



**SUBMITTAL SUMMARY REPORT
32542**

| | | | |
|--------------------------|---|------------------|--------------|
| PLAN NAME: | SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING | LOCATION: | |
| APPLICATION DATE: | 02/27/2025 | PARCEL: | 37491-003-10 |
| DESCRIPTION: | | | |

| CONTACTS | NAME | COMPANY |
|--------------------|-------------|---------|
| Applicant | Karen Klima | |
| Engineer of Record | Karen Klima | |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|--------------------------|------------|------------|------------|--------------------|
| OCE: Plan Review (DR) v. | 08/12/2025 | 08/19/2025 | 11/13/2025 | Requires Re-submit |
| OCE: Plan Review (DR) v. | 11/14/2025 | 11/21/2025 | 01/15/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v. | 02/04/2026 | 02/11/2026 | 02/10/2026 | Approved |

SUBMITTAL DETAILS

| OCE: Plan Review (DR) v.1 | | | | |
|---|---|------------|------------|----------|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| 911 Management (DR) (911 Management) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments | | | |
| Environmental Health (Plans) (Environmental Health) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water INFO Operating Permit Required If biomedical waste will be generated a BMW permit will be required through the Department of Health in Marion County N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Water/Central Sewer | | | |
| Fire Marshal (Plans) (Fire) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments | | | |

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| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|--|------------|------------|----------|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | <p>Zoning: Approved</p> <p>YES 2.12.4.C - Owner and applicant name</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown</p> <p>YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking</p> <p>YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements</p> <p>YES 2.12.24 - Landscape requirements/6.8.6 - Buffering</p> <p>YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan</p> <p>INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to utilities</p> <p>YES 2.12.9 - Show adjacent streets serving development</p> <p>YES 2.12.32 - Show 100yr flood zone</p> <p>YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Provide per 2.12.32 of the LDC a Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) (including habitat assessment as necessary per LDC 6.6.4)</p> <p>YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route</p> <p>YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.</p> <p>YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks</p> <p>YES 2.12.27 - Show location of outside storage areas</p> <p>YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain. This parcel is within the Primary Springs Protection Zone.</p> <p>YES Additional Zoning comments</p> <p>Land Use: Approved</p> <p>YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?</p> <p>YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please identify any Developer's Agreements.</p> <p>N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?</p> <p>N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?</p> <p>YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?</p> <p>YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?</p> <p>YES 3.3.2.C - Complies with Approved ECSD PUD?</p> <p>N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?</p> <p>N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?</p> <p>N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]</p> <p>YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]</p> <p>N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?</p> <p>YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?</p> <p>N/A 4.1.4.J - [Greenway Setback Provided?]</p> <p>YES 2.12.16/6.5 - [EALS or EALS-ER provided?] 8/19/25: Assessment sent to FWC 8/19/2025</p> <p>A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.</p> <p>N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.</p> <p>YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]</p> <p>YES 6.12.2.A - [Local Road right-of-Way Provided?]</p> <p>YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]</p> <p>YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?</p> <p>YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]</p> <p>YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?</p> <p>YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]</p> <p>YES 6.11.5 -[Driveways to Intersections Separated/Coordinated?]</p> <p>YES 6.11.4.E - [Sight Triangle Provided?] Vehicle turning pan has been submitted in place of site triangle illustration.</p> <p>YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]</p> <p>YES 6.12.12 - [Sidewalks Internal/External Provided?]</p> <p>YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? A traffic analysis is required for the proposed use.</p> <p>YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?</p> <p>YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?</p> <p>YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]</p> <p>YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]</p> <p>N/A Additional Planning Items:</p> | | | |

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|--|--|------------|------------|--------------------|
| Landscape (Plans) (Parks and Recreation) | | 08/19/2025 | 11/11/2025 | Requires Re-submit |
| Comments | N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection NO 6.7.4 - Shade tree requirements To meet the year round screening intent of the Land Development Code, the majority of the understory trees in the buffer should be evergreen type. N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) YES 6.8.3 - Landscape design standards YES 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations - 20% of site to be landscaped N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers 1. NE buffer does not comply with Type C requirements - Ornamentals and groundcover are missing YES 6.8.7 - Parking areas and vehicular use areas For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. YES 6.8.8 - Building landscaping YES 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities INFO 6.8.10 - General planting requirements (specifications) All non biodegradeable material, including burlap, to be removed from trees at planting YES 6.8.11 - Landscape installation YES 6.8.12 - Landscape completion inspection requirements Provide note from this section of code YES 6.9.2 - Irrigation plan requirements (details, legend, notes) YES 6.9.3 - Irrigation design standards YES 6.9.5 - Irrigation system installation YES 6.9.6 - Completion inspection requirements Provide note from this section of code YES 6.19.3 - Outdoor lighting plan requirements What is mounting height of lights on poles? YES 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A Additional Landscape comments | | | |

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|--|-------------|------------|------------|--------------------|
| OCE Design (Plans) (Office of the County Engineer) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | | | | |
| YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/14/25-fee due with resubmittal 3/11/25-fee due with resubmittal | | | | |
| N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department | | | | |
| N/A Traffic study / methodolgy fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. | | | | |
| N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC | | | | |
| N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC | | | | |
| N/A 2.1.3 - Order of plan approval | | | | |
| YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 8/14/25-Corrected | | | | |
| YES 2.12.4.A - Type of application on front page 8/14/25-Corrected | | | | |
| YES 2.12.4.B - Project name centered at top of front page | | | | |
| YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet | | | | |
| YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/14/25-Corrected | | | | |
| 3/11/25-Owner's certification: | | | | |
| I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan | | | | |
| YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet | | | | |
| YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet | | | | |
| YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval | | | | |
| YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 8/14/25-Corrected | | | | |
| 3/11/25-Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. | | | | |
| YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township | | | | |
| YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp | | | | |
| YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering | | | | |
| INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 3/11/25-add waivers if requested in future | | | | |
| YES 2.12.4.L(1) - Parcel number | | | | |
| YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer | | | | |
| YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application | | | | |
| YES 6.2.1.B - Plans shall be legible and meet typical industry standards | | | | |
| YES 6.2.1.C - Standardized sheet size shall be 24" x 36" | | | | |
| YES 6.2.1.F - North arrow and graphic drawing and written scale | | | | |
| N/A Legal Documents | | | | |
| INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements. | | | | |
| OCE Property Management (Plans) (Office of the County Engineer) | | 08/19/2025 | 11/11/2025 | Requires Re-submit |

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Comments

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR

IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

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

Sec.6.3.1.D(f) –

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

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR

IF APPLICABLE:

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

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

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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."

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NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR

IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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OCE Stormwater (Permits & Plans) (Office of
the County Engineer)

08/19/2025

11/11/2025

Approved

SUBMITTAL SUMMARY REPORT (32542)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|---|------------|------------|----------|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | | 08/19/2025 | 11/11/2025 | Approved |
| Comments | <p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site.</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>N/A 6.13.2.C - Geotechnical Investigation Report DRA #2 approved under 31659</p> <p>N/A 6.13.7 - Geotechnical Criteria DRA #2 approved under 31659</p> <p>N/A 6.13.2.A(1)(2) - Contributing Basins/Tc DRA #2 approved under 31659</p> <p>N/A 6.13.2.B(1)(2) - Runoff Analysis/ Tc Calculations DRA #2 approved under 31659</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters DRA #2 approved under 31659</p> <p>N/A 6.13.3 - Type of Stormwater Facility Criteria DRA #2 approved under 31659</p> <p>YES 6.13.4 - Stormwater Quantity Criteria DRA #2 approved under 31659</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis DRA #2 approved under 31659</p> <p>N/A 6.13.4.C - Discharge Conditions DRA #2 approved under 31659</p> <p>N/A 6.13.2.B(6) - Freeboard DRA #2 approved under 31659</p> <p>N/A 6.13.4.D - Recovery Analysis DRA #2 approved under 31659</p> <p>N/A 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>N/A 6.13.6 - Stormwater Quality Criteria DRA #2 approved under 31659</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>N/A 6.13.6.C - Best Management Practices DRA #2 approved under 31659</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>N/A 6.10 - Karst Topography and High Recharge Areas DRA #2 approved under 31659</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.</p> | | | |

SUBMITTAL SUMMARY REPORT (32542)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|-------------|------------|------------|--------------------|
| OCE Survey (Plans) (Office of the County Engineer) | | 08/19/2025 | 11/11/2025 | Requires Re-submit |
| Comments | | | | |
| <p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>NO 2.12.4.F.(2) - Surveyor and Mapper certification Sec. 2.12.4. - Front page of the plan.</p> <p>Front page of the plan shall minimally include:</p> <p>A.Type of application;B.Project name centered at top of page;C.Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);D.Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan (this signature is not required until the final submittal);E.Name, address, and phone number of the licensed professional;F.Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows:(1)Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code (LDC), except as waived;(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;</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide Sheet C100 Site Plan overlayed on to aerial of parcel.</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p> | | | | |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | | 08/19/2025 | 11/11/2025 | Requires Re-submit |
| Comments | | | | |
| <p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>N/A 2.12.20 - Phases of development</p> <p>N/A 2.12.30 - Route Plan</p> <p>N/A 2.12.38 - Maintenance of improvements</p> <p>YES 6.2.1.E - Drawing legend</p> <p>YES 6.11.3 - Traffic Impact Analysis 3/19/25 - Traffic statement required.</p> <p>NO 6.11.4.B - Cross access 8/14/25 - Cross-access as drawn on plan Sheet C100 leaves a gap to the property boundary due to the curve. The easement needs to square to the property boundary in a manner consistent with the pavement construction to enable connectivity by adjoining lot.</p> <p>3/19/25 - Cross access easement from driveway entrance (if approved) to Lot 10 property boundary required - specify easement on plans. Provide the executed cross access easement to the Right-of-way Office for recording just prior to final plan approval. The template for the required easement can be obtained by contacting the Office of the County Engineer Right-of-Way Office.</p> <p>N/A 6.11.4.E - Sight triangle</p> <p>INFO 6.11.5 - Driveway access 3/19/25 - Driveway entitlement does not exist when cross-access is available. Proposed driveway location appears optimal - driveway deviation (to authorize without entitlement) is under review by the Office of the County Engineer.</p> <p>N/A 6.11.6 - Construction route</p> <p>N/A 6.11.9.A - Traffic signals</p> <p>YES 6.11.9.B - Traffic signs 3/19/25 - Stop sign required. Specify type and design of sign located near stop bar at driveway exit on sheet C100.</p> <p>YES 6.11.9.C - Pavement marking 3/19/25 - Stop bar required. Specify pavement marking design details for stop bar and crosswalk on sheet C100. Crosswalk design shown is inconsistent with others within the development.</p> <p>N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent</p> <p>N/A 6.12.2 - Right-of-way</p> <p>N/A 6.12.11 - Turn lanes</p> <p>YES 6.12.12 - Sidewalks</p> <p>N/A 6.12.13 - Utility position in right-of-way</p> <p>N/A Additional Traffic comments</p> | | | | |
| Utilities (OCE Plans) (Utilities) | | 08/19/2025 | 11/11/2025 | Approved |

SUBMITTAL SUMMARY REPORT (32542)

Comments

YES Marion County Utilities Contact Information 8/18/25 Added to C000. 3.18.25, Cover sheet: (Contact information) Add Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000.

YES Parcel numbers identified in project match proposed site plan layout 37491-003-10. This project is only utilizing a partial section of this project.

YES 6.14.2.A(1) - Public water service area/provider Marion County Utility Service Area

YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utility Service Area

N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

YES 6.14.2.A - Water Connection Requirements 8/18/25 Note added. 3.18.25, C500: Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance.

YES 6.14.2.A - Sewer Connection Requirements 8/18/25 Note added. 3.18.25, C500: Add "Traffic Rated" to the clean out(s) that are shown in pavement. (2) Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance. (3) Show sewer lateral for connection.

N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet

N/A 6.14.2.C - Industrial Pretreatment 8/18/25 Confirmed there is no need for pre-treatment 3.18.25 - EOR to confirm use the lack of need for Pre-Treatment: Most medical facilities are required to implement wastewater pre-treatment to prevent harmful contaminants, such as pharmaceuticals, chemicals, and biological waste, from entering the public sewer system. Pre-treatment helps protect municipal wastewater treatment plants, ensures compliance with environmental regulations, and reduces the risk of pollution that could impact public health and water quality.

N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan

YES 6.14.3.B - Springs Protection Zone Located within the Statewide BMAP. Not located within the Springs Protection Zones within Marion County.

YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Irrigating by well, as shown on irrigation plans.

YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections

N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections

N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules

N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a 2" water service, which does not display in current GIS.

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a gravity sewer lateral, which does not display in current GIS.

N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements

YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 8/18 - Removed 3.18.25 - Remove UT203 detail. Not needed.

N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer

N/A 6.14.5.D - Hydraulic Analysis

N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU

YES 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.

YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement

N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:

N/A 6.14.9.B - Bill of Sale

N/A 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

YES 6.15.3 - Fire Protection/Fire Flow Capacity 8/18/25 Removed 3.18.25, C500 - Remove hydrant on the 2" service line, due to insufficient flow. The Engineer of Record (EOR) has confirmed that the surrounding hydrants comply with the Marion County Fire Prevention Code regarding required coverage and spacing.

Defer to Marion County Fire Rescue. Marion County Utilities will provide water.

N/A 6.15.4 - Water Main Piping Installation

YES 6.15.5 - Water Service and Connection

N/A 6.15.6.A - Potable Water Metering - individual/banked, size

N/A 6.15.6.B - Irrigation Water Metering - size Well is being used for irrigation.

N/A 6.15.6.C - Sewer service only (water meter required/shown)

N/A 6.15.6.D - Meter Location

YES 6.15.6.E - Meter Easements Utility easement is called out on plans.

YES 6.15.6.F - Meter Boxes

YES 6.15.6.G & H - Meter Sizing

YES 6.15.7 - Cross Connection Control and Backflow Prevention 8/18/25 Corrected 3.18.25, C500: Confirm Backflows are in easement, not private property.

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

SUBMITTAL SUMMARY REPORT (32542)

N/A 6.15.10 - Water Treatment Plants (WTP)
 N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
 N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
 N/A 6.16.5.A & B - Private Wastewater Pump Stations
 N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
 N/A 6.17 - Water Reclamation/Reuse Facilities
 YES Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 8/18/25 \$135.00 fee for this review, Version 2.

3.18.25 Utilities Plan Review Fee: \$130.00 Fee can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32542

YES Additional Utilities comments 8/18/25 Confirmed 3.18.25 C500 - Contractor will need to use UT107 to connect water with a Tee.
 YES Additional Utilities comments 3.18.25 - Projects entrance is on another parcel, per Marion County Traffic Division. Both parcels have same owner, allowing for the connection.
 YES Additional Utilities comments 3.18.25 - Staff met with EOR, addressing all Version1 comments.
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|------------|------------|--------------------|
| 911 Management (DR) (911 Management) | | 11/21/2025 | 11/21/2025 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 11/21/2025 | 12/23/2025 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 11/21/2025 | 12/02/2025 | Approved |
| Comments | previously approved | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Erik Kramer | 11/21/2025 | 11/24/2025 | Requires Re-submit |
| Comments | Please contact Erik Kramer at 352-438-2604 or erik.kramer@marionfl.org for questions/concerns about Growth Services' review. | | | |
| Corrections | 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]." | | | |
| Corrections | 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) | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 11/21/2025 | 01/15/2026 | Approved |
| OCE Design (Plans) (Office of the County Engineer) | Jack Dingman | 11/21/2025 | 01/15/2026 | Approved |
| Corrections | 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. | | | |
| Corrections | 2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.) | | | |
| Corrections | 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 | | | |
| Corrections | Additional Design Comments (Resolved) - Additional Comments: | | | |
| Corrections | 2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application | | | |
| Corrections | 2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet | | | |
| Corrections | Legal Documents (Resolved) - Legal Documents | | | |
| Corrections | 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. | | | |
| Corrections | 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 | | | |
| Corrections | 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 (32542)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|---|------------|------------|--------------------|
| OCE Design (Plans) (Office of the County Engineer) | Jack Dingman | 11/21/2025 | 01/15/2026 | Approved |
| Corrections | 2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application | | | |
| Corrections | 2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place | | | |
| OCE Property Management (Plans) (Office of the County Engineer) | Elizabeth Woods | 11/21/2025 | 11/25/2025 | Informational |
| Comments | <p>Sunbiz and Project Map Checked 11.25.25 EMW</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <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) | Alexander Turnipseed | 11/21/2025 | 11/21/2025 | Requires Re-submit |
| Corrections | 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. | | | |
| Corrections | 6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin. | | | |
| Corrections | 6.13.2.A(7) - Existing/Proposed Stormwater Swales (Not Resolved) - 6.13.2.A(7) - Existing/Proposed Stormwater Swales: All existing and proposed swales located and identified including labels and design parameters such as, side slope steepness, widths, dimensions, ditch block locations and details, stabilization, and material used to stabilize. Swale cross-sections shall be provided. | | | |
| Corrections | 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. | | | |
| Corrections | 2.12.20-Stormwater Infrastructure Supports Phasing (Not Resolved) - 2.12.20-Stormwater Infrastructure Supports Phasing: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion. | | | |
| Corrections | Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired. | | | |
| Corrections | Additional Stormwater comments (Not Resolved) - (1) 2.12.38 ☐ Stormwater Maintenance Entity: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers. | | | |
| (2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. | | | | |

SUBMITTAL SUMMARY REPORT (32542)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|-----------------|------------|------------|----------|
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 11/21/2025 | 11/18/2025 | Approved |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 11/21/2025 | 11/21/2025 | Approved |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 11/21/2025 | 12/04/2025 | Approved |
| <i>Comments</i> Previously cleared by Marion County Utilities (MCU) Staff. No proposed Utility changes. Project will be served by Marion County Utilities water and sewer. | | | | |

eREVIEW SESSION FILES:

- Combined Plans_v2.pdf
- Existing DRA Calcs.pdf
- Response to Comments.pdf
- Site Plan on Aerial.pdf
- SJRWMD Permit 107804-17.pdf
- Sketch & Description.pdf
- Waiver Status Letter AR 32542.pdf

| REVIEWER | MARKUP | DATE/TIME | FILE NAME | PG # |
|-------------|---|-----------------|-------------------------|------|
| Susan Heyen | Island shall be planted. not sodded. What agency is referred to? | 11/17/2025 6:25 | PMCombined Plans_v2.pdf | 13 |
| Susan Heyen | Irrigation plan shall be signed and sealed | 11/17/2025 6:30 | PMCombined Plans_v2.pdf | 15 |
| Susan Heyen | Landscape Plan shall be signed and sealed | 11/17/2025 6:31 | PMCombined Plans_v2.pdf | 13 |
| Susan Heyen | 1. Provide pole and mounting hts.2. Photometric plan shall be signed and sealed | 11/17/2025 6:32 | PMCombined Plans_v2.pdf | 22 |
| Erik Kramer | "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]."Add the above statement to the cover page - EK (GS) | 11/19/2025 7:42 | PMCombined Plans_v2.pdf | 1 |

OCE: Plan Review (DR) v.3

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|---|------------|------------|----------|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Erik Kramer | 02/11/2026 | 02/06/2026 | Approved |
| <i>Corrections</i> | 2.12.24 - Landscape requirements/6.8.6 - Buffering (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> | 2.12.5/1.8.2.F - Concurrency Deferral Statement (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]." | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 02/11/2026 | 02/09/2026 | Approved |
| <i>Corrections</i> | Final signed and sealed hard copy signature page (Resolved) - After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired. | | | |
| <i>Corrections</i> | Additional Stormwater comments (Resolved) - (1) 2.12.38 <input type="checkbox"/> Stormwater Maintenance Entity: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers. | | | |
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SUBMITTAL SUMMARY REPORT (32542)

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| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 02/11/2026 | 02/09/2026 | Approved |
| Corrections | 6.13.2.A(8) - Finish Floor Elevation Criteria (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. | | | |

REVIEW SESSION FILES: Combined Plans_v2.pdf

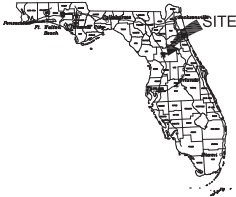
| REVIEWER | MARKUP | DATE/TIME | FILE NAME | PG # |
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SILVER SPRINGS SHORES MEDICAL
OFFICE BUILDING
MARION COUNTY, FLORIDA
MAJOR SITE PLAN

NOVEMBER 2025

SHEET INDEX

| | |
|--------|-----------------------------------|
| C000 | COVER SHEET |
| 1 of 1 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| C100 | SITE PLAN |
| C101 | VEHICLE TURNING PLAN |
| C200 | EROSION CONTROL & DEMOLITION PLAN |
| C300 | GEOMETRY, SIGNAGE & STRIPING PLAN |
| C400 | GRADING & DRAINAGE PLAN |
| C500 | UTILITY PLAN |
| C600 | SITE DETAILS |
| C700 | MARION COUNTY DETAILS |
| C701 | MARION COUNTY DETAILS |
| C800 | PDOT MOT DETAILS |
| L400 | LANDSCAPE PLAN |
| L410 | LANDSCAPE DETAILS & NOTES |
| L500 | IRRIGATION PLAN |
| L510 | IRRIGATION NOTES & DETAILS |
| L511 | IRRIGATION NOTES & DETAILS |
| A401 | NOTED EXTERIOR ELEVATIONS |
| A4102 | NOTED EXTERIOR ELEVATIONS |
| A412 | COLOR EXTERIOR VIEWS |
| A801 | DUMPSTER ENCLOSURE DETAILS |
| E201 | PHOTOMETRIC PLAN |
| E202 | SITE LIGHTING SPECIFICATIONS |



PROPERTY DESCRIPTION:

LOT 10B, MARICAMP MARKET CENTRE REPLAT PHASE 2 REPLAT LOTS 9 AND 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 10, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CHARACTER AND INTENDED USE:

CONSTRUCT AN 8,511 SF MEDICAL OFFICE WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONVEYANCE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JUNE 2025 AND BE COMPLETED IN JANUARY 2026.

EXISTING USE OF SUBJECT AND ADJACENT PROPERTIES:

SITE: VACANT / COMMERCIAL
NORTH: (BAMIA AVE PLACES), VACANT / COMMERCIAL
SOUTH: (SE MARICAMP RD), COMMERCIAL
EAST: COMMERCIAL
WEST: VACANT / COMMERCIAL

EXISTING ZONING OF SUBJECT AND ADJACENT PROPERTIES:

SITE: B-4 REGIONAL BUSINESS
NORTH: (BAMIA AVE PLACES), COMMERCIAL (DR)
SOUTH: (SE MARICAMP RD), B-2 COMMUNITY BUSINESS
EAST: B-4 REGIONAL BUSINESS
WEST: B-4 REGIONAL BUSINESS

THIS SITE IS IN THE PRIMARY SPRINGS PROTECTION ZONE

FUTURE LAND USE (FLU)

SITE: COMMERCIAL (DR)
NORTH: (BAMIA AVE PLACES), COMMERCIAL (DR)
SOUTH: (SE MARICAMP RD), COMMERCIAL (DR)
EAST: COMMERCIAL (DR)
WEST: COMMERCIAL (DR)

PROJECT AREA CALCULATIONS:

TOTAL SITE AREA (LOT 10B) PROJECT AREA: 56,316 SF (1.29 AC)

EXISTING AREAS:
IMPERVIOUS: 3,093 SF / 0.07 AC (5.9%)
PERVIOUS: 53,223 SF / 1.22 AC (94.1%)
TOTAL: 56,316 SF / 1.29 AC (100.0%)

PROPOSED AREAS:
IMPERVIOUS: 27,881 SF / 0.64 AC (48.7%)
PERVIOUS: 28,435 SF / 0.65 AC (50.3%)
TOTAL: 56,316 SF / 1.29 AC (100.0%)

OWNER'S CERTIFICATION:

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

OWNER NAME: _____

OWNER SIGNATURE: _____

MARION COUNTY NOTES:

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

LICENSED DESIGN PROFESSIONAL CERTIFICATION :

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

| NO. | REVISION | BY | DATE |
|-----|-----------------|--------|----------|
| 1 | COUNTY COMMENTS | EEG/DB | 07.16.25 |
| 2 | COUNTY COMMENTS | EEG/DB | 11.28.25 |
| 3 | | | |
| 4 | | | |

C 000

ADDRESS:
(ADDRESS NOT ASSIGNED)

PARCEL ID:
37491-003-10 (A PORTION OF)

CONTACT INFORMATION:

OWNER:
MARICAMP LAND, LLC
2000 S BURNHAMTHY MANAGER
2441 NE 3RD STREET, SUITE 201
OCALA, FL 34470
TEL: 352-239-4101
E-MAIL: J09N00LPSOCALA.COM

ARCHITECT:
SMA ARCHITECTURE & INTERIORS
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PKWY, SUITE 230
LAKE WORTH, FL 33746
TEL: 407-505-0330
E-MAIL: SCOTT@SMA-ARCH.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. P.S.M.
3115 REE FIVE ROAD
KISSIMEE, FL 34748
TEL: 407-554-4143
E-MAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

SITE LIGHTING ENGINEER:
CLEAR ENGINEERING, LLC
DARRIN ADAMS, P.E., LEED-AP
13601 CRYSTAL RIVER DRIVE
ORLANDO, FL 32835
TEL: 407-277-5431
E-MAIL: DARRIN@CLEAR-ENGR.COM

CIVIL ENGINEER:
KLMA WEEKS CIVIL ENGINEERING, INC.
SILVY G. WEEKS, P.E., LEED AP
385 TODOLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407-478-8750
E-MAIL: SWEEDS@KLMAWEEKS.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD W. BONNETT, AIA
400 S. ORLANDO AVE., STE. 201
MAITLAND, FL 32751
TEL: 407-622-1588
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

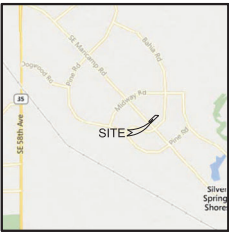
GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES, INC.
CHUCK CONNINGHAM, P.E.
8001 S. ORANGE AVENUE
ORLANDO, FL 32809
TEL: 407-853-3960
E-MAIL: CCONNINGHAM@ARDAMAN.COM

UTILITIES:
MARION COUNTY UTILITIES
CUSTOMER SERVICE
11800 US 441
BELLEVILLE, FL 34420
TEL: 352-307-6000



AERIAL MAP

SCALE: 1" = 150'



LOCATION MAP

SCALE: 1" = 2,000'

WAIVER APPROVAL:

A WAIVER FROM LDC 6.13.8.B(7) TO ALLOW THE USE OF STORM PIPES LESS THAN 18 INCH IN DIAMETER WAS APPROVED BY DRC AS AGENDA ITEM 6.7 ON 8/4/25 (FILE NO. 2025-20074).

"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 1.8.3.C as applicable]."

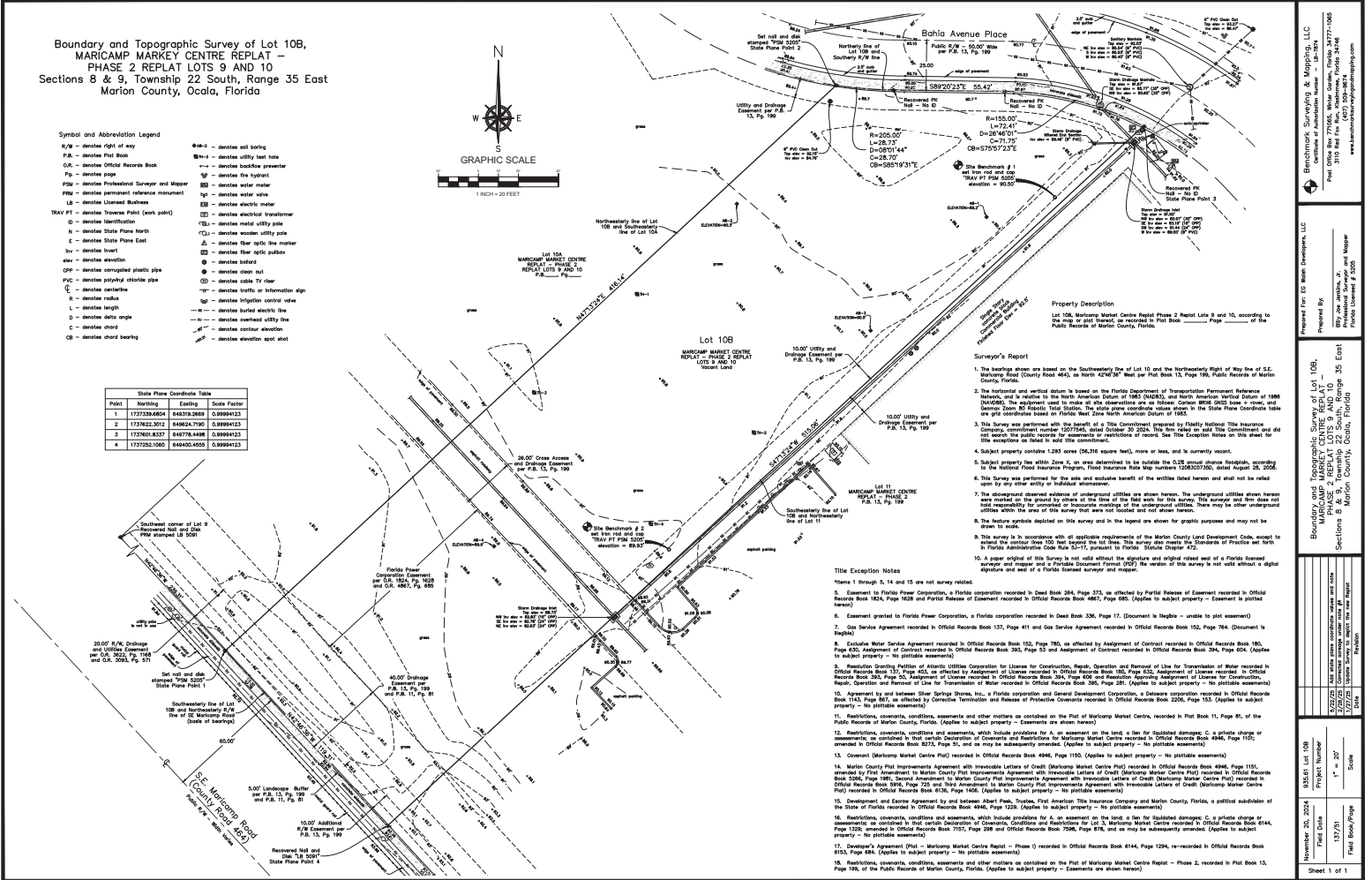
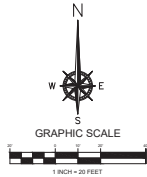
Add the above statement to the cover page - EK (SG)

Boundary and Topographic Survey of Lot 10B,
MARICAMP MARKEY CENTRE REPLAT –
PHASE 2 REPLAT LOTS 9 AND 10
Sections 8 & 9, Township 22 South, Range 35 East
Marion County, Ocala, Florida

Symbol and Abbreviation Legend

- R/W – denotes right of way
P.B. – denotes Plat Book
O.R. – denotes Official Records Book
Pg. – denotes page
P.S. – denotes Professional Surveyor and Mapper
P.M. – denotes permanent reference monument
L.S. – denotes Licensed Surveyor
T.M. – denotes Traverse Point (each point)
ID – denotes identification
N – denotes State Plane North
E – denotes State Plane East
Inv. – denotes Invert
elev. – denotes elevation
CPT – denotes corrupted plastic pipe
PVC – denotes polyvinyl chloride pipe
L – denotes latitudes
S – denotes sines
D – denotes delta angle
C – denotes chord
CB – denotes chord bearing
- 4-in-2 – denotes soil boring
4-in-2 – denotes utility test hole
4-in-2 – denotes backhoe precast
4-in-2 – denotes fire hydrant
4-in-2 – denotes water meter
4-in-2 – denotes water valve
4-in-2 – denotes electric meter
4-in-2 – denotes electrical transformer
4-in-2 – denotes metal utility pole
4-in-2 – denotes wooden utility pole
4-in-2 – denotes floor joist line meter
4-in-2 – denotes floor joist pulley
4-in-2 – denotes floor joist
4-in-2 – denotes cable TV riser
4-in-2 – denotes traffic or information sign
4-in-2 – denotes traffic control valve
4-in-2 – denotes buried electric line
4-in-2 – denotes buried electric line
4-in-2 – denotes electric station
4-in-2 – denotes electric spot light

| State Plane Coordinate Table | | | |
|------------------------------|--------------|-------------|--------------|
| Point | Northing | Eastings | Scale Factor |
| 1 | 173733.6804 | 140713.2401 | 0.99994223 |
| 2 | 173762.3052 | 140621.7195 | 0.99994223 |
| 3 | 1737601.8327 | 140778.4488 | 0.99994223 |
| 4 | 1737552.1000 | 140400.4555 | 0.99994223 |



Property Description

Surveyor's Report

- The bearings shown are based on the Southwesterly line of Lot 10 and the Northerly line of the line of S.E. Maricamp Road (County Road 484), as North 42°46'20" West per Plat Book 13, Page 196, Public Records of Marion County, Florida.
- The horizontal and vertical data is based on the Florida Department of Transportation Permanent Reference Station, as recorded in the North American Datum of 1983 (NAD83), and North direction Vertical Datum of 1988 (VD88). The adjustment used to make all the observations are as follows: Curve 8848 0425 base + row, and Station 8848 0425 Total Station. The data and adjustment were made in the State Plane Coordinate table are all coordinate based on Florida State Zone North American Datum of 1983.
- This Survey was performed with the benefit of a Title Commitment prepared by Fidelity National Title Insurance Company, commitment number 12077544, dated October 30, 2024. This firm relies on said Title Commitment and did not search the public records for encumbrances or restrictions of record. See the Exception Notes on this sheet for further information.
- Subject property contains 1.283 acres (56,316 square feet), more or less, and is currently vacant.
- Subject property lies within Zone X, as determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program Flood Insurance Rate Map numbers 1305030100, dated August 26, 2004.
- This Survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other party or individual.
- The aboveground observed evidence of underground utilities are shown herein. The underground utilities shown herein were marked on the ground by means of a flag or other means for the use of this survey. This surveyor and firm does not warrant the accuracy of the location or depth of any underground utilities shown herein. There may be other underground utilities not shown.
- The surveyor's certificate and the map are subject to the provisions of the Florida Surveyor's Code of Ethics and may not be used for any other purpose.
- This survey is in accordance with all applicable requirements of the Marion County Land Development Code, except to extend the center line 100 feet beyond the lot line. This survey also meets the Standards of Practice set forth in Florida Administrative Code Rule 1S-1.1, pursuant to Florida Statute Chapter 472.
- A paper original of this Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper and a Florida Document Format (PDF) file of this survey is not valid without a digital signature and seal of a Florida Licensed Surveyor and Mapper.

Title Exception Notes

Notes 1 through 14 and 15 are not survey related.

- Assessment to Florida Power Corporation, a Florida corporation recorded in Deed Book 264, Page 373, as affected by Partial Release of Easement recorded in Official Records Book 1824, Page 1628 and Partial Release of Easement recorded in Official Records Book 4867, Page 685. (Document is illegible)
- Easement granted to Florida Power Corporation, a Florida corporation recorded in Deed Book 336, Page 17. (Document is illegible - unable to plot easement)
- City Service Agreement recorded in Official Records Book 137, Page 411 and Gas Service Agreement recorded in Official Records Book 152, Page 764. (Document is illegible)
- Exclusive Water Service Agreement recorded in Official Records Book 152, Page 760, as affected by Assignment of Contract recorded in Official Records Book 180, Page 430. Assignment of Contract recorded in Official Records Book 383, Page 53 and Assignment of Contract recorded in Official Records Book 384, Page 604. (Copies to subject property - No platible easements)
- Residential Quantity Easement of Atlantic Utility Corporation for Use for Construction, Repair, Operation and Removal of Line for Transmission of Water recorded in Official Records Book 131, Page 463, as affected by Assignment of License recorded in Official Records Book 185, Page 430. Assignment of License recorded in Official Records Book 383, Page 53. Assignment of License recorded in Official Records Book 384, Page 604 and Reseller's Easement for Construction, Repair, Operation and Removal of Line for Transmission of Water recorded in Official Records Book 385, Page 28. (Copies to subject property - No platible easements)
- Agreement by and between Star Spangl Shoring, Inc., a Florida corporation and General Development Corporation, a Delaware corporation recorded in Official Records Book 1142, Page 867, as affected by Corrective Termination and Release of Protective Easements recorded in Official Records Book 2256, Page 153. (Copies to subject property - No platible easements)
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Markey Centre, recorded in Plat Book 11, Page 81, of the Public Records of Marion County, Florida. (Applies to subject property - Easements are shown herein)
- Restrictions, covenants, conditions and easements, which include provisions for A, an easement on the land, a fee for stipulated damages, C, a private charge or encumbrance as contained in that certain Declaration of Covenants and Restrictions for Maricamp Markey Centre recorded in Official Records Book 4946, Page 1101; recorded in Official Records Book 8275, Page 51, and as may be subsequently amended. (Applies to subject property - No platible easements)
- Covenant (Maricamp Markey Centre Plat) recorded in Official Records Book 4946, Page 1150. (Applies to subject property - No platible easements)
- Maricamp Markey Centre Improvement Agreement with Inmatec Lenders of Credit (Maricamp Markey Centre Plat) recorded in Official Records Book 4946, Page 1151, as affected by First Amendment to Maricamp Markey Centre Improvement Agreement with Inmatec Lenders of Credit (Maricamp Markey Centre Plat) recorded in Official Records Book 5284, Page 180; Second Amendment to Maricamp Markey Centre Improvement Agreement with Inmatec Lenders of Credit (Maricamp Markey Centre Plat) recorded in Official Records Book 5898, Page 723 and Third Amendment to Maricamp Markey Centre Improvement Agreement with Inmatec Lenders of Credit (Maricamp Markey Centre Plat) recorded in Official Records Book 6136, Page 1406. (Copies to subject property - No platible easements)
- Development and Easement Agreement by and between Albert Peak, Trustee, First American Title Insurance Company and Marion County, Florida, a political subdivision of the State of Florida recorded in Official Records Book 4946, Page 1239. (Applies to subject property - No platible easements)
- Restrictions, covenants, conditions and easements, which include provisions for A, an easement on the land, a fee for stipulated damages, C, a private charge or encumbrance as contained in that certain Declaration of Covenants, Conditions and Restrictions for Maricamp Markey Centre recorded in Official Records Book 4946, Page 1101; recorded in Official Records Book 7157, Page 298 and Official Records Book 7596, Page 876, and as may be subsequently amended. (Applies to subject property - No platible easements)
- Developer's Agreement (Plat - Maricamp Markey Centre Replat - Phase 0) recorded in Official Records Book 4144, Page 1294, re-recorded in Official Records Book 4153, Page 684. (Applies to subject property - No platible easements)
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Markey Centre Replat - Phase 2, recorded in Plat Book 13, Page 196, of the Public Records of Marion County, Florida. (Applies to subject property - Easements are shown herein)

Benjamin Surveying & Mapping, LLC
Professional Surveyor and Mapper
Plat Office at 7700 S. West Avenue, Suite 3477-100
3710 NW 1st Avenue, Suite 3477-100
Ocala, Florida 34464
www.benjaminmapping.com

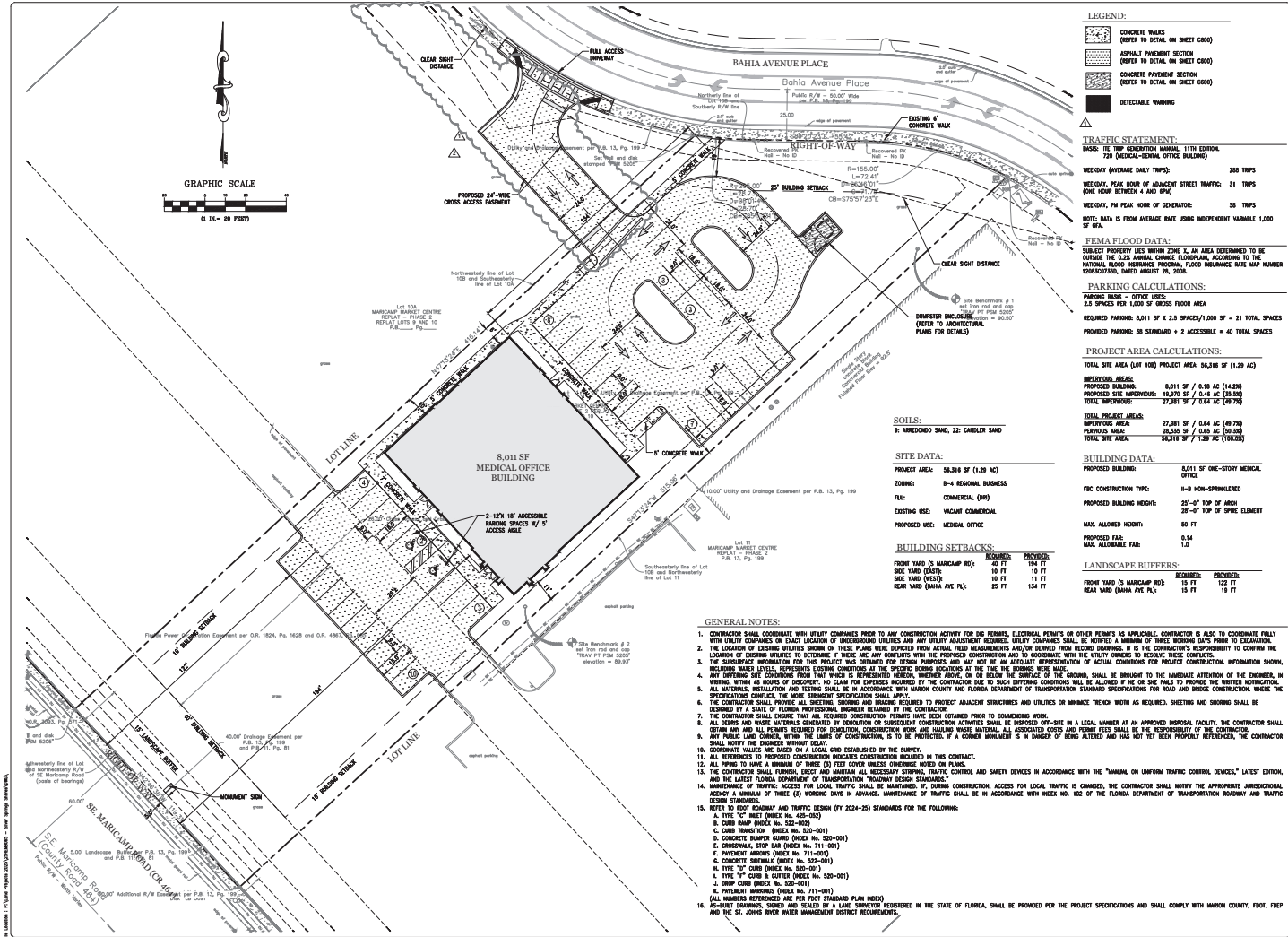
Benjamin Surveying & Mapping, LLC
Professional Surveyor and Mapper
Plat Office at 7700 S. West Avenue, Suite 3477-100
3710 NW 1st Avenue, Suite 3477-100
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Ocala, Florida 34464
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Klima weeks
CIVIL ENGINEERING

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Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8746

Silver Springs Shores
Medical Office Building
Major Site Plan
Marion County, FL
Site Plan

revision description date

△ COUNTY COMMENTS 07-16-10

△ COUNTY COMMENTS 11-16-10

△

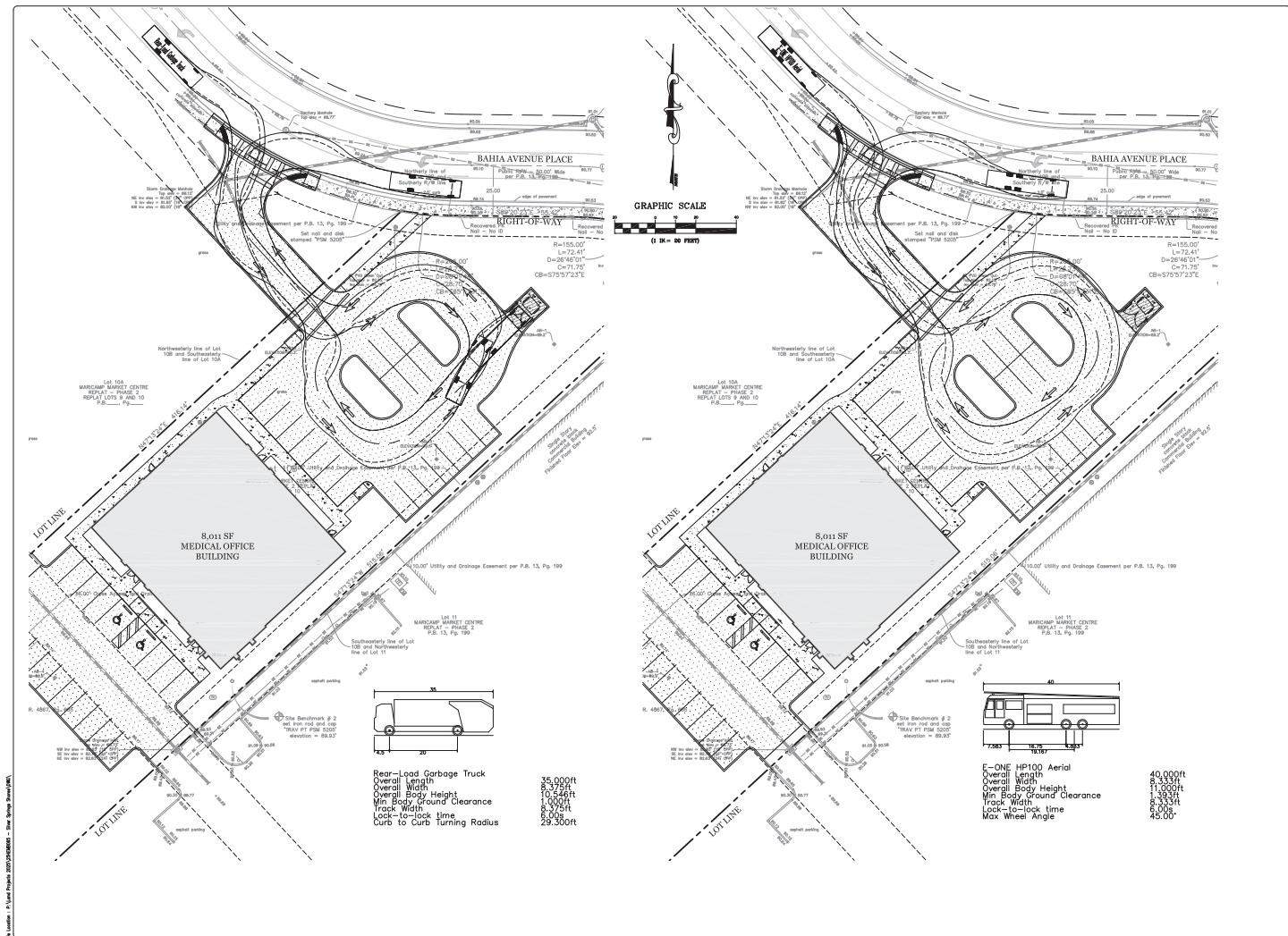
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drawn by: JD
checked by: SCW
date: 04/18/2010
plot scale: AS SHOWN
project number: 09HEM006
file name: 09HEM006.dwg

C100



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Weeks
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John G. Weeks (p199)

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
VEHICLE TURNING PLAN

| revision | description | date |
|----------|-----------------|----------|
| △ | COUNTY COMMENTS | 07/05/03 |
| △ | COUNTY COMMENTS | 11/05/03 |
| △ | | |
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| △ | | |
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drawn by: JTW

checked by: SCW

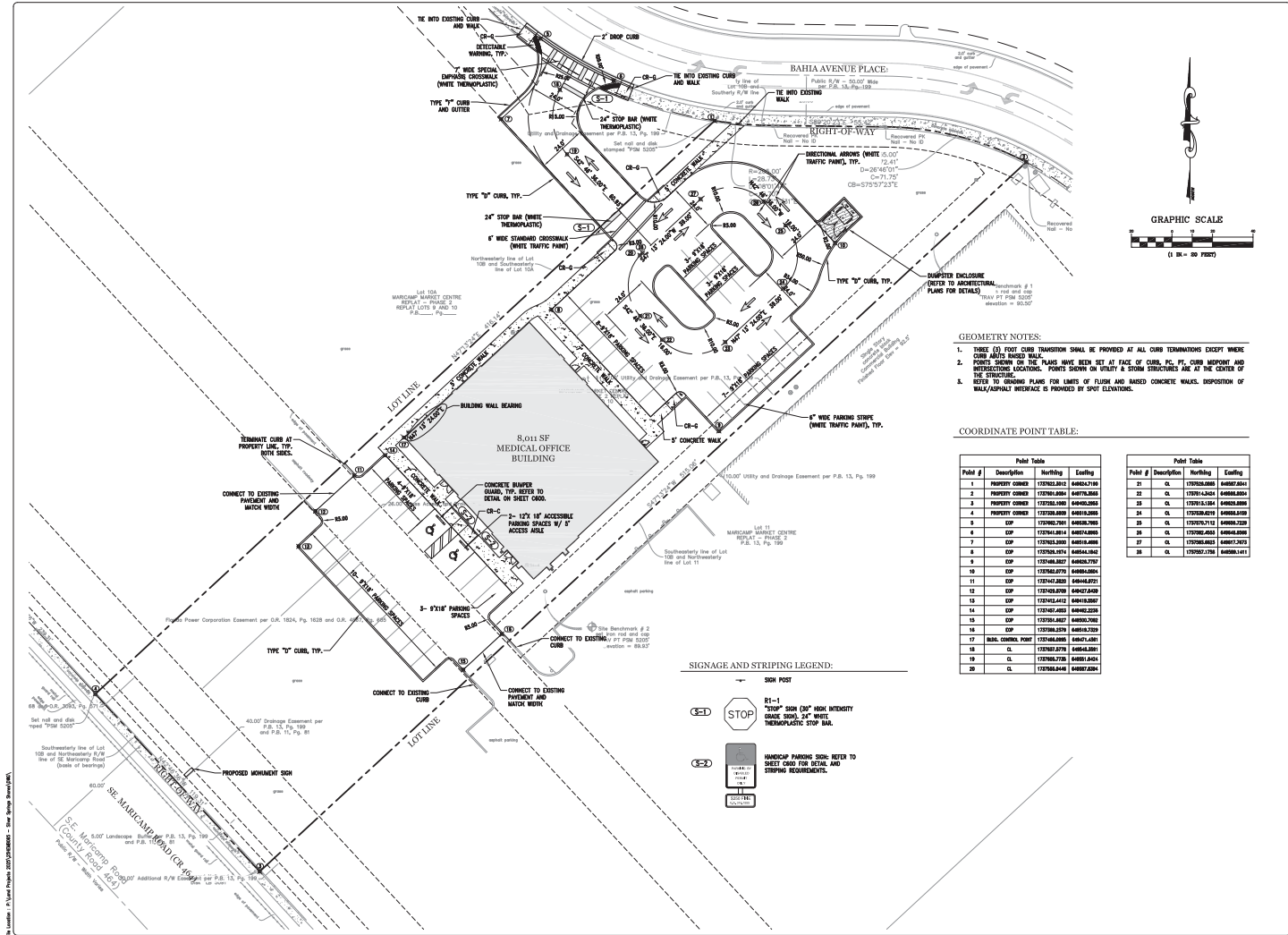
date: 02/08/2003

plot scale: AS SHOWN

project number: 02HEM006

file name: c:\projects\02he

C101



Klima Weeks
CIVIL ENGINEERING

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Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8746

John G. Weeks (pays)

**SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL**

GEOMETRY, SIGNAGE & STRIPING PLAN

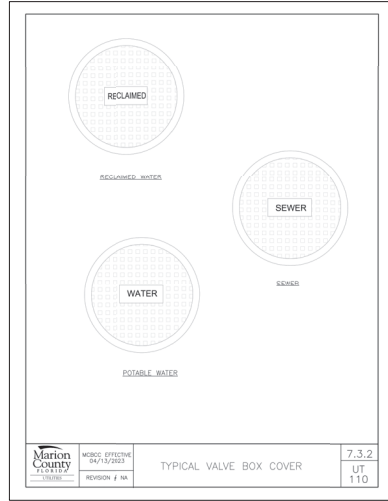
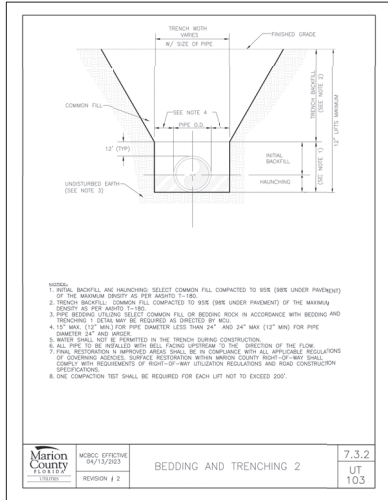
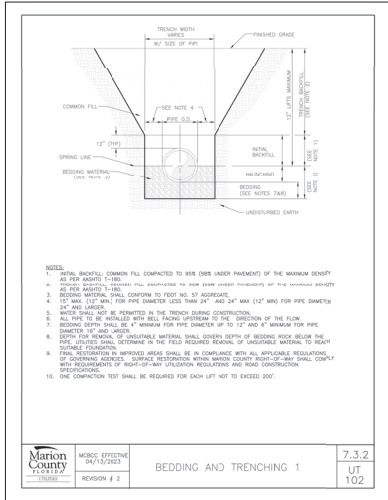
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|----------|-----------------|----------|
| △ | COUNTY COMMENTS | 07/05/03 |
| △ | COUNTY COMMENTS | 11/05/03 |
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drawn by: JTW
checked by: SCW
date: 02/08/2003
plot scale: AS SHOWN
project number: 0312EM1006
file name: c:\c300\c300.dwg

C300

Pls. locate: 1. 1% and 2% slopes 200' (200' x 200') - See Slope Section 200'

Revised: 08/01/2024 08/01/2024 File Name: 08/01/2024 08/01/2024



Klima
Weeks
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Telephone 407.478.8750
Facsimile 407.478.8740

Silver C. Weeks (2023)

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
MARION COUNTY DETAILS

| revision | description | date |
|----------|-----------------|----------|
| Δ | COUNTY COMMENTS | 07/16/23 |
| Δ | COUNTY COMMENTS | 11/16/23 |
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drawn by: JD

checked by: SCW

date: 02/16/2023

plot scale: AS SHOWN

project number: 1925000000

file name: 1925000000.dwg

C700

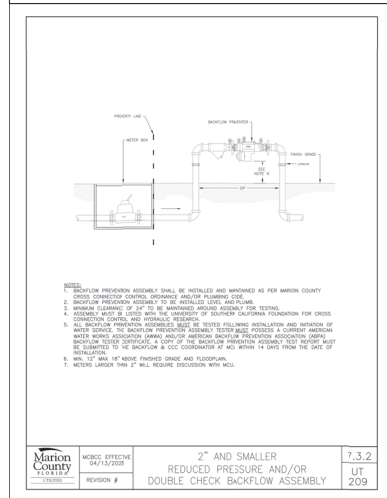


Selby G. Weeks 56991

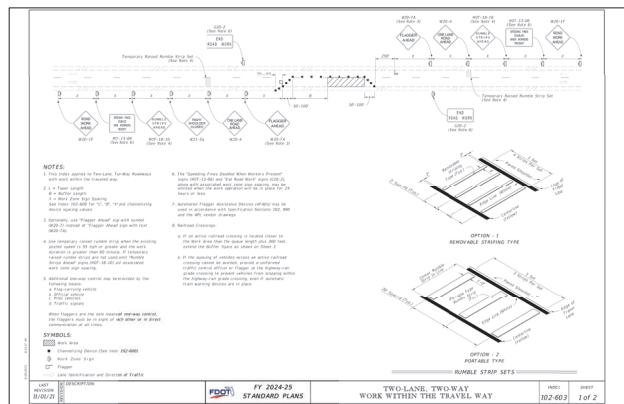
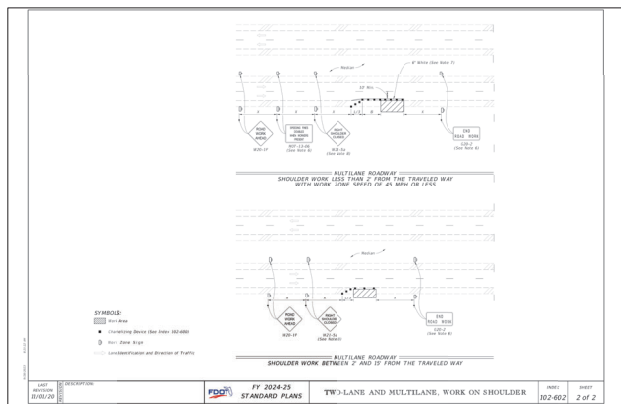
SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
MARION COUNTY DETAILS

| revision | description | date |
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| △ | COUNTY COMMENTS | 07.16. |
| △ | COUNTY COMMENTS | 11.XX. |
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drawn by: JD
checked by: SGW
date: 02/28/2025
plot scale: AS SHOWN
project number: 25JEMBo65



C701



| NUMBER | MODEL | SIZE | TYPE | GPM | H2540 | PPE | WIRE | PSI @ 100' | PSI @ 200' |
|--------|----------------------|--------|-------------------|-------|---------|-------|-------|------------|------------|
| 1 | Hunter ICV-151-XL-40 | 1-1/2" | Area for Drilling | 24.14 | 1409 | 154.3 | 64.5 | 37.5 | 1.44 in |
| 2 | Hunter ICV-G | 1" | Bubbler | 14 | 2688 | 141 | 69.2 | 28.8 | 2.04 in |
| 3 | Hunter ICV-G | 1" | Bubbler | 10 | 20 | 618.4 | 34.2 | 35.9 | 2.05 in |
| 4 | Hunter ICV-151-XL-40 | 1-1/2" | Tail Riser | 24.14 | 1409 | 154.3 | 64.5 | 37.5 | 1.44 in |
| 5 | Hunter ICV-151-XL-40 | 1-1/2" | Area for Drilling | 21.18 | 1412.12 | 228.0 | 229.0 | 37.0 | 1.45 in |
| 6 | Hunter ICV-151-XL-40 | 1-1/2" | Area for Drilling | 22.87 | 1511.7 | 266.8 | 260.0 | 40.8 | 1.44 in |

| NUMBER | MODEL | TYPE | PRECP | N.WEEK | MIN.WEEK | GAL./WEEK | GAL./DAY |
|--------|---------------------|--------------------|-----------|--------|----------|-----------|----------|
| 1 | Hunter CZ-151-XL-40 | Area for Driftline | 1.44 inch | 1 | 42 | 1,014 | 338 |
| 2a | Hunter ICV-G | Bubbler | 2.04 inch | 1 | 30 | 420 | 140 |
| 2b | Hunter ICV-G | Bubbler | 2.05 inch | 1 | 30 | 380 | 126 |
| 3 | Hunter ICV-G | Turf Rotor | 0.89 inch | 1 | 88 | 2,102 | 1,061 |
| 4 | Hunter CZ-151-XL-40 | Area for Driftline | 1.44 inch | 1 | 42 | 910 | 303 |
| 5 | Hunter CZ-151-XL-40 | Area for Driftline | 1.45 inch | 1 | 42 | 890 | 297 |
| 6 | Hunter CZ-151-XL-40 | Area for Driftline | 1.44 inch | 1 | 42 | 952 | 317 |

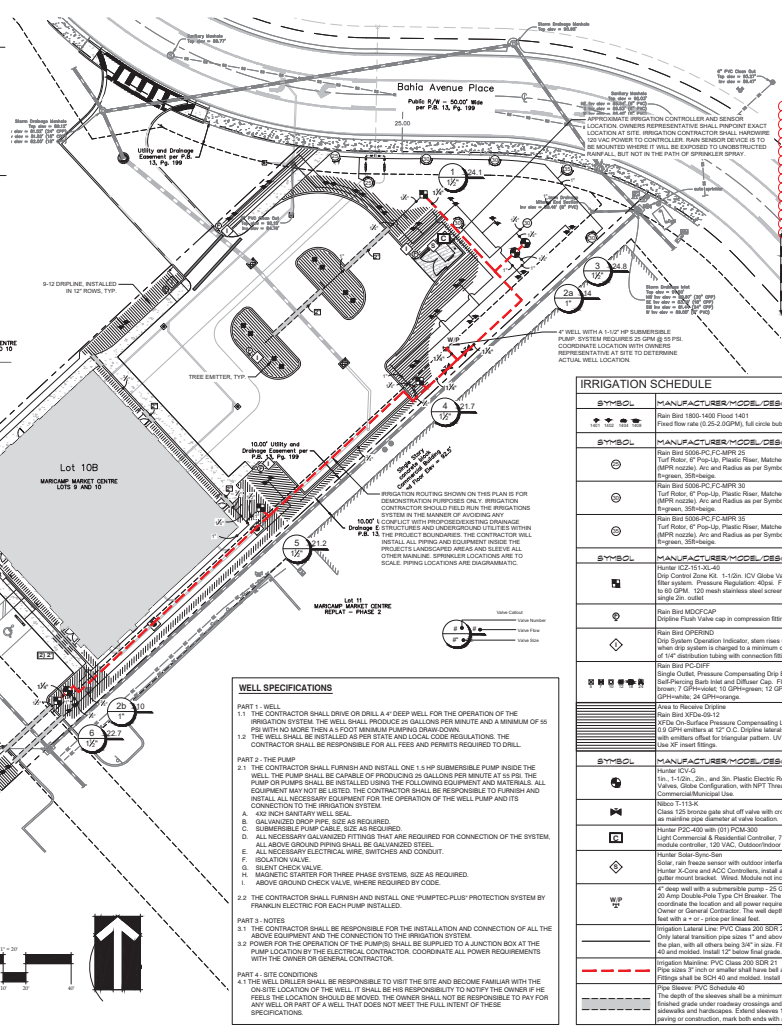
- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.

- CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION.
- ALL WIRE WILL BE COLOR CODED DIRECT BURIAL LULU WIRE: COMMON (WHITE) #12-1. CONTROL WIRE (RED) #16-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL 1/2" SPHARE CONTROL WIRE, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND WALL BOX.

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANYLL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS AS ALLEGED.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED

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Bg

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commercial/interior
community planning
FLA #0003716

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407.422.1358
407.422.1358
BENG POC: 305.112

TR DESIGN

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ORLANDO, FL 32809
PHONE: (407) 858-5700
info@trdesign.com
Joann McElroy
trdesign@gmail.com

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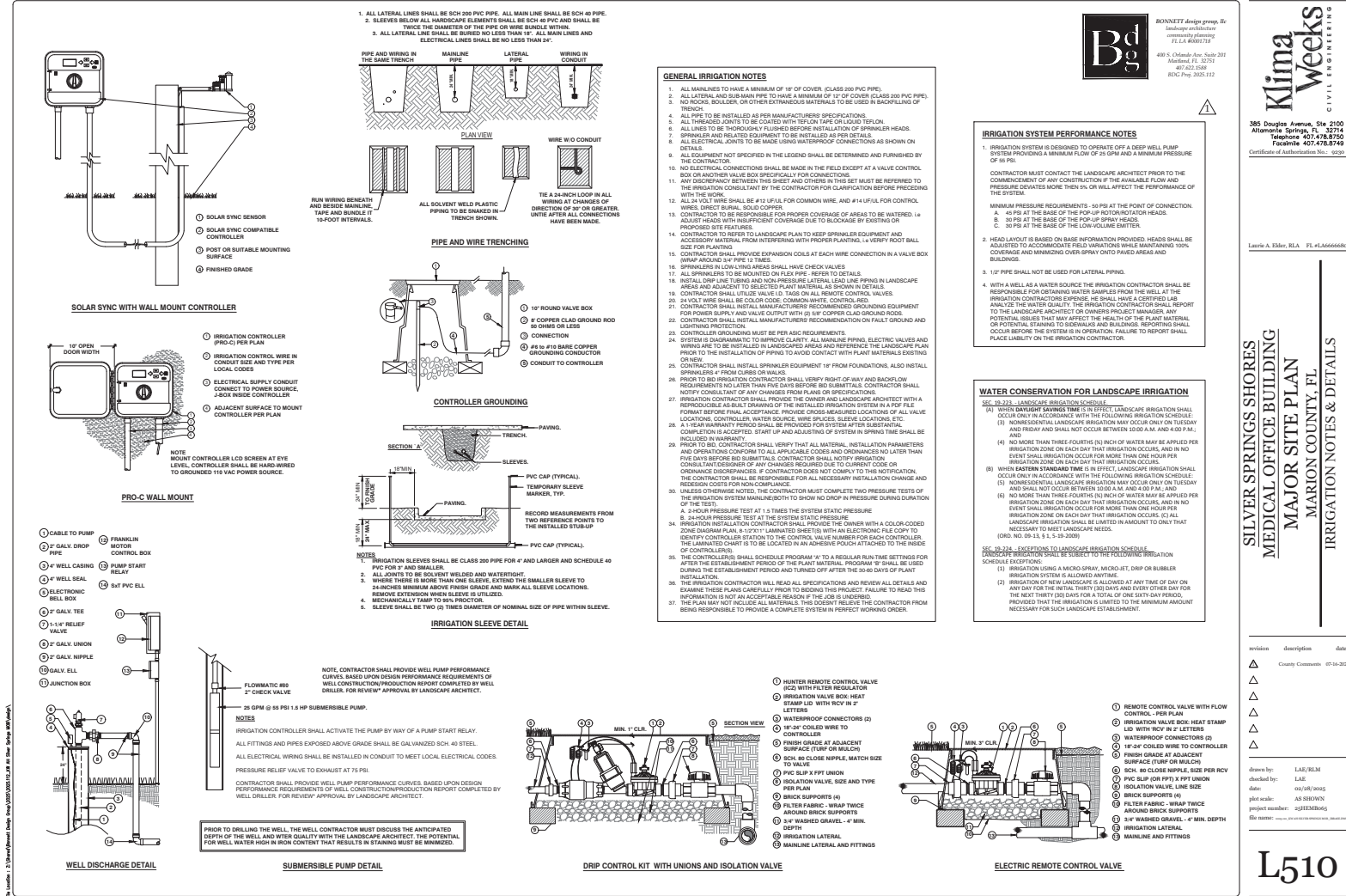
Certificate of Authorization No.: 9239

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
IRRIGATION PLAN

| revision | description | date |
|----------|-----------------|----------|
| 1 | County Comments | 07-16-20 |
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drawn by: LAE/RLM
checked by: LAE
date: 02/18/2025
plot scale: AS SHOWN
project number: 23HEMB065
file name: 23HEMB065.DWG

L500



BONNETT Design Group, Inc.
landscape architecture
community planning
FLA 00001718

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Telephone 407.478.8750
Facsimile 407.478.8750
R/C/P: Proj. 2023.112

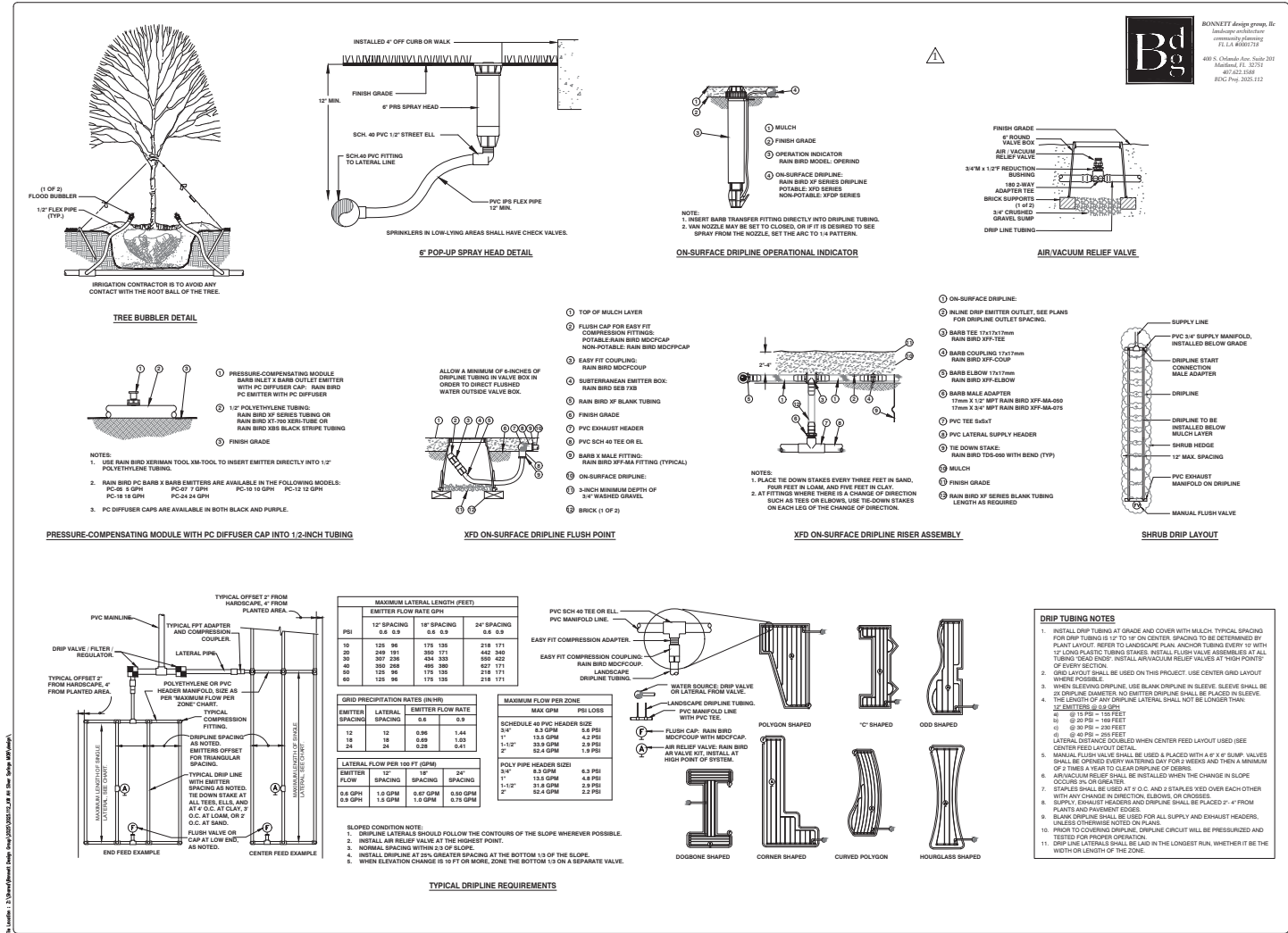
Klima weeks
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Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8750
Certificate of Authorization No.: 0290

SILVER SPRINGS SHORES
 MEDICAL OFFICE BUILDING
 MAJOR SITE PLAN
 MARION COUNTY, FL
 IRRIGATION NOTES & DETAILS

| revision | description | date |
|----------|-----------------------------|------|
| 1 | County Comments: 07-16-2023 | |
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drawn by: LAE/RLM
 checked by: LAE
 date: 02/18/2023
 plot scale: AS SHOWN
 project number: 2023010005
 file name: 2023010005.dwg



Bd

BONNETT design group, llc
landscape architecture
community planning
FLA 00001718

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Orlando, FL 32733
407.432.1500
R/C/P Proj. 2025.112

Klima weeks

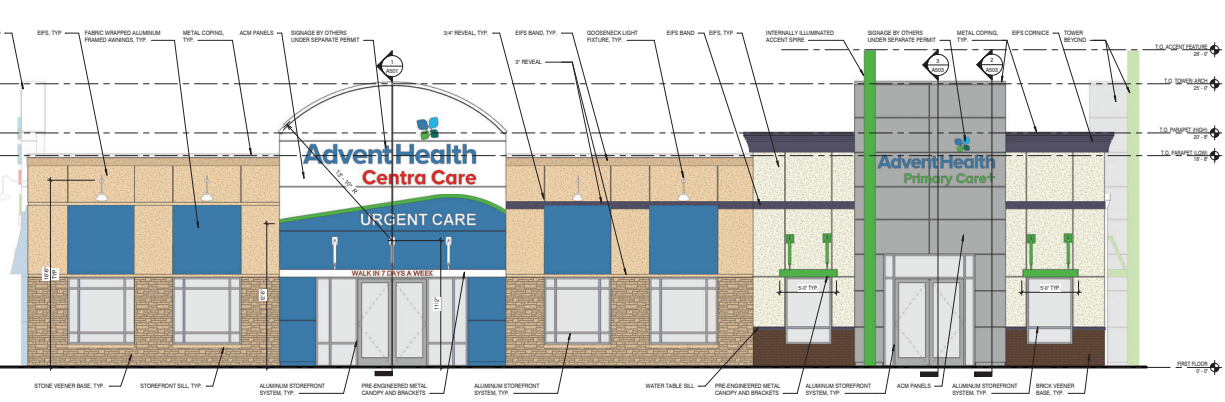
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Telephone 407.478.8750
Facsimile 407.478.8750
Certificate of Authorization No.: 02920

LAURE A. EIDER, R.L.A. FL #16666660

**SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
IRRIGATION NOTES & DETAILS**

L511

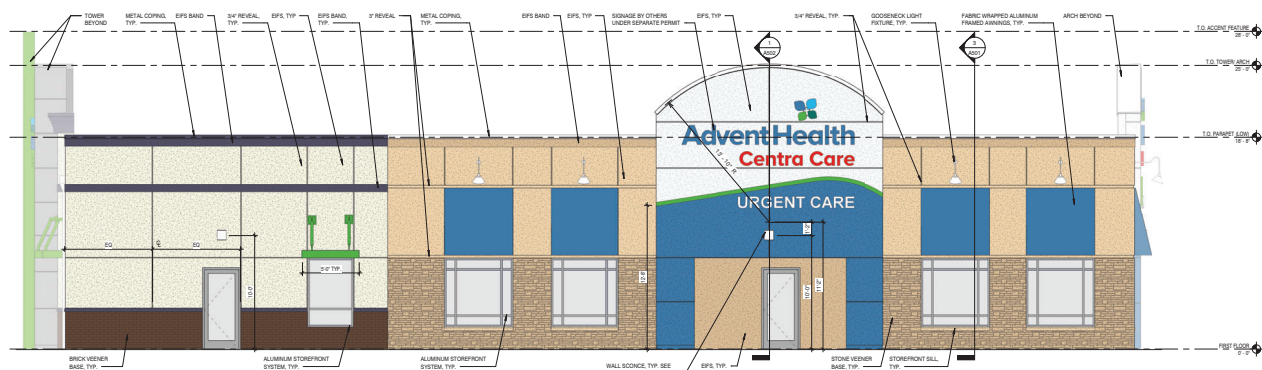


Architectural elevation drawing of the AdventHealth Centra Care Urgent Care building. The drawing shows a two-story structure with a central entrance and a curved roof section. The main entrance is labeled "URGENT CARE" and features a large glass door. The roof is labeled "AdventHealth Centra Care" and "URGENT CARE". The building has a brick base and a light-colored upper section. Various callouts point to specific materials and features, including EFS, metal copings, fabric-wrapped aluminum, stone veneer, and aluminum storefront. Dimensions for height and width are provided.

Callouts and dimensions include:

- ARCH BEYOND
- EFSL TYP
- METAL COPING TYP
- FABRIC WRAPPED ALUMINUM FRAMED AIRSIDE TYP
- EFSL TYP
- STORAGE BY OTHERS UNDER SEPARATE PERMIT
- 5/8" REVEAL TYP
- 7" REVEAL
- GOOSENECK LIGHT FIXTURE TYP
- ARCH BEYOND
- 12' TOWER ARCH 20'-0"
- 12' TOWER ARCH 20'-0"
- STONE VENEER BASE TYP
- LIGHT FIXTURE, SEE ELECTRICAL
- H.M. DOOR
- EFSL TYP
- ALUMINUM STOREFRONT SYSTEM TYP
- 12' TOWER ARCH 20'-0"
- 12' TOWER ARCH 20'-0"

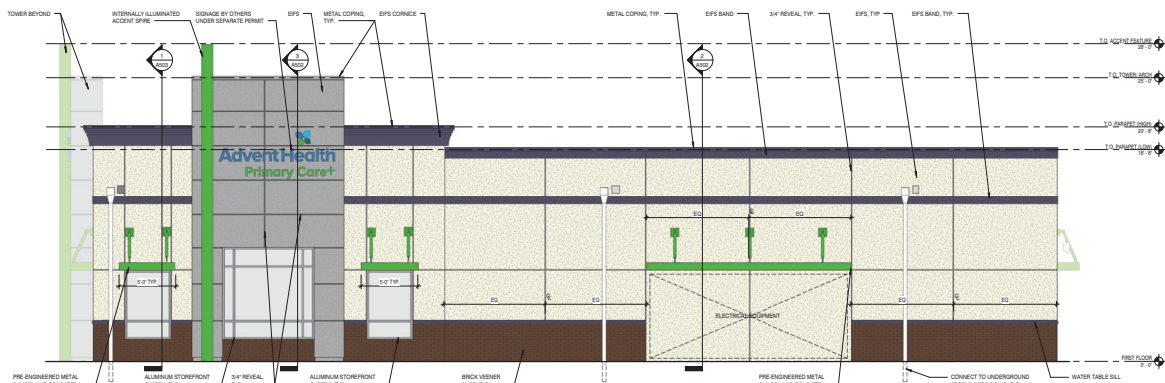
NORTHWEST ELEVATION 2



NORTHEAST ELEVATION

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

1



SOUTHEAST ELEVATION

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

2



SMA
ARCHITECTURE
and INTERIORS

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1800 COLUMBIA, SUITE 100
LAKE WORTH, FL 33464
PHONE: 561-966-0001
FAX: 561-966-0002



SCOTT WALSHOCK
ARCHITECT
STATE OF FLORIDA
No. 12543
Exp. 12/31/2024

PROJECT INFORMATION

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING, MAJOR SITE PLAN

PROJECT NUMBER: 2024-001

PROJECT LOCATION: 2000 W. WINDY HILL ROAD, SUITE 100, LAKE WORTH, FL 33464

PROJECT NO.: 2024-001

DATE: 08/20/2024

FOR REVIEW ONLY:

- ☐ PRELIMINARY DESIGN
- ☐ FOR PERMITTING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION RECORDING

DESIGN INFORMATION:

DESIGNED BY: SMW

DESIGNED BY: JT

DESIGNED BY: SMW

SHEET TITLE:

NOTED EXTERIOR ELEVATIONS

SHEET NO.: A402



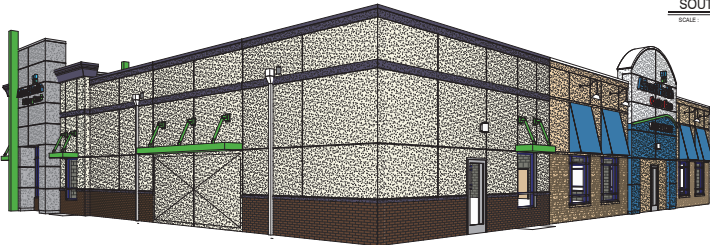
NORTHEAST CORNER

1



SOUTHEAST CORNER

2



SOUTHWEST CORNER

3



NORTHWEST CORNER

4

SMA
ARCHITECTURE
and INTERIORS

SCOTT WALKER ARCHITECTURE, LLC
1800 COLUMBIA, SUITE 200
LAKE WORTH, FL 33464
PHONE: 561-966-0000
FAX: 561-966-0001
WWW.SMA-ARCH.COM

SCOTT WALKER
ARCHITECT
STATE OF FLORIDA
NO. 12345

PROJECT INFORMATION

SILVER SPRINGS
SHORES MEDICAL
OFFICE BUILDING,
MAJOR SITE PLAN

PROJECT NUMBER: 12345

PROJECT LOCATION: 12345

PROJECT NO.: 12345

DATE: 12/15/2015

FOR REVIEW ONLY
FOR PERMITTING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION RECORDS
CONSTRUCTION DOCUMENTS

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------|
| 1 | 12/15/2015 | ISSUED FOR PERMITTING |

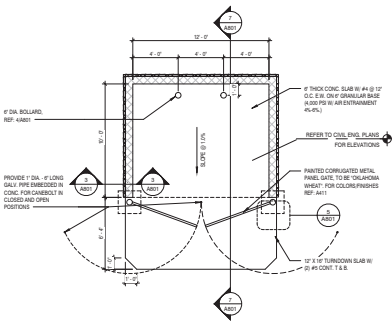
KEY PLAN

SHEET INFORMATION

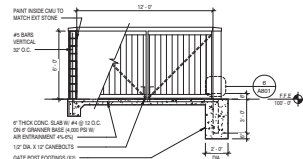
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SHEET OF: 10
DRAWN BY: JF
CHECKED BY: SM
SHEET TITLE:

**COLOR EXTERIOR
VIEWS**

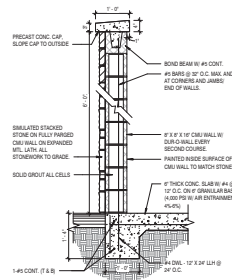
SHEET NO.: **A412**



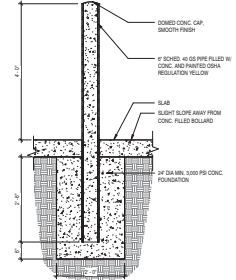
FLOOR PLAN-SINGLE
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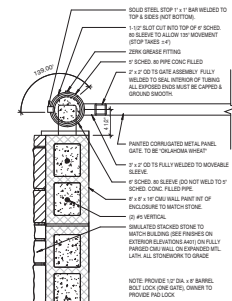
GATE ELEVATION
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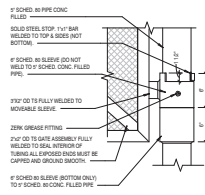
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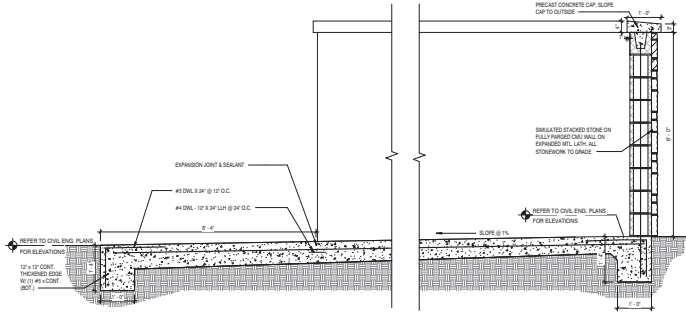
BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



HINGE PLAN DETAIL
SCALE: 1/2" = 1'-0"



HINGE ELEVATION
SCALE: 1/2" = 1'-0"



DUMPSTER PAD SECTION
SCALE: 3/4" = 1'-0"

SMA
ARCHITECTURE
and INTERIORS

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LAKE WORTH, FL 33464
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FAX: 561-965-0002
WWW: SMA-ARCH.COM

**SILVER SPRINGS
SHORES MEDICAL
OFFICE BUILDING,
MAJOR SITE PLAN -
DUMPSTER ENCLOSURE**

PROJECT NO.: 180000
SHEET NO.: 180000-01
DATE: 01/15/2014
DESIGNER: SCOTT WALSHOCK
CHECKER: JAMES WALSHOCK
DATE: 01/15/2014
SCALE: 1/4" = 1'-0"

**DUMPSTER
ENCLOSURE DETAILS**

SHEET NO.: 180000-01
DATE: 01/15/2014
SCALE: 1/4" = 1'-0"

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| Product | Product Description | Product Description | Product Description | Product Description | Product Description | | | |
| Book 1: ISBN 0-04-916161-9 | Book 2: ISBN 0-04-916162-6 | Book 3: ISBN 0-04-916163-3 | Book 4: ISBN 0-04-916164-0 | Book 5: ISBN 0-04-916165-7 | Book 6: ISBN 0-04-916166-4 | | | |
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