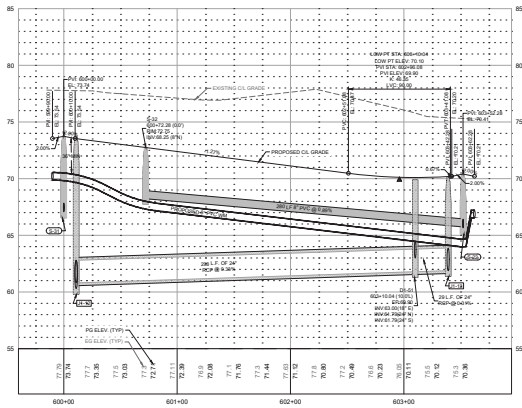
Marion County Approval Stamp

**Thomas & Associates**  
ENGINEERING, LLC  
1720 SE 8th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352.237.4477  
FAX: 352.237.4478  
WWW.TAS-FL.COM

DATE: 11/24/2015  
DRAWN BY: AS  
CHECKED BY: JH  
ISSUED: 22-5724

PROJECT: MARION COUNTY, FLORIDA  
STREET 'G' & 'H'

DATE: 11/24/2015  
DRAWN BY: AS  
CHECKED BY: JH  
ISSUED: 22-5724



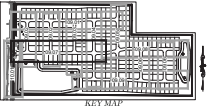
PROJECT: MARION COUNTY, FLORIDA  
STREET 'G' & 'H'

DATE: 11/24/2015  
DRAWN BY: AS  
CHECKED BY: JH  
ISSUED: 22-5724

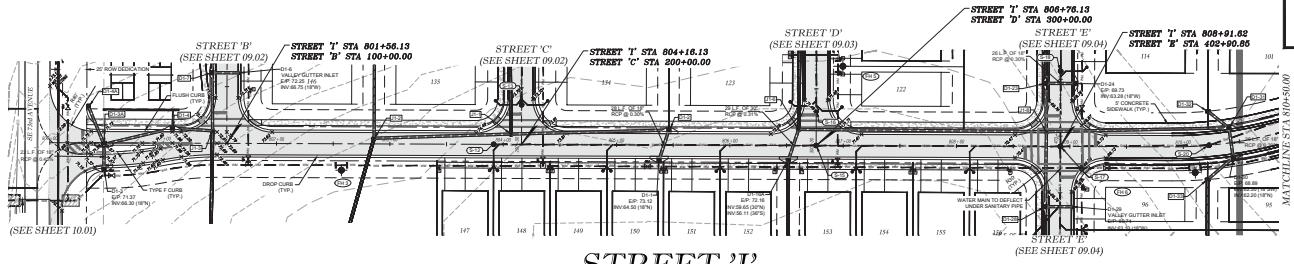
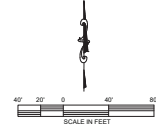
DATE: 11/24/2015  
DRAWN BY: AS  
CHECKED BY: JH  
ISSUED: 22-5724

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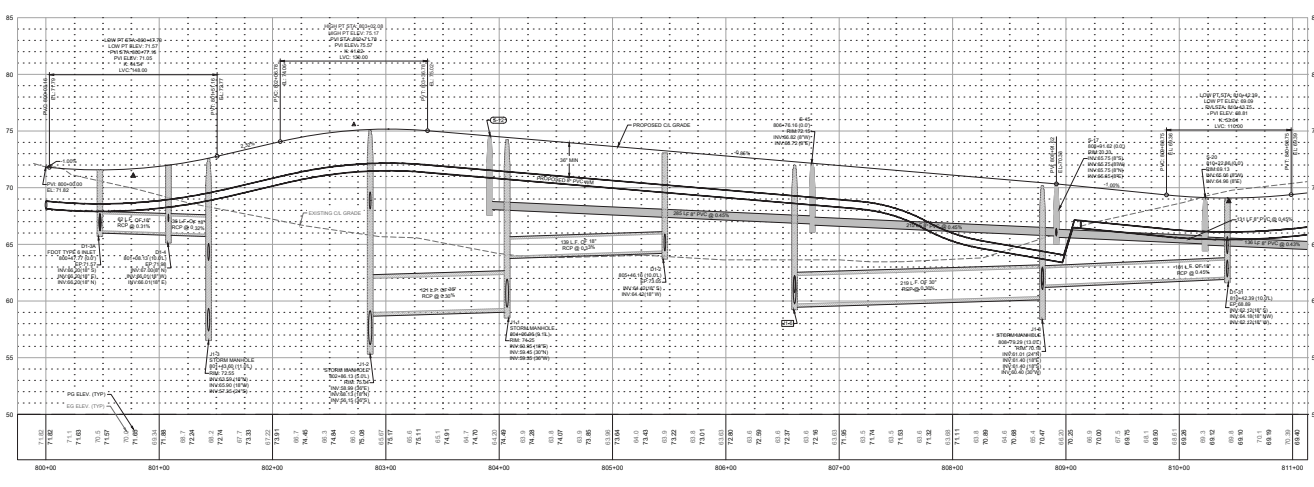
APPROVED FOR CONSTRUCTION



- WATER LEGEND:**
- Water Main
  - Fire Hydrant Assembly (FHA)
  - Tee
  - Send
  - Gate Valve & Box
  - Blow-off Assembly
  - Fire Hydrant Assembly
  - Single Water Service
  - Double Water Service
- SANITARY SEWER LEGEND:**
- Sanitary Sewer
  - Manhole
  - Manhole Number
  - Single Sanitary Service
  - Double Sanitary Service
- STORM WATER LEGEND:**
- Drop Curve Inlet
  - Storm Manhole
  - Storm Pipe
  - Storm Structure ID



**STREET 'I'**

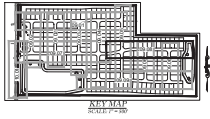


**THOMAS ENGINEERING, LLC**  
 INCORPORATED  
 1720 SE 8th Ave, Room 100, Ocala, FL 34471  
 OFFICE: 352-237-7475  
 FAX: 352-237-7476

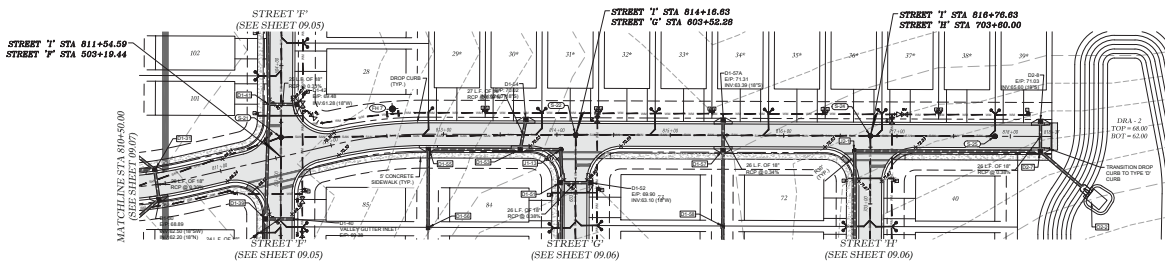
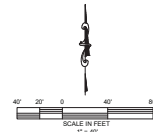
DATE: 11/24/2015  
 DRAWN BY: AS  
 CHECKED BY: JH  
 CROWN: 22-5724

PROJECT: STREETS 'I' & 'J' - 09.07

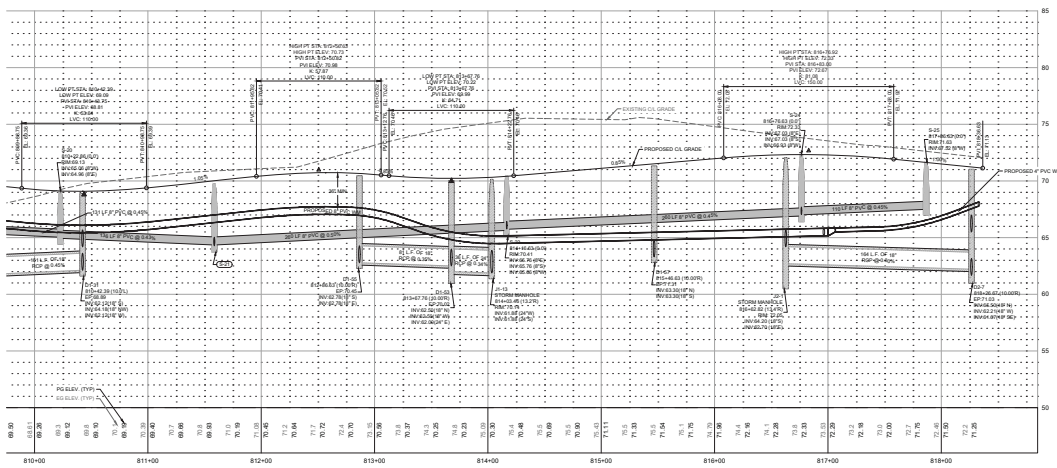
APPROVED FOR CONSTRUCTION



- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TIE
  - SEAM
  - GATE VALVE & BOX
  - BLOCK OF ASSEMBLY
  - FIRE HYDRANT NUMBER
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
  - MANHOLE
  - MANHOLE NUMBER
  - SINGLE SANITARY SERVICE
  - DOUBLE SANITARY SERVICE
- STORM WATER LEGEND:**
- DROP CURB INLET
  - STORM MANHOLE
  - STORM PIPE
  - STORM STRUCTURE ID



**STREET 'I'**



HORIZ SCALE 1" = 40'  
VERT SCALE 1" = 4'

**Thomas & Associates**  
ENGINEERING, LLC  
1720 SE 88th Ave, Room 100, Ocala, FL 34471  
OFFICE: 352-237-4477  
FAX: 352-237-4478

Marion County Approval Stamp

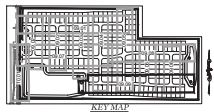
DATE	
BY	
TITLE	

PROJECT PLANS  
MARION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'I'**

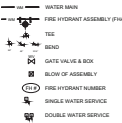
DATE: 11/24/2015  
DRAWN BY: AS  
CHECK BY: JH  
ISSUED: 11/24/15

SHT. 09.08

APPROVED FOR CONSTRUCTION



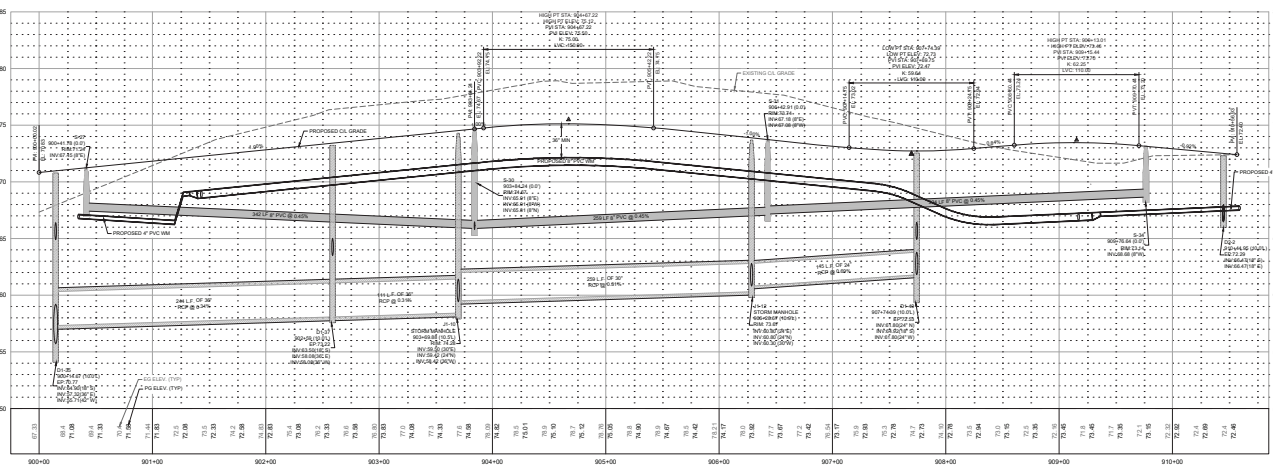
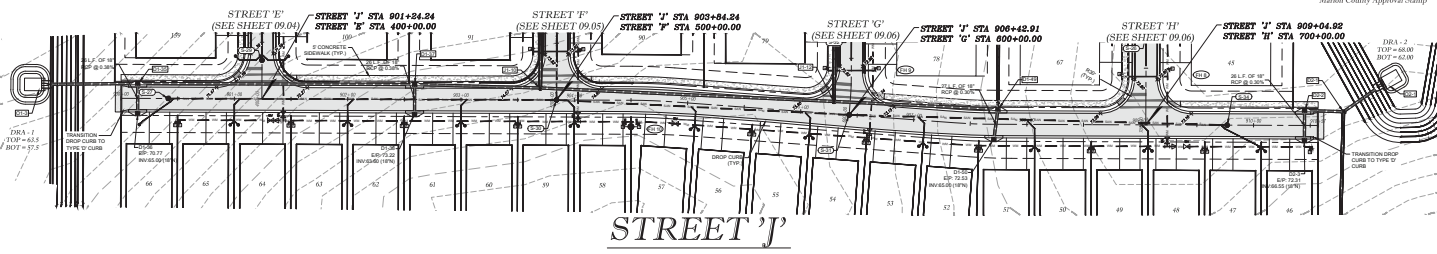
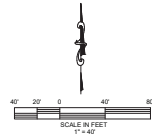
**WATER LEGEND:**



**SANITARY SEWER LEGEND:**



**STORM WATER LEGEND:**



APPROVED FOR CONSTRUCTION  
 DATE: 11/24/2012  
 DRAWN BY: AS  
 CHECK BY: JH  
 ENGINEER: JH  
 SHEET: 09.09

MARION COUNTY, FLORIDA  
 DEPARTMENT OF PUBLIC WORKS  
 PLANNING & DESIGN DIVISION  
 STREET J

MASONRY & CONSTRUCTION, LLC  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PAVING - LANDSCAPE ARCHITECTURE - ROADSIDE DESIGN  
 1720 SE 88th Ave. Bldg. 100, Ocala, FL 34471  
 PHONE: 352-349-1111  
 FAX: 352-349-1115  
 OFFICE HOURS: MONDAY - FRIDAY 8:00 AM - 5:00 PM

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**SECTION 2.22 - BEDDING AND TRENCHING 1**

**SECTION 2.22 - BEDDING AND TRENCHING 2**

**SECTION 2.22 - PIPE LOCATING WIRE AND "UTILITY-FREE" TRENCH**

**SECTION 2.22 - WATER AND RECLAIMED WATER SERVICES (TYPICAL)**

**SECTION 2.22 - SPRING SLEEVE AND GATE VALVE ASSEMBLY**

**SECTION 2.22 - UTILITY MAN MARKER**

**SECTION 2.22 - TYPICAL VALVE BOX COVER**

**SECTION 2.22 - SEALED VALVE BOX, ADJUSTABLE**

**SECTION 2.22 - VALVE BOX PAD**

**SECTION 2.22 - RESTRAINED PIPE TABLE**

**SECTION 2.22 - RESTRAINED PIPE TABLE**

**SECTION 2.22 - THRUST COLLAR WATER MAIN**

**SECTION 2.22 - TEMPORARY JUMPER CONNECTION**

**SECTION 2.22 - GATE VALVE WATER AND RECLAIMED MAINS**

**SECTION 2.22 - ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE**

**SECTION 2.22 - AUTOMATIC BLOW OFF VALVE WATER MAIN**

**SECTION 2.22 - FIRE HYDRANT ASSEMBLY**

**SECTION 2.22 - TEMPORARY SAMPLE POINT**

**SECTION 2.22 - BEDDING AND TRENCHING 1**

**SECTION 2.22 - BEDDING AND TRENCHING 2**

**SECTION 2.22 - PIPE LOCATING WIRE AND "UTILITY-FREE" TRENCH**

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**SECTION 2.22 - SPRING SLEEVE AND GATE VALVE ASSEMBLY**

**SECTION 2.22 - UTILITY MAN MARKER**

**SECTION 2.22 - TYPICAL VALVE BOX COVER**

**SECTION 2.22 - SEALED VALVE BOX, ADJUSTABLE**

**SECTION 2.22 - VALVE BOX PAD**

**SECTION 2.22 - RESTRAINED PIPE TABLE**

**SECTION 2.22 - RESTRAINED PIPE TABLE**

**SECTION 2.22 - THRUST COLLAR WATER MAIN**

**SECTION 2.22 - TEMPORARY JUMPER CONNECTION**

**SECTION 2.22 - GATE VALVE WATER AND RECLAIMED MAINS**

**SECTION 2.22 - ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE**

**SECTION 2.22 - AUTOMATIC BLOW OFF VALVE WATER MAIN**

**SECTION 2.22 - FIRE HYDRANT ASSEMBLY**

**SECTION 2.22 - TEMPORARY SAMPLE POINT**

**THOMAS ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 88th Ave, Boca Raton, FL 33491  
 (561) 995-1100  
 www.thomase.com

Martin County Approval Stamp

DATE	11/24/2021
DRAWN BY	AS
CHECKED BY	JL
APPROVED BY	AS

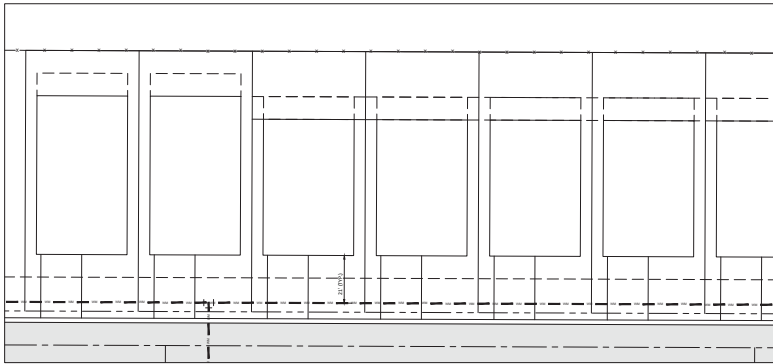
PROPOSED PLANS  
 DISTRICT OF MARTIN COUNTY, FLORIDA  
**POTABLE WATER DISTRIBUTION DETAILS**

DATE: 11/24/2021  
 DRAWN BY: AS  
 CHECKED BY: JL  
 APPROVED BY: AS

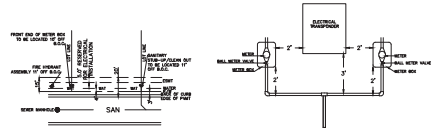
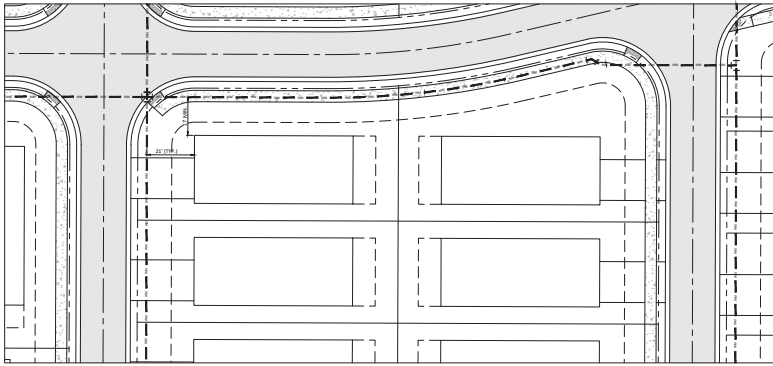
sheet 11.01

APPROVED FOR CONSTRUCTION

TYPICAL POTABLE WATER PLACEMENT DETAIL



CORNER LOT POTABLE WATER PLACEMENT DETAIL



UTILITY PLACEMENT DETAILS

Marion County Approval Stamp

**Thomas & Associates**  
**ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 8th Ave, Room 100, Ocala, FL 34471  
 Phone: 352-237-1111  
 Fax: 352-237-1115  
 www.thomasandassociates.com

REVISIONS:	
DATE:	

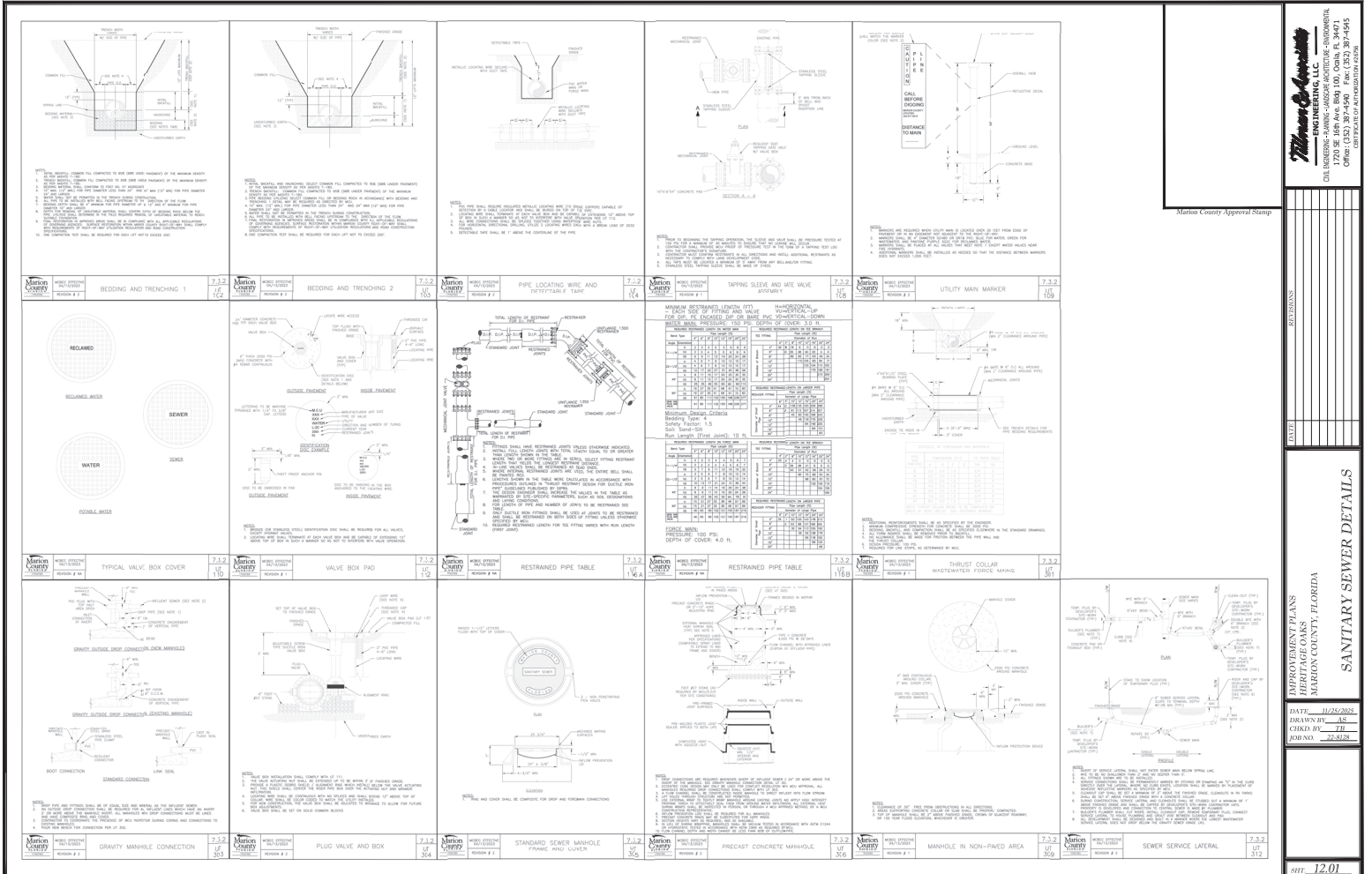
IMPROVEMENT PLANS  
 DISTRICT OF  
 MARION COUNTY, FLORIDA  
**POTABLE WATER  
 DISTRIBUTION DETAILS**

DATE: 11/24/2018  
 DRAWN BY: JS  
 CHECKED BY: TB  
 JOB NO: 22-5724

sheet 11.02

APPROVED FOR CONSTRUCTION

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**THOMAS ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 86TH AVENUE, SUITE 100, OAKLAND, FL 32061  
 (904) 833-1100  
 WWW.THOMASENGINEERING.COM

Maricopa County Approval Stamp

REVISIONS	
DATE	

**SANITARY SEWER DETAILS**  
 THE COUNTY ENGINEERS  
 MARICOPA COUNTY, FLORIDA

DATE: 11/25/2025  
 DRAWN BY: AS  
 CHECK BY: JL  
 JOB NO: 25-0120

sheet 12.01

APPROVED FOR CONSTRUCTION

**SE 38 St**

**SE 38 St**

**PAVEMENT SECTION**  
N.T.S.

1" 10" SP #4 ASPHALTIC CONCRETE  
 2" LIME ROCK BASE, FINISHED, COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-198  
 1" STABILIZED SUBGRADE WITH A MINIMUM 8.0% OF ALL COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-198  
 2" UNDESIG. & BACKFILL OF CLEAN WASH SAND OR CLEAN WASH GRAVEL OR FILL, UNLESS OTHERWISE SPECIFIED FROM BOTTOM OF SUBGRADE, COMPACT TO 98% OF MAXIMUM DENSITY PER AASHTO T-198

NOTE: CONTRACTOR TO INCORPORATE RECOMMENDATIONS FROM GEOTECHNICAL REPORT.

**DROP CURB DETAIL**  
N.T.S.

ASPHALT  
 LIME ROCK  
 STABILIZED SUBGRADE  
 3000 PSI (75# @ 18" D.C. BROOM FINISH EXPOSED SURFACE

**TRANSITION CURB D CURB TO FLUSH CURB**  
N.T.S.

8" CURB  
 4" CURB  
 2" CURB  
 1" CURB  
 1/2" CURB  
 1/4" CURB  
 1/8" CURB  
 1/16" CURB

**ALUMINUM SOIL PLATE DETAIL**  
N.T.S.

8" ALUM. SOIL PLATE  
 1/2" DIA. HOLES  
 1/4" DIA. HOLES  
 1/8" DIA. HOLES  
 1/16" DIA. HOLES  
 1/32" DIA. HOLES

NOTES:  
 1. ALUM. SOIL PLATE BOTTOM AT 20" OF FOUNDATION DEPTH.  
 2. 8" ALUM. SOIL PLATE IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES. RECTANGULAR SOIL PLATE OF SIZE 7 1/2" X 11" MAY BE USED AS AN ALTERNATIVE.

**CONCRETE PAVEMENT SECTION**  
N.T.S.

4" CONCRETE 4000 PSI 18" W/ 1" GAUGE W/F REINFORCEMENT  
 1" STABILIZED SUBGRADE WITH A MINIMUM 8.0% OF ALL COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-198  
 2" UNDESIG. & BACKFILL OF CLEAN WASH SAND OR CLEAN WASH GRAVEL OR FILL, UNLESS OTHERWISE SPECIFIED FROM BOTTOM OF SUBGRADE, COMPACT TO 98% OF MAXIMUM DENSITY PER AASHTO T-198

**TYPE D CURB**  
N.T.S.

TYPE D CURB  
 1" STABILIZED SUBGRADE WITH A MINIMUM 8.0% OF ALL COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-198  
 2" UNDESIG. & BACKFILL OF CLEAN WASH SAND OR CLEAN WASH GRAVEL OR FILL, UNLESS OTHERWISE SPECIFIED FROM BOTTOM OF SUBGRADE, COMPACT TO 98% OF MAXIMUM DENSITY PER AASHTO T-198

**FLUSH/RIBBON CURB**  
N.T.S.

2" 200 P.S.I. CONCRETE JOINTS @ 10' O.C. BROOM FINISH EXPOSED SURFACE

**CONCRETE WHEEL STOP**  
N.T.S.

4" 2000 PSI CONCRETE  
 1/2" DIA. HOLES  
 1/4" DIA. HOLES  
 1/8" DIA. HOLES  
 1/16" DIA. HOLES  
 1/32" DIA. HOLES

**30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION**  
N.T.S.

1" 10" SP #4 ASPHALTIC CONCRETE  
 2" LIME ROCK BASE, FINISHED, COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-198  
 1" STABILIZED SUBGRADE WITH A MINIMUM 8.0% OF ALL COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-198  
 2" UNDESIG. & BACKFILL OF CLEAN WASH SAND OR CLEAN WASH GRAVEL OR FILL, UNLESS OTHERWISE SPECIFIED FROM BOTTOM OF SUBGRADE, COMPACT TO 98% OF MAXIMUM DENSITY PER AASHTO T-198

NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL ROUTES.

**GENERAL NOTES**

1. General information in accordance with specifications 502.01 to 502.09 for sidewalks and concrete curb shall apply to all concrete sidewalks and concrete curb.
2. All concrete sidewalks and concrete curb shall be constructed with 4000 PSI concrete.
3. All concrete sidewalks and concrete curb shall be constructed with 1" gauge wire reinforcement.
4. All concrete sidewalks and concrete curb shall be constructed with 1" stabilizer subgrade.
5. All concrete sidewalks and concrete curb shall be constructed with 2" undesignated and backfill of clean wash sand or clean wash gravel or fill, unless otherwise specified.
6. All concrete sidewalks and concrete curb shall be constructed with 1" asphaltic concrete.
7. All concrete sidewalks and concrete curb shall be constructed with 2" lime rock base.
8. All concrete sidewalks and concrete curb shall be constructed with 1" 10" spaced #4 asphaltic concrete.
9. All concrete sidewalks and concrete curb shall be constructed with 1" stabilizer subgrade.
10. All concrete sidewalks and concrete curb shall be constructed with 2" undesignated and backfill of clean wash sand or clean wash gravel or fill, unless otherwise specified.
11. All concrete sidewalks and concrete curb shall be constructed with 1" asphaltic concrete.
12. All concrete sidewalks and concrete curb shall be constructed with 2" lime rock base.
13. All concrete sidewalks and concrete curb shall be constructed with 1" 10" spaced #4 asphaltic concrete.
14. All concrete sidewalks and concrete curb shall be constructed with 1" stabilizer subgrade.
15. All concrete sidewalks and concrete curb shall be constructed with 2" undesignated and backfill of clean wash sand or clean wash gravel or fill, unless otherwise specified.
16. All concrete sidewalks and concrete curb shall be constructed with 1" asphaltic concrete.
17. All concrete sidewalks and concrete curb shall be constructed with 2" lime rock base.
18. All concrete sidewalks and concrete curb shall be constructed with 1" 10" spaced #4 asphaltic concrete.
19. All concrete sidewalks and concrete curb shall be constructed with 1" stabilizer subgrade.
20. All concrete sidewalks and concrete curb shall be constructed with 2" undesignated and backfill of clean wash sand or clean wash gravel or fill, unless otherwise specified.

**GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS**

CONCRETE SIDEWALK

522-001 1 OF 2

**MANOR COUNTY ENGINEERING**

MANOR COUNTY ENGINEERING, LLC  
 1720 SE 18th Ave, Bldg 104, Ocala, FL 34471  
 PHONE: 352-381-7450  
 FAX: 352-381-7451  
 WWW: WWW.MANORCOUNTYENGINEERING.COM

**IMPROVEMENT PLANS**  
 MARION COUNTY, FLORIDA  
 ROADWAY & PAVEMENT  
 DETAILS

DATE: 11/28/2023  
 DRAWN BY: AS  
 CHECKED BY: TB  
 PLOT NO.: 23-312

APPROVED FOR CONSTRUCTION

Marion County Approval Stamp  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECK BY: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_

IMPROVEMENT PLANS  
 MARION COUNTY, FLORIDA  
 DRAINAGE DETAILS

DATE: 11/25/2012  
 DRAWN BY: AS  
 CHECK BY: JH  
 JOB NO.: 14-01  
 SHEET: 14-01

APPROVED FOR CONSTRUCTION

**SHALLOW SINKHOLE**

**SHALLOW REPAIR (SEE DETAIL)**

IF THE CEMENTER IS SHALLOW (5 FEET DEEP AND THE VESSELS IN THE SUBGRADE SHALL BE PLUGGED WITH CLEAN GRAVEL AT A MINIMUM PERMANENT MATERIAL SHALL BE PLACED OVER THE CONCRETE SLAB. THE MATERIAL SHALL BE COMPACTED AND THE SURFACE SHALL BE REFINISHED TO THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOMMODATE FLOODING.

**DEEP SINKHOLE/CAVITY**

**DEEP SINKHOLE REPAIR (SEE DETAIL)**

IF THE CEMENTER IS DEEPER THAN THE REPAIR SHALL BE MORE PERMANENT. THE CEMENTER SHALL BE EXCAVATED TO THE HEELING BEDROCK OR FLOOR IN THE SUBGRADE SHALL BE PLUGGED WITH CLEAN GRAVEL AT A MINIMUM PERMANENT MATERIAL SHALL BE PLACED OVER THE CONCRETE SLAB. THE MATERIAL SHALL BE COMPACTED AND THE SURFACE SHALL BE REFINISHED TO THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOMMODATE FLOODING.

**SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL N.T.S.**

**GENERAL NOTES**

1. THE REPAIR SHALL BE MADE TO CONFORM WITH THE PREVIOUS DESIGN AND SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
2. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
3. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
4. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
5. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
6. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
7. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
8. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.

**VALLEY GUTTER INLET FRAME AND GRATE DETAIL**

**GENERAL NOTES**

1. THE REPAIR SHALL BE MADE TO CONFORM WITH THE PREVIOUS DESIGN AND SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
2. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
3. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
4. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
5. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
6. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
7. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.
8. THE REPAIR SHALL BE MADE TO THE ORIGINAL FINISH ELEVATION.

**DRAINAGE PRECAST MANHOLE DETAIL N.T.S.**

**MANHOLE NOTES**

1. SEAL ALL JOINTS IN PRECAST MANHOLES WITH 100% SILICONE GRAOUT OR APPROVED EQUAL.
2. MANHOLE COVERS SHALL BE CLEANED AND MAINTAINED TO REMAIN FREE OF OBSTRUCTIONS.
3. SETCOVERS IN FLOW IN PAVED AREAS 6" ABOVE GRADE IN UNPAVED AREAS AND 8" BELOW GRADE IN UNPAVED AREAS.
4. ALTERNATE PRECAST MANHOLE TOPS.
5. APPROVED CONCRETE TOP COVERS MAY BE USED AS AN ALTERNATE.
6. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE.

**DROP CURB INLET N.T.S.**

**NOTES**

1. THIS STRUCTURE SHALL BE A TYPE 1" GRATE INLET MOUNTED ON A BOX SDD BY THE PRECAST COMPANY BASED ON THE SIZE OF THE PAVEMENT. THE BOX SHALL BE MADE OF PRECAST CONCRETE PRECAST TOP AND FLOOR IN PLACE CONCRETE TO EXIST FINISH TO THE DRIVE SURFACE.
2. ALL POURED-IN-PLACE CONCRETE SHALL BE SW/PSI AT 28 DAYS.

**POND CROSS-SECTIONS N.T.S.**

POINT	E.L. (FT)	BOTTOM (FT)	DEPTH (FT)	WIDTH (FT)	DEPTH (FT)	DEPTH (FT)	DEPTH (FT)
SDD1	61.5	61.5	0.0	4.0	4.0	4.0	4.0
SDD2	61.0	61.0	0.0	4.0	4.0	4.0	4.0

**TABLE OF CONTENTS**

NO.	DESCRIPTION	SCALE	SHEET NO.
1	SHALLOW SINKHOLE	AS SHOWN	14-01
2	DEEP SINKHOLE/CAVITY	AS SHOWN	14-01
3	SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL	N.T.S.	14-01
4	VALLEY GUTTER INLET FRAME AND GRATE DETAIL	N.T.S.	14-01
5	DRAINAGE PRECAST MANHOLE DETAIL	N.T.S.	14-01
6	DROP CURB INLET	N.T.S.	14-01
7	POND CROSS-SECTIONS	N.T.S.	14-01

**TABLE 1 - SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES**

PIPE SIZE (IN)	LENGTH (FT)	QUANTITY	REMARKS
18"	100'	1	
24"	100'	1	
30"	100'	1	
36"	100'	1	
42"	100'	1	
48"	100'	1	
54"	100'	1	
60"	100'	1	
66"	100'	1	
72"	100'	1	

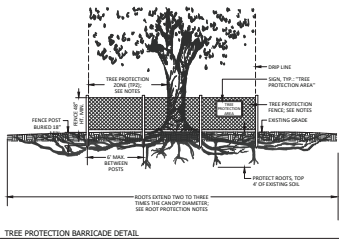


TREES TO REMAIN

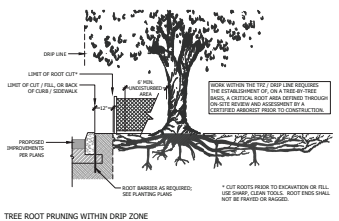
ID	TYPE	DBH	DBH	DBH
17328	QAC	41		
17448	QAC	4		
17447	QAC	5		
17446	QAC	4		
17445	QAC	4		
17444	PNE	4		
17443	PNE	11		
17442	PNE	8		
17441	PNE	11		
17440	PNE	8		
17379	QAC	4		
17378	PNE	14		
17377	QAC	6		
17376	PNE	19		
17375	QAC	4		
17374	PNE	8		
17373	PNE	13		
17372	PNE	10		
17371	PNE	8		
17370	PNE	11		
17369	PNE	15		
17368	PNE	12		
17367	QAC	7		
17366	PNE	12		
17365	QAC	10		
17364	PNE	8		
17363	PNE	13		
17362	PNE	9		
17361	PNE	12		
17360	QAC	14		
17359	QAC	9		
17358	QAC	31		
17357	QAC	7		
17356	QAC	10		
17355	QAC	6		
17354	PNE	13		
17353	PNE	12		
17352	PNE	15		
17351	PNE	12		
17350	PNE	13		
17349	QAC	11		
17348	QAC	21		
17347	QAC	10		
17346	QAC	12		
17345	QAC	12		
17344	QAC	10		
17343	QAC	10		
17342	QAC	10		
17341	QAC	10		
17340	QAC	10		
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17337	QAC	10		
17336	QAC	10		
17335	QAC	10		
17334	QAC	10		
17333	QAC	10		
17332	QAC	10		
17331	QAC	10		
17330	QAC	10		
17329	QAC	10		
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17313	QAC	10		
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17300	QAC	10		
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17229	QAC	10		
17228	QAC	10		
17227	QAC	10		
17226	QAC	10		
17225	QAC	10		
17224	QAC	10		
17223	QAC	10		
17222	QAC	10		
17221	QAC	10		
17220	QAC	10		
17219	QAC	10		
17218	QAC	10		
17217	QAC	10		
17216	QAC	10		
17215	QAC	10		
17214	QAC	10		
17213	QAC	10		
17212	QAC	10		
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17208	QAC	10		
17207	QAC	10		
17206	QAC	10		
17205	QAC	10		
17204	QAC	10		
17203	QAC	10		
17202	QAC	10		
17201	QAC	10		
17200	QAC	10		
17199	QAC	10		
17198	QAC	10		
17197	QAC	10		
17196	QAC	10		
17195	QAC	10		

TREES TO REMOVE

ID	TYPE	DBH	DBH	DBH
17438	OAK	21		
3135	PNE	9		
3134	PNE	12		
3132	PNE	9		
3131	PNE	6		
3130	PNE	8		
3129	PNE	6		
3128	PNE	13		
3127	PNE	10		
3126	OAK	5		
3125	PNE	10		
3122	OAK	5		
3119	PNE	11		
3118	PNE	4		
3115	PNE	4		
3114	PNE	12		
3113	PNE	10		
3112	PNE	10		
3111	PNE	12		
3109	OAK	4		
3108	OAK	12		
3073	OAK	14		
3072	OAK	9		
3119	OAK	31		
2198	OAK	30		
2197	OAK	34		
2196	OAK	30		
2188	PNE	12		
2186	PNE	11		
2185	PNE	15		
2184	PNE	15		
2183	PNE	12		
2182	PNE	12		
2181	PNE	13		
2180	PNE	10		
2165	PNE	10		
2163	PNE	14		
2162	PNE	10		
2161	PNE	12		
2157	PNE	10		
2141	OAK	40		
2140	OAK	41		
2138	OAK	45		
2137	OAK	33		
2136	OAK	30		
2135	OAK	33		
2134	OAK	46		
2128	OAK	34		
2127	OAK	47		
2126	OAK	30		
852				



TREE PROTECTION BARRICADE DETAIL  
NOT TO SCALE



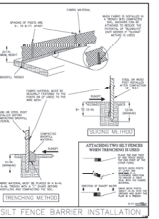
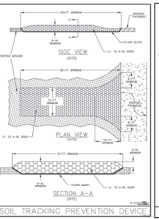
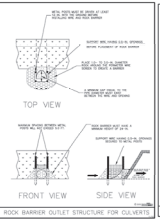
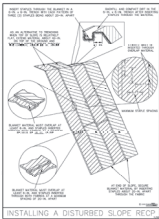
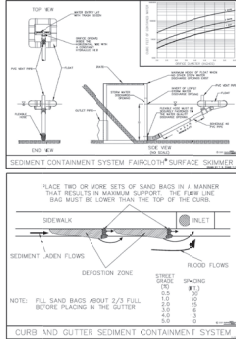
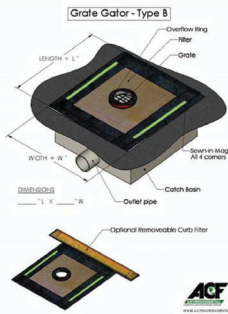
TREE ROOT PRUNING WITHIN DRIP ZONE  
NOT TO SCALE

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

- The following requirements shall constitute the minimum standards for tree protection and removal permits for construction in public rights-of-way, and all development permits issued under and pursuant to the Marion County Code.
- Tree removal and/or replacement requires a permit from the Marion County Planning and Zoning Department. Protection barricades shall be erected around all trees to be removed. Protection barricades shall be approved by the County's Landscape Architect or designee.
- For all tree planting, pruning, or construction, applicants responsible shall coordinate with the County's Landscape Architect or designee to confirm that the permittees have marked trees permitted to be removed and the required tree protection barricades erected prior to construction. Any permittees responsible during the project shall be liable for removal and replacement of trees not permitted to be removed.
- Contractors shall have an agreement and permit required for demolition and protection on project site.
- Owner is responsible for ensuring that all possible measures are taken to avoid damage to trees not approved for removal.
- Trees to remain shall be protected per the Marion County Florida Tree Protection and Endangerment Ordinance, including:
  - 1. The installation of a protective barrier around the tree trunk.
  - 2. The placement of the storage of equipment, materials, debris, or fill within the Tree Protection Zone (TPZ) or drip line of any protected tree as provided.
  - 3. The storage of equipment, materials, debris, or fill within the Tree Protection Zone (TPZ) or drip line of any protected tree as provided.
  - 4. The installation of a protective barrier around the tree trunk.
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- Any tree not permitted for removal that is determined or damaged in any way to be less than normal in quantity, shall be replaced and shall be planted at the same location and depth of the tree as damaged or removed. The replacement shall be of a similar species and shall be planted within a replacement zone of 3.0 x 3.0 meters. The County retains the right to establish a replacement zone for each tree and approved under the Tree Protection Fund may be authorized by the County's Landscape Architect.
- No Certificate of Occupancy or Certificate of Completion, in appropriate, may be issued for any development including the removal of trees requiring a permit, until all required inspections have been completed and approved.
- A final inspection shall be conducted by the County's Landscape Architect or designee after completion of tree removal and replacement. Following that inspection, shall be issued to the applicant with the approved plans and requirements, approval shall be issued 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.

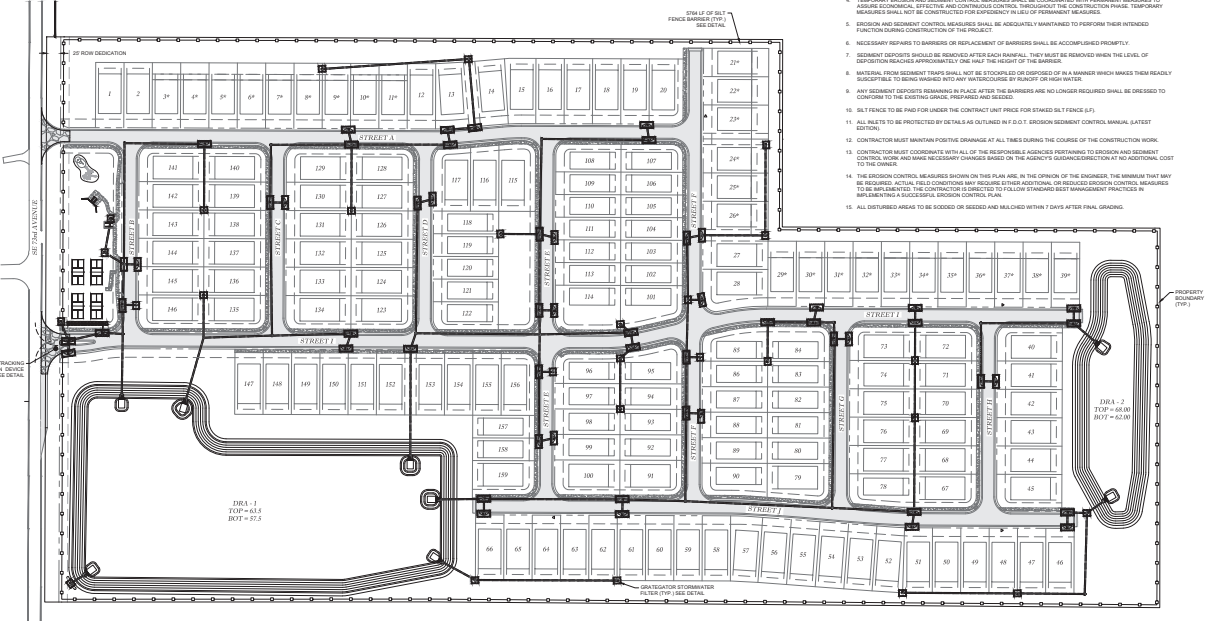
TREE PROTECTION BARRICADE NOTES

- Barricades shall be constructed of a 4' x 4' post and being treated that chain anchors through the barrier of construction.
- Dimensions of barricades shall be increased in size or combined for multiple trees, as long as barricades do not obstruct any tree canopy or sight.
- Construction of barricades shall be immediately inspected and replaced.
- Barricades shall remain



**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 SITES WHERE INSTALLED EROSION CONTROL MEASURES CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLOUSE AREA HAS BEEN STABILIZED BY SOIL 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 BEST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE FINAL 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 ECONOMICALLY EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR TEMPORARY USES 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 SEDIMENT 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 GRAD, FINISHED AND SEEDDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (S.F.).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION 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 SUBORDINATION TO 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 MUST BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE OTHER ADDITIONAL, OR REDUCED EROSION CONTROL MEASURES TO BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ENGINEER BEST MANAGEMENT PRACTICES IN ALL AREAS WITH A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SEEDDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



**Thompson Engineering, LLC**  
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OFFICE: 352.237.1100  
FAX: 352.237.1101  
WWW.THOMPSONENGINEERING.COM

DATE: 11/25/2021  
DRAWN BY: AS  
CHECKED BY: TR  
FORMA: 22-5726

SHEET: 16.01

EROSION CONTROL PLAN

APPROVED FOR CONSTRUCTION

<p><b>Log of Borehole SB-1</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-2</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-3</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-4</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-5</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>
<p><b>Log of Borehole SB-6</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-7</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-8</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-9</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-10</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>
<p><b>Log of Borehole SB-11</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-12</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-13</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-14</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>	<p><b>Log of Borehole SB-15</b></p> <p>Project: [Project Name]</p> <p>Page No: [Page No]</p> <p>Scale: [Scale]</p> <p>Drawn: [Date]</p> <p>Checked: [Date]</p> <p>Notes: [Notes]</p>

Marion County Approval Stamp

**Marion County, Florida**

ENGINEERING

DATE: 11/25/2021

DRAWN BY: AS

CHECKED BY: TR

FOR NO. 22-2972

SHEET: BL-01

**Thomas & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18th Ave, Room 100, Ocala, FL 34471  
 Phone: 352-237-1234  
 Fax: 352-237-1235  
 Email: info@thomasandassociates.com


HIGHLIGHT PLAN  
 HIGHLIGHT LOGS  
 MARION COUNTY, FLORIDA  
 BORING LOGS

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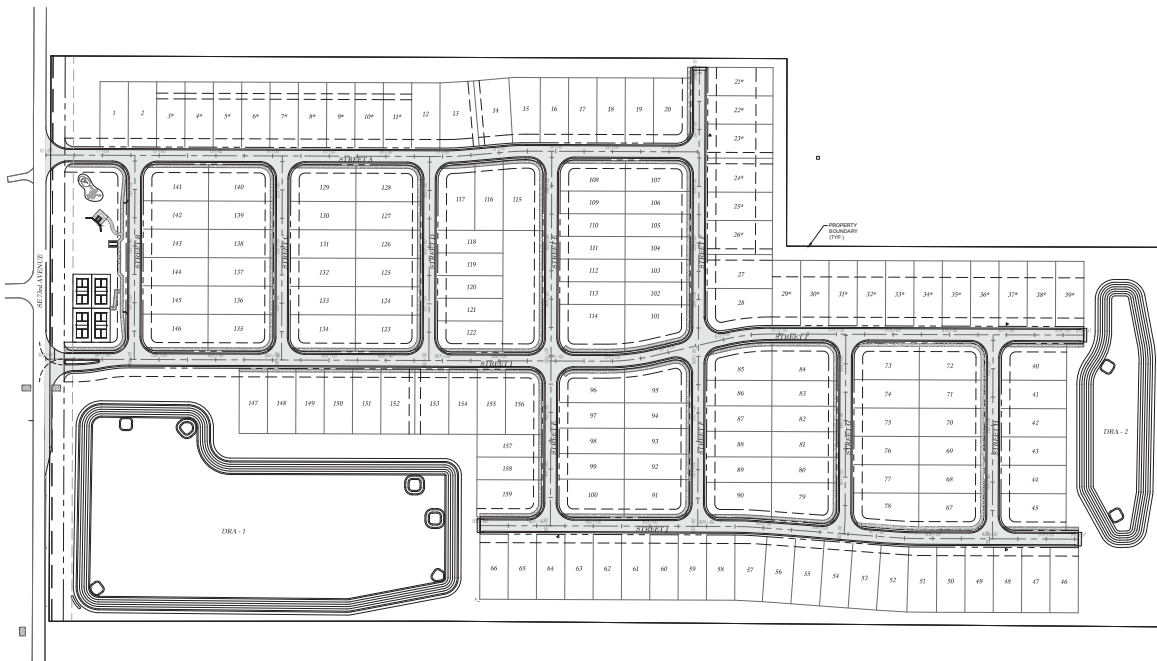
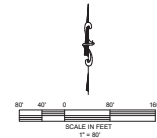




<b>IRRIGATION SLEEVE SCHEDULE</b> (1) 1/2" SCH 40 PVC SLEEVE (1) 1/2" SCH 40 PVC SLEEVE (1) 1/2" SCH 40 PVC SLEEVE	<b>ELECTRIC SLEEVE SCHEDULE (DUKE)</b> (1) 1/2" GRAY SCH 40 PVC CONDUIT (2) 1/2" GRAY SCH 40 PVC CONDUIT (2) 1/2" GRAY SCH 40 PVC CONDUIT
<b>NATURAL GAS SLEEVE SCHEDULE (TDSO)</b> (1) 1/2" SCH 40 PVC SLEEVE	<b>TELEPHONE/CABLE/INTERNET SLEEVE SCHEDULE (DCH)</b> (1) 1/2" SCH 40 PVC SLEEVE (2) 1/2" SCH 40 PVC SLEEVE (1) 1/2" SCH 40 PVC SLEEVE (2) 1/2" SCH 40 PVC SLEEVE

**LEGEND:**

	IRRIGATION SLEEVE
	TDSO SLEEVE
	DUKE SLEEVE
	DCH SLEEVE



Marion County Approval Stamp

**THOMAS ENGINEERING, LLC**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18th Ave # 100, Ocala, FL 34471  
 (352) 237-1100  
 www.thomasee.com

DATE	11/25/2022
DRAWN BY	AS
CHECKED BY	TR
ISSUED BY	TR

**PROPERTY PLANS**  
**HERNANDO COUNTY**  
**MARION COUNTY, FLORIDA**  
**SLEEPING PLAN**

SHEET **SL.01**

APPROVED FOR CONSTRUCTION



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22572

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.7.

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**SUBJECT:**

**Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan 000060 - Waiver to Major Site Plan**

**Parcel #: 8004-0433-18 #WaiverPIR-000528-2026**

**Linn Engineering and Design**

**LDC 6.8.7 (D) - Parking areas and vehicular use areas**

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

**APPLICANT** request to use evergreen understory trees in the parking islands instead of shade trees



## SUBMITTAL SUMMARY REPORT MajorSite-000060-2025

<b>PLAN NAME:</b> Multi-Family- 8 Units - 351 Marion Oaks Blvd	<b>LOCATION:</b> 351 MARION OAKS BLVD OCALA,
<b>APPLICATION DATE:</b> 11/20/2025	<b>PARCEL:</b> 8004-0433-18
<b>DESCRIPTION:</b> New 8-unit residential building	

CONTACTS	NAME	COMPANY
Applicant	ADAN ORDONEZ ORDONEZ	ORDONEZ ORDONEZ CONSTRUCTION, INC
Engineer of Record	CHAD LINN	LINN ENGINEERING

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	02/23/2026	The sidewalk fee of \$2,400.00 must be paid prior to plan approval.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	02/18/2026	02/25/2026	02/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/05/2025	12/19/2025	12/24/2025	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)	Jamie Waldron	02/25/2026	02/20/2026	Approved	
<i>Corrections</i>	Additional 911 Comments (Resolved) -				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/25/2026	02/26/2026	Approved	
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/25/2026	02/18/2026	Approved	
<i>Comments</i>	Previously Approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/25/2026	02/20/2026	Informational	
<i>Comments</i>	See resolved items for informational comments. If you have any questions regarding Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.				
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note (Resolved) - [2/18/26-INFO] Included in cover sheet [INITIAL] Specifically revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."				
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [2/17/26-INFO] Included in cover sheet. [INITIAL] Please indicate Rezoning Case No. 250707ZP on cover sheet.				
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrence Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis.				
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [INFO] No outdoor storage				
<i>Corrections</i>	2.12/4.2 - Building height (Resolved) - [2/18/26-INFO] Included. [INITIAL] Building heights are missing. Please provide in the site data table on cover/site plan sheets				
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [INFO] (1) Buffers have been delineated but specific plantings do not seem to have been identified. Please note that in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. (2) Please note that A/C shall be screened consistent with LDC Sec. 6.8.9.				
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ				
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] EALS submitted and transmitted to FWC on 12/10/25.				
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/25/2026	02/20/2026	Requires Re-submit	
<i>Comments</i>	1. waiver for parking islands 2. dumpster and lighting question - see plan for markups				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/25/2026	02/23/2026	Approved	

# SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/25/2026	02/26/2026	Requires Re-submit
<i>Comments</i>	Please add owner's certification and signer's information to the cover sheet of the civil plans for review. -EMW 02.26.2026			
	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents            Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)            For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication            For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements            For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)            "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements            "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –            If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/23/2026	02/18/2026	Requires Re-submit
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.			
<i>Corrections</i>	(2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, 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".			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/25/2026	02/23/2026	Requires Re-submit
<i>Comments</i>	Response to Comments Not Provided Public Ingress-Egress Easement (Cross Access) uploaded to this area.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC. Corrective Action 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site. 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values			
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/25/2026	02/23/2026	Approved
<i>Corrections</i>	6.11.4.B - Cross access (Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
<i>Corrections</i>	6.12.12 - Sidewalks (Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/25/2026	02/25/2026	Requires Re-submit
<i>Comments</i>	Please see the corrective comments and plan comments.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.D - Meter Location (Not Resolved) - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Resolved) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Not Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.15.4 - Water Distribution System (Not Resolved) - 6.15.4 - Water Distribution System:			

## OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/09/2025	Approved
<i>Corrections</i>	Additional 911 Comments (Resolved) -			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/19/2025	12/10/2025	Requires Re-submit
<i>Comments</i>	See corrections for Planning/Zoning comments.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - 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>	2.12.4.L - DRI/FQD Compliance Note (Not Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.			
<i>Corrections</i>	2.12 - Rezoning (Not Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/19/2025	12/10/2025	Requires Re-submit
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - 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) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12.6 - Location of water and sewer (Resolved) - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.12/4.2 - Building height (Not Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/12/2025	Requires Re-submit
<i>Comments</i>	Please submit Tree Preservation, signed and sealed Landscape, Irrigation and if necessary, photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/19/2025	12/22/2025	Approved
<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>	Additional Design Comments (Resolved) - Additional Comments:			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/19/2025	12/22/2025	Requires Re-submit
<i>Comments</i>	Please upload application and Site Plan for review -EMW 12.22.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	6.13.2 A(1)/(2) - Contributing Basins/Tc (Not Resolved) - 6.13.2 A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction. (2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, 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".			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. 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. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.2.A(9) - Access Accommodates Stormwater (Not Resolved) - 6.13.2.A(9) - Access Accommodates Stormwater: Site access accounting for stormwater conveyance with a swale, culvert, or curb and gutter driveway.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/19/2025	12/17/2025	Requires Re-submit
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/08/2025	Requires Re-submit
<i>Corrections</i>	6.11.4.B - Cross access (Not Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Requires Re-submit
<i>Comments</i>	The parcel will be connecting to Marion County Utilities water and will connect to and extend the sewer force main. Please see the correction comments.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - 6.14.4 - Capacity charges			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - 6.14.5.B - FDEP PWS and/or WW permits			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
<i>Corrections</i>	6.15.6.D - Meter Location (Not Resolved) - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Requires Re-submit
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Not Resolved) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.15.4 - Water Distribution System (Not Resolved) - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.2 - Connection Requirements (Not Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			

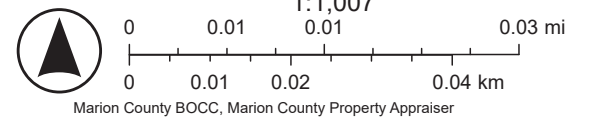
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# ArcGIS Web Map9



3/31/2026, 3:56:26 PM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1





**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 3/20/2026 Parcel Number(s): 8004-0433-18 Permit Number: 000060-2025

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Multi-Family- 8 Units - 351 Marion Oaks Blvd 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): Beatriz Estela Rosa ; A&B Properties Services LLC  
Signature: *Beatriz Estela*  
Mailing Address: 275 Sycamore Ct City: Wind Gap  
State: PA Zip Code: 18091-9526 Phone # 908-343-9077  
Email address: beatrizestela2000@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): Linn Engineering and Design Contact Name: \_\_\_\_\_  
Mailing Address: P.O. Box 140024 City: Orlando  
State: FL Zip Code: 32814 Phone # 407-775-5194  
Email address: clinn@linnengineering.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): Section 6.8.7 (D)- Parking Areas and Vehicular Use Areas  
Reason/Justification for Request (be specific): Use evergreen understory trees in the parking islands, instead of shade trees

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

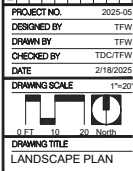


3/19/2025  
TODD D. CLEMENS LA6668727

CONSULTANTS  
SEAL  
PROJECT

ISSUED FOR:  
UNLAWFUL PERMIT (LAWR. 2)  
3/19/2025 PERMIT (LAWR. 2)

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/19/2025
DRAWING SCALE	1"=20'



DRAWING NUMBER  
**LS-01**

SHEET 1 of 2

**TREE REMOVAL SUMMARY:**  
NO TREES ON SITE

**LANDSCAPE AREA CALCULATIONS:**  
TOTAL SITE AREA: 24,000 +/- SQ. FT.  
TOTAL UPLAND LANDSCAPED AREA: 10,250 +/- SQ. FT.  
IRRIGATED PLANTING AREAS: 2,500 +/- SQ. FT.  
UNIRRIGATED BAHIA TURF AREA: 7,750 +/- SQ. FT.  
15% MFLA REQUIRED= 24,000 X 15% = 3,600 SQ. FT.

**SHADE TREE CALCULATIONS:**  
TOTAL SITE AREA: 24,000 +/- SQ. FT.  
SHADE TREES PRESERVED: 0  
SHADE TREES PROVIDED: 8'  
24,000 SQ. FT. ÷ TREES= 1 TREE PER 3,000 SQ. FT.  
(MINIMUM 1 PER 3,000 SQ. FT.)  
  
\*NOTE: THREE (3) UNDERSTORY TREES COUNT AS ONE (1) SHADE TREE

**TREE PROTECTION NOTE:**  
PER SEC. 7A.3 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 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.

SEC. 6.8.12 - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.  
UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, 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.

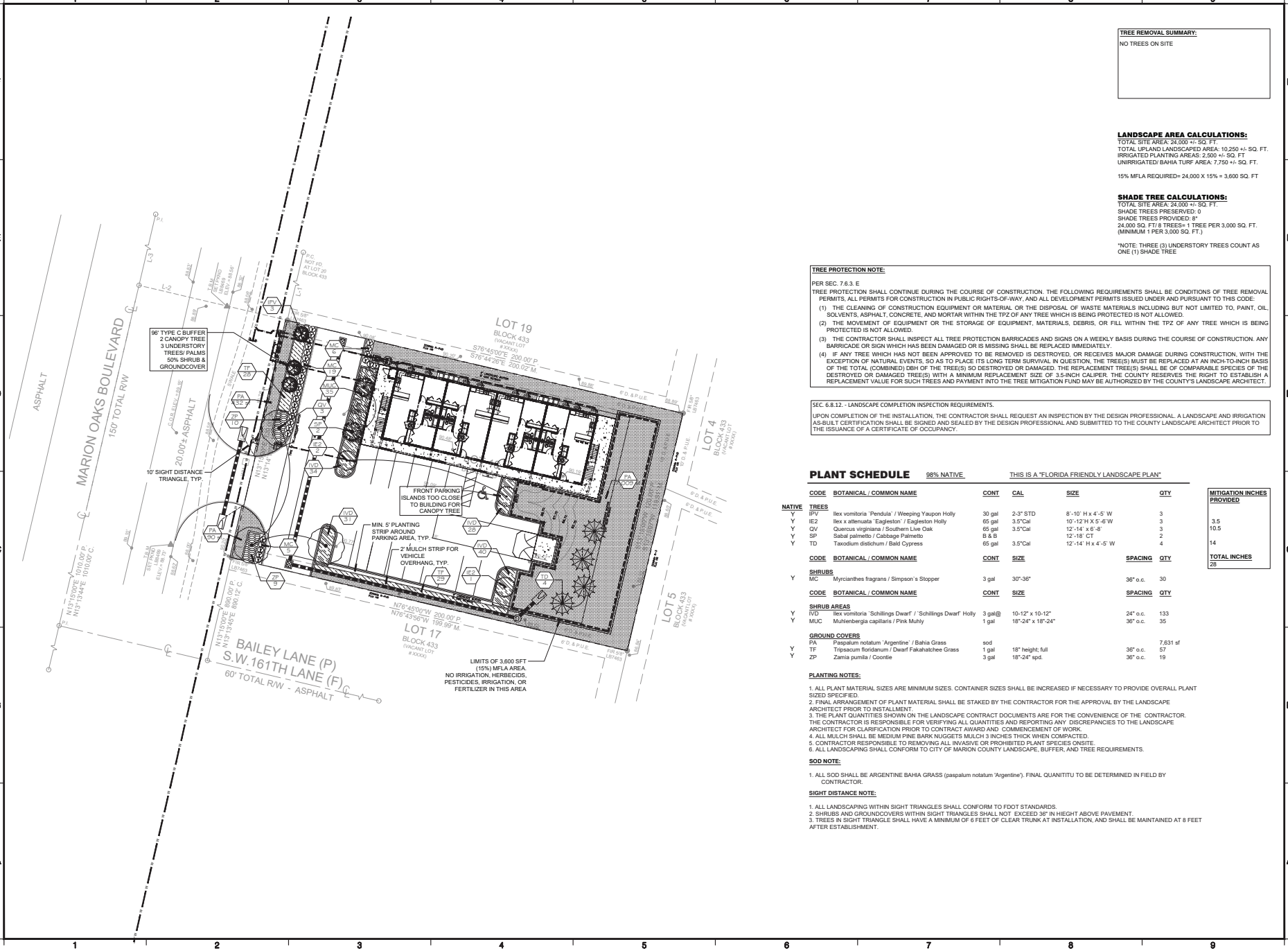
**PLANT SCHEDULE** 98% NATIVE. THIS IS A "FLORIDA FRIENDLY LANDSCAPE PLAN"

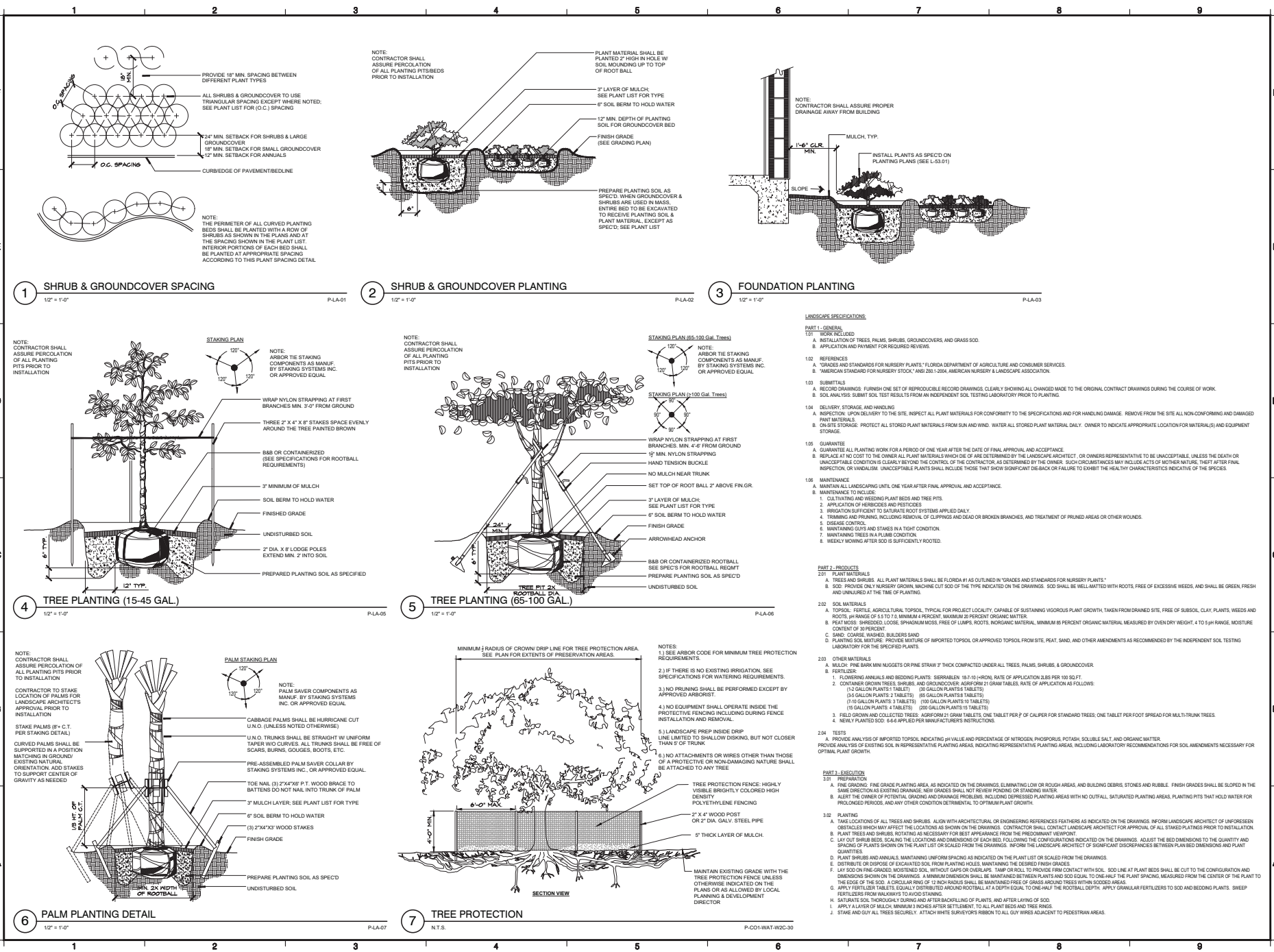
CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	MITIGATION INCHES PROVIDED
<b>NATIVE TREES</b>						
IVY	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly	30 gal	2-3" STD	8'-10" H x 4'-5" W	3	
Y	IE2 Ilex x alternata 'Eagleton' / Eagleton Holly	65 gal	3.5" Cal	10'-12" H x 5'-6" W	3	3.5
Y	QV Quercus virginiana / Southern Live Oak	65 gal	3.5" Cal	12'-14" x 6'-8"	3	10.5
Y	SP Sabal palmetto / Cabbage Palmetto	8 & 8		12'-18" CT	2	
Y	TD Taxodium distichum / Bald Cypress	65 gal	3.5" Cal	12'-14" H x 4'-5" W	4	14
<b>SHRUBS</b>						
Y	MC Myrsine fragrans / Simpson's Stopper	3 gal	30"-36"		36" o.c.	30
<b>SHRUB AREAS</b>						
Y	IVD Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal @		10'-12" x 10'-12"	24" o.c.	133
Y	MUC Muhlenbergia capillaris / Pink Muhly	1 gal		18"-24" x 18"-24"	36" o.c.	35
<b>GROUND COVERS</b>						
Y	PA Paspalum notatum 'Argentine' / Bahia Grass	sod			7,631 sf	
Y	TF Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	18" height; full		36" o.c.	57
Y	ZP Zamia pumila / Coontie	3 gal	18"-24" spd.		36" o.c.	19

**PLANTING NOTES:**  
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.  
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAGED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.  
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.  
4. ALL MULCH SHALL BE MEDIUM PINE BARK NUGGETS 3 INCHES THICK WHEN COMPACTED.  
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.  
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF MARION COUNTY LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

**SOD NOTE:**  
1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANTITTY TO BE DETERMINED IN FIELD BY CONTRACTOR.

**SIGHT DISTANCE NOTE:**  
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.  
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.  
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.





**tdc DESIGN STUDIO**  
 LANDSCAPE ARCHITECTURE  
 COMMUNITY PLANNING  
 URBAN DESIGN  
 1514 E. HILLCREST STREET STE. 105  
 ORLANDO, FL 32803 PH: 407.254.2625

NO DESIGN SPECIALTY LICENSE, WHICH REQUIRES THE USE OF ENGINEERING OR OTHER PROFESSIONAL LICENSE IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER, WHATSOEVER, AND ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN APPROVAL, CONSENT, AND PROTECTIVE AGREEMENT OF THE DESIGNER. THE DESIGNER AND CONTRACTOR SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE CONSTRUCTION AND COMPLETION OF THE WORK OR FOR THE PERFORMANCE OF THE WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION RECEIVED BY OTHERS AND INCORPORATED IN THESE DRAWINGS. TDC IS TO BE NOTIFIED IN WRITING OF ANY VIOLATION FROM THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS. (S1 2023)

**351 MARION OAKS BLVD**  
 MARION COUNTY, FL  
 Prepared For:  
**A&B PROPERTIES SERVICES**

PROJECT NO. LAB88727  
 DATE 03/01/24  
 3/15/2023  
 TDC/D CLEMENS LAB88727

CONSULTANTS

ISSUED FOR:	PERMIT
DATE:	3/15/2023
DESIGNED BY:	TFW
CHECKED BY:	TDC/TFW
DATE:	2/18/2025
DRAWING SCALE:	AS SHOWN

PROJECT NO. 2025-05  
 DESIGNED BY TFW  
 CHECKED BY TDC/TFW  
 DATE 2/18/2025  
 DRAWING SCALE AS SHOWN

DRAWING TITLE  
**LANDSCAPE DETAILS & SPECIFICATIONS**

DRAWING NUMBER  
**LS-02**

SHEET 2 of 2



# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2026-22573

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.8.

**SUBJECT:**

**Abiding Hope Church Addition - GS Minor Site 000344- Waiver to Minor Site Plan  
Parcel #: 31857-000-00 #WaiverPIR-000560-2026  
Riddle Newman Engineering**

**LDC 6.12.12.B Sidewalks**

CODE states 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.

**APPLICANT** - LDC 6.12.12 states sidewalks are "encouraged," but this small addition to the church should not trigger a "requirement" for a sidewalk. This is an existing church with zero pedestrian attendance and the project does not increase the capacity or attendance at the church. The church budget for this small addition cannot handle a \$20,000+ sidewalk construction from the building out to the roadway.

**LDC 2.21.1.A(1) Applicability**

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

**APPLICANT** - LDC 2.21.1.A(1) requires a Major Site Plan submittal when collectively the existing and proposed impervious improvements exceed 35% of the gross site area or 9,000 square feet. We request a waiver from this requirement and propose the construction of an on-site stormwater retention system to capture 100% of the runoff from the 100 year/24-hour storm event from the new impervious area proposed. Details and calculations for the new retention are shown on the plans.



## SUBMITTAL SUMMARY REPORT MinorSite-000344-2026

<b>PLAN NAME:</b> Abiding Hope Church Addition Minor SP	<b>LOCATION:</b> 777 SE 58TH AVE OCALA,
<b>APPLICATION DATE:</b> 02/11/2026	<b>PARCEL:</b> 31857-000-00
<b>DESCRIPTION:</b> Minor Site Plan for 924 sf addition to existing church. New paved handicap parking spaces. Total new impervious is 2,062 square feet.	

CONTACTS	NAME	COMPANY
Applicant	Keith Riddle	Riddle Newman Engineering, Inc.
Owner	Gregory Young	Abiding Hope Evangelical Lutheran Church, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	03/25/2026	04/09/2026		In Review
GS Development Review Depts Reviews v.1	02/17/2026	03/03/2026	03/04/2026	Requires Re-submit

### SUBMITTAL DETAILS

#### GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	04/09/2026		Pending Assignment
<i>Corrections</i> Additional 911 Comments (Not Resolved) - Additional Comments:				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/09/2026	03/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/09/2026	03/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	04/09/2026		Pending Assignment
<i>Corrections</i> 2.20.1 - Within Minor Site Plan threshold? (Not Resolved) - 2.20.1 - Within Minor Site Plan threshold?: A Minor Site Plan shall be submitted for review when proposed improvements are in compliance with the following: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.				
<i>Corrections</i> 2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/09/2026	03/30/2026	Approved
<i>Comments</i> Per approved waiver				
OCE Property Management (Plans) (Office of the County Engineer)		04/09/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	04/09/2026		Pending Assignment
<i>Corrections</i> Additional Stormwater comments (Not Resolved) - Additional Stormwater comments				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/09/2026	03/26/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/09/2026	03/25/2026	Approved
<i>Corrections</i> 6.12.12 - Sidewalks (Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.				
<i>Corrections</i> 6.11.4.B - Cross access (Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B				
<i>Corrections</i> 6.11.5 - Driveway access (Resolved) - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.				
Utilities (Plans) (Utilities)	Carrie Hyde	04/09/2026		Pending Assignment

#### GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/03/2026	02/24/2026	Requires Re-submit
<i>Corrections</i> Additional 911 Comments (Not Resolved) - Additional Comments:				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/03/2026	02/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/03/2026	02/17/2026	Approved

# SUBMITTAL SUMMARY REPORT (MinorSite-000344-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	03/03/2026	03/03/2026	Requires Re-submit
<i>Corrections</i>	2.20.1 - Within Minor Site Plan threshold? (Not Resolved) - 2.20.1 - Within Minor Site Plan threshold?: A Minor Site Plan shall be submitted for review when proposed improvements are in compliance with the following: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/03/2026	02/17/2026	Requires Re-submit
<i>Comments</i>	Please provide Signed and sealed Landscape, Irrigation, and if applicable, a signed and sealed photometric plan			
OCE Property Management (Plans) (Office of the County Engineer)		03/03/2026	03/04/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>"[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>"[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			

# SUBMITTAL SUMMARY REPORT (MinorSite-000344-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/20/2026	02/23/2026	Requires Re-submit
<i>Corrections</i> Additional Stormwater comments (Not Resolved) - Additional Stormwater comments				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/03/2026	02/25/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/03/2026	02/23/2026	Requires Re-submit
<i>Corrections</i> 6.11.4.B - Cross access (Not Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B				
<i>Corrections</i> 6.11.5 - Driveway access (Not Resolved) - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.				
<i>Corrections</i> 6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.				
Utilities (Plans) (Utilities)	Heather Proctor	03/03/2026	02/27/2026	Approved
<i>Comments</i> Parcel 31857-000-00 is within the Marion County Utility service area. No additional water or wastewater flows are being proposed at this time with the proposed addition.				

**REVIEW SESSION FILES:**

- ABIDING HOPE - Boundary & Topographical Survey.pdf
- Abiding Hope Church Addition Site Plan.pdf
- Aerial Photograph.pdf
- FEMA Map.pdf
- PLACEHOLDER\_v1\_.pdf
- Property Record Card.pdf
- Quad Location Map.pdf
- Site Plan Application.pdf
- Submittal Cover Letter.pdf
- Sunbiz.org Document.pdf

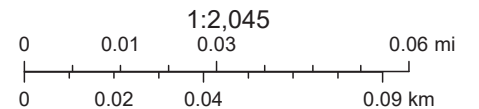
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	777 SE 58th Ave is the address for the Church. The SFR is addressed as 5959 SE 8th Street Rd. Please update on all future submittals.	02/24/2026 6:09 PM	PMAbiding Hope Church Addition Site Plan.pdf	3

# ArcGIS Web Map6



3/31/2026, 10:56:52 AM

- Marion County
- Streets
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1
- Parcels



Marion County BOCC, Marion County Property Appraiser



**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: 3/23/2026 Parcel Number(s): 31857-000-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Abiding Hope Church Addition Commercial  Residential   
Subdivision Name (if applicable): NA  
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): Gregory Young, Secretary, Abiding Hope Evangelical Lutheran Church, Inc.  
Signature: \_\_\_\_\_ *Gregory Young* 03/20/2026  
Mailing Address: 777 SE 58th Avenue City: Ocala  
State: FL Zip Code: 34480 Phone # 727-420-9417  
Email address: youngghy49@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): Riddle Newman Engineering, Inc. Contact Name: Keith E. Riddle, P.E.  
Mailing Address: 115 North Canal Street City: Leesburg  
State: FL Zip Code: 34748 Phone # 352-787-7482  
Email address: keith@riddlenewman.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Section 6.12.12 Sidewalks  
Reason/Justification for Request (be specific): Section 6.12.12 states that sidewalks are "encouraged", but this small addition to the church should not trigger a "requirement" for a sidewalk. This is an existing church with zero pedestrian attendance and the project does not increase the capacity or attendance at the church. The church budget for this small addition can not handle a \$20,000+ sidewalk constructed from the building out to the roadway.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): See Below \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): See Below \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_ **Section 2.21.1.A(1) - Major Site Plan Applicability**

Reason/Justification for Request (be specific): Section 2.21.1.A(1) requires a Major Site Plan submittal when collectively the existing and proposed impervious improvements exceed 35% of the gross site area or 9,000 square feet. We request a waiver from this requirement and propose the construction of an on-site stormwater retention system to capture 100% of the runoff from the 100 year/24 Hour storm event from the new impervious area proposed. Details and calculations for the new retention are shown on the plans. \_\_\_\_\_

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): \_\_\_\_\_

# ABIDING HOPE CHURCH ADDITION

## MARION COUNTY, FLORIDA

### LEGAL DESCRIPTION

THE SOUTH 1/4 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST; LESS AND EXCEPT THE WEST 50 FEET THEREOF AND LESS AND EXCEPT ANY LAND LYING WITHIN THE ROAD RIGHTS-OF-WAY.

### 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.

### WATER/SEWER POINT OF CONTACT

MARION COUNTY UTILITIES CUSTOMER SERVICE 24/7/365  
11800 US 441 BELLEVUE, FL 34420  
PHONE (352) 307-6000

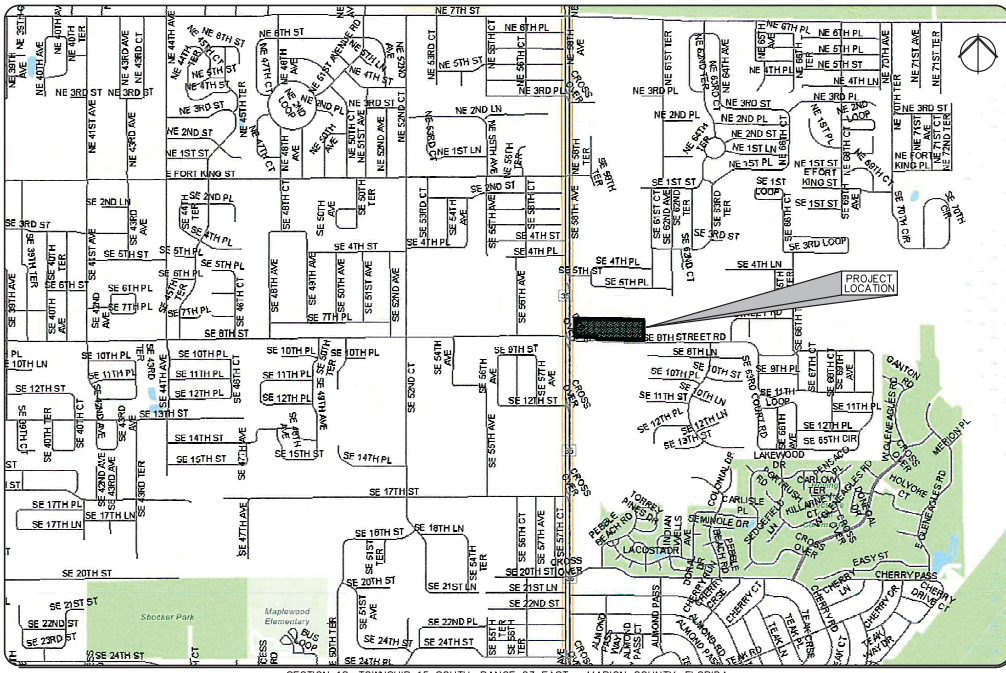
CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY ROGERS ENGINEERING, LLC, DATED 10/23/2024.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- NO CHANGE TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- WATER: POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT. ONSITE WATER SERVICES WILL BE OWNED AND MAINTAINED BY OWNER.
- SEWER: SEPTIC TANK.
- GARBAGE: SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.
- EASEMENTS: ALL EASEMENTS ARE DESIGNATED ON THE PLANS.
- TREE LOCATION: NO EXISTING TREES ARE IMPACTED.
- FEMA DESIGNATION: THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 120160 09050, EFFECTIVE AUGUST 26, 2008.
- ALL ROADS, PAVING, DRA'S AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER.

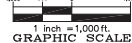
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING REQUIREMENTS OF THE MARION COUNTY LAND DEPARTMENT CODE (LOCAL GOVT. 248.0000).

NAME: KEITH E. RIDDLER, P.E. DATE: \_\_\_\_\_



SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST • MARION COUNTY, FLORIDA

**LOCATION PLAN**  
SCALE: 1"=1,000'



### SITE DATA

PARCEL ID# 31857-000-00  
TOTAL AREA = 377,026 sq.ft. (8.66 ac.)  
PROJECT AREA = 4,521 sq.ft. (0.10 ac.)  
EXISTING IMPERVIOUS AREA = 21,004 sq.ft. (0.48 ac.)  
PROPOSED IMPERVIOUS AREA = 2,062 sq.ft. (0.05 ac.)  
TOTAL IMPERVIOUS AREA = 23,066 sq.ft. (0.53 ac.)  
PERCENT IMPERVIOUS AREA = 6.1% (of total area)

LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS SURFACE RATIO.  
PROPOSED OPEN SPACE = 93.9%

FLOOD ZONE = "X"  
ZONING = B-2 & A-1  
FUTURE LAND USE = COMMERCIAL  
OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE

MINIMUM LOT AREA = NONE  
MINIMUM LOT WIDTH = NONE  
MAXIMUM BUILDING HEIGHT = 50'  
PROPOSED BUILDING HEIGHT = 25'  
MAXIMUM FLOOR AREA RATIO (FAR) = 1.0  
PROPOSED FAR = 0.09

SETBACKS: FRONT = 40' / SIDE = 10' / REAR = 25'  
EXISTING USE OF SITE = CHURCH (165 SEATS)  
PROPOSED USE OF SITE = CHURCH (165 SEATS)

EXISTING BUILDING SQUARE FOOTAGE = 7,565 sq.ft.  
PROPOSED BUILDING SQUARE FOOTAGE = 924 sq.ft.  
TOTAL BUILDING SQUARE FOOTAGE = 8,489 sq.ft.

PARKING REQUIRED = 1 SPACE PER 3 SEATS = 1/3 x 165 = 55 SPACES  
PARKING PROVIDED = 100 SPACES  
4 HANDICAP SPACES + 96 GRASS PARKING SPACES

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

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.

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

I HEREBY CERTIFY THAT I, MY SUCCESSORS 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.

Owner / Representative \_\_\_\_\_ DATE \_\_\_\_\_  
Abiding Hope Evangelical Lutheran Church, Inc.

SHEET INDEX	
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	MASTER PLAN
C3.1	SITE DEVELOPMENT PLAN
C4.1	DETAILS

### WAIVERS

SECTION 8.8.6 BUFFERS – REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR PERIMETER LANDSCAPE BUFFERS.  
STATUS: APPROVED 3-03-2026

SECTION 6.12.12 SIDEWALKS – REQUESTING A WAIVER TO ELIMINATE THE REQUIREMENT FOR ON-SITE SIDEWALKS.  
STATUS: APPROVAL PENDING

SECTION 2.21.1(A)(1) MAJOR SITE PLAN APPLICABILITY – REQUESTING A WAIVER TO ALLOW A MINOR SITE PLAN FOR THIS SITE, PROVIDING ON-SITE STORMWATER RETENTION FOR NEW IMPERVIOUS AREA.  
STATUS: APPROVAL PENDING

### OWNER

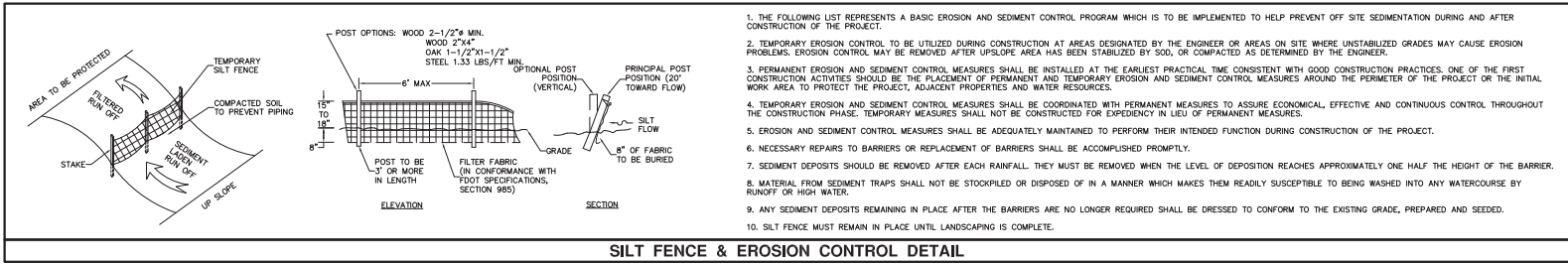
Abiding Hope Evangelical Lutheran Church, Inc.  
777 Southeast 58th Avenue  
Ocala, Florida 34480  
Phone (352) 420-9417

### ENGINEER

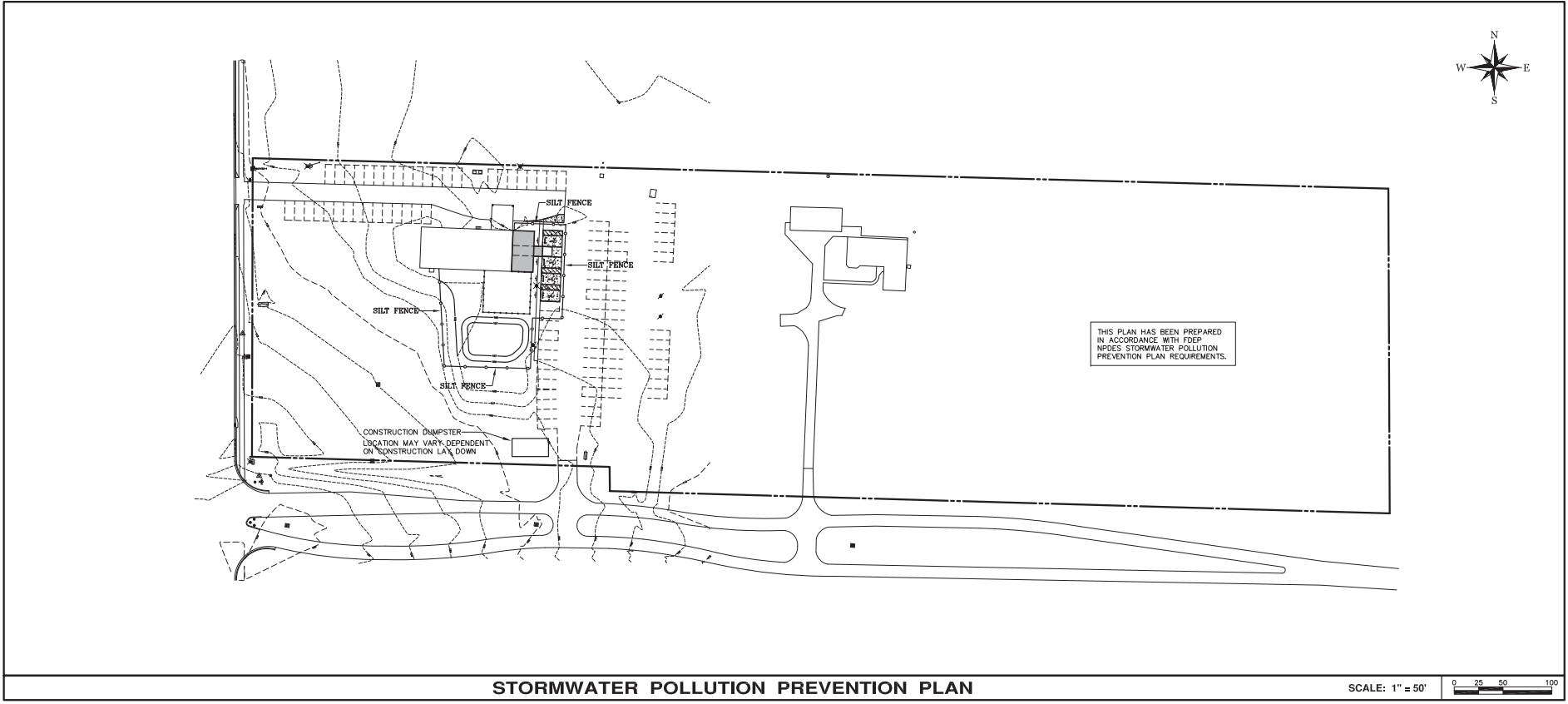
Keith E. Riddler, P.E.  
Riddle - Newman Engineering, LLC  
115 North Canal Street  
Leesburg, Florida 34748  
Phone (352) 787-7482

### SURVEYOR

Rodney K. Rogers  
Rogers Engineering, LLC  
1105 S.E. 3rd Avenue  
Ocala, Florida 34471  
Phone (352) 622-9214



**SILT FENCE & EROSION CONTROL DETAIL**



**STORMWATER POLLUTION PREVENTION PLAN**

SCALE: 1" = 50'  
0 25 50 100

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 LEONIA, MICHIGAN 48048  
 TEL: (313) 767-7448  
 FAX: (313) 767-7412  
 keith@riddle-n.com  
 URL: www.riddle-n.com

**RIDDLE NEWMAN ENGINEERING INC.**  
 ESTABLISHED 1988

REV # \_\_\_\_\_  
 REV # \_\_\_\_\_  
 REV # \_\_\_\_\_  
 REV # \_\_\_\_\_  
 REV # \_\_\_\_\_

KEITH E. RIDDLE, P.E.  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 38800

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF RIDDLE-NEWMAN ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RIDDLE-NEWMAN ENGINEERING, INC.

DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=50'  
 DATE: 2/9/26  
 PROJECT NO. 2512

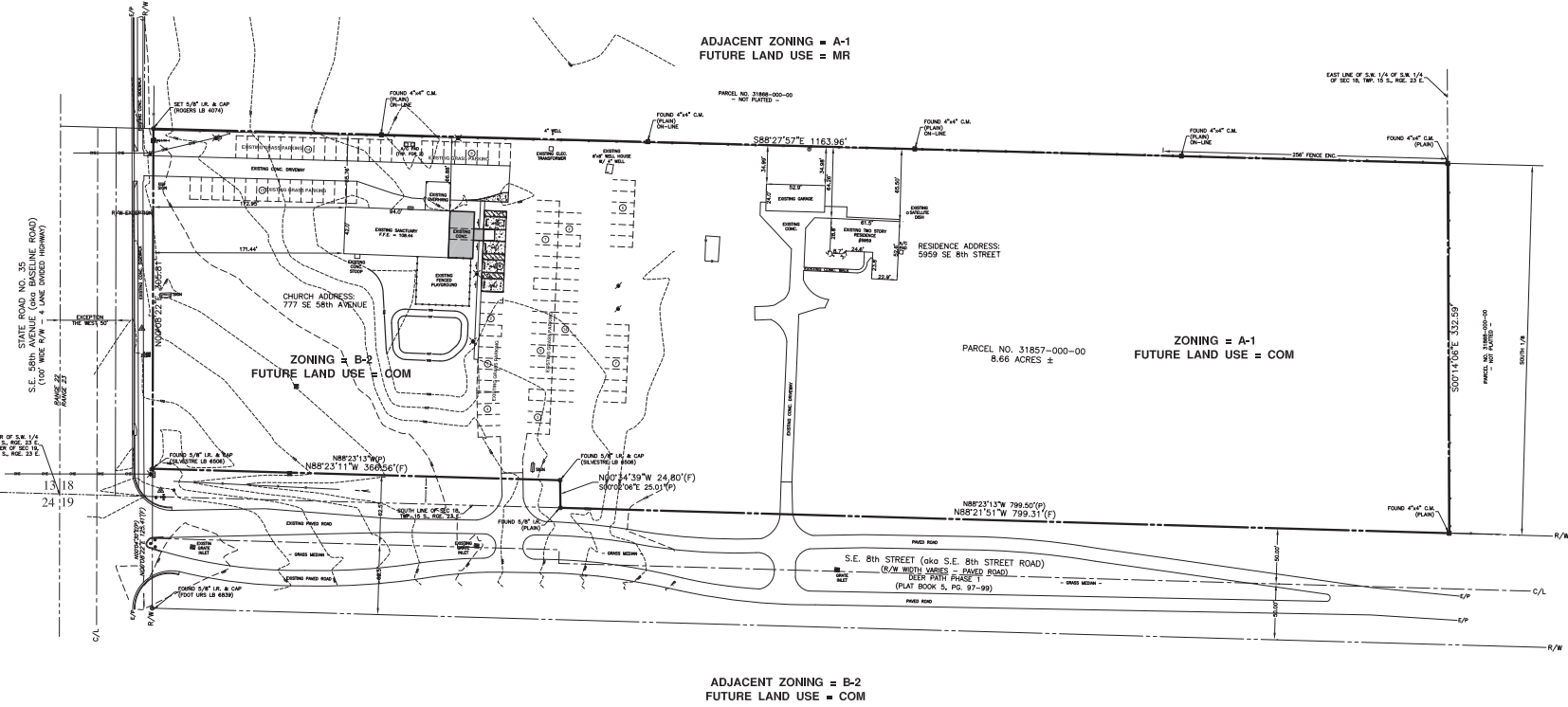
STORMWATER POLLUTION PREVENTION PLAN  
 ABIDING HOPE CHURCH ADDITION  
 FLORIDA  
 MARION COUNTY

FILE: 1512/Abiding Hope Church Addition © 2026 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET NO.  
**C1.2**

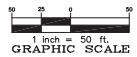
ADJACENT ZONING = R-1  
FUTURE LAND USE = MR

STATE ROAD NO. 35  
S.E. 58th AVENUE (aka BASELINE ROAD)  
COR. SEC. 18, TWP. 25 S., RGE. 21 E.  
RANGE 25



**LEGEND**

L1	LINE BEARING & DISTANCE (SEE LINE TABLE)	(P)	PLAT MEASUREMENT	⊠	TRAFFIC SIGNAL BOX
T.B.M.	TEMPORARY BENCHMARK	(D)	DESCRIPTION MEASUREMENT	⊙	SANITARY MANHOLE
F.F.	FINISH FLOOR	(F)	FIELD MEASUREMENT	○	STORM MANHOLE
ELEV.	ELEVATION	R	RADIUS	⊖	WATER METER
INV.	INVERT	D of Δ	CENTRAL ANGLE	⊕	WATER VALVE
C.M.E.S.	CONCRETE MITERED END SECTION	L	ARC LENGTH	⊥	TRAFFIC SIGN
P.O.B.	POINT OF BEGINNING	CB	CHORD BEARING	⊥	STREET SIGN
P.O.C.	POINT OF COMMENCEMENT	LC	LENGTH OF CHORD	⊥	GAS VALVE
P.C.P.	PERMANENT CONTROL POINT	O.R.B.	OFFICIAL RECORDS BOOK	⊥	FIBER OPTIC CABLE MARKER
P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE	⊥	LIGHT POLE
C.M.	CONCRETE MONUMENT	CONC.	CONCRETE	⊥	FIRE HYDRANT
I.R.	IRON ROD	CONC.	CONCRETE	⊥	TELEPHONE PEDESTAL
N&D	NAIL & DISC	UTILITY POLE AND GUY ANCHOR	UTILITY POLE AND GUY ANCHOR	⊥	ELECTRIC METER
R/W	RIGHT OF WAY	OVERHEAD WIRES	OVERHEAD WIRES		
E/W	EDGE OF PAVEMENT	FENCE	FENCE		
C/L	CENTERLINE	ASPHALT	ASPHALT		
SEC.	SECTION	TREE (SEE TREE SCHEDULE)	TREE (SEE TREE SCHEDULE)		
TWP.	TOWNSHIP	GROUND CONTOUR	GROUND CONTOUR		
RGE.	RANGE				



**MASTER PLAN**

**ABIDING HOPE CHURCH ADDITION**

FLORIDA  
MARION COUNTY

FILE: V:\215\Abiding Hope Church Addition - © 2008 RIDDLE - NEWMAN ENGINEERING, INC. - ALL RIGHTS RESERVED.

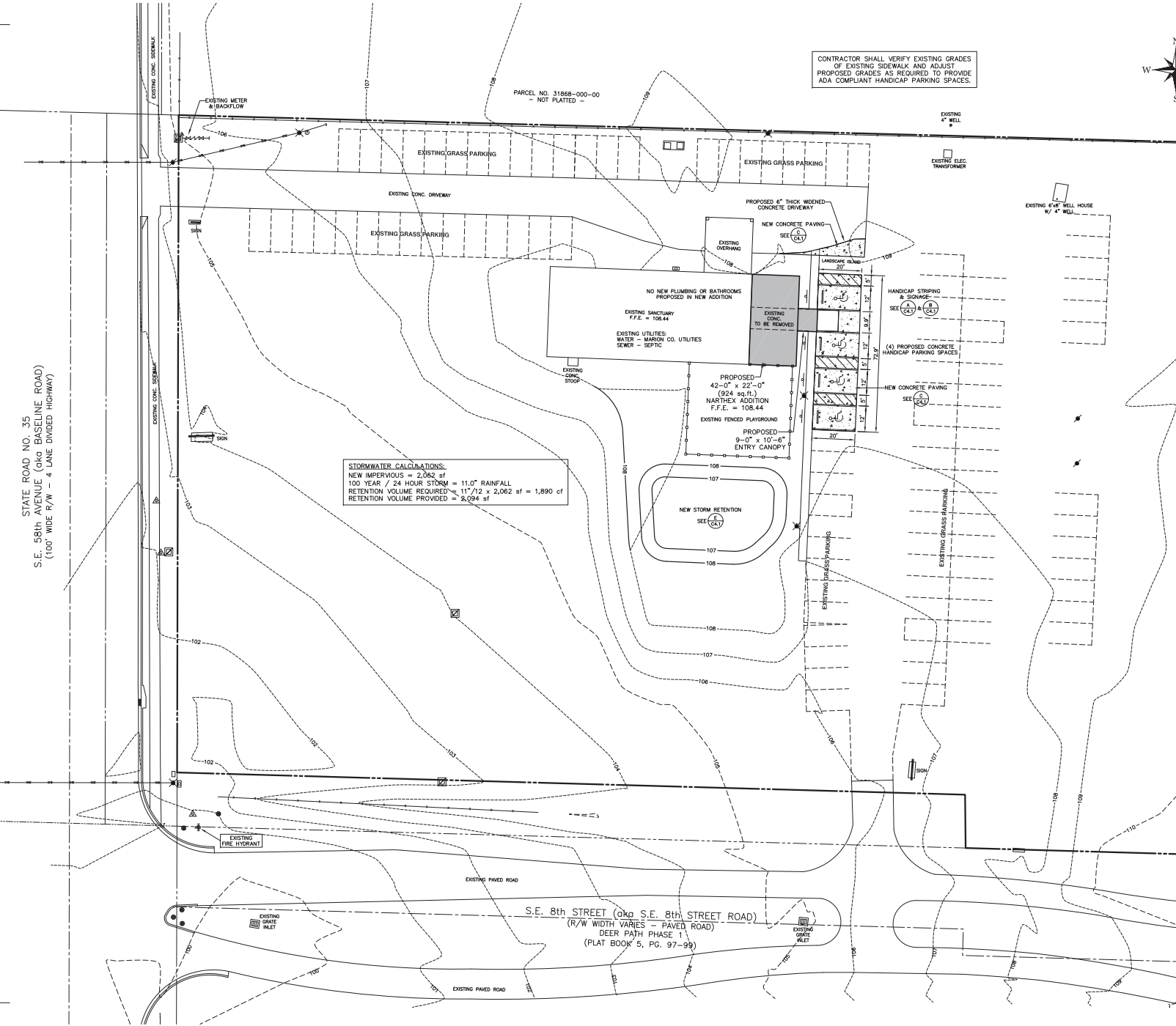
DRAWN: R.S.H.  
CHECKED: K.E.R.  
SCALE: 1"=50'  
DATE: 2/9/08  
PROJECT NO: 2512

RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
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PHONE: (352) 767-7412  
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keith@riddle-n.com  
Craig@riddle-n.com  
Craig@riddle-n.com

KEITH E. RIDDLE, P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 38800

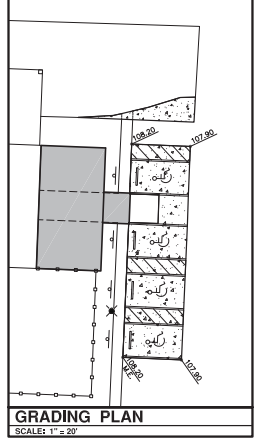
SHEET NO.  
**C2.1**

STATE ROAD NO. 35  
S.E. 58th AVENUE (aka BASELINE ROAD)  
(100' WIDE R/W - 4 LANE DIVIDED HIGHWAY)



**STORMWATER CALCULATIONS:**  
NEW IMPERVIOUS = 2,062 sf  
100 YEAR / 24 HOUR STORM = 11.0" RAINFALL  
RETENTION VOLUME REQUIRED = 117,712 x 2,062 sf = 1,890 cf  
RETENTION VOLUME PROVIDED = 8,094 sf

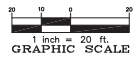
CONTRACTOR SHALL VERIFY EXISTING GRADES OF EXISTING SIDEWALK AND ADJUST PROPOSED GRADES AS REQUIRED TO PROVIDE ADA COMPLIANT HANDICAP PARKING SPACES.



**GRADING PLAN**  
SCALE: 1" = 20'

**LEGEND**

L1	LINE BEARING & DISTANCE (SEE LINE TABLE)
T.B.M.	TEMPORARY BENCHMARK
FIN.	FINISH FLOOR
ELEV.	ELEVATION
C.M.E.S.	CONCRETE MITERED END SECTION
R.M.E.T.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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
RNG.	RANGE
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
LC	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
FC	CONCRETE
CONC.	CONCRETE
UT	UTILITY POLE AND GUY ANCHOR
OV	OVERHEAD WIRES
CONC.	CONCRETE
ASPH.	ASPHALT
TREE	TREE (SEE TREE SCHEDULE)
GC	GROUND CONTOUR
TSB	TRAFFIC SIGNAL BOX
SM	SANITARY MANHOLE
SM	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
TS	TRAFFIC SIGN
SS	STREET SIGN
FC	FIBER OPTIC CABLE MARKER
LP	LIGHT POLE
FH	FIRE HYDRANT
TE	TELEPHONE PEDESTAL
EL	ELECTRIC METER



RIDDLE - NEWMAN ENGINEERING, INC.  
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LEONIA, OHIO 44024  
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keith@riddle-n.com  
josh@riddle-n.com  
CUG 00000000

**RIDDLE NEWMAN ENGINEERING INC.**  
ESTABLISHED 1988

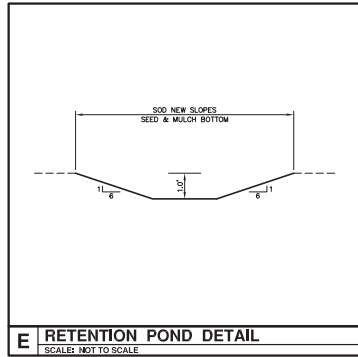
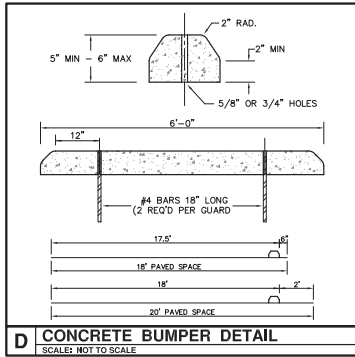
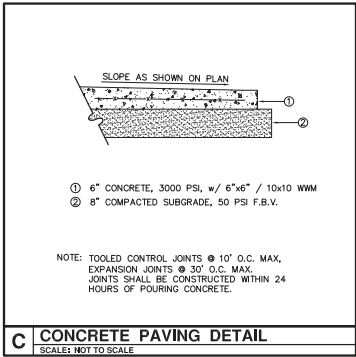
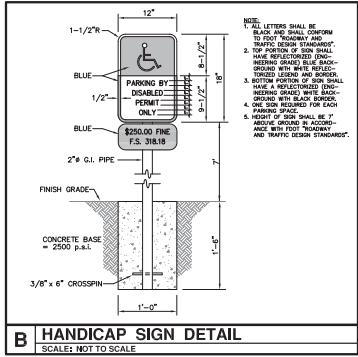
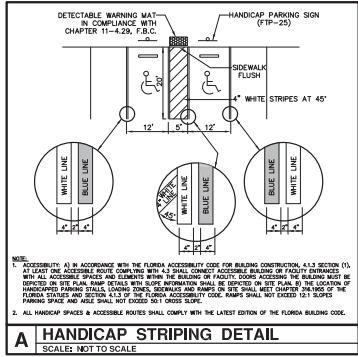
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DATE: 2/9/28  
SCALE: 1"=20'  
R.S.H.  
K.E.R.  
R.S.H.  
K.E.R.

FILE: 15127-Abiding Hope Church Addition © 2026 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

**SITE DEVELOPMENT PLAN**  
**ABIDING HOPE CHURCH ADDITION**  
FLORIDA  
MARION COUNTY

SHEET NO.  
**C3.1**



RIDDLE - NEWMAN ENGINEERING INC.

**RIDDLE NEWMAN ENGINEERING INC.**

115 NORTH CANAL STREET  
TALLAHASSEE, FLORIDA 32304  
TEL: (904) 767-7448  
FAX: (904) 767-7412  
keith@riddlenewman.com  
Tel: 850-225-9253

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KEY # \_\_\_\_\_  
REV # \_\_\_\_\_  
KEY # \_\_\_\_\_  
REV # \_\_\_\_\_  
KEY # \_\_\_\_\_  
REV # \_\_\_\_\_

DATE: 3/25/26  
DESIGNED BY: MARION COUNTY

---

KEITH E. RIDDLE, P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 38800

THIS SEAL AND SIGN AUTHORITY IS LIMITED TO THE PROJECT AND DATE OF ISSUANCE. ANY OTHER USE OF THIS SEAL OR SIGN IS UNLAWFUL. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

DRAWN: R.S.H.  
CHECKED: K.E.R.  
SCALE: N.T.S.  
DATE: 2/9/26  
PROJECT NO. 2512

**ABIDING HOPE CHURCH ADDITION**  
FLORIDA  
MARION COUNTY

SHEET NO.  
**C4.1**

FILE: V:\1517\Abiding Hope Church Addition - © 2026 RIDDLE - NEWMAN ENGINEERING, INC. - ALL RIGHTS RESERVED.



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22574

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.9.

---

**SUBJECT:**

**OCS SW 49th Avenue Road Left Turn Lane - Improvement Plan Offsite 000201 - Waiver to Improvement Plan Offsite in Review**

**Parcel #: 35623-000008 #WaiverPIR-000553-2026**

**Mastroserio Engineering, Inc.**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

**APPLICANT** - a waiver is requested to use the A.M. Gaudet & Associates Phase 2 as-built survey for SW 49th/40th Avenue, as the proposed turn lane is fully within the existing median and an unchanged edge of pavement. No improvements have occurred since the as-built was completed, and the data accurately reflects current conditions. Utilizing the existing as-built information will avoid unnecessary cost.



## SUBMITTAL SUMMARY REPORT ImpOffSite-000201-2026

**PLAN NAME:** OCS SW 49TH AVENUE ROAD LEFT TURN LANE - OFF-SITE IMPROVEMENT PLAN      **LOCATION:**

**APPLICATION DATE:** 01/05/2026      **PARCEL:**

**DESCRIPTION:** Construction of a southbound left turn lane on SW 49th Ave Rd and SE 87th Place to serve the Ocala Crossings South PUD.

CONTACTS	NAME	COMPANY
Applicant	Paolo Mastroserio	Mastroserio Engineering, Inc
Engineer of Record	Paolo Mastroserio	Mastroserio Engineering, Inc

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	02/27/2026	03/06/2026	03/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/06/2026	01/21/2026	01/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Laura Johnson	03/06/2026	03/02/2026	Requires Re-submit
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/06/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/06/2026	02/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Weyrauch	03/06/2026	02/27/2026	Not Required
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/06/2026	02/27/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/06/2026	03/03/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		03/06/2026	03/04/2026	Informational
<b>Comments</b>	IF APPLICABLE:			
	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."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/06/2026	03/02/2026	Requires Re-submit
<b>Corrections</b>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/06/2026	03/05/2026	Approved
<b>Comments</b>	This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.			
<b>Corrections</b>	2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional: 2.12.4.E.- Name, address, and phone number of the licensed professional; 2.12.4.F.(2) - Surveyor and Mapper 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; 6.2.1.A - 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 This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.			

# SUBMITTAL SUMMARY REPORT (ImpOffSite-000201-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/06/2026	03/05/2026	Approved
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC. 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System 6.4.7.B(H) - Control points shall be referenced This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/06/2026	03/09/2026	Approved
<i>Corrections</i>	6.11.9.C - Pavement marking (Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/06/2026	03/02/2026	Approved
<i>Comments</i>	Previously approved - The project is located within the Marion County Utilities service area. Existing MCU water and sewer mains are shown on the improvement plans. While the proposed scope of work is not anticipated to impact these mains, the contractor is responsible for scheduling utility locates and ensuring that MCU infrastructure is not damaged or otherwise impacted during construction.			

## OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Laura Johnson	01/21/2026	01/06/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/21/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/21/2026	01/06/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Weyrauch	01/21/2026	01/06/2026	Not Required
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/21/2026	01/06/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/21/2026	01/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		01/21/2026	01/28/2026	Informational
<i>Comments</i>	IF APPLICABLE: 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."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/21/2026	01/06/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/21/2026	01/12/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional (Not Resolved) - 2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional: 2.12.4.E.- Name, address, and phone number of the licensed professional; 2.12.4.F.(2) - Surveyor and Mapper 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; 6.2.1.A - 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			

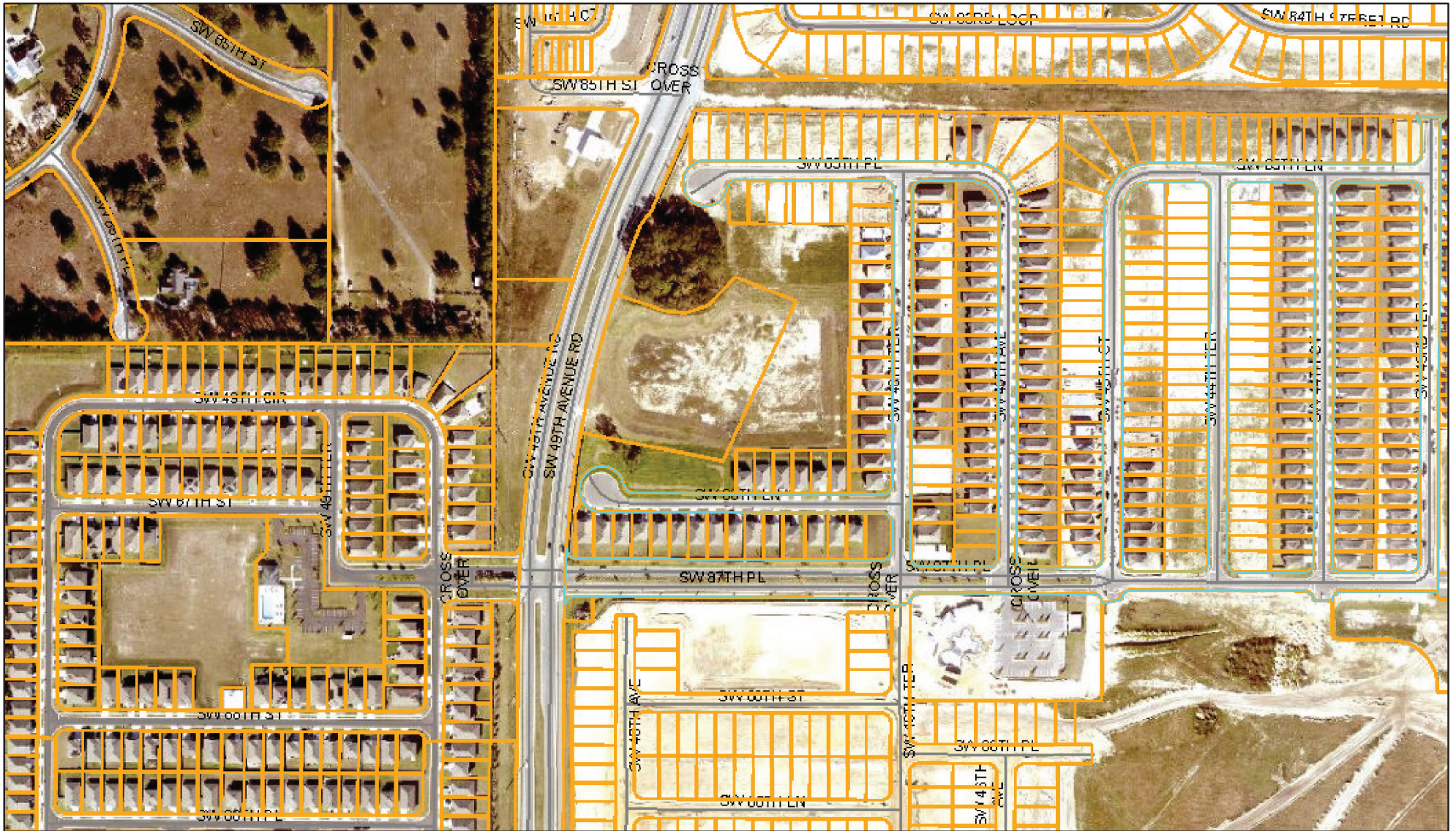
# SUBMITTAL SUMMARY REPORT (ImpOffSite-000201-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/21/2026	01/12/2026	Requires Re-submit
<i>Corrections</i>				
6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.				
6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum				
6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site				
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
6.4.7.B(H) - Control points shall be referenced				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/21/2026	01/08/2026	Requires Re-submit
<i>Corrections</i>				
6.11.9.C - Pavement marking (Not Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.				
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/21/2026	01/16/2026	Approved
<i>Comments</i>				
The project is located within the Marion County Utilities service area. Existing MCU water and sewer mains are shown on the improvement plans. While the proposed scope of work is not anticipated to impact these mains, the contractor is responsible for scheduling utility locates and ensuring that MCU infrastructure is not damaged or otherwise impacted during construction.				

- eREVIEW SESSION FILES:**
- AERIAL MAP.pdf
  - FEMA FLOOD MAP.pdf
  - GEOLOGICAL ASSESSMENT.pdf
  - NRCS SOIL REPORT.pdf
  - SW 49TH AVE RD IMPROVMENT PLAN.pdf
  - WETLAND MAP.pdf

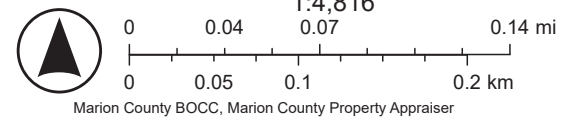
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Chris Zeigler	Install white/red rpms 20 feet apart per FDOT Index 706-001	01/08/2026 10:50	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3
Chris Zeigler	Install yellow tubular marker per FDOT index 711-001	01/08/2026 10:50	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3
Chris Zeigler	Install yellow rpms on top of curb per FDOT Index 706-001	01/08/2026 10:51	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3

# ArcGIS Web Map5



3/31/2026, 10:42:06 AM

-  Marion County
-  Streets
-  Green: Band\_2
-  Parcels
-  Aerial 2024
-  Blue: Band\_3
-  Red: Band\_1





**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 03/016/2026 Parcel Number(s): n/a (SW 49th Ave Rd R/W) Permit Number: ImpOffSite-000201-20

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: OCS SW 49TH AVE RD LEFT TURN LANE OFF-SITE IMP 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): OCALA CROSSINGS SOUTH, LLC, STEVEN FISCHER  
Signature: *Steven Fischer*  
Mailing Address: 2500 WESTON RD, SUITE 311 City: WESTON  
State: FLORIDA Zip Code: 33331 Phone # 954-385-3332  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): 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): 2.12.8 Topographical Contours  
Reason/Justification for Request (be specific): A waiver is requested to use the A.M. Gaudet & Associates Phase 2 as-built survey for SW 49th/40th Avenue, as the proposed turn lane is fully within the existing median and an unchanged edge of pavement. No improvements have occurred since the as-built was completed, and the data accurately reflects current conditions. Utilizing the existing as-built information will avoid unnecessary cost.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

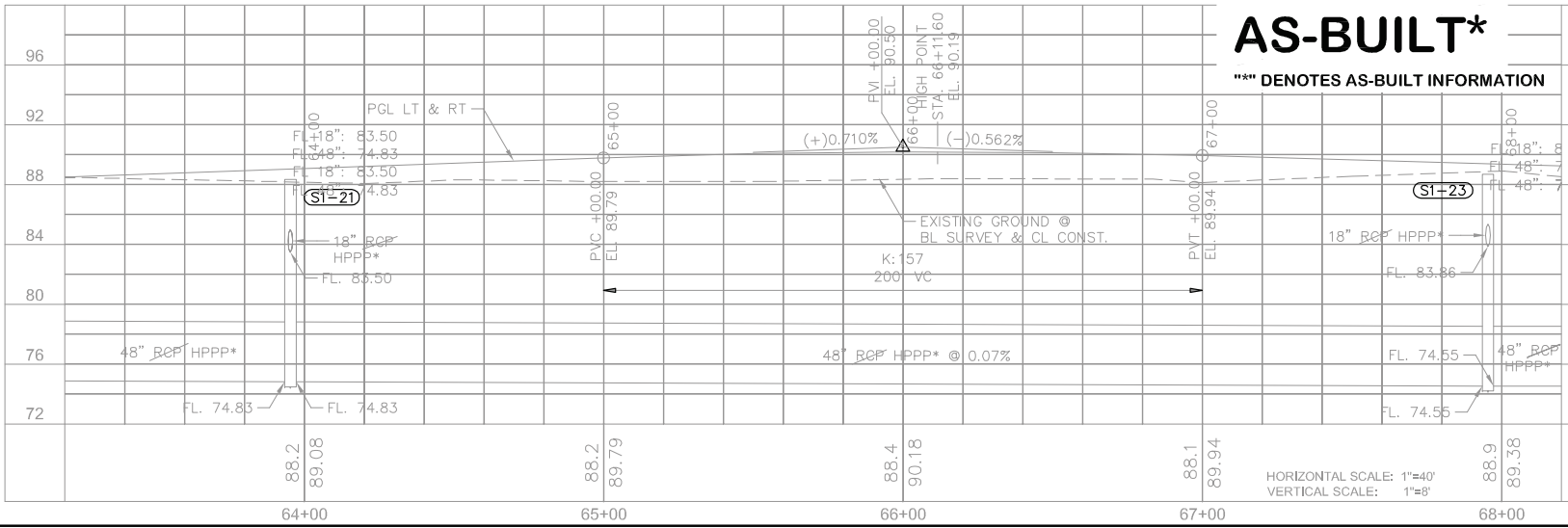
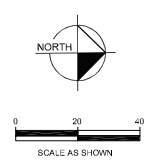
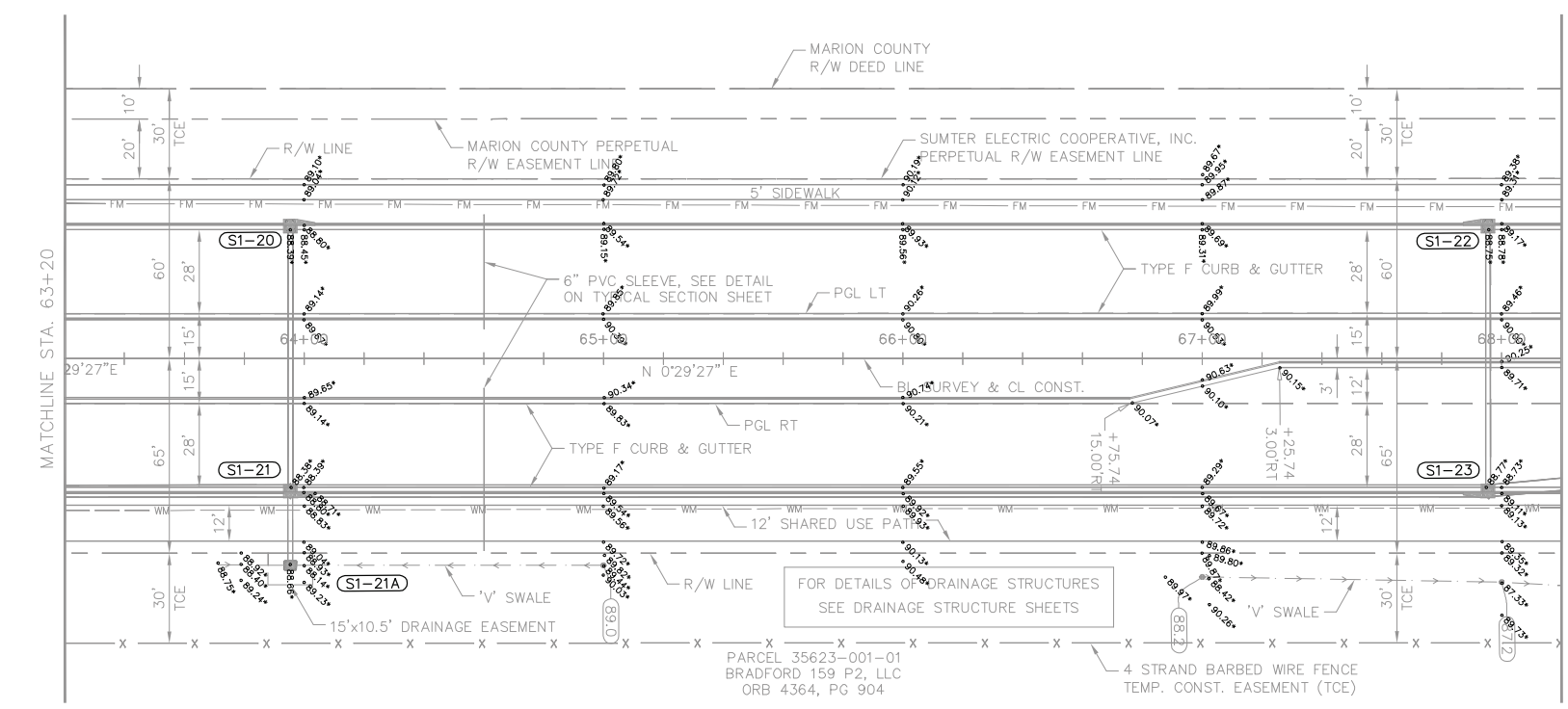
**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

Revised 6/2021

Empowering Marion for Success

marionfl.org

Drawing Name: 2024\1000A\1000A\AS-BUILT\ROADWAY PLANS\DrawSheets\Draw\_2\AS-BUILT PLAN PROFILE.dwg Mar 22, 2021 8:41am By: Andrew Gaudin  
 The Designer, Engineer or other professional is not responsible for the accuracy of the information and data contained in this drawing and is not liable for any errors or omissions.

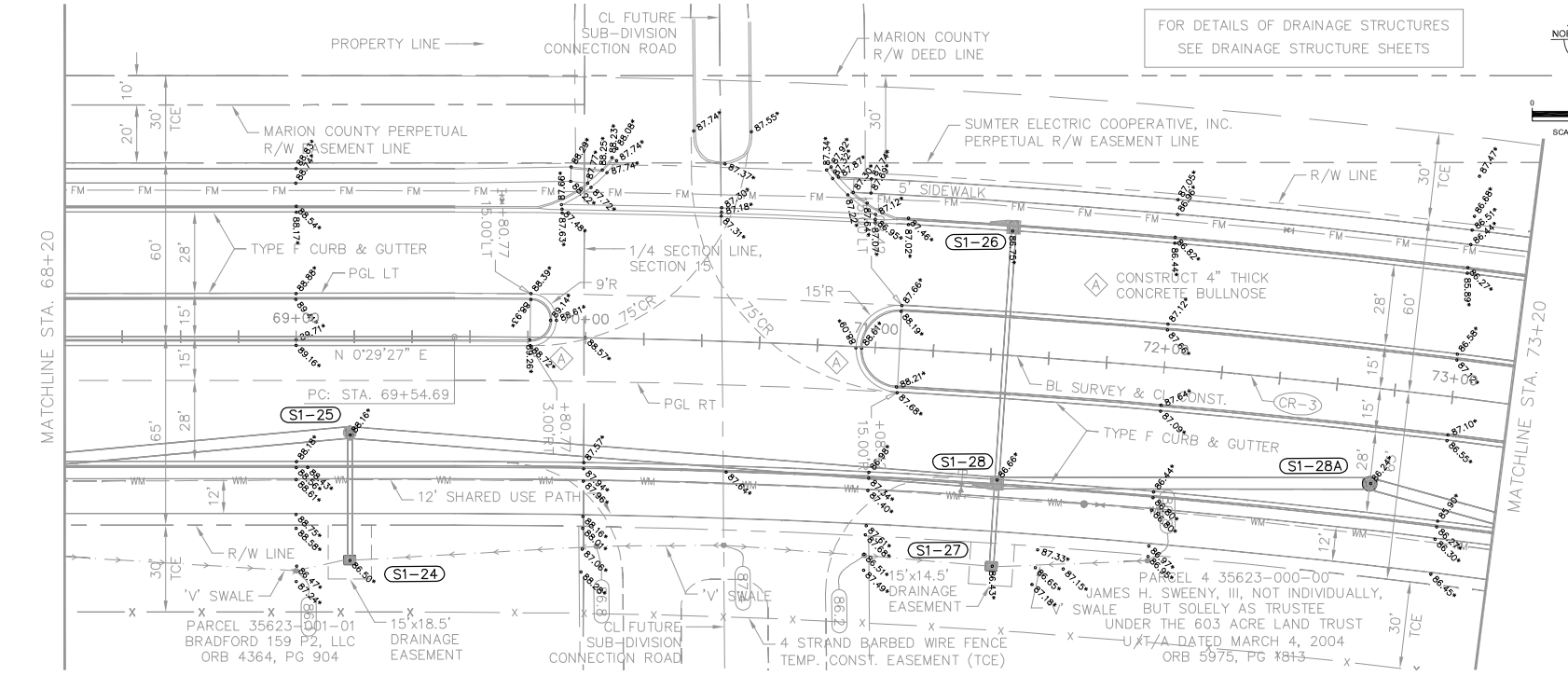


**AS-BUILT\***  
 \*\*\* DENOTES AS-BUILT INFORMATION

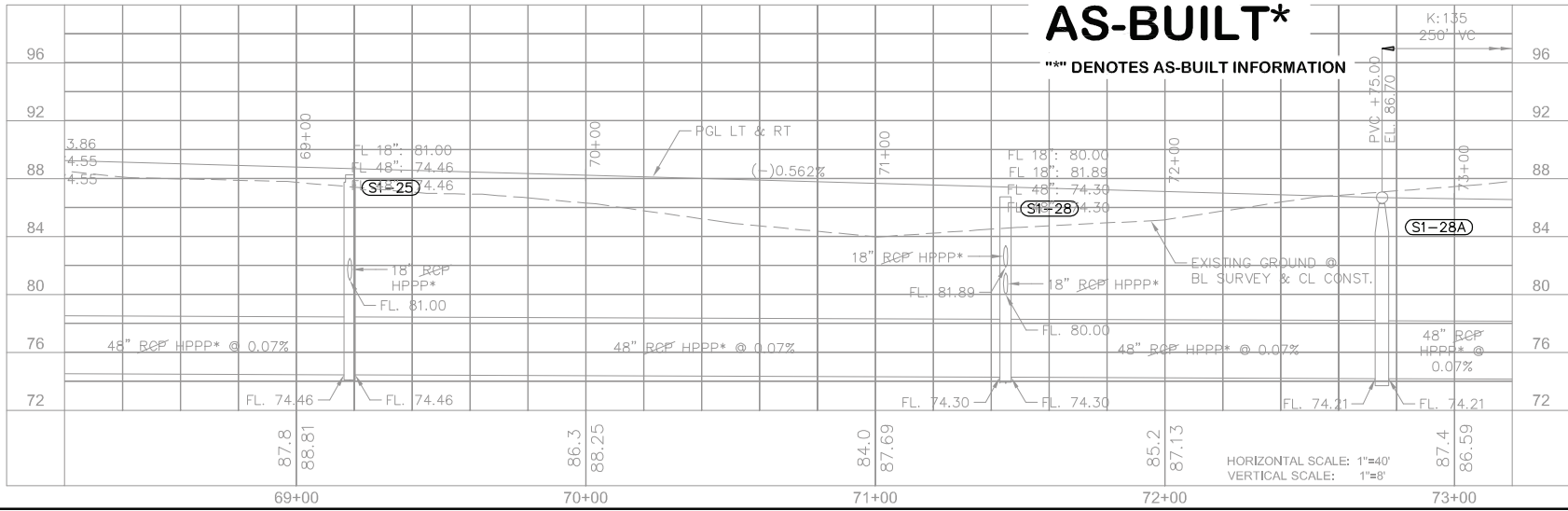
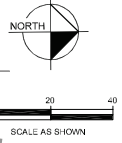
ELEV. LEGEND  
 EXISTING = 00.0  
 PGL = 00.00

ENGINEER CERTIFICATION RICHARD A. BUSCHE, P.E. FLORIDA REG. NO. 28828 DATE: 04/19/19	REVISIONS NO. DATE DESCRIPTION 1 04/19/19 AS-BUILT FOR CONSTRUCTION
ROADWAY DESIGNATION: SW 49th AVENUE COUNTY: MARION COUNTY, FLORIDA PROJECT OF: MARION COUNTY ENGINEER 4138 27th AVENUE UCAHA, FL 34411	
SW 49th AVENUE PHASE 2 PLAN & PROFILE	
SHEET 23	

Drawing Name: C:\Work\Projects\2024\1000A\SW-Built\ROADWAY PLANS\PlanSheets\Phase 2\MSE-18 PLAN PROFILE.dwg 24 PLAN PROFILE - Mar 22, 2024 8:40am - Dwg Author: Gaudin  
 The document appears to be a set of engineering plans for a road project. It includes a title block with project information, a north arrow, a scale bar, and a revision table. The main drawing area shows a plan view of a road with various features like sidewalks, curbs, and drainage structures. Below the plan view is an elevation profile showing the ground and proposed road elevations.



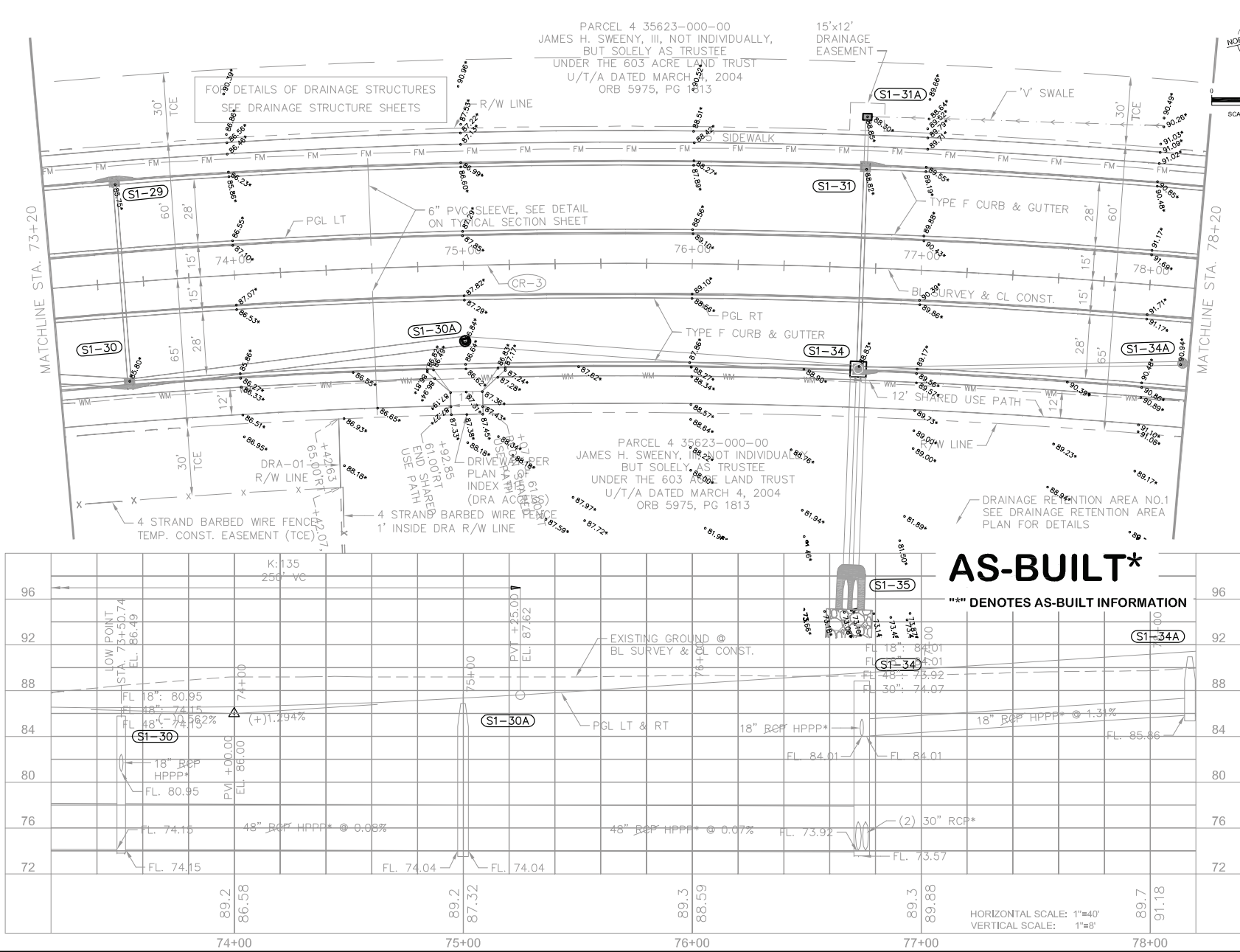
FOR DETAILS OF DRAINAGE STRUCTURES  
SEE DRAINAGE STRUCTURE SHEETS



ELEV. LEGEND  
EXISTING = 00.0  
PGL = 00.00

ENGINEER CERTIFICATION RICHARD V. BUSCH, P.E. FLORIDA REG. NO. 58826 DATE:	
REVISIONS DATE: 04/19/19 DRAWN BY: N.J.M. CHECKED BY: S.W.E.	DESCRIPTION: ISSUED FOR CONSTRUCTION
BOARD OF COUNTY COMMISSIONERS MADISON COUNTY, FLORIDA OFFICE OF THE COUNTY ENGINEER 412 SE 25TH AVENUE GULF BREEZE, FL 32061	
<b>Kimley-Horn</b> © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 101 E. 21st Street, Suite 300, Ocala, FL 34401	
SW 49th/40th AVENUE PHASE 2 PLAN & PROFILE	
SHEET 24	

Drawn by: C. Ward Projects 2024\1000A\1000A-BUILD\ROADWAY PLANS\DrawSheets\Draw 2\AS-BUILT PLAN PROFILE.dwg - 25 PLAN PROFILE - Mar 22, 2021 8:43am by: Andrew Gaudet  
 The document contains the complete set of design information for the project and is intended for the use of the contractor. It is not to be used for any other purpose without the written consent of the engineer.

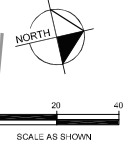


ELEV. LEGEND  
 EXISTING = 00.0  
 PGL = 00.00

# AS-BUILT\*

\*\*M\*\* DENOTES AS-BUILT INFORMATION

HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=8'



PARCEL 4 35623-000-00  
 JAMES H. SWEENEY, III, NOT INDIVIDUALLY,  
 BUT SOLELY AS TRUSTEE  
 UNDER THE 603 ACRE LAND TRUST  
 U/T/A DATED MARCH 4, 2004  
 ORB 5975, PG 1813

PARCEL 4 35623-000-00  
 JAMES H. SWEENEY, III, NOT INDIVIDUALLY,  
 BUT SOLELY AS TRUSTEE  
 UNDER THE 603 ACRE LAND TRUST  
 U/T/A DATED MARCH 4, 2004  
 ORB 5975, PG 1813

ENGINEER CERTIFICATION RICHARD V. BUSCH, P.E. FLORIDA REG. NO. 28824 DATE:	
REVISIONS NO. DATE DESCRIPTION 1 04/19/19	NAME DATE PS-III N.A.M. DRAWN BY: SURENDRAN RAO, P.E. CHECKED BY: SURENDRAN RAO, P.E.
BOARD OF COUNTY COMMISSIONERS MADISON COUNTY, FLORIDA OFFICE OF THE COUNTY ENGINEER 4125E 25TH AVENUE UCCALA, FL 34481	
SW 49th/40th AVENUE PHASE 2 PLAN & PROFILE	
SHEET 25	



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22575

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.10.

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**SUBJECT:**

**Cherrywood Park - Minor Site Plan - Waiver to Major Site Plan**

**Parcel #: 35680-120003 #WaiverSTA-000519-2026**

**Michael W. Radcliffe Engineering, Inc.**

**LDC 2.21.1.A - Applicability**

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

APPLICANT We request a Waiver from a Major Site Plan to process Cherrywood Park Amenities (Project no. MinorSite-000505-2026 currently in Civic Access) as a minor site plan. The project was initially submitted in civic access as a minor site plan but, due to re-design to address staff comments the amenity center improvements have increased to 14,477sf and now exceeds the 9,000sf threshold. Project is a modification to the 2024 approved Cherrywood Phase 1 Improvement Plans with all amenity improvements internal to the platted tract. Existing drainage facilities have sufficient capacity above the design storm stage to handle proposed impervious areas (416,214 CF available vs 9,800 CF required).



## SUBMITTAL SUMMARY REPORT WaiverSTA-000519-2026

<b>PLAN NAME:</b> Cherrywood Park MinorSite-000505-2026	<b>LOCATION:</b>
<b>APPLICATION DATE:</b> 03/19/2026	<b>PARCEL:</b> 35680-120003
<b>DESCRIPTION:</b> Division 20. - Minor Site Plan - Sec. 2.20.1. - Applicability - B.(1) - Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.	
Waiver Request to process MinorSite-000505-2026 Cherrywood Park as a minor site plan with 14,477 SF impervious area. project is a modification to the 2024 approved Cherrywood Phase 1 with all amenity improvements internal to platted tract. Existing drainage facilities have sufficient capacity over the design storm stage to handle proposed impervious areas (416,214 CF vs 5,846 CF).	

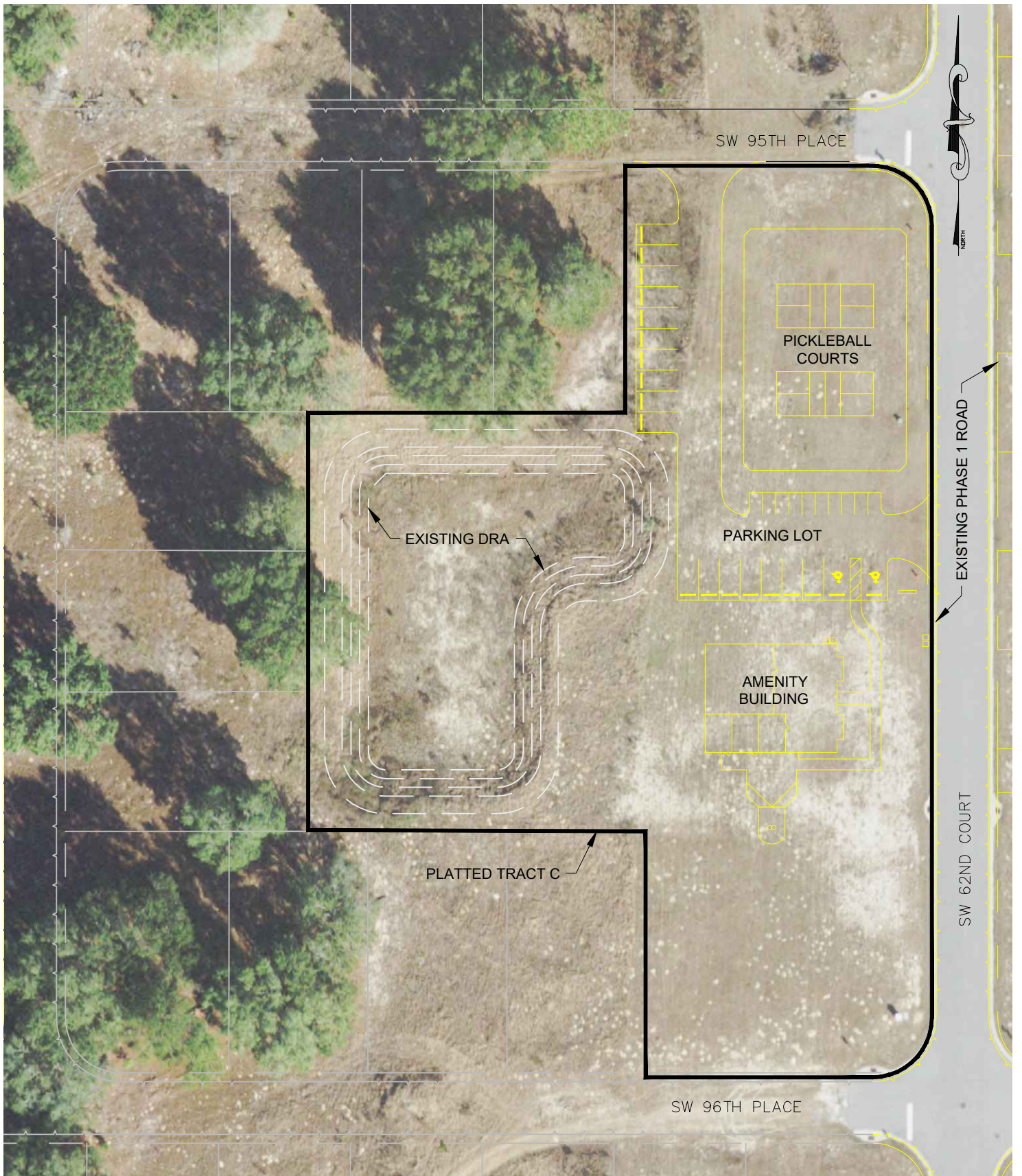
CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Owner	Chris Zacco	A-Z Elite LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	03/20/2026	CONDITIONAL APPROVAL subject to providing a drainage memo verifying that the DRA has sufficient storage for the proposed addition	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	03/19/2026	03/30/2026	04/01/2026	Approved

### SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/30/2026	03/19/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/30/2026	03/19/2026	Approved
<i>Comments</i>	Defer to Stormwater.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/30/2026	03/20/2026	Informational
<i>Comments</i>	CONDITIONAL APPROVAL subject to providing a drainage memo verifying that the DRA has sufficient storage for the proposed addition			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/30/2026	03/20/2026	Approved
Utilities (OCE Plans) (Utilities)	Carrie Hyde	03/30/2026	03/31/2026	Approved
<i>Comments</i>	central water/sewer connections available to MCU & will be required at time any structure is permitted on this parcel			



Project Name: 2025-04 Cherrywood Park

Sheet Name:

### Aerial Map

Drawn: OSB

Scale: 1" = 60'

Date: 3-18-2026



**MICHAEL W. RADCLIFFE ENGINEERING, INC.**

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010  
 Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568  
[www.radcliffeengineering.com](http://www.radcliffeengineering.com)



Project Name: 2025-04 Cherrywood Park

Sheet Name:

Overall Cherrywood Preserve Phase 1  
Waiver Concept Plan

Drawn: OSB

Scale: 1" = 300'

Date: 3-18-2026

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



# Marion County

## Development Review Committee

### Agenda Item

File No.: 2026-22576

Agenda Date: 4/6/2026

Agenda No.: 6.11.

#### **SUBJECT:**

**Watson Realty Parking - Major Site Plan 000266 - Waiver to Major Site Plan in Review**

**Parcel #: 3137-001-01 #WaiverPIR-000534-2026**

**EDA Consultants, Inc.**

#### **LDC 6.8.6K(3) - 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. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests to reduce East buffer from 15 feet to 5 feet due to existing parking lot only being approximately 8.5 feet away from the ROW.

#### **LDC 6.8.6K(3) - 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. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT request to reduce East buffer from 15 feet to 5 feet for the western 14 feet of the South side of the property. This reduction will allow the proposed stormwater pond to be located approximately 5 feet from the ROW, preserving existing trees in the area. The proposed stormwater facility will act as a buffer to supplement the reduced five-foot buffer width.

#### **LDC 6.8.6K(3) - 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. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

**APPLICANT** requests to defer construction of the required 15-foot Type C buffer along the west property boundary until such time that the adjacent parcel to the west is developed. At that time, the buffer will be installed in accordance with applicable code requirements.



## SUBMITTAL SUMMARY REPORT MajorSite-000266-2026

<b>PLAN NAME:</b> Watson Realty Parking Expansion	<b>LOCATION:</b> 3800 SE 58TH AVE OCALA,
<b>APPLICATION DATE:</b> 01/22/2026	<b>PARCEL:</b> 3137-001-001
<b>DESCRIPTION:</b> Construction of a parking lot with associated grading and drainage improvements for the existing Watson Realty building	

CONTACTS	NAME	COMPANY
Applicant	Claudia Vega	eda consultants, inc.
Developer	Gary Landschoot	Watson Properties 3 LLC
Engineer of Record	Claudia Vega	eda consultants, inc.
Owner	Gary Landschoot	Watson Properties 3 LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	01/23/2026	02/06/2026	02/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Janet Warbach	02/06/2026	02/04/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/06/2026	01/30/2026	Approved
<i>Comments</i>	Protect existing well during all phases of construction. Currently has LUWS permit through Department of Health in Marion County.				
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/06/2026	01/23/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/06/2026	01/23/2026	Requires Re-submit
<i>Comments</i>	Add any requested waivers to cover page, if any requested in the future				
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.				
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."				
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)				
<i>Corrections</i>	2.12/4.2 - Lot setback (Not Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.				
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.				
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Not Resolved) - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.				
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.				
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - 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 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.				

# SUBMITTAL SUMMARY REPORT (MajorSite-000266-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/06/2026	01/23/2026	Requires Re-submit
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/06/2026	01/23/2026	Requires Re-submit
<i>Comments</i>	See markups on plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/06/2026	02/20/2026	Requires Re-submit
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Not 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>	2.21.2.A - Multi-phase Major Site Plans (Not 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.E & 6.2.1.A - Licensed Professional (Not 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>	6.2.1.B.-F. - Requirements (Not Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	Additional Design Comments (Not Resolved) - Additional Comments:			
<i>Corrections</i>	Legal Documents (Not Resolved) - Legal Documents			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Not Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			

# SUBMITTAL SUMMARY REPORT (MajorSite-000266-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/06/2026	02/04/2026	Requires Re-submit
<i>Comments</i>	<p>Please add owner's certification with signer's name to the front cover sheet of the civil plans.                      Project map checked -EMW 02.04.2026                      IF APPLICABLE:                      Sec. 2.18.1.I - Show connections to other phases.                      Sec.2.19.2.H – Legal Documents                      Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.                      Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)                      For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."                      Sec. 6.3.1.B.2 – Required Right of Way Dedication                      For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."                      Sec. 6.3.1.D.3 - Cross Access Easements                      For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."                      Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)                      "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."                      Sec. 6.3.1.C.2 – Utility Easements                      "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."                      Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:                      1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."                      2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."                      3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."                      Sec.6.3.1.D(f) –                      If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/06/2026	01/27/2026	Requires Re-submit
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.13.2.A(8) - Finish Floor Elevation Criteria (Not Resolved) - 6.13.2.A(8) - Finish Floor Elevation Criteria: Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			

# SUBMITTAL SUMMARY REPORT (MajorSite-000266-2026)

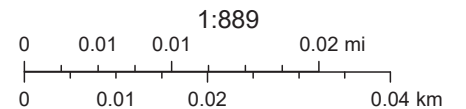
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/06/2026	01/27/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	6.13.2.A(1)/(2) - Contributing Basins/Tc (Not Resolved) - 6.13.2.A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, 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".			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations (Not Resolved) - 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/06/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/06/2026	02/01/2026	Requires Re-submit
<i>Corrections</i>	6.11.9.C - Pavement marking (Not Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Additional Traffic Comments			
<i>Corrections</i>	6.11.5 - Driveway access (Not Resolved) - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/06/2026	02/05/2026	Informational
<i>Comments</i>	Parcel 3137-001-001 is within the Marion County Utilities service area and has immediate access to public water and the sewer force main. The existing improvements do not currently warrant a connection to public utilities. However, in the future, if flows are increased, the building is altered or improved, or the use of the building changes, the site will be required to connect to both public water and the sewer force main.			

# ArcGIS Web Map4



3/31/2026, 10:17:16 AM

- Marion County
- Streets
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1
- Parcels



Marion County BOCC, Marion County Property Appraiser



**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: \_\_\_\_\_ Parcel Number(s): 3137-001-001 Permit Number: MajorSite-000266-2026

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Watson Realty Parking 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): Watson Properties 3, LLC, William A. Watson, Jr, Manager, Represented by Gary Landschoot  
Signature: *William A. Watson*  
Mailing Address: 7821 DEERCREEK CLUB RD STE 200 City: JACKSONVILLE  
State: FL Zip Code: 32256-3698 Phone # 904-629-2429 (Representative's phone)  
Email address: glandschoot@watsoncg.com (Representatives email)

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

Firm Name (if applicable): eda consultants, inc. Contact Name: Claudia Vega, P.E.  
Mailing Address: 720 SW 2nd Ave, S. Tower, Ste 300 City: Gainesville  
State: FL Zip Code: 32601 Phone # 352-373-3541  
Email address: cvega@edaf.com; permitting@edaf.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ LDC Sec. 6.8.6K(3) - Buffers  
Reason/Justification for Request (be specific): Request to reduce East buffer from 15 feet to 5 feet due to existing parking lot only being approximately 8.5 feet away from the ROW.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

Revised 6/2021

**Empowering Marion for Success**

marionfl.org



**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 Sec. 6.8.6K(3) - Buffers  
Reason/Justification for Request (be specific): Request to reduce the buffer from 15 feet to 5 feet for the western 144 feet of the South side of the property. This reduction will allow the proposed stormwater pond to be located approximately 5 feet from the right-of-way, preserving existing trees in this area. The proposed stormwater facility will act as a buffer to supplement the reduced five-foot buffer width.

Section & Title of Code (be specific) \_\_\_\_\_ LDC Sec. 6.8.6K(3) - Buffers  
Reason/Justification for Request (be specific): Request to defer construction of the required 15-foot Type C buffer along the west property boundary until such time that the adjacent parcel to the west is developed. At that time, the buffer will be installed in accordance with applicable code requirements.

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): \_\_\_\_\_

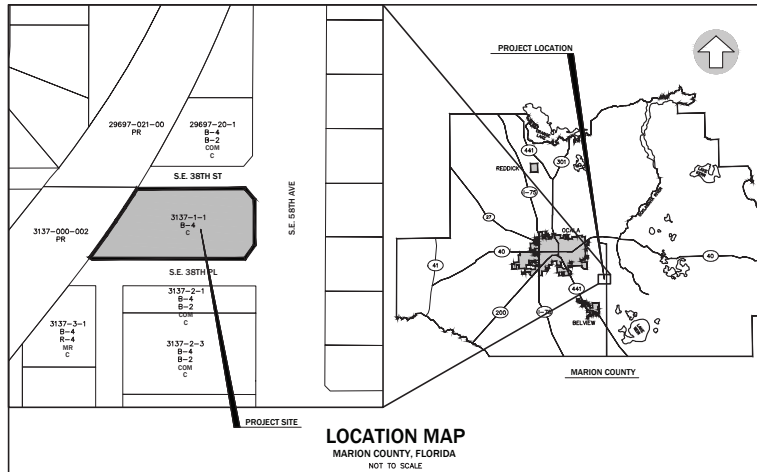
Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

# WATSON REALTY PARKING MAJOR SITE PLAN MARION COUNTY, FLORIDA



EB 238  
700 S.W. 2nd Ave, South Tower, Suite 200  
GAINESVILLE, FLORIDA 32601  
TEL: (352) 373-3541  
www.ecd.com mcd@ecd.com

DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	WATSON REALTY PARKING MAJOR SITE PLAN
2. TITLE UNDER WHICH IT WILL BE RECORDED:	WATSON PROPERTIES 3 LLC
3. PROJECT DESCRIPTION:	THE CONSTRUCTION OF A PARKING LOT WITH ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS FOR THE EXISTING WATSON REALTY BUILDING
4. PROJECT ADDRESS:	3800 SE 58TH AVE, Ocala FL 34480
5. TAX PARCEL NUMBER:	3137-001-001
6. SECTION/TOWNSHIP/RANGE:	SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST
7. ZONING:	B-4 (REGIONAL BUSINESS)
8. FUTURE LAND USE DESIGNATION:	COMMERCIAL
9. TOTAL SITE AREA:	0.75 ACRES
10. OFFSIDE DRAINAGE AREA:	0.32 ACRES (BYPASSED)
11. BUILDING SETBACKS:	FRONT: 40', SIDES: 10', REAR: 25'
12. FLOOR AREA RATIO:	MAXIMUM FAR: 1.0 / PROPOSED FAR: EXISTING BUILDING 3,107 S.F. / 52,670-0.69
13. NO NEW BUILDING CONSTRUCTION IS PROPOSED AS PART OF THIS DEVELOPMENT PLAN	
14. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT APPROVAL BY THE COUNTY ENGINEER	
15. THIS SITE IS WITHIN THE SPRINGS PROTECTION OVERLAY ZONE	
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPABILITIES. 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	



CONTACT INFORMATION	
1. PROPERTY OWNERS:	Watson Properties 3 LLC 7821 Deer Creek Club Rd Ste 200, Jacksonville FL 32256 (904) 629-2429 Contact: Gary Landshoet
3. CONSULTANT ENGINEER:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
5. PLANNER:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SNEGER, AICP, LEED AP
6. SURVEYOR:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: BOB GRAVER, PSM

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	2.5 PARKING SPACE(S) PER 1,000 S.F.	2.5 SPACES PER 1,000 S.F. + 8 SPACES	26 INCLUDING 2 HANDICAP SPACES

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA	33,195 S.F.	0.76 AC.	100.00%
2.	EXISTING IMPERVIOUS:	8,931 S.F.	0.21 AC.	26.90%
3.	PROPOSED IMPERVIOUS:	6,638 S.F.	0.15 AC.	20.00%
4.	REMOVED IMPERVIOUS AREA:	1,000 S.F.	0.02 AC.	3.01%
5.	TOTAL IMPERVIOUS AREA:	14,569 S.F.	0.33 AC.	43.89%
6.	OPEN AREA (INCLUDING BASIN):	18,626 S.F.	0.43 AC.	56.11%

**LEGEND:**  
ZONING:  
B-4 - REGIONAL BUSINESS  
R-4 - MIXED RESIDENTIAL  
B-2 - COMMUNITY BUSINESS

**FUTURE LAND USE:**  
COM - COMMERCIAL  
MR - MEDIUM RESIDENTIAL  
PR - PRESERVATION

### STORMWATER MAINTENANCE ENTITY

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

WAIVERS			
#	SECTION AND TITLE OF CODE	CONDITIONS	DATE OF APPROVAL
1.	BUFFERS - SEC. 6.6.6.(3)	-	-
2.	BUFFERS - SEC. 6.6.6.(3)	-	-
3.	BUFFERS - SEC. 6.6.6.(3)	-	-

### LEGAL DESCRIPTION

LOTS 1 THROUGH 16, BLOCK A, SILVER SPRINGS MANOR, FORMERLY FLINT PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK G, PAGE 33, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION WITHIN FLORIDA BARGE CANAL RIGHT OF WAY AND EXCEPT ANY PORTION OF ROAD RIGHT OF WAY INCLUDING BUT NOT LIMITED TO LANDS RECORDED IN OFFICIAL RECORDS BOOK 3362, PAGE 404.

### LICENSED DESIGN PROFESSIONAL CERTIFICATION

1. **ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED.

CLAUDIA S. VEGA, P.E.

### OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNED SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

FEVIL PATEL

No.	Date	Comment

ALL FORMS MUST BE COMPLETED AND SIGNED BY CLAUDIA S. VEGA, P.E. ON THE DATE ASSOCIATED TO THE SEAL.  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

03/23/2026  
Claudia S. Vega, P.E. - 31532  
Engineer Certificate No.

Project No: 25-136

Project phase: COUNTY SUBMITTAL

Project title:

WATSON REALTY PARKING  
MAJOR SITE PLAN  
MARION COUNTY,  
FLORIDA

Sheet title:  
COVER SHEET

Drawn: MAB

Checked: TAR

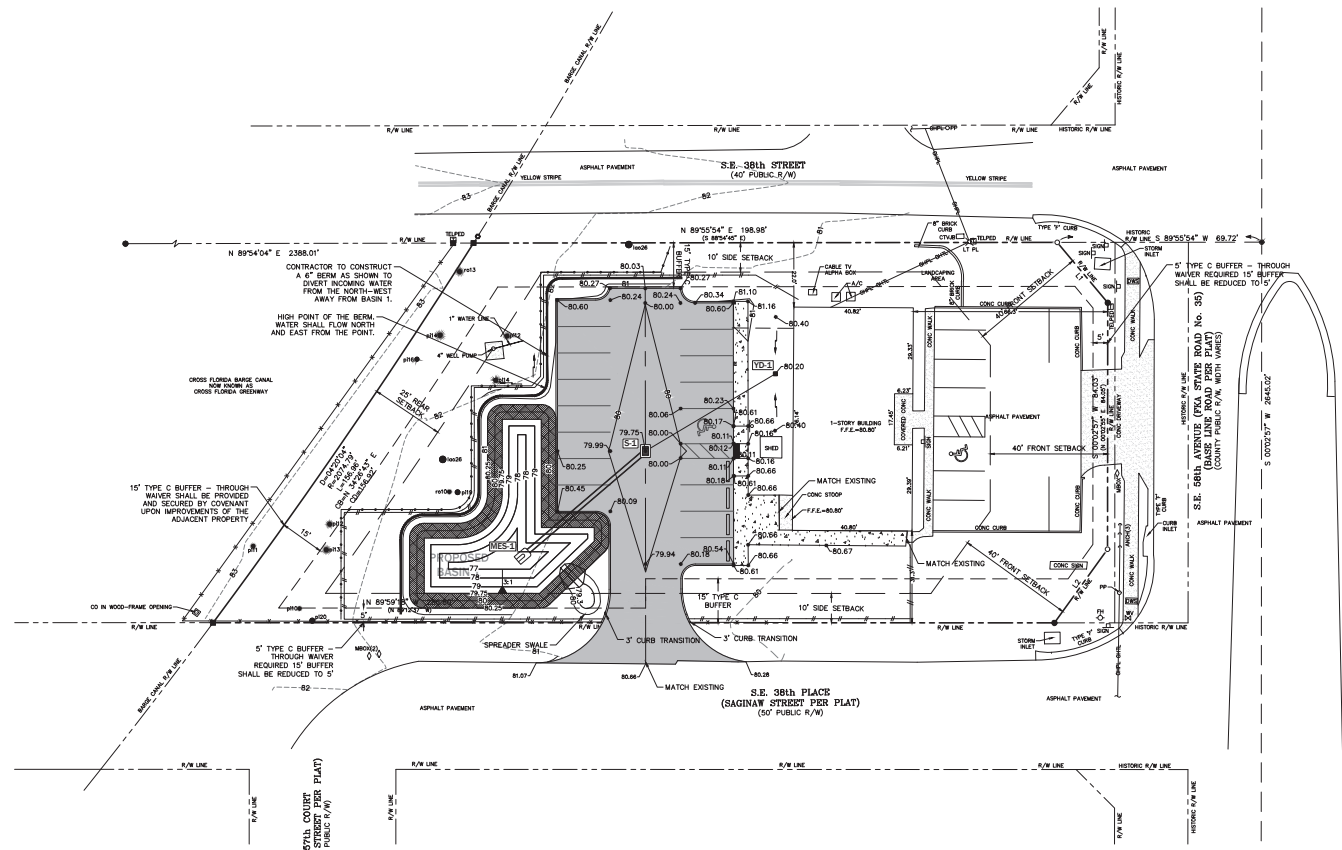
Date: 03/23/26

DRAWING INDEX	
Sheet Number	Sheet Title
C100	COVER SHEET
C110	LEGEND, SYMBOLS AND NOTES
C120	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	PAVING, GRADING AND DRAINAGE PLAN
C310	BASIN DETAIL
C320	PAVING, GRADING DETAILS AND NOTES
C330	STORMWATER POLLUTION PREVENTION PLAN

Sheet No:  
C100

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FOOT INDEX
MES-1	15" INV.=76.00	430-021

STORMWATER STRUCTURE SCHEDULE			
STRUCTURE	STRUCTURE DATA	FOOT INDEX	FOOT INDEX
S-1 TYPE-C INLET	TOP EL.=79.75 SW 15" INV.=76.50 NE 12" INV.=76.75	425-052	
YD-1 YARD DRAIN	TOP EL.=80.20 SW 12" INV.=77.20	N/A	



ES 2389  
7205 W. 2nd Ave. South Tower, Suite 300  
GAINESVILLE, FLORIDA 32609  
TEL: 352-375-3641  
www.ecd.com



**NORTH**  
SCALE: 1" = 20'  
0 10 20 30 40  
GRAPHIC SCALE

No.	Date	Comment

THIS DRAWING AND ANY INSTRUMENTS HERETO SHOWN AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE INDICATED TO THE SEAL. SIGNATURE MUST BE WITNESSED ON ANY ELECTRONIC COPIES.

Professional Engineer Record:



03/23/2026  
Claudia S. Vega, P.E. 51532  
Engineer Certificate No.

Project No: 25-136  
Project phase: COUNTY SUBMITTAL  
Project title:

WATSON REALTY PARKING  
MAJOR SITE PLAN  
MARION COUNTY,  
FLORIDA

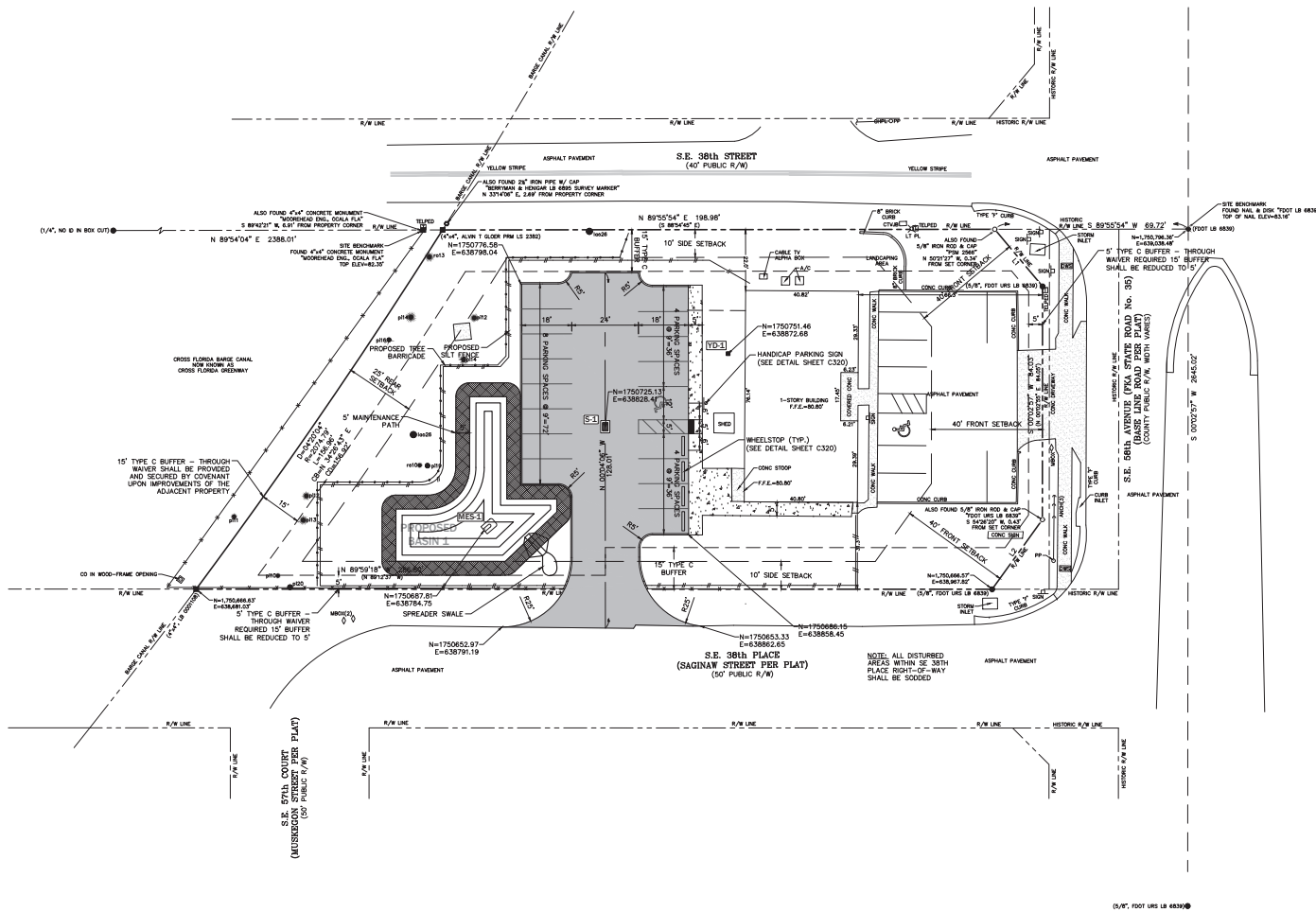
Sheet Title:  
PAVING, GRADING AND  
DRAINAGE PLAN

Designed: CSV Sheet No:  
Drawn: MAB  
Checked: TAR  
Date: 03/23/26

C300

**LEGEND**

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- PROPOSED FIRE HYDRANT
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

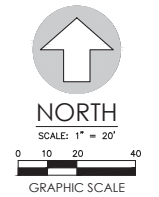


**GENERAL NOTES**

1. ALL PARKING LOT DIMENSIONS AND RADI SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH G.E.U. ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

**LEGEND**

	SILT FENCE
	TREE BARRICADE
	LIMITS OF ASPHALT PAVEMENT
	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
	• p120 EXISTING TREE TO REMAIN



No.	Date	Comment

Professional Engineer of Record:  
Digitally signed by Claudia S. Vega, P.E.  
Contact Info: cvega@eca.com  
Date: 2026.03.23 12:53:39-0400  
03/23/2026  
Claudia S. Vega, P.E. - 51332  
Engineer Certificate No.

Project No: 25-136  
Project Name: COUNTY SUBMITTAL  
Project Title: WATSON REALTY PARKING MAJOR SITE PLAN MARION COUNTY, FLORIDA

Sheet Title: DIMENSION PLAN

Designed: CSV  
Drawn: MAB  
Checked: TAR  
Date: 03/23/26

Sheet No.: C200



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22577

**Agenda Date:** 4/6/2026

**Agenda No.:** 6.12.

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**SUBJECT:**

**Connect Church - Waiver to Major Site Plan**

**Parcel #: 4715-224-006 #WaiverSTA-000371-2026**

**Wood Engineering, LLC**

**LDC 6.11.5(C) - Minimum Commercial Driveway Spacing**

CODE states 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 (35 MPH or less - 245 feet).

**APPLICANT** request - SE 96th Avenue Road is a local roadway where existing driveways appear not to adhere to any spacing criteria. The proposed driveway spacing of 132 feet is greater than much of the driveway spacing on this roadway and the other adjacent roadways. Additionally, the section of roadway to which the development will access effectively only serves about 20 homes and does not provide any cut-through benefit. Thus, there is a marginal level of traffic. As such, the proposed driveway spacing is greater than most driveway spacing on this roadway, and the adjacent roadways, and will not result in any adverse impacts (operationally or safety) to SE 96th Avenue Road. The request is a reduction in the minimum commercial driveway spacing from 245 feet to 132 feet on a road with a speed limit of 35 MPH or less.



## SUBMITTAL SUMMARY REPORT Waiver STA-000371-2026

<b>PLAN NAME:</b> Connect Church Driveway Spacing	<b>LOCATION:</b> 16065 SE 96TH AVENUE RD SUMMERFIELD,
<b>APPLICATION DATE:</b> 02/13/2026	<b>PARCEL:</b> 4715-224-006
<b>DESCRIPTION:</b> This waiver request is in regard to the minimum commercial driveway spacing on a road with a speed limit of 35 MPH or less. This request is in anticipation of the parcel being developed into a new church building with associated parking spaces and on-site retention. A preapplication meeting was held on January 29th, 2026 to discuss the proposed project. One of the DRC comments was in regard to the minimum driveway spacing required per a commercial development, and the project owners would like to request a waiver on that requirement.	

CONTACTS	NAME	COMPANY
Applicant	Stephen Wood	Wood Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	02/19/2026	03/02/2026	03/30/2026	Approved

### SUBMITTAL DETAILS

#### OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/02/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	03/02/2026	02/19/2026	Approved
<i>Comments</i>	NA			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/02/2026	03/05/2026	Approved
<i>Comments</i>	Defer to OCE - Traffic			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/02/2026	02/20/2026	Informational
<i>Comments</i>	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/02/2026	02/26/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		03/02/2026	02/26/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/24/2026	02/19/2026	Informational
<i>Comments</i>	No Stormwater objections			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/02/2026	02/24/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/02/2026	03/26/2026	Informational
<i>Comments</i>	The driveway spacing deviation was denied as the northern driveway does not meet FDOT sight distance requirements due to the curve. The applicant may bring this for consideration before the Development Review Committee.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/02/2026	02/26/2026	Approved
<i>Comments</i>	Marion County Utilities (MCU) has no comments on this waiver. Parcel 4715-224-006 is within the MCU service area, and will be required to connect to water and sewer.  Located within the State B-Map area, outside of the Urban Growth Boundary.			



**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: 02/11/2026 Parcel Number(s): 4715-224-006 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Connect Church Commercial  Residential   
Subdivision Name (if applicable): Orange Blossom Hills  
Unit 15 Block 224 Lot 6,7,8,9,10 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): Frank Webster  
Signature: Frank Webster  
Mailing Address: 17853 SE 105th Ct City: Summerfield  
State: FL Zip Code: 34491 Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): Wood Engineering, LLC Contact Name: Stephen Wood  
Mailing Address: 102 Whitecaps Circle City: Maitland  
State: FL Zip Code: 32751 Phone # 407-694-5205  
Email address: swood@woodengllc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Section 6.11.5(C) - Minimum Commercial Driveway Spacing  
Reason/Justification for Request (be specific): SE 96th Avenue Road is a local roadway where existing driveways appear not to adhere to any spacing criteria. The proposed driveway spacing of 132 feet is greater than much of the driveway spacing on this roadway and the other adjacent roadways. Additionally, the section of roadway to which the development will access effectively only serves about 20 homes and does not provide any cut-through benefit. Cont'd

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



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Board of County Commissioners**

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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) Section 6.11.5(C) Minimum Commercial Driveway Spacing  
Reason/Justification for Request (be specific): Cont'd...Thus, there is a marginal level of traffic. As such, the proposed driveway spacing is greater than most driveway spacing on this roadway, and the adjacent roadways, and will not result in any adverse impacts (operationally or safety) to SE 96th Avenue Road. The request is a reduction in the minimum commercial driveway spacing from 245 feet to 132 feet on a road with a speed limit of 35 MPH or less.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
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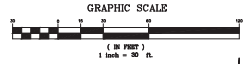
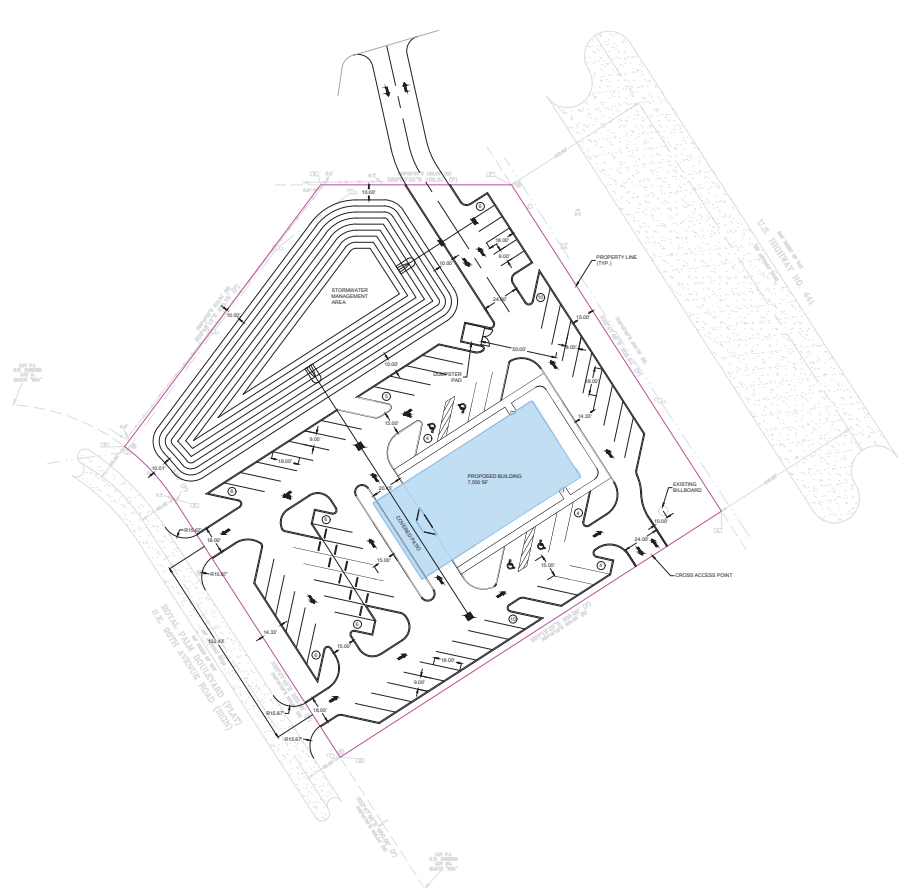
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Reason/Justification for Request (be specific): \_\_\_\_\_  
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Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**SITE DATA**  
 PARCEL ID:  
 • 4715-224-008  
 ZONING:  
 • S2 (COMMUNITY BUSINESS)  
 FUTURE LAND USE:  
 • COM  
 OVERALL SITE ACRESAGE:  
 • 2.00 AC.  
 FAR:  
 • 0.09

PROPOSED IMPERVIOUS AREA		
DESCRIPTION	SF	AC
BUILDING	7,000	0.17
DRIVEWAY/PARKING/SIDEWALK	38,500	0.88
BOTTOM OF POND	2,789	0.06
<b>TOTAL</b>	<b>48,289</b>	<b>1.11</b>

PROPOSED SITE AREAS			
DESCRIPTION	SF	AC	%
TOTAL SITE AREA	87,226	2.00	100%
PROPOSED IMPERVIOUS SURFACE	48,289	1.11	56%
PROPOSED PERVIOUS SURFACE	38,937	0.87	44%

**PARKING SPACE REQUIREMENTS:**  
 CHURCHPLACE OF WORSHIP: 1 SPACE PER 3 SEATS  
 REQUIRED SPACES: 177 SEATS / 3 SEATS = 59 SPACES  
 PROVIDED SPACES: 69 SPACES  
 ADA SPACES REQUIRED: 3 SPACES  
 ADA SPACES PROVIDED: 4 SPACES (INCLUDED IN THE 69 SPACES)

STEPHEN WOOD, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72919  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN WOOD ON THE DATE INDICATED HERE XXXX/XX/XX  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONCEPTUAL PLAN FOR CONNECT CHURCH MARION COUNTY, FLORIDA	
PREPARED BY: DATE:	CHECKED BY: DATE:
DESIGNED BY: DATE:	APPROVED BY: DATE:
DRAWN BY: DATE:	PROJECT NO.:
SCALE:	SHEET NO.:
PROJECT NO.:	DATE:
SCALE:	SHEET NO.:
PROJECT NO.:	DATE:



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2026-22565

**Agenda Date:** 4/6/2026

**Agenda No.:** 8.1.

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**SUBJECT:**

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

**Parcel #21087-001-02 #WaiverPIR-000251-2026**

**Tillman and Associates Engineering, LLC**

This item was heard at the 3/23/26 meeting. The Committee motioned to table the item for two weeks.

The applicant is requesting this item be heard at the 4/13/26 DRC meeting instead of 4/6/26.