



## 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	DUEDUE	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	DUEDUE	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

# SUBMITTAL SUMMARY REPORT (32542)

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
<b>Comments</b>	Zoning: Approved YES 2.12.4.C - Owner and applicant name YES 2.12.4.L(1) - Parcel number YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements YES 2.12.24 - Landscape requirements/6.8.6 - Buffering 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 INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to utilities YES 2.12.9 - Show adjacent streets serving development YES 2.12.32 - Show 100yr flood zone 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) 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 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. YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks YES 2.12.27 - Show location of outside storage areas 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. YES Additional Zoning comments			
Land Use: Approved	YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please identify any Developer's Agreements. N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? YES 3.3.2.C - Complies with Approved ECSD PUD? N/A 3.3.3.A(1)-Complies with Approved Rural Residential Cluster Plan? N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan? N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed? YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911? N/A 4.1.4.J - [Greenway Setback Provided?] YES 2.12.16/6.5 - [EALS or EALS-ER provided?] 8/19/25: Assessment sent to FWC 8/19/2025 A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required. 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. YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?] YES 6.12.2.A - [Local Road right-of-Way Provided?] YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?] YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)? YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?] YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?] YES 6.11.5 -[Driveways to Intersections Separated/Coordinated?] YES 6.11.4.E - [Sight Triangle Provided?] Vehicle turning pan has been submitted in place of site triangle illustration. YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?] YES 6.12.12 - [Sidewalks Internal/External Provided?] YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? A traffic analysis is required for the proposed use. YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required? YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?] YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?] N/A Additional Planning Items:			

# SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
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			

# SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU <sup>E</sup>	COMPLETE	STATUS
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 / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 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

# SUBMITTAL SUMMARY REPORT (32542)

## 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.

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."

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## 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.

## 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]."

08/19/2025 – 11/11/2025 – Approved

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

# 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
<b>Comments</b>				
YES 2.12.4.L(9)(b) - Data Block (Impervious Area)				
YES 2.12.8 - Topographical Contours				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements				
YES 2.12.13/14/15 - General Exhibits				
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.				
YES 2.12.38 - Stormwater Maintenance Entity				
N/A 6.13.2.C - Geotechnical Investigation Report DRA #2 approved under 31659				
N/A 6.13.7 - Geotechnical Criteria DRA #2 approved under 31659				
N/A 6.13.2.A(1)/(2) - Contributing Basins/Tc DRA #2 approved under 31659				
N/A 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations DRA #2 approved under 31659				
YES 6.13.2.A(4) - Stormwater Features & Connective Elements				
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters DRA #2 approved under 31659				
N/A 6.13.3 - Type of Stormwater Facility Criteria DRA #2 approved under 31659				
YES 6.13.4 - Stormwater Quantity Criteria DRA #2 approved under 31659				
YES 6.13.2.B(4) - Hydrologic Analysis DRA #2 approved under 31659				
N/A 6.13.4.C - Discharge Conditions DRA #2 approved under 31659				
N/A 6.13.2.B(6) - Freeboard DRA #2 approved under 31659				
N/A 6.13.4.D - Recovery Analysis DRA #2 approved under 31659				
N/A 6.13.5 - Flood Plain & Protection				
YES 6.13.2.A(8) - Finish Floor Elevation Criteria				
N/A 6.13.6 - Stormwater Quality Criteria DRA #2 approved under 31659				
N/A 6.12.6 - Roadway Flooding Level of Service				
N/A 6.13.6.B - Alternative Treatment Techniques				
N/A 6.13.6.C - Best Management Practices DRA #2 approved under 31659				
YES 6.13.8 - Stormwater Conveyance Criteria				
YES 6.13.2.B(5) - Hydraulic Analysis				
N/A 6.13.8.B(3) - Lane Spread Calculations				
YES 6.13.2.A(9) - Access Accommodates Stormwater				
YES 6.13.8.B(7) - Minimum Pipe Size				
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures				
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes				
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales				
YES 6.13.9 - Grading Criteria				
YES 6.13.2.A(11)(a) - Construction Entrance				
YES 6.13.2.A(11)(b) - Erosion Control				
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References				
INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.				
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.				
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.				
N/A 6.10 - Karst Topography and High Recharge Areas DRA #2 approved under 31659				
YES 7.1.3 - Drainage Construction Specifications				
YES 6.13.12 - Operation and Maintenance				
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.				
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 <a href="mailto:kevin.vickers@marionfl.org">kevin.vickers@marionfl.org</a> .				

# 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 &amp; 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 &amp; 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 to 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

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	DU	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> <ol style="list-style-type: none"> <li>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."</li> <li>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."</li> </ol> <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 an 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](mailto:kevin.vickers@marionfl.org).

# SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	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
Comments	Previously cleared by Marion County Utilities (MCU) Staff. No proposed Utility changes. Project will be served by Marion County Utilities water and sewer.			

<b>eREVIEW SESSION FILES:</b>	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
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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 PM	Combined Plans_v2.pdf	13
Susan Heyen	Irrigation plan shall be signed and sealed	11/17/2025 6:30 PM	Combined Plans_v2.pdf	15
Susan Heyen	Landscape Plan shall be signed and sealed	11/17/2025 6:31 PM	Combined 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 PM	Combined 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 PM	Combined Plans_v2.pdf	1

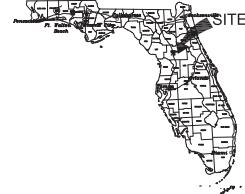
## OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/11/2026	02/06/2026	Approved
Corrections	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)			
Corrections	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
Corrections	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.			
Corrections	Additional Stormwater comments (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 an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.			
Corrections	(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.			
Corrections	6.13.2.A(7) - Existing/Proposed Stormwater Swales (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	2.12.20-Stormwater Infrastructure Supports Phasing (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	6.13.2.B(5) - Hydraulic Analysis (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.B(8) - Calculation & Plan Consistency (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 (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
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.			
<b>eREVIEW SESSION FILES:</b>	Combined Plans_v2.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 PM	PMCombined Plans_v2.pdf	13
Susan Heyen	Irrigation plan shall be signed and sealed	11/17/2025 6:30 PM	PMCombined Plans_v2.pdf	15
Susan Heyen	Landscape Plan shall be signed and sealed	11/17/2025 6:31 PM	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 PM	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 PM	PMCombined Plans_v2.pdf	1

# SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING MARION COUNTY, FLORIDA MAJOR SITE PLAN



NOVEMBER 2025

## SHEET INDEX

C000	COVER SHEET
I-01	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	FIOT MOT DETAILS
L400	LANDSCAPE PLAN
L410	LANDSCAPE DETAILS & NOTES
L500	IRRIGATION PLAN
L510	IRRIGATION NOTES & DETAILS
L511	IRRIGATION NOTES & DETAILS
A401	NOTED EXTERIOR ELEVATIONS
A402	NOTED EXTERIOR ELEVATIONS
A412	COLOR EXTERIOR VIEWS
A801	DUMPSTER ENCLOSURE DETAILS
E201	PHOTOMETRIC PLAN
E202	SITE LIGHTING SPECIFICATIONS

ADDRESS:  
(ADDRESS NOT ASSIGNED)

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

## CONTACT INFORMATION:

<b>OWNER:</b> MARION COUNTY, LLC JOHN S RUDNAYIN, MANAGER 2441 NE 3RD STREET, SUITE 201 OAKLAND PARK, FL 33306 TEL: 352-238-4101 E-MAIL: JOHN@MOSCALA.COM	<b>CIVIL ENGINEER:</b> KARLSON & KELLY, ENGINEERING, INC. SELDY C. WERKS, P.E., LEED AP 385 DOUGLAS AVE., STE. 2100 ALAMOGORDO, NEW MEXICO 88314 TEL: 505-258-8754 E-MAIL: SWERKS@KELLYKARLSON.COM
<b>ARCHITECT:</b> SCOTT MCKEEAN ARCHITECTS 5001 N. MAUDIE, AIA 100 COLONIAL CENTER PKWY, SUITE 230 LAKEWOOD RANCH, FL 32245 TEL: 407-258-0333 E-MAIL: SCOTT@SCOTTMCKEEAN-ARCH.COM	<b>LANDSCAPE ARCHITECT:</b> BONNETT DESIGN GROUP, LLC 1000 N. BONNETT, SUITE 100 400 S. ORLANDO AVE., STE. 201 MELBOURNE, FL 32951 TEL: 321-252-3200 E-MAIL: TODD@BONNETTDESIGNGROUP.COM
<b>SURVEYOR:</b> BENCHMARK SURVEYING & MAPPING, INC. BILLY J. BROWN, JR. P.S.M. 3110 RED FOX RUN KISSIMMEE, FL 34746 TEL: 407-291-5410 E-MAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM	<b>GEOTECHNICAL ENGINEER:</b> ADAMAN & ASSOCIATES, INC. CHARLES H. ADAMAN, P.E. 8008 S. ORANGE AVENUE ORLANDO, FL 32809 TEL: 407-248-5300 E-MAIL: COO@ADAMANH.COM
<b>SITE LIGHTING ENGINEER:</b> CLEAR ENGINEERING, LLC DANIEL C. DAVIS, LEED-AP 13551 CRYSTAL RIVER DRIVE ORLANDO, FL 32828 TEL: 407-248-3440 E-MAIL: DAN@CLEAR-ENGR.COM	<b>UTILITIES:</b> MARION COUNTY UTILITIES CUSTOMER SERVICE 11800 S. BAHIA ROAD BELLEVUE, FL 34420 TEL: 352-207-6000

**WAIVER APPROVAL:**  
A WAIVER FROM LOC 4.15.8.67 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 development agreement. The project is subject to a concurrency review and/or approval. 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)



AERIAL MAP

LOCATION MAP

## PROPERTY DESCRIPTION:

LOT 106, MARICAMP MARKET CENTER REPLAY PHASE 2 REPLAY LOTS 9 AND 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

## CHARACTER AND INTENDED USE:

CONSTRUCT AN 8,211 SF MEDICAL OFFICE WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONVECTIVE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JUNE 2025 AND BE COMPLETED IN JANUARY 2026.

## EXISTING USE OF SUBJECT AND ADJACENT PROPERTIES:

SITE:	VACANT / CONSTRUCTION
NORTH:	(BARA AVE PLAZA), 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:	(BARA AVE PLAZA), B-4 REGIONAL BUSINESS
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:	(BARA AVE PLAZA), COMMERCIAL (DR)
SOUTH:	(SE MARICAMP RD), COMMERCIAL (DR)
EAST:	COMMERCIAL (DR)
WEST:	COMMERCIAL (DR)

## PROJECT AREA CALCULATIONS:

TOTAL SITE AREA (LOT 106) PROJECT AREA: 56,316 SF (1.29 AC)

EXISTING AREAS:	
IMPERVIOUS:	1,093 SF / 0.07 AC (5.5%)
PERVIOUS:	53,223 SF / 1.22 AC (94.5%)
TOTAL:	54,316 SF / 1.29 AC (100.0%)

PROPOSED AREAS:	
IMPERVIOUS:	27,081 SF / 0.64 AC (49.7%)
PERVIOUS:	28,335 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:

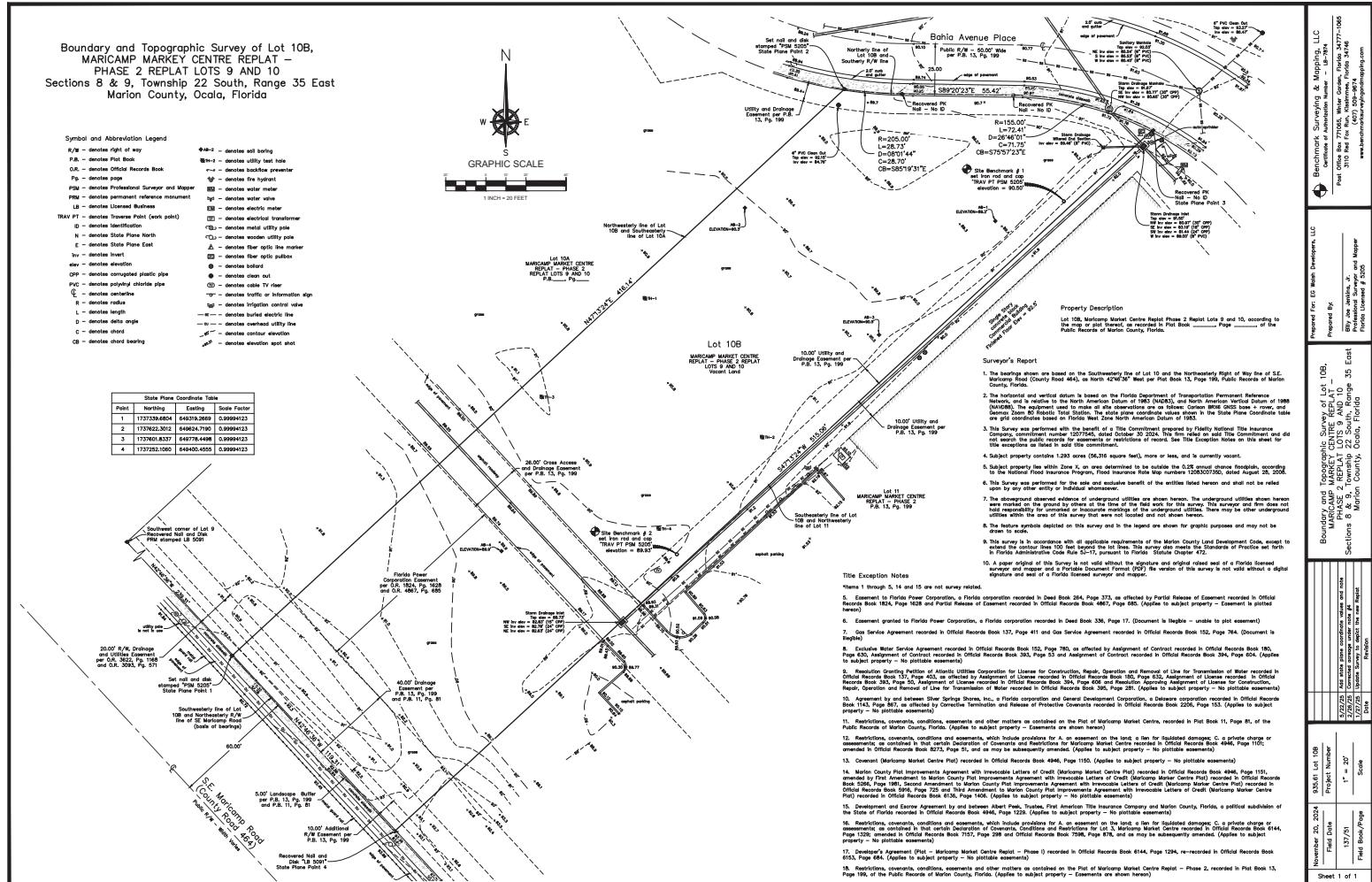
1. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

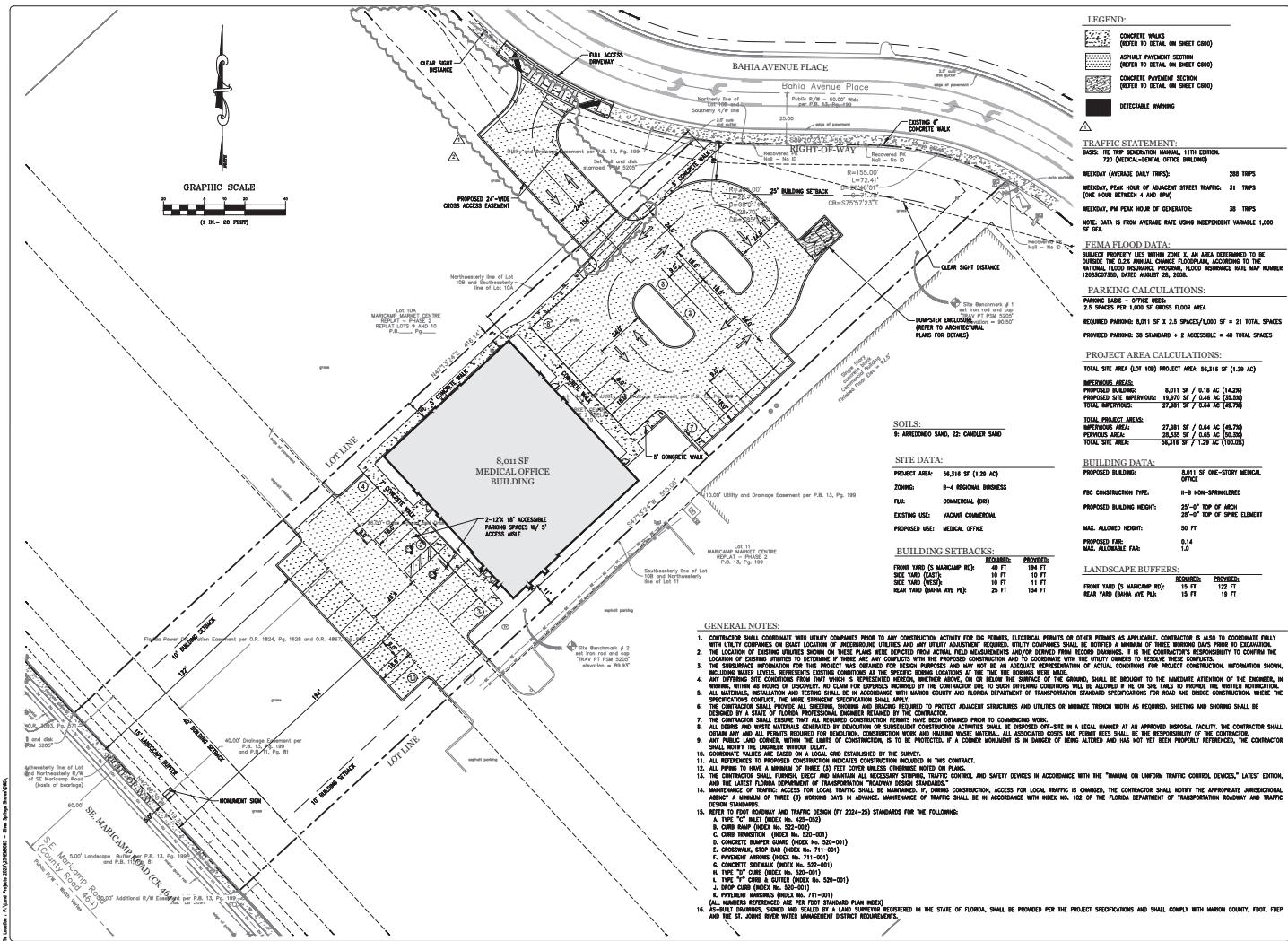
## LICENSED DESIGN PROFESSIONAL CERTIFICATION:

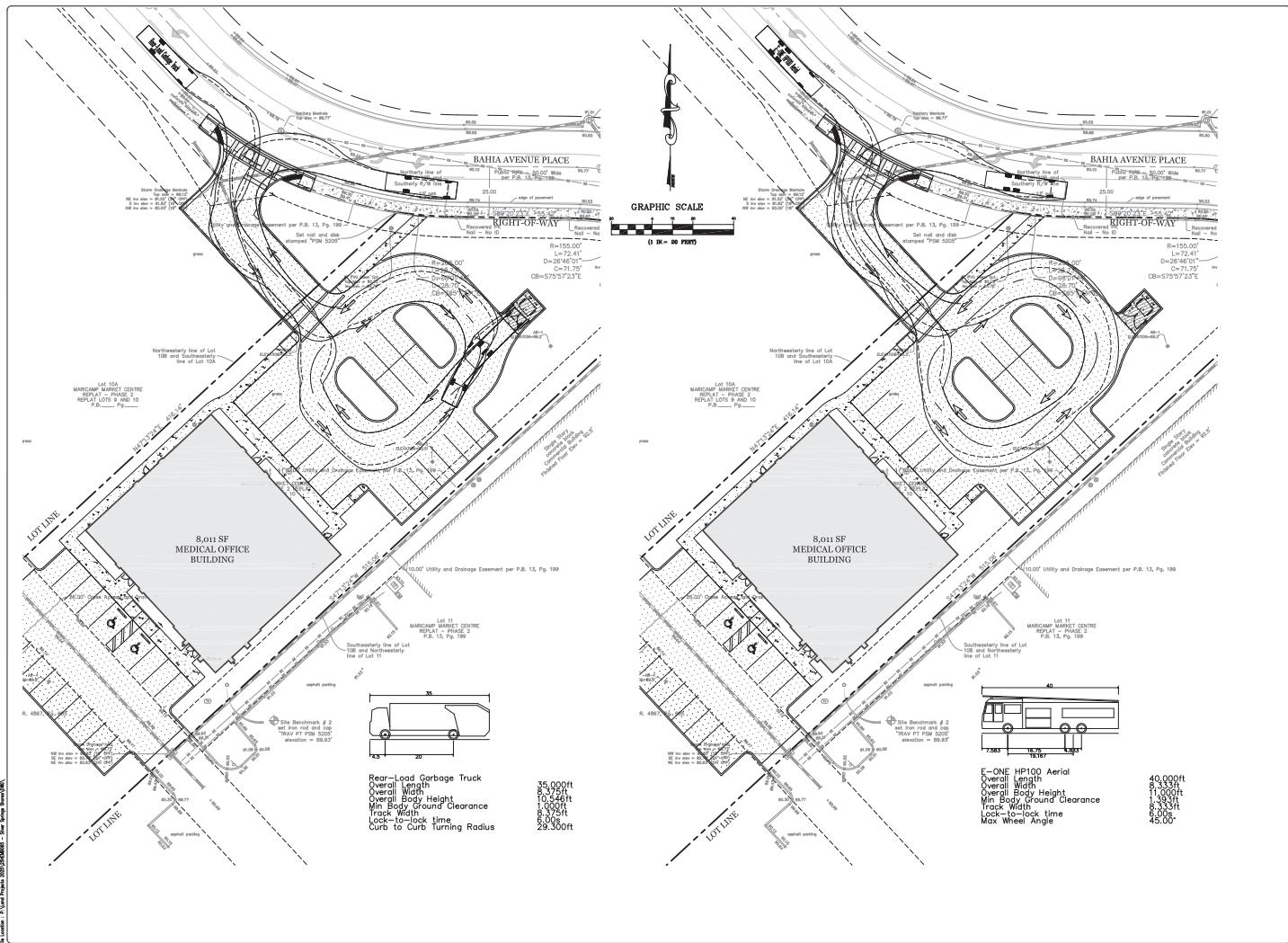
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	EG/DB	07-16-23
2	COUNTY COMMENTS	EG/DB	11-28-23
3			
4			

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IL ENGINEERING

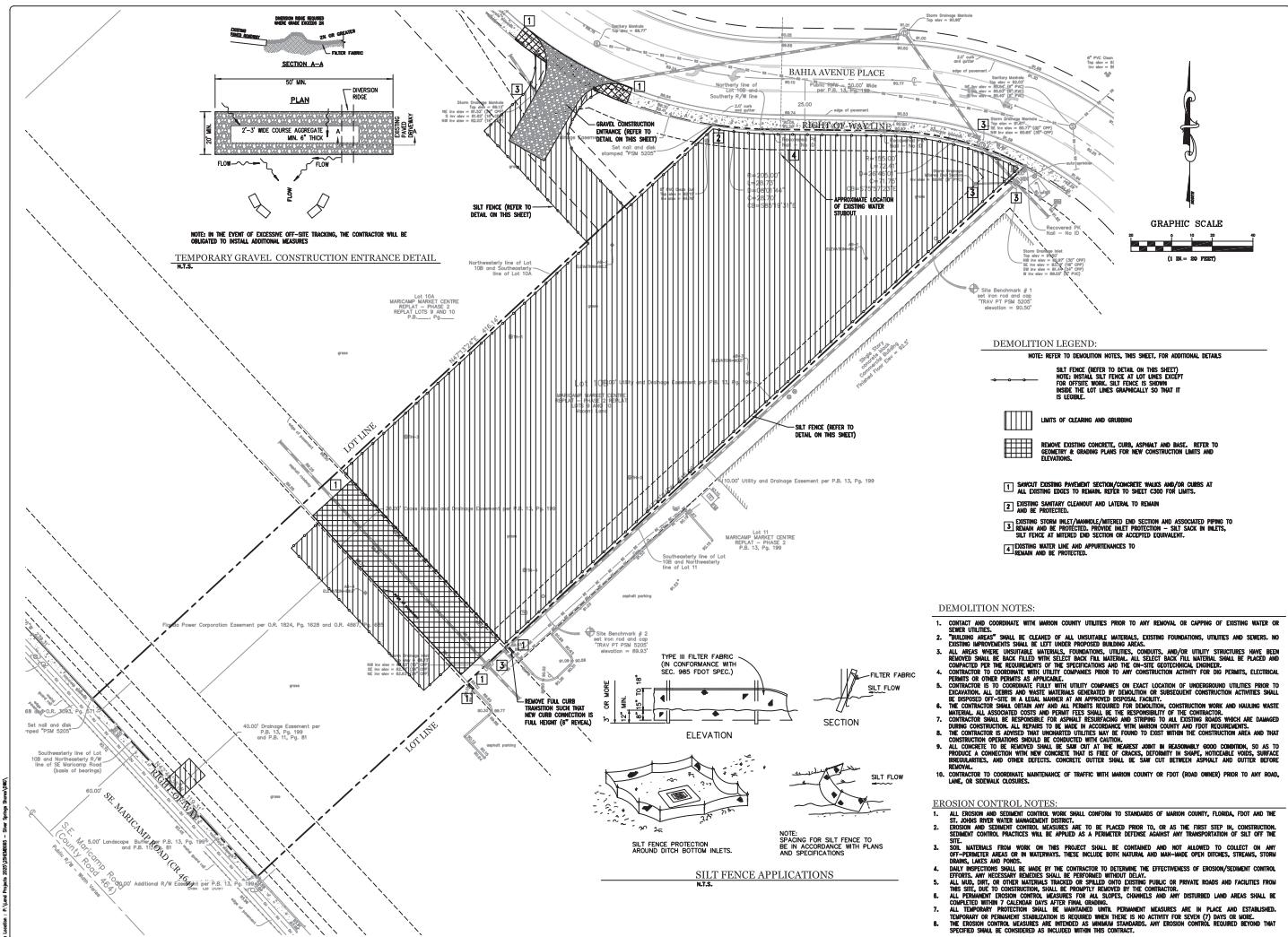
385 Douglas Avenue, Ste 218  
Altamonte Springs, FL 32701  
Telephone 407.478.8771

Selby G. Weeks 56991

SILVER SPRINGS SHORES  
MEDICAL OFFICE BUILDING  
MAJOR SITE PLAN

# MARION COUNTY, FL VEHICLE TURNING PLAN

c101



**Klima Weeks**  
CIVIL ENGINEERING

385 Douglas Avenue, Ste 211  
Albuquerque, New Mexico 87102

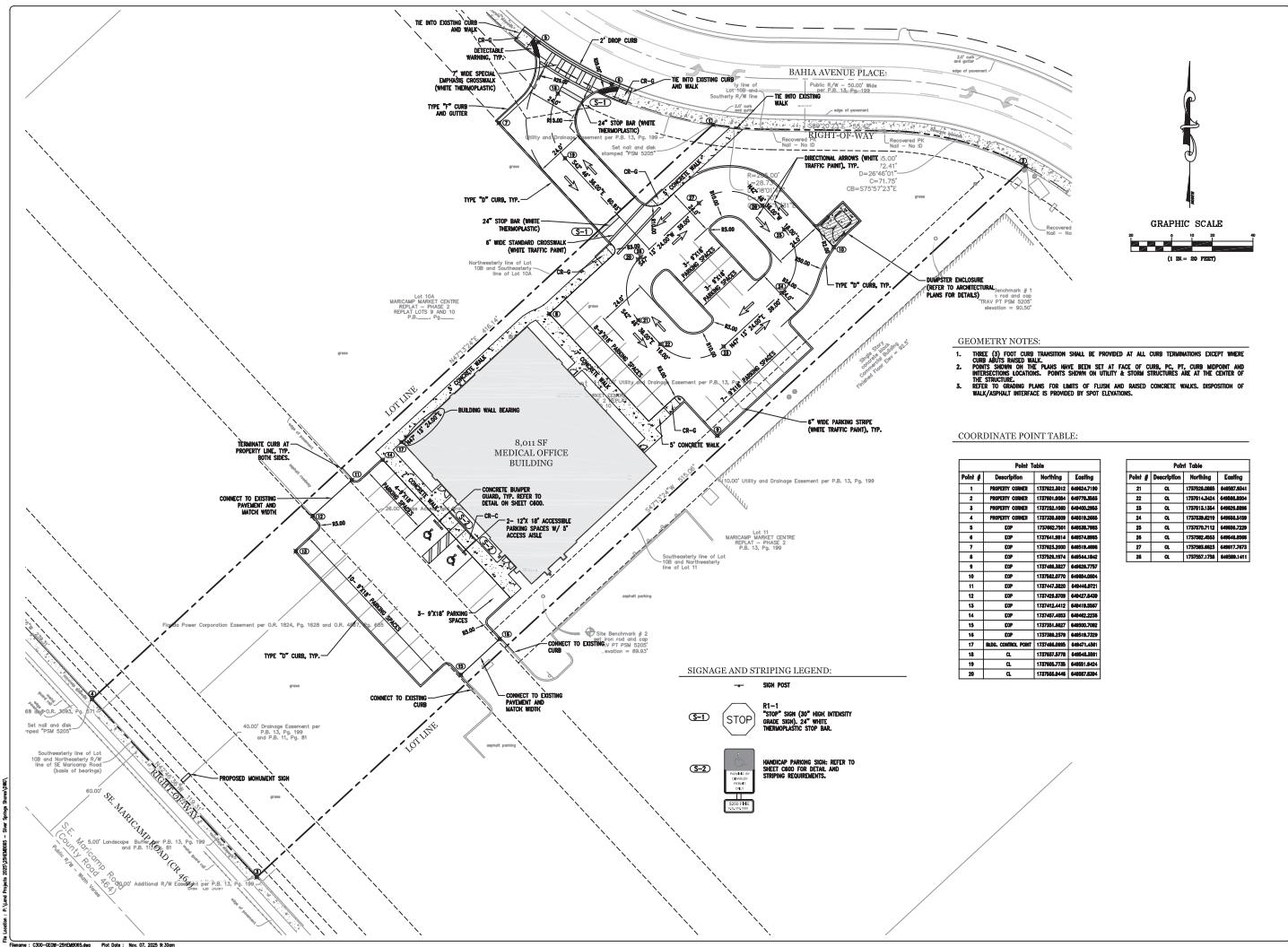
Selby G. Weeks 56991

SILVER SPRINGS SHORES  
MEDICAL OFFICE BUILDING  
MAJOR SITE PLAN  
MARION COUNTY, FL  
IN CONTINUATION & DEMOLITION

---

EROSION CONTROL & DEMOLITION PLAN

f<sub>200</sub>



**Klima Weeks**  
CIVIL ENGINEERING

365 Douglas Avenue, Suite 300  
Altamonte Springs, FL 32714  
Telephone 407.478.8750  
Facsimile 407.478.8750

Selma G. Weeks (jg99)

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

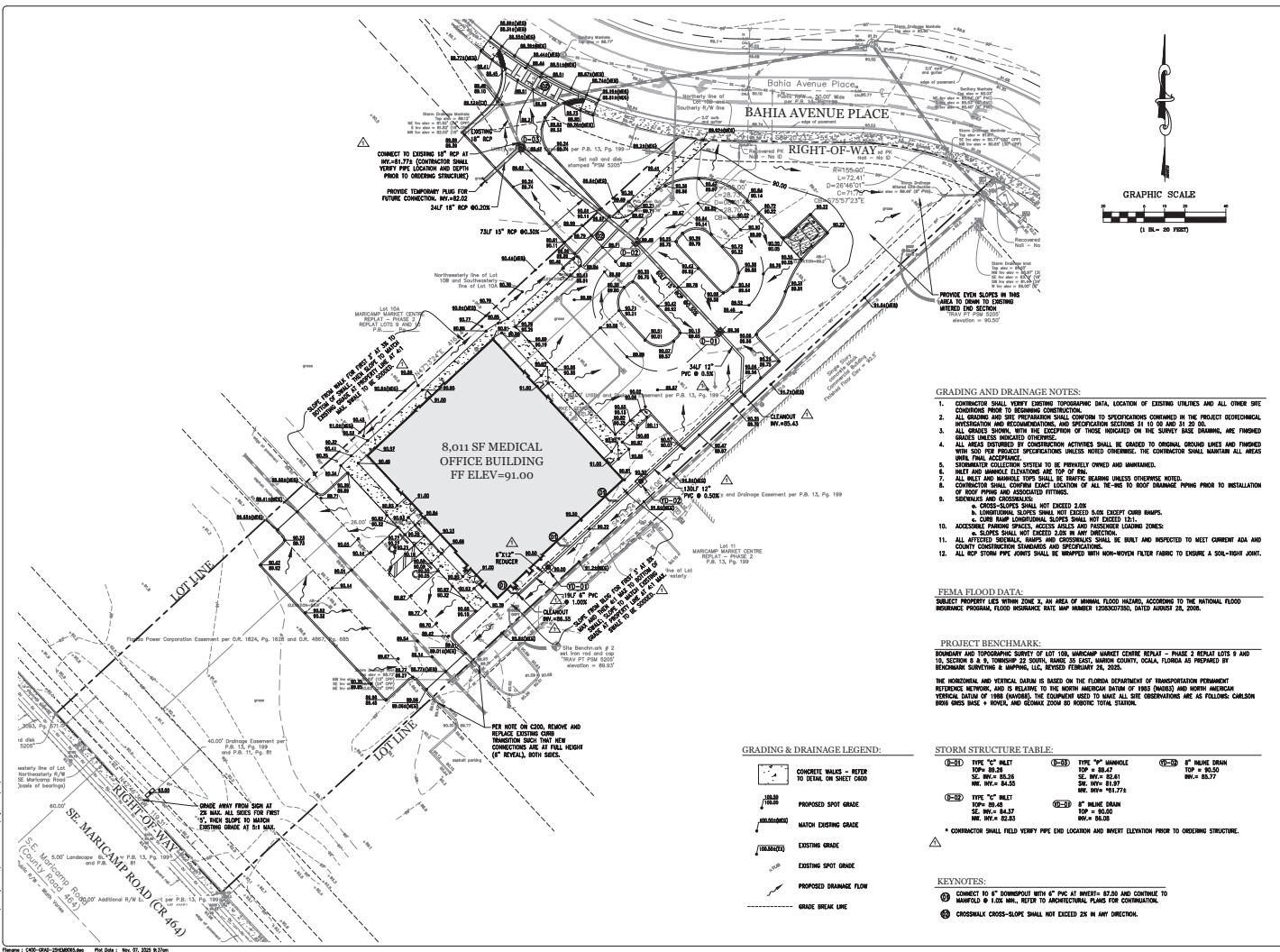
**GEOMETRY, SIGNAGE & STRIPING PLAN**

revision description date  
 △ COUNTY COMMENTS 07-05-03  
 △ COUNTY COMMENTS 11-05-03  
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 drawn by: FD  
 checked by: SD  
 date: 09/05/2005  
 plot code: AS-SK00CS  
 project number: 431DMB06  
 file name: C300-020-21000005.dwg

**C300**

**SILVER SPRINGS SHORES  
MAJOR OFFICE BUILDING  
MARION COUNTY, FL**

**GRADING & DRAINAGE/PLAN**



**GRADING AND DRAINAGE NOTES:**

- CONTRACTOR SHALL VERIFY EXISTING DRAIN, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS AS COMMUNICATED IN THE PROJECT GEODESICAL SURVEY BASE DRAWING AND THE SURVEY BASE DRAWING SECTION 11 AND 21.
- ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED GRADES AS SHOWN ON THE SURVEY BASE DRAWING. SPECIFICATIONS FOR GRADES NOTED OTHERWISE, THE CONTRACTOR SHALL MAINTAIN ALL HEADING UNTIL FINAL ACCEPTANCE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED GRADES AS SHOWN ON THE SURVEY BASE DRAWING. SPECIFICATIONS FOR GRADES NOTED OTHERWISE, THE CONTRACTOR SHALL MAINTAIN ALL HEADING UNTIL FINAL ACCEPTANCE.
- HEADING AND MANHOLE ELEVATIONS ARE TO THE TOP OF THE INLET.
- INLET AND MANHOLE ELEVATIONS ARE TO THE TOP OF THE INLET.
- CONTRACTOR SHALL CONFIRM EXACT LOCATIONS AND ELEVATIONS TO BE USED TO ROOT DRAINAGE PIPING PRIOR TO INSTALLATION OF ROOF PIPING AND ASSOCIATED FITTINGS.
- CROSS-SLOPES SHALL NOT EXCEED 2.5%.
- CROSS-SLOPES SHALL NOT EXCEED 2.5%.
- CURB RAMPS LONGITUDINAL SLOPES SHALL NOT EXCEED 12%.
- ACCESSIONS AND EXISTING FEATURES ARE TO BE MAINTAINED IN FLOOD HAZARD ZONES.
- ALL DRAINS SHALL BE DUG AND INSPECTED TO MEET CURRENT ADA AND FLORIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL RCP STORM PIPE JOINTS SHALL BE WRAPPED WITH NON-WOVEN FILTER FABRIC TO ENSURE A SOIL-TIGHT JOINT.

**FEMA FLOOD DATA:**

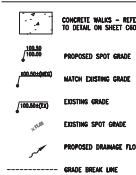
SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE NUMBER 12030207550, DATED AUGUST 25, 2006.

**PROJECT BENCHMARKS:**

BENCHMARKS LOCATED ON THE SITES OF LOT 108, MARCAMP MARKET CENTER, RETAIL - PHASE 2, RETAIL LOTS 8 AND 10, SECTION 8 & 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST, MARION COUNTY, Ocala, Florida as prepared by Benchmark Surveying & Mapping, LLC, dated 08/25/2006, elevation = 89.82.

The horizontal coordinate system is based on the Florida Department of Transportation Permanent Reference Network, and is relative to the North American Datum of 1983 (NAD83), the equipment used to make all site observations are as follows: Carlson DRIS 5000 base + rover, and Global 2000 GNSS Total Station.

**GRADING & DRAINAGE LEGEND:**



**STORM STRUCTURE TABLE:**

	TYPE "C" INLET	TYPE "B" MANHOLE	TYPE "B" INLINE DRAIN
(C-1)	SC. INV.= 83.28	SC. INV.= 82.61	SC. INV.= 83.77
(C-2)	SC. INV.= 83.28	SC. INV.= 82.61	SC. INV.= 83.77
(C-3)	TYPE "C" INLET	TYPE "B" MANHOLE	TYPE "B" INLINE DRAIN
(C-4)	SC. INV.= 84.37	SC. INV.= 82.81	SC. INV.= 84.50
(C-5)	SC. INV.= 84.37	SC. INV.= 82.81	SC. INV.= 84.50

\* CONTRACTOR SHALL VERIFY PIPE END LOCATION AND INVERT ELEVATION PRIOR TO ORDERING STRUCTURE.



- CONNECT TO 6" DOWNSPOUT WITH 4" PVC AT INVERT= 87.50 AND CONTINUE TO MANHOLE @ 10' LOS MM. REFER TO ARCHITECTURAL PLANS FOR COORDINATES.
- CROSSHORN CROSS-SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

**KEYNOTES:**

drawn by: JD

checked by: SH

date: 08/25/2006

plot order: AS STK005

project number: 431HMB06

file name: C400

revision description date

△ COUNTY COMMENTS 07-08-2006

△ COUNTY COMMENTS 11-08-2006

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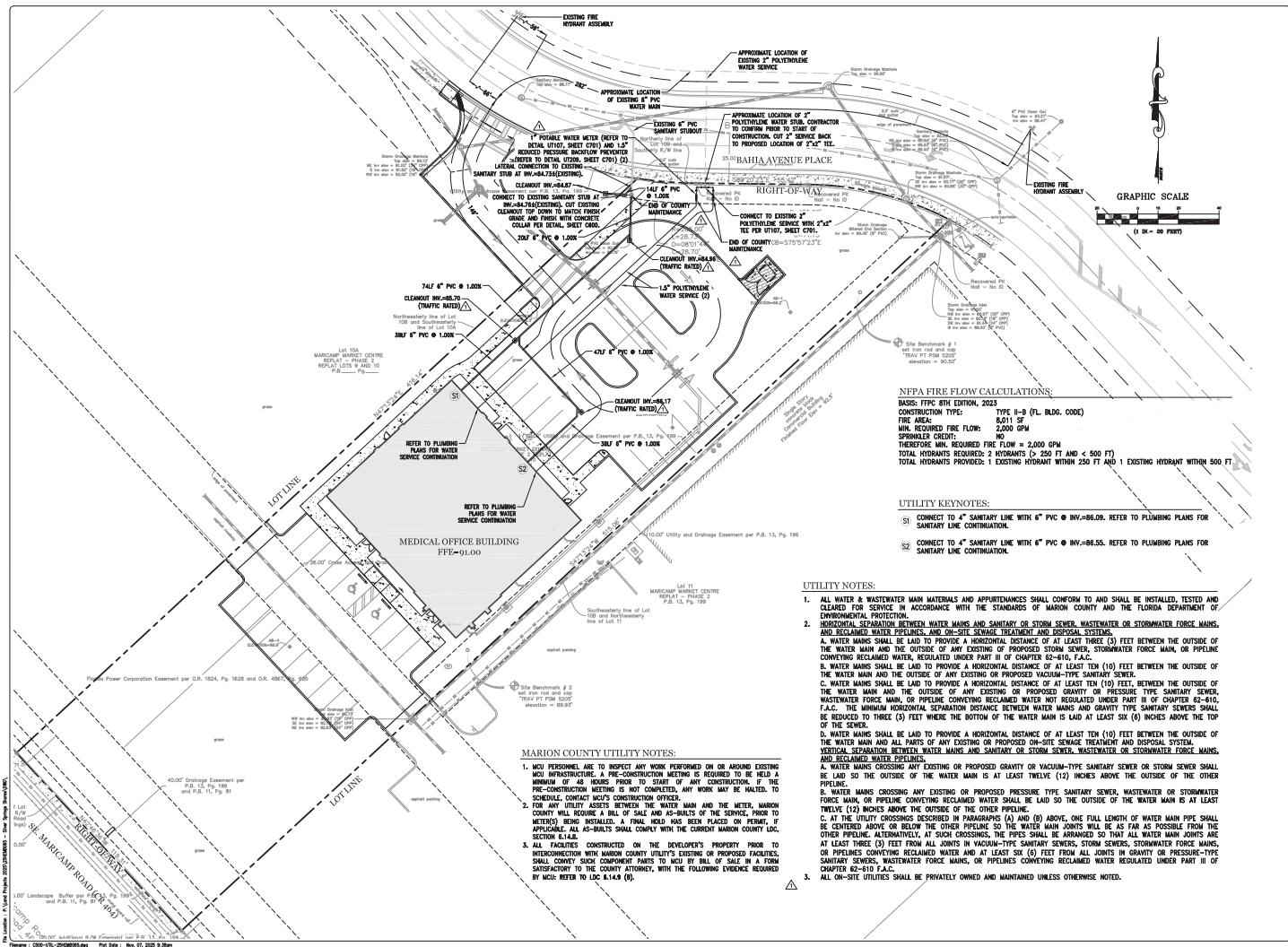
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**Klima Weeks** CIVIL ENGINEERING

385 Douglas Avenue, Ste 211  
Altamonte Springs, FL 32714  
Telephone 407.478.8771

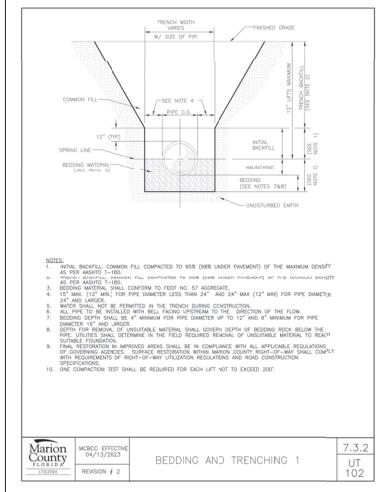
Selby G. Weeks 56991

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

revision	description	date
△	COUNTY COMMENTS	07/16/2023
△	COUNTY COMMENTS	11/20/2023
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Marion  
County  
FLORIDA

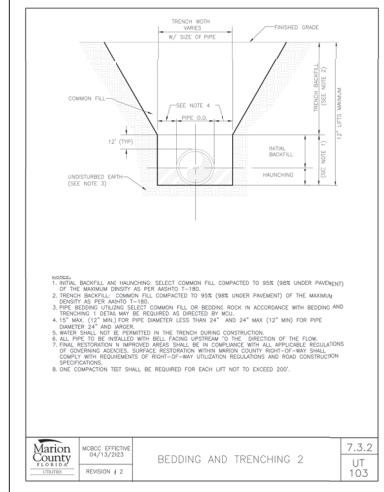
WSOC EFFECTIVE  
09/17/2023

REVISION # 2

BEDDING AND TRENCHING 1

7.3.2

UT  
102



Marion  
County  
FLORIDA

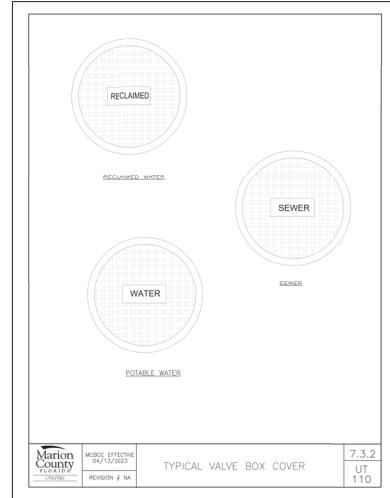
WSOC EFFECTIVE  
09/17/2023

REVISION # 2

BEDDING AND TRENCHING 2

7.3.2

UT  
103



Marion  
County  
FLORIDA

WSOC EFFECTIVE  
09/17/2023

REVISION # NA

TYPICAL VALVE BOX COVER

7.3.2

UT  
110

SILVER SPRINGS SHORES  
MEDICAL OFFICE BUILDING  
MAJOR SITE PLAN

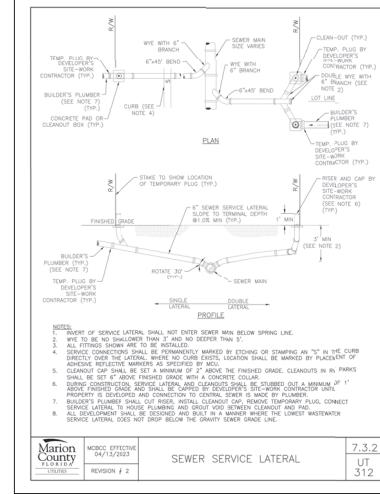
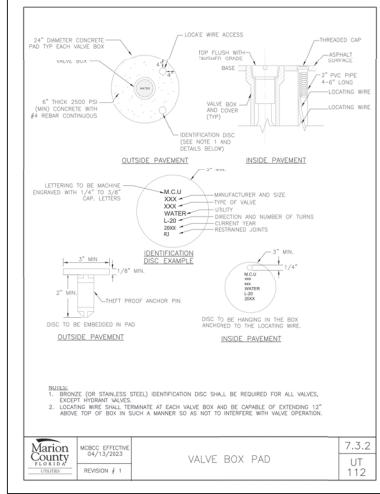
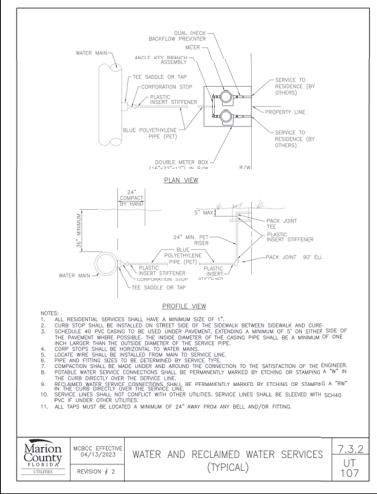
MARION COUNTY, FL

MARION COUNTY DETAILS

revision	description	date
△	COUNTY COMMENTS	07-06-25
△	COUNTY COMMENTS	11-08-25
△		
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drawn by: JD  
checked by: SP  
date: 09/17/2025  
plot scale: AS SHOWN  
project number: 23JHMB06  
file name: 23JHMB06.dwg

C700



**Klma Weeks** CIVIL ENGINEERING  
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Facsimile 407.478.8731

385 Douglas Avenue, Ste 210  
Altamonte Springs, FL 32701  
Telephone 407.478.8791  
Facsimile 407.478.8792

Selby G. Weeks 56991

SILVER SPRINGS SHORES  
MEDICAL OFFICE BUILDING

## MAJOR SITE PLAN

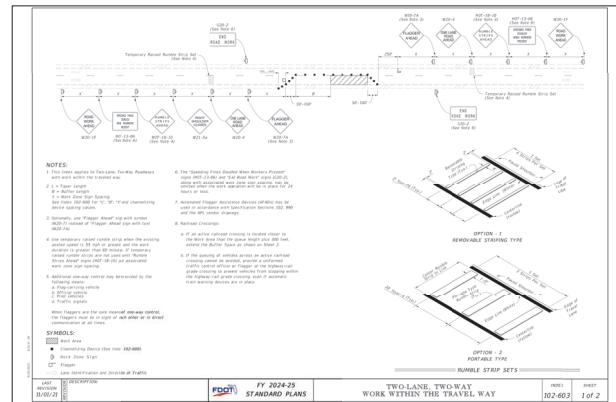
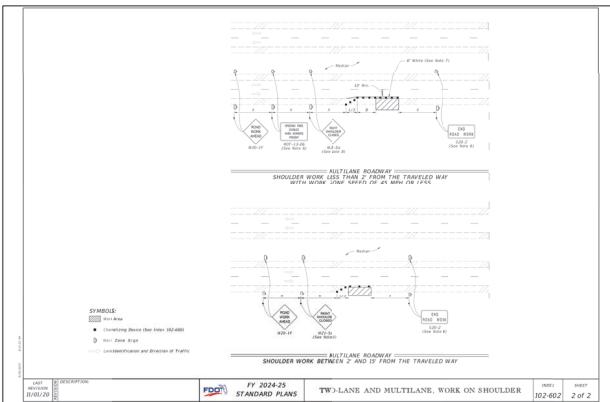
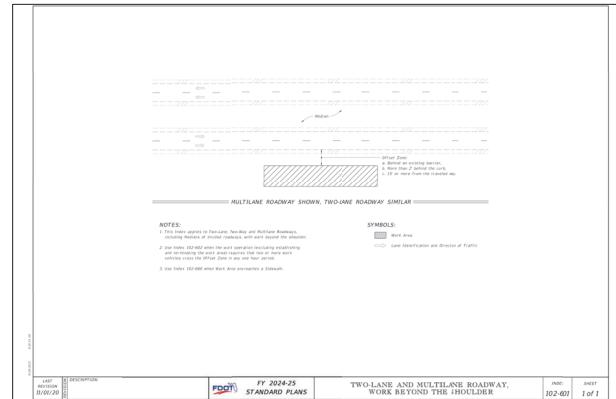
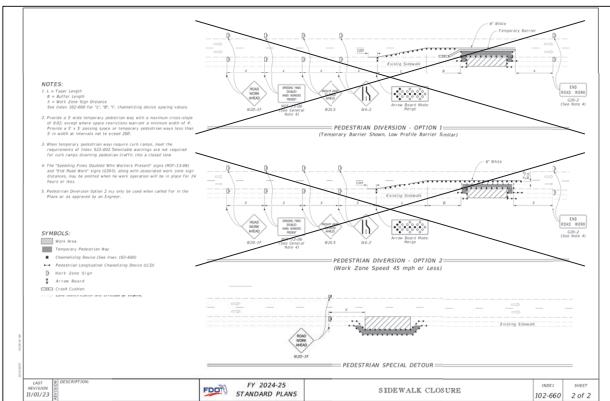
**MARION COUNTY, FL**

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

revision	description	date
△	COUNTY COMMENTS	07/10/2015
△	COUNTY COMMENTS	11/03/2015
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△		
△		
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C800



## GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any tree material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

Positive drainage shall be maintained away from all structures on the site.

All non biodegradable material, including burlap, to be removed from trees at planting.

## IRRIGATION SYSTEMS

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

## PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Part I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plants.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown material shall be in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed from the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

## FERILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free of clumping. This fertilizer shall be applied to the site in the original opened bags bearing the manufacturer's stamp or label. Controlled fertilizer shall be applied to the site in bags following the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron, tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

## Application Rates

Plant Size	1/4" I.D.	1/2" I.D.	3/4" I.D.	1" I.D.
1/4" I.D.	1 tablet	1 tablet	1 tablet	1 tablet
3/4" I.D.	2 tablets	2 tablets	2 tablets	2 tablets
7/16" I.D.	2 tablets	2 tablets	2 tablets	2 tablets
1" - 6" caliper	2 lbs. per 1" caliper	4 tablets	4 tablets	4 tablets
6" - 12" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper	2 tablets per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2(1):3(1).

## SOIL

Please refer to the site plan for specific soil requirements. The soil mix shall be ordered in units of 50% planting soil to 50% topsoil. The soil mix shall be used in all plantings except Sabal Palm, which shall be established with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

## MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

## SOD

Refer to Landscape Plan for limits of sod.

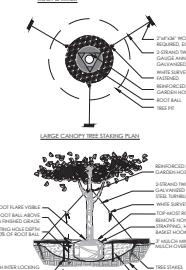
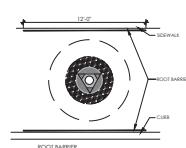
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod shown on the Landscape Plan shall be sodded.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

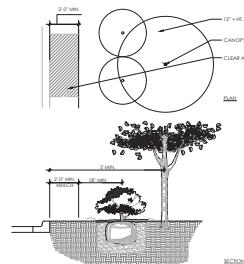
Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

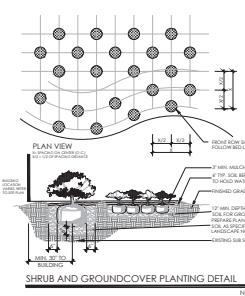
See "Fertilizer" for requirements of all sodded areas.



LARGE CANOPY TREE PLANTING DETAIL N.T.S.



TYPICAL PLANTING ADJACENT TO PARKING N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL N.T.S.



BONNETT design group, Inc.  
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Certificate of Authorization No.: 0329

Laurie A. Elder, RLA FL #LA0666660

**SILVER SPRINGS SHORES  
MEDICAL OFFICE BUILDING  
MARION COUNTY, FL  
LANDSCAPE DETAILS & NOTES**

**MAJOR SITE PLAN**

**LANDSCAPE DETAILS & NOTES**

revision description date

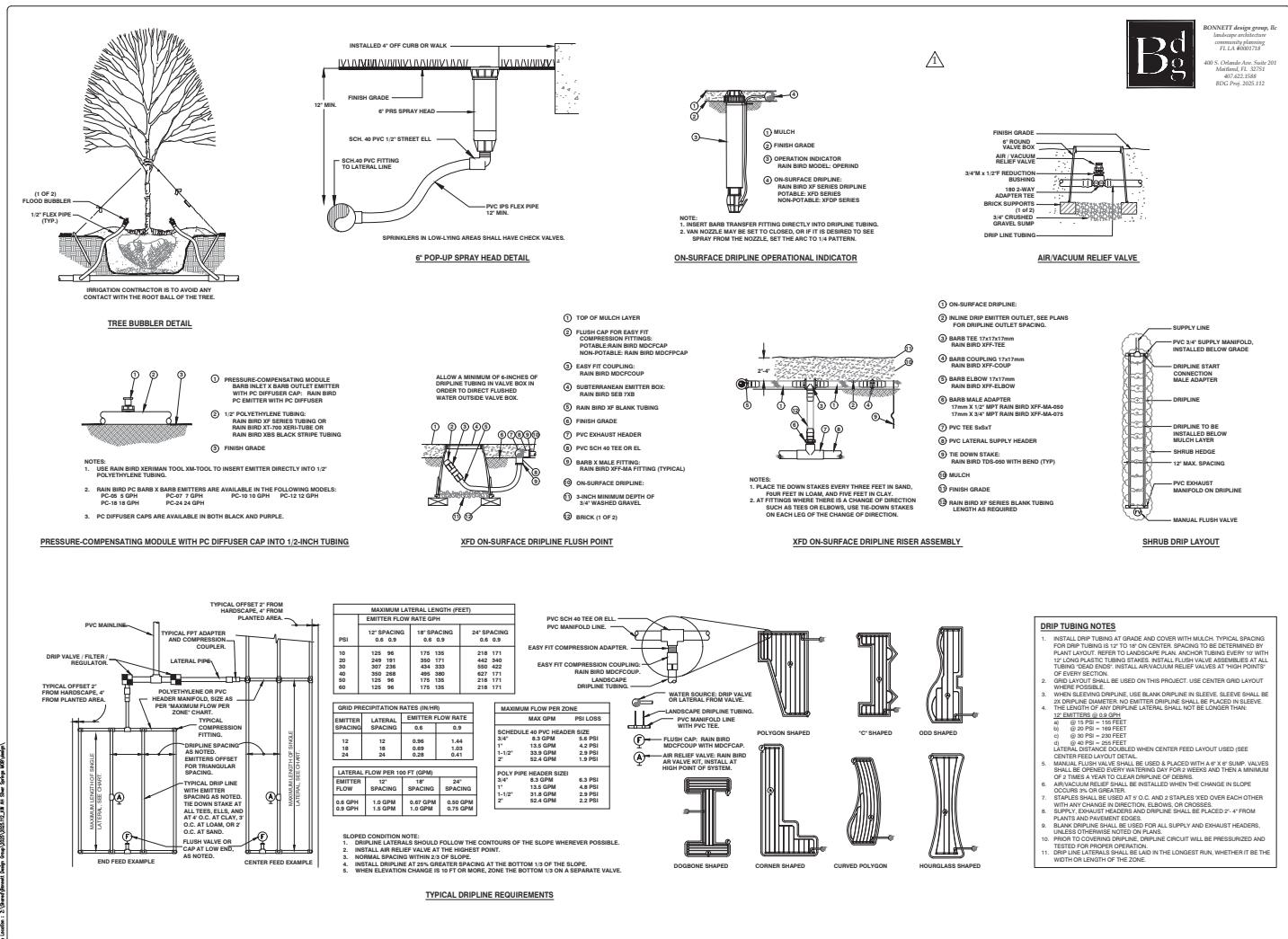
△ County Comments - 07-10-2025

drawn by: LAE/RLM  
checked by: LAE  
date: 07-10-2025  
plot scale: AS SHOWN  
project number: 431HMB006  
file name: 431HMB006.dwg

**L410**







**SMA**

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PROJECT INFORMATION  
SILVER SPRINGS  
SHORES MEDICAL  
OFFICE BUILDING,  
MAJOR SITE PLAN

PROJECT ADDRESS:  
SE MARSHCAMP ROAD  
OCALA, FLORIDA 34474

PROJECT NO.: 200001

REVISED DESIGN PHASE:  
 FOR REVIEW ONLY  
 FOR PERMITTING  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTATION  
 AS-BUILT RECORD SET

REVISION INFORMATION

REV. DATE: 06/04/2001

KEY PLAN

NOTED EXTERIOR ELEVATIONS

SHEET NO.: A401



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PROJECT INFORMATION  
SILVER SPRINGS  
SHORES MEDICAL  
OFFICE BUILDING,  
MAJOR SITE PLAN

PROJECT ADDRESS:  
SE MARSHCAMP ROAD  
LOCATE: 26000

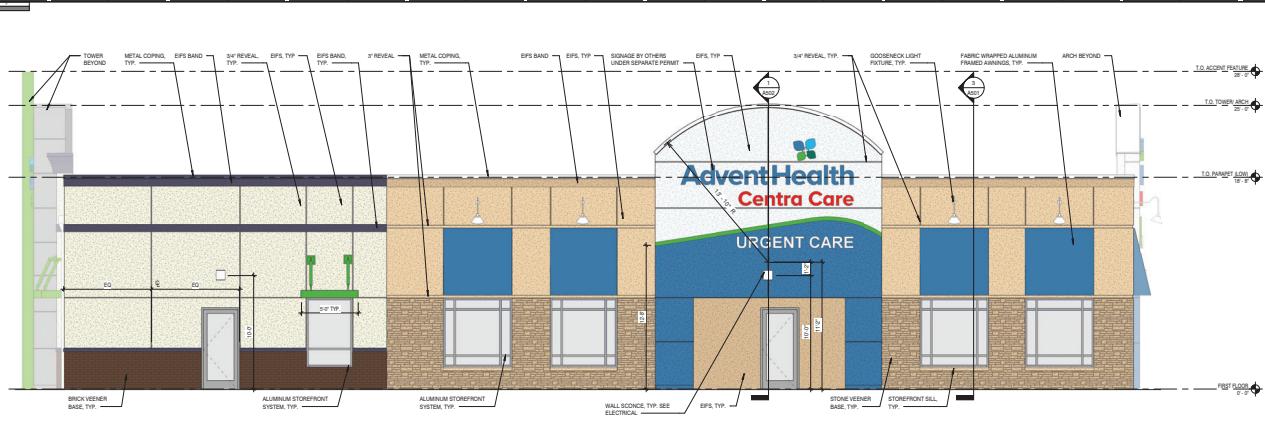
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26000  
REVISED DESIGN PRICE:  
FOR REVIEW ONLY  
FOR PERMITTING  
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CONSTRUCTION BIDDING  
CONSTRUCTION  
AS-BUILT RECORD SET

REVISION INFORMATION  
REV. DATE: 06/04/2010  
REVIEWED BY: SDM  
REVIEWED DATE: 06/04/2010

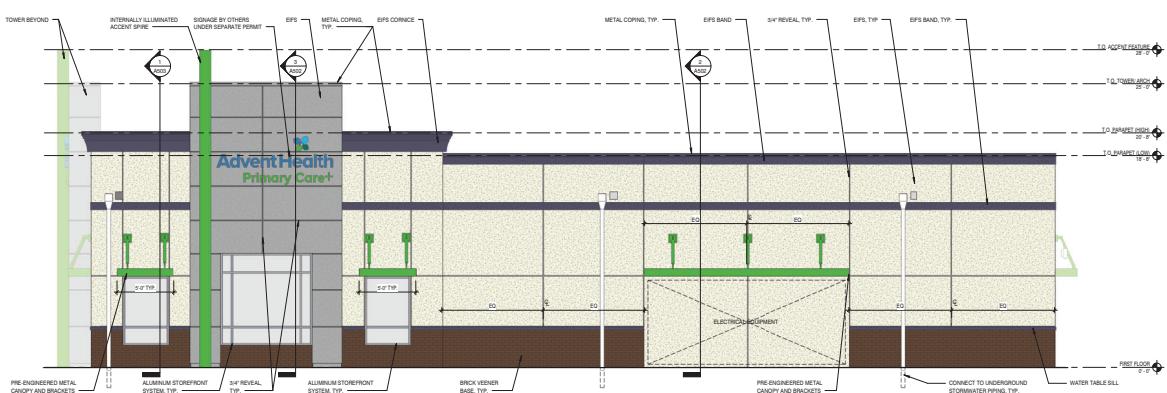
KEY PLAN

NOTED EXTERIOR  
ELEVATIONS

SHEET NO.: A402



NORTHEAST ELEVATION  
SCALE: 1'0" = 1'-0"



SOUTHEAST ELEVATION  
SCALE: 1'0" = 1'-0"

SHEET INFORMATION  
SHEET ISSUED: 06/16/2010  
DESIGNED BY: SDM  
DRAWN BY: SDM  
REVIEWED BY: SDM  
REVIEWED DATE: 06/04/2010

SHEET NO.: A402



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SCOTT D. MALECKA, ARCHITECT, INC.  
THE DESIGN PROFESSIONAL SERVICES OFFERED AND ALL  
PRICES QUOTED ARE IN U.S. DOLLARS. THESE PLANS  
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TO FURNISH MATERIAL AND LABOR FOR THE DESIGN  
SHOWN. THESE PLANS ARE NOT TO BE COPIED,  
REPRODUCED OR USED FOR OTHER PURPOSES.

PROJECT INFORMATION

SILVER SPRINGS  
SHORES MEDICAL  
OFFICE BUILDING,  
MAJOR SITE PLAN

PROJECT ADDRESS:

SE MARICAMP ROAD  
OCALA, FLORIDA

PROJECT NO.: 200001

REVISED DESIGN PHASE:

FOR REVIEW ONLY  
 FOR FIRMING UP  
 DESIGN DEVELOPMENT  
 CONSTRUCTION BIDDING  
 CONSTRUCTION DOCUMENTS  
 AS-BUILT RECORD SET

REVISION INFORMATION

REV. DATE: 06/01/2001

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 06/15/2001  
DESIGNED BY: SDMA  
DRAWN BY: SDMA  
REVIEWED BY: SDMA

SHEET TITLE:

COLOR EXTERIOR  
VIEWS

SHEET NO.: A412

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

PROJECT ADDRESS:

MARION COUNTY, FL  
32655

PROJECT NO.: 2000001

REVISED DESIGN PHASE:

FOR REVIEW ONLY

FOR PERMITTING

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTATION

AS-BUILT RECORD SET

REVISION INFORMATION

REV. DATE: 08/01/2001

KEY PLAN

SECTION

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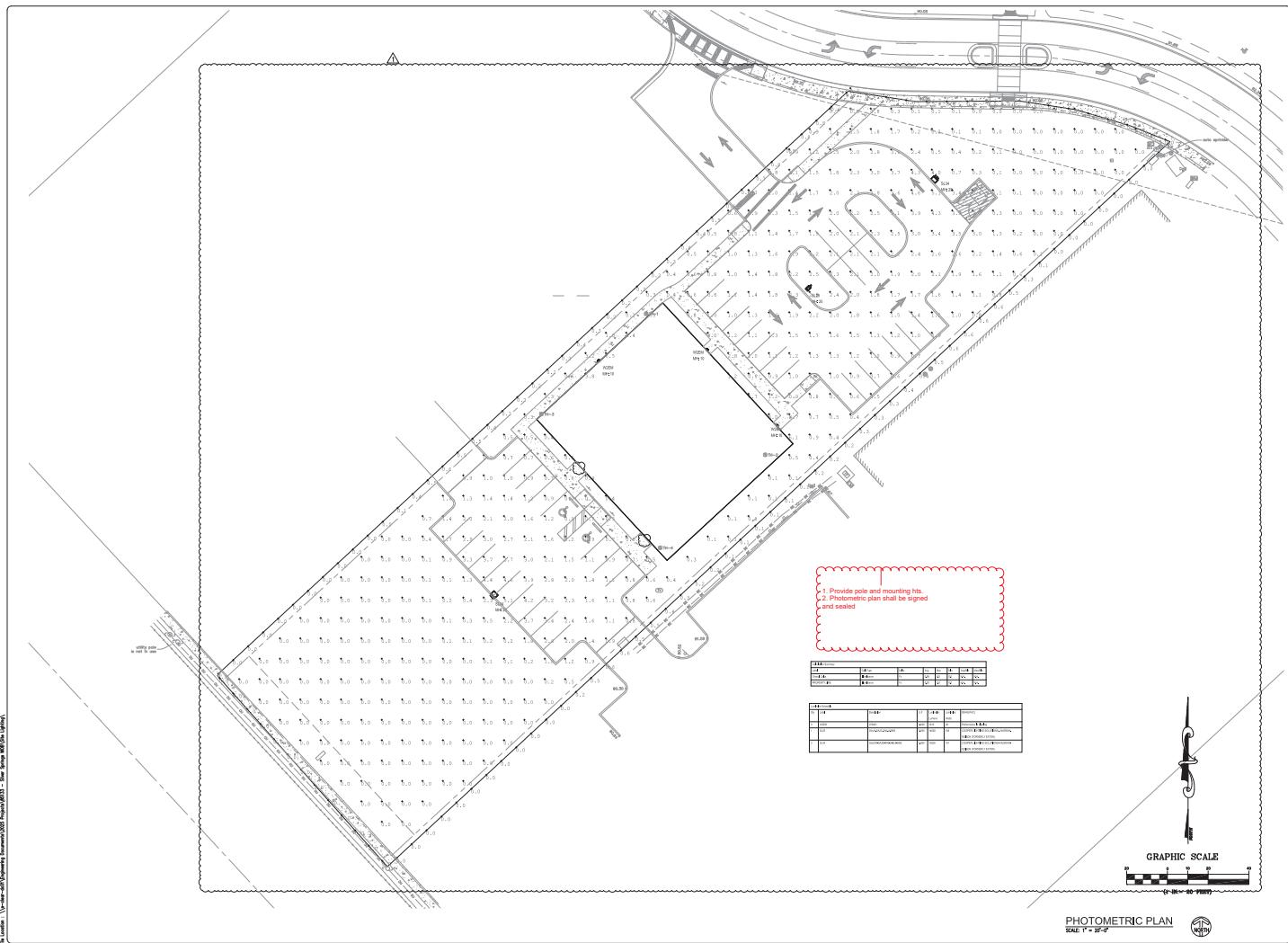
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**SILVER SPRINGS SHORES**  
**MAJOR SITE PLAN**  
**MARION COUNTY, FL**

**E201**

revision description date  
 □ COUNTY COMMENTS 05-05-05  
 □ checked by: MHD  
 □ date: 05-05-2005  
 □ plot code: AS-SHORES  
 □ project number: 0211EMB06  
 □ file name: E201-SIELIGHTING.dwg

