



## SUBMITTAL SUMMARY REPORT 32699

<b>PLAN NAME:</b> FLORIDA HORSE PARK ADMINISTRATION BUILDING	<b>LOCATION:</b>
<b>APPLICATION DATE:</b> 04/07/2025	<b>PARCEL:</b> 37343-001-00
<b>DESCRIPTION:</b>	

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/11/2025	11/25/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	02/02/2026	02/09/2026	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)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan Sheet 01 has the incorrect parcel information listed. It should be 37343-001-00. The Sections are listed incorrectly as 30, 31 & 32 but it should be Section 31. 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)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			
Fire Marshal (Plans) (Fire)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	N/A 6.18.2 - Fire Flow/Fire Hydrant YES 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 N/A NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments Property is in the jurisdiction of the State of Florida Fire Marshal Office. Please contact the State of Florida Fire Marshals office for review and inspections.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	Land Use: 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? 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? FEMA map provided. Also no wetlands. N/A 3.3.2.C - Complies with Approved ECSD PUD? N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan? N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan? N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]			

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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?]  
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]  
N/A 6.12.2.A - [Local Road right-of-Way Provided?]  
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]  
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?  
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]  
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?  
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]  
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]  
N/A 6.11.4.E - [Sight Triangle Provided?]  
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]  
N/A 6.12.12 - [Sidewalks Internal/External Provided?]  
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?  
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? 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]."  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]  
YES Additional Planning Items: Notes responding to comments address concerns. Parcel listed on cover is the parcel where development is taking place and sheet 4 site data addresses adjacent parcels and their land use and zoning.

Property is located on several parcels. The proposed project is located on PID 37343-001-00. Please list all parcels applicable to this project.

Land use designations of adjacent parcels are wrong. Please correct.

## Zoning:

YES 2.12.4.C - Owner and applicant name

YES 2.12.4.L(1) - Parcel number Initial: Parcel ID on cover sheet and parcel id are different, aerial photograph depicts two parcels. Correct parcel ID on cover sheet.

7/22: corrected.

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 7/22 Review: On the site data table (04 Site Plan), provide parking data for project area associated with this major site plan. List the required and provided regular and handicap parking stalls.

It appears the site plan proposes paved parking spaces; however, note 12 references grass parking throughout the Florida Horse Park. Confirm if paved parking spaces are proposed.

YES 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements

YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Initial: provide and label buffering

7/22: Project is internal to overall parcel - no buffers needed.

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 7/22 Review: List proposed use to the site data table on 04 Site plan.

N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to mcu

N/A 2.12.9 - Show adjacent streets serving development

YES 2.12.32 - Show 100yr flood zone Show Flood on cover.

7/22: addressed.

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) EA has been sent to FWC on 4/24

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

N/A 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Initial: Will there be a sign?

7/15 Response: No signs proposed.

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Initial: Show setbacks

7/22 Review: no setbacks need to be shown bc internal. Applicant provided site data table showing A-1 setback standards.

N/A 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 Initial: Provide springs protection zone on cover

7/22: addressed.

YES Additional Zoning comments 7/22 Review: On 04 Site Plan - site data section, the building type is listed as one-story 5,000 sq. ft.

On 04 Site Plan - proposed building footprint is labeled 5,000 sq. ft. (three stories)

On 01 Cover Sheet - traffic impact summary, the land use provided is small office w/ intensity of 5,000 sq ft.

Please confirm the building stories and height. Please confirm if there is a difference between:

1) building footprint (the land area that the building will take up)

2) the intensity (the amount of usable sq. ft., which may be more than 5,000 if there are multiple stories).

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	<p>N/A 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>N/A 6.7.3 - Tree protection</p> <p>YES 6.7.4 - Shade tree requirements</p> <p>N/A 6.7.6 - Tree removal submittal requirements</p> <p>N/A 6.7.8 - Protected tree replacement requirements</p> <p>N/A 6.7.9 - Replacement trees; general requirements</p> <p>YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>YES 6.8.3 - Landscape design standards</p> <p>YES 6.8.4 - Landscape area requirements for non-residential development</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>YES 6.8.6 - Buffers Per Zoning, please show and label buffers.</p> <p>YES 6.8.7 - Parking areas and vehicular use areas Minimum 5' wide screening shall be around the perimeter of all parking areas</p> <p>N/A 6.8.8 - Building landscaping</p> <p>N/A 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>YES 6.8.10 - General planting requirements (specifications)</p> <p>YES 6.8.11 - Landscape installation</p> <p>YES 6.8.12 - Landscape completion inspection requirements</p> <p>YES 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>YES 6.9.6 - Completion inspection requirements</p> <p>N/A 6.19.3 - Outdoor lighting plan requirements</p> <p>N/A 6.19.4 - Exterior lighting design standards</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>YES Additional Landscape comments Please provide Tree Protection, Landscape and Irrigation plans for review</p>			
OCE Design (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 7/18/25-fee due with resubmittal 4/1/25-fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>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.</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>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</p> <p>YES 2.12.4.A - Type of application on front page</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>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</p> <p>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</p> <p>YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval</p> <p>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.</p> <p>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</p> <p>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</p> <p>YES 2.12.4.I &amp; 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/1/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer</p> <p>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</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow and graphic drawing and written scale</p> <p>N/A Legal Documents</p> <p>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.</p>			

# SUBMITTAL SUMMARY REPORT (32699)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved

## Comments

YES Major Site Plan Parcel # Matches.

Authority of Jason Reynolds has been confirmed. 7.22.25 -EMW

The parcel #'s on the application and cover sheet do not match. Will need an authorization letter from the state to allow Jason Reynolds to sign the owner's certification signature on the cover sheet. 4/8/25 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]."

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# SUBMITTAL SUMMARY REPORT (32699)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<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>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria</p> <p>YES 6.13.2 A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features &amp; Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>N/A 6.13.5 - Flood Plain &amp; Protection</p> <p>N/A 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>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>YES 6.13.2.B(8) - Calculation &amp; Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>INFO 7.1.3 - Drainage Construction Specifications Pipe material deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.</p> <p>NO 6.13.12 - Operation and Maintenance Please submit signed O&amp;M manual.</p> <p>NO 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 (32699)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide current boundary survey. N/A 2.12.9 - Provide location and dimensions of all rights-of-way serving the project NO 2.12.10 - Show any known existing or proposed easement or land reservation Please provide. YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend YES 6.11.3 - Traffic Impact Analysis 4/22/25 - Greater detail needed for traffic statement, including ITE Land Use Code and basis for calculations. Include trips generated from the RV site (AR 32700) in calculations. If resultant trips yield between 50 and 99 peak hour trips, a traffic assessment will be needed. A traffic methodology must first be submitted in a separate application for approval, followed by a traffic assessment which must also be submitted separately. N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs YES 6.11.9.C - Pavement marking N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes N/A 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			
Utilities (OCE Plans) (Utilities)		11/25/2025	11/11/2025	Approved

# SUBMITTAL SUMMARY REPORT (32699)

## Comments

YES Marion County Utilities Contact Information Correctly displayed on 01 Cover Page. As of 4/22 MCU is listed as only Sewer. If water is extended and connected to, MCU will need to be shown as contact for water as well.

YES Parcel numbers identified in project match proposed site plan layout 9/11/25 EOR states the entire site is on its own parcel. 7/24/25 Based on aerial photo, it appears the administration building will be on both parcels 37343-001-00 and 37343-000-00.

INFO 6.14.2.A(1) - Public water service area/provider Currently served by a private water plant. Once the adjoining parcel connects to the Marion County Utilities water system, this parcel will be served by MCU.

INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities.

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 See previous comment 6.14.2A(1)

YES 6.14.2.A - Sewer Connection Requirements Connecting to existing gravity sewer

N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 7/24/25 No food prep, per response letter. 4/22/25 Will there be any food prep or service provided from the building?

N/A 6.14.2.C - Industrial Pretreatment See previous comment

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

YES 6.14.3.B - Springs Protection Zone Secondary Springs Protection Zone

N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 7/24/25 Pending water connection on 37343-000-00. See previous comment 6.14.2A(1)

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 7/24/25 Pending water connection on 37343-000-00. 4/22/25 If project connects to MCU water main, Irrigation will need to be identified by well or irrigation meter.

YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate 7/24/25 Acknowledged 4/22/25 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

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

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

YES 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

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system 7/24/25 Acknowledged 4/22/25 05 - All existing and proposed infrastructure should be privately owned. Lift station (SMG-011) is equipped with a flow meter and County maintenance begins at the station.

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 7/24/25 Provided 06 - There are no Utility Details. Although MCU will not own infrastructure, it must be built per LDC.

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

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

N/A 6.14.5.D - Hydraulic Analysis

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

N/A 6.14.7 - Construction Inspection - PLAN NOTE: 7/24/25 Need to be a plan note on Utility Plan, Sheet 5 4/22/25 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 Manager Alejandro, Alejandro.Rad@MarionFL.org, 352-671-6012

N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-built

N/A 6.14.9.A - Developer's Agreement

YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 7/24/25 Acknowledged. 4/22/25 Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

YES 6.14.9.B - Bill of Sale 7/24/25 Acknowledged. 4/22/25 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 6.15.1 - Potable Water Distribution System See previous comment

YES 6.15.2 - Decentralized Water System (WTP) As of 4/22/2025 - Private WTP is shown on plans.

YES 6.15.3 - Fire Protection/Fire Flow Capacity 7/24/25 Pending water connection on 37343-000-00 4/22/25 Please contact Marion County Fire Rescue for all requirements.

N/A 6.15.4 - Water Main Piping Installation

YES 6.15.5 - Water Service and Connection Marion County Utilities reserves the right to provide additional comments should the project plans be revised to include a water main extension and connection.

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

N/A 6.15.6.B - Irrigation Water Metering - size

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

N/A 6.15.6.D - Meter Location

N/A 6.15.6.E - Meter Easements

N/A 6.15.6.F - Meter Boxes

N/A 6.15.6.G & H - Meter Sizing

N/A 6.15.7 - Cross Connection Control and Backflow Prevention

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

N/A 6.15.10 - Water Treatment Plants (WTP)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

YES 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: 7/24/25 Need to be a plan note on Utility, Sheet 5 - 4/22/25 All facilities

# SUBMITTAL SUMMARY REPORT (32699)

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).

YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/24/25 Review fee \$130.00 4/22/25 Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32699

YES Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

- N/A Additional Utilities comments
- N/A Additional Utilities comments Per Josh Kramer at the 2:00 PM Utilities Staff DRC meeting 9/11, clear the plans as private.
- 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)	Janet Warbach	02/09/2026	02/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/09/2026	02/06/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/09/2026	02/03/2026	Approved
<i>Comments</i>	Previously Approved. State of Florida Property			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/09/2026	02/06/2026	Informational
<i>Comments</i>	No changes to site plan seem to be proposed. Please see previous Planning/Zoning comments. Recognized as Public/Conservations Lands with the state. Staff has included Unit Management Plan for Marjorie Harris Carr Greenway in Attachments, which includes portion of land used for Florida Horse Park. For any questions, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/09/2026	02/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/09/2026	02/09/2026	Approved

# SUBMITTAL SUMMARY REPORT (32699)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/09/2026	02/04/2026	Informational
<p><i>Comments</i> Project Map Checked. -EMW 02.04.2026</p> <p>IF APPLICABLE:            Sec. 2.18.1.I - Show connections to other phases.            Sec.2.19.2.H – Legal Documents            Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.            Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)            For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."            Sec. 6.3.1.B.2 – Required Right of Way Dedication            For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."            Sec. 6.3.1.D.3 - Cross Access Easements            For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."            Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)            "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."            Sec. 6.3.1.C.2 – Utility Easements            "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."            Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:            1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."            2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."            3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."            Sec.6.3.1.D(f) –            If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/09/2026	02/03/2026	Approved
<p><i>Recommendations</i> Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.</p> <p><i>Recommendations</i> 6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p><i>Recommendations</i> Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/09/2026	02/04/2026	Approved
<p><i>Comments</i> CONDITIONAL APPROVAL- PENDING DRC WAIVER APPROVAL. BOUNDARY SURVEY GREATER THAN ONE YEAR OLD SUPPORTED BY COUNTY SURVEYOR.</p>				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/09/2026	02/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/09/2026	02/09/2026	Approved
<p><i>Comments</i> Marion County Utilities currently provides sewer service to this site. Water service is not yet available; however, the project will be submitting separate plans to extend the public water main in order to serve the Florida Horse Park.</p>				



**Marion County  
Board of County Commissioners**

**AR# 32699**

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: \_\_\_\_\_

**A. PROJECT INFORMATION:**

Project Name: Florida Horse Park Administration Building  
Parcel Number(s): 37343-001-00  
Section<sup>31</sup> \_\_\_\_\_ Township<sup>16</sup> \_\_\_\_\_ Range<sup>22</sup> \_\_\_\_\_ Land Use \_\_\_\_\_ Zoning Classification<sup>A-1</sup> \_\_\_\_\_  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage<sup>15.41</sup> \_\_\_\_\_ Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads \_\_\_\_\_  
Additional information regarding this submittal: \_\_\_\_\_

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

**Engineer:**  
Firm Name: Clymer Farner Barley, Inc Contact Name: Tyler Counts  
Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785  
Phone # 352-748-3126 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: permitting@cfb-inc.com

**Surveyor:**  
Firm Name: Clymer Farner Barley Surveying Contact Name: Jeremy Hallick  
Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785  
Phone # 352-748-3126 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: TIITF State of FL CFBC Greenways ST REC Area MS 795 Contact Name: Jason Reynolds  
Mailing Address: 3900 Commonwealth BLVD City: Tallahassee State: FL Zip Code: 32399  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: jreynolds@flhorsepark.com

**Developer:**  
Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 38502  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

DATE	BY	BY
08/20/25	JASON COUNTY PA#1	JCR
08/20/25	JASON COUNTY PA#2	MCP



MAJOR SITE PLAN REVISION  
FOR  
**FLORIDA HORSE PARK**  
ADMINISTRATION BUILDING  
PARCEL NO. 37343-001-00

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR OF ADJACENT STREET TRAFFIC		PM PEAK HOUR OF ADJACENT STREET TRAFFIC			
			TOTAL	IN	OUT	TOTAL	IN	OUT
SMALL OFFICE	10,000 SQ. FT.	144	17	14	3	22	7	15

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED.)  
SMALL OFFICE (ITE FAC. 714)  
INDEPENDENT VARIABLE K = 1,000 SQ. FT. OF A

AREAS FOR UTILITIES	AREA	PERCENT
PROPOSED BUILDING FOOTPRINT	5,000 S.F.	(0.11AC) 7.81%
PROPOSED PAVEMENT	19,018 S.F.	(0.41AC) 28.10%
PROPOSED CONCRETE	1,900 S.F.	(0.04AC) 2.90%
IMPERVIOUS AREA	2,418 S.F.	(0.05AC) 3.64%
OPEN AREA	59,633 S.F.	(0.95AC) 81.99%
PROJECT AREA	4,401 S.F.	(1.47AC) 100.00%

NOTE: 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

**LEGAL DESCRIPTION**

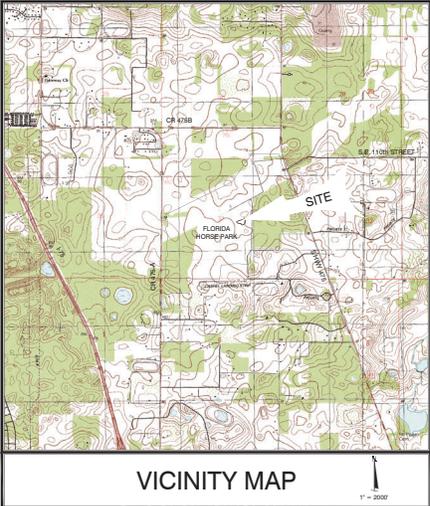
A PARCEL OF LAND LYING WITHIN SECTIONS 30, 31 AND 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE S89°58'30"W, ALONG THE SOUTH LINE OF SAID SECTION 30, 41.31 FEET; TO THE POINT OF BEGINNING; THENCE S15°47'48"W, 62.79 FEET; THENCE S20°03'07"E, 111.40 FEET; THENCE S89°58'30"W, 126.46 FEET; THENCE S15°47'48"W, 124.13 FEET; THENCE S21°10'09"E, 103.55 FEET; THENCE S89°58'30"W, 30.31 FEET; THENCE S20°03'07"E, 103.62 FEET; THENCE S89°58'30"W, 76.81 FEET; THENCE S21°10'09"E, 481.13 FEET; THENCE S43°34'28"E, 66.81 FEET; THENCE S20°44'20"E, 101.27 FEET; THENCE S89°58'30"W, 121.68 FEET; THENCE S20°03'07"E, 62.90 FEET; THENCE N89°52'57"W, 126.88 FEET; THENCE S21°10'09"E, 30.31 FEET; THENCE N89°58'30"W, 65.02 FEET; THENCE S21°10'09"E, 307.30 FEET; THENCE S89°58'30"W, 111.88 FEET; THENCE S20°03'07"E, 131.17 FEET; THENCE N89°54'31"W, 486.50 FEET; THENCE S89°58'30"W, 101.86 FEET; THENCE N84°02'30"W, 427.60 FEET; THENCE S78°40'58"W, 183.64 FEET; THENCE N89°52'57"W, 119.18 FEET; THENCE N89°58'30"W, 161.26 FEET; THENCE S78°40'58"W, 183.64 FEET; THENCE S20°03'07"E, 111.11 FEET; THENCE N21°08'54"W, 171.59 FEET; THENCE N89°58'30"W, 161.27 FEET; THENCE N4°07'48"E, 167.54 FEET; THENCE N20°04'41"E, 228.81 FEET; THENCE N89°58'30"W, 126.27 FEET; THENCE N81°00'11"W, 101.71 FEET; THENCE N89°58'30"W, 116.24 FEET; THENCE N81°00'11"W, 88.89 FEET; THENCE N89°58'30"W, 269.39 FEET; THENCE N89°58'30"W, 90.04 FEET; THENCE N20°10'07"E, 213.47 FEET; THENCE N82°43'48"E, 307.74 FEET; THENCE N31°10'09"E, 153.05 FEET; THENCE N89°58'30"W, 126.89 FEET; THENCE S14°04'42"E, 128.11 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE S89°58'30"W, ALONG THE SOUTH LINE OF SAID SECTION 30, 41.31 FEET; THENCE N12°47'48"W, 62.79 FEET; THENCE N47°48'14"W, 62.88 FEET; THENCE N84°48'14"E, 180.27 FEET; TO THE POINT OF BEGINNING; THENCE S89°58'30"W, 100.89 FEET; THENCE N15°47'48"E, 81.18 FEET; TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 426, ALSO KNOWN AS HWY 100 1/2 MILE; 100 FEET W WIDTH; THENCE S89°58'30"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 81.24 FEET; THENCE S20°04'20"W, 190.89 FEET; THENCE S43°34'28"E, 128.39 FEET; THENCE S20°44'20"E, 138.30 FEET; THENCE S20°11'11"W, 261.77 FEET; TO THE POINT OF BEGINNING.



VICINITY MAP

SECTION 31  
TOWNSHIP 16 SOUTH; RANGE 22 EAST  
MARION COUNTY, FLORIDA  
ES&Z: NONE  
FEMA FLOOD ZONE: X  
SPRING PROTECTION ZONE: SECONDARY

**Sheet List Table**

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	SITE PLAN
05	GRADING, DRAINAGE & UTILITY PLAN
06	GENERAL DETAILS
07	MCU DETAIL
EC-1	EROSION CONTROL PLAN

**CONCURRENCY GENERAL STATEMENT:**

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

**ENGINEER'S CERTIFICATE:**

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

TYLER D. COUNTS, P.E.  
PROFESSIONAL ENGINEER NO. 90025  
STATE OF FLORIDA

**OWNER'S SIGNATURE:**

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

JASON REYNOLDS  
EXECUTIVE DIRECTOR

**OWNER:**  
THE STATE OF FL (CFBO), GREENWAYS ST. REC AREA  
3900 COMMONWEALTH BLVD, TALLAHASSEE, FL 32399  
JASON REYNOLDS  
352-307-6999

**APPLICANT/DEVELOPER:**  
FLORIDA AGRICULTURAL CENTER & HORSE PARK AUTHORITY, INC.  
11008 S. HIGHWAY 475  
OCALA, FL 34840  
JASON REYNOLDS, EXECUTIVE DIRECTOR  
352-307-6999

**ENGINEER/SURVEYOR:**  
CLYMER FARNER BARLEY, INC.  
7413 ALFORD AVENUE, MADISON, FL 34760  
TYLER D. COUNTS, P.E.  
(850) 748-5128

**ELECTRICAL POWER UTILITIES:**  
SUMNER ELECTRIC  
COOPERATIVE, INC. (ESCO)  
P.O. BOX 301  
SARTERVILLE, FL 32858  
(904) 793-3801; EXT. 1330

**WATER:**  
ONSITE WATER TREATMENT PLANT

**WASTE WATER UTILITIES:**  
MARION COUNTY UTILITIES  
11900 S.E. U.S. HIGHWAY 441  
BELLFLOWER, FL 34420  
(850) 307-6000



FLORIDA HORSE PARK

**GENERAL NOTES:**

- THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
- THE APPLICANT (FLORIDA HORSE PARK) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
- THIS PARCEL IS LOCATED WITHIN MARION COUNTY
- THE STANDARD DETAILS FOR THE PROJECT SHALL BE FOUND IN:
  - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION
  - FOOT STANDARD PLANS FOR ROAD CONSTRUCTION
  - MARION COUNTY STANDARD WATER AND SEWER DETAILS
  - MARION COUNTY LAND DEVELOPMENT REGULATIONS
  - MARION COUNTY STANDARD SPECIFICATIONS
- ALL SIGNAGE, FAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND LOCAL IMPROVEMENTS.
- REGULATORY SIGNS (STOP, ETC) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDE(BUT NOT NECESSARILY LIMITED TO) ARE:
  - CITY
  - COUNTY
  - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
  - FOUR WASTER AND SEWER
  - LOCAL UNDERGROUND UTILITIES
  - FOUR WASTER STORMWATER
- ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON SITE IN AN ORDERLY ORGANIZED FASHION.
- CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
- PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
- CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL ALIGNMENT OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHANGING OFF OR CIRCLED. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
- AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV. CONTRACTOR SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELAYATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ANY OFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DEFERRING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
- ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL, OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- CONTRACTOR SHALL STATE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STATE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
- CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SIZES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
- CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
- CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH BEST PRACTICES STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED SHALL BE PREPARED BY AN APT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
- IF IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGE TO ANY WORK RELATED THERETO.
- CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
- ALL FOOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL RELEVANT INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS, LATEST EDITION.

- CONTRACTOR SHALL APPLY FOR A RIGHT-OF-WAY UTILIZATION PERMIT, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED START DATE, FOR ANY WORK TO BE DONE WITHIN THE CITY'S RIGHT OF WAY.
  - NO WERTPACK COMPACTORS PROPOSED.
  - NO ROLL OFF COMPACTORS PROPOSED.
  - NO PREEXISTING COMMERCIAL SIGN PROPOSED.
- PAVING, GRADING & DRAINAGE NOTES:**
- PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, UNLESS AS THEY APPLY TO THESE DESIGN HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
  - DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING OPEN AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM AND SHALL NOT ALLEViate CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
  - THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
  - CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER APPROVAL PRIOR TO GRASSING IF ANY MODIFICATIONS ARE NEEDED. ADDITIONAL AS-BUILTS MUST BE FURNISHED.
  - GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLMVER FARMER BARNEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
  - ELEVATIONS OF GRASSES ARE GIVEN AT FINISHED GRADE (TOP OF SOIL OR SEEDED SURFACE).
  - ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
  - PIPE LENGTHS BETWEEN DEVICES SHALL BE DETERMINED BY CHANGING STRUCTURE AND FROM INVERTS OF ENDS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
  - ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
  - CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
  - CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
  - DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR SIGNIFICANT CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERPINNINGS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
  - NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY CURB, CURB EDGE, OR ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
  - CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
  - CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-FOUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.S.A. STANDARDS.
  - ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOIL SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
  - CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONTRACT BASE COURSE WITHIN LANDSCAPE BLAZES, TRAILS, OR MEDANS, WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOIL ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFERS TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
  - ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAVEMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
  - CONTRACTOR SHALL GRADE ANY UTILITY EASMENTS, AS SHOWN OR NOTED ON THE PLAN OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
  - CONTRACTOR SHALL STABILIZE AND PROTECT ALL WALL, INTERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
  - CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
  - OVER EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEDED, AND/OR RESEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

- PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:**
- STORM DRAINS SHALL BE CONSTRUCTED WITH FOOT APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-001.
  - ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
  - ALL TYPE "U" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.
  - ALL TYPE "V" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER.
  - ALL CONCRETE WORK SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
  - HOPE PIPE (WHEN SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HOPE CONTRACTOR.
  - CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANHOLES OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
  - PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION.
  - UNDERDRAIN SHALL BE HEAVY DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
  - UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SD3 OR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
  - FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
  - CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FOOT STANDARD INDEX 430-10 TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
  - SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTOR THE BEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

**AMERICANS WITH DISABILITIES ACT NOTES:**

- THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 503 AND FLORIDA STATUTES (FS), AND THE 8TH EDITION 2009 FLORIDA ACCESSIBILITY CODES FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INSPECTED AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING TERMS, TIME PRECEDENCE AND SUPERSEDE OTHER DETAILS ON DRAWINGS:
- ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 4' WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK ON WHEELS BEHIND PARKED VEHICLES EXCEPT BEHIND THE DRIVER OR VEHICLE 5005 AND 5003.3 FACBC AND FS 503.9041
  - ACCESSIBLE PARKING SPACES AND ACCESSIBLE SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H)C PARKING TO AN ACCESSIBLE ENTRANCE. 5009.1 FACBC AND FS 503.9041 (B)(6).
  - ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. 5002.2 AND 5003.4 FACBC.
  - ACCESSIBLE SPACES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 9' WIDE WITH DIAGONAL STRIPING. 5002 FACBC.
  - PARKING SPACES AND ACCESSIBLE SPACES SHALL BE LEVEL, NOT TO EXCEED 1/48" ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: 5001.1 AND 5003.1 FACBC.
  - ACCESSIBLE PARKING SPACES SHALL BE FOOT APPROVED AND SHALL READ PARKING BY DISABLED PERMIT ONLY AND SHALL INDICATE A 200 FINE FOR LEGAL USE. INSTALL SIGNS A MINIMUM 60" INCHES FROM THE GROUND TO THE BOTTOM OF THE SIGNS. RE: 5004.4 FACBC AND FS 503.9041.
  - CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENDOURCH UPON PARKING SPACES, ACCESSIBLE, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND OUTLETS SHALL NOT EXCEED 1:30. RE: 5405.2, 5406.2 AND 51 FACBC.
  - A LANDING WITH A MINIMUM CLEAR LENGTH OF 30" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. EXCLUDING FLARED SIDES LEADING TO IT. EXCEPTION FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: 5406 FACBC.
  - ALL RAMPS WITH A RISE GREATER THAN 4" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH 5405.9 FACBC. RAMPS SHALL HAVE 4" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: 5405.7 FACBC.
  - ALL RAMPS WITH A RISE GREATER THAN 4" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: 5101.9 FAC B (FLORIDA BUILDING CODES: BUILDING AND 5104.10 FACBC.
  - ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE AND FROM THE "PUBLIC WAY" SHALL NOT EXCEED 1:30 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: 5004 AND 5004.10 FACBC.
  - CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:30 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: 5004 FACBC.
  - EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: 5004.2.2 FACBC.

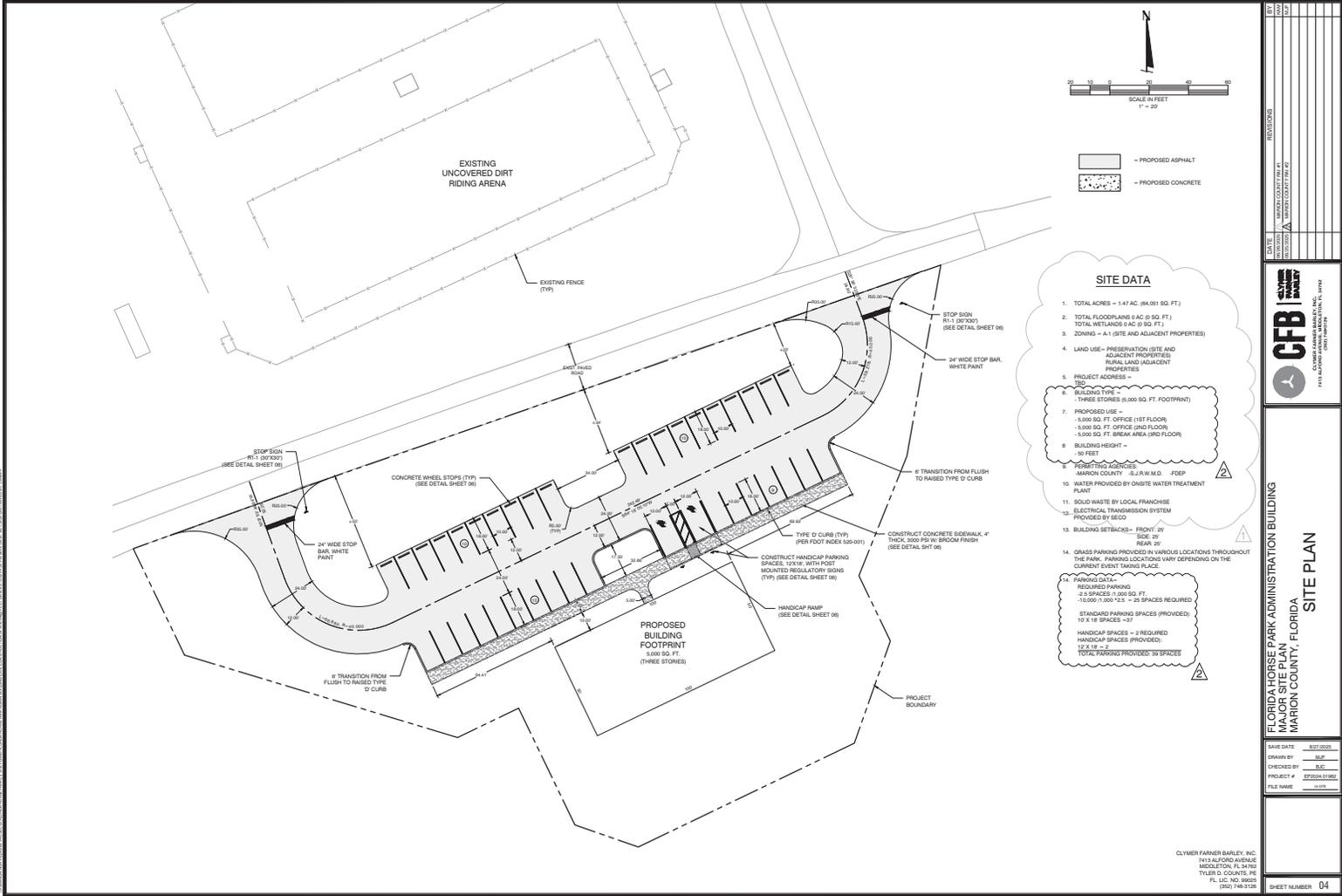
DATE: \_\_\_\_\_  
 REVISIONS:  
 BY: \_\_\_\_\_  
 CFB  
 CLMVER FARMER BARNEY, INC.  
 1714 W. FORD AVENUE  
 MARION COUNTY, FLORIDA 32010  
 PHONE: 352-246-1100  
 FAX: 352-246-1101  
 WWW.CFBINC.COM

**GENERAL NOTES**  
 FLORIDA HORSE PARK ADMINISTRATION BUILDING  
 MAJOR SITE PLAN  
 MARION COUNTY, FLORIDA

SAVE DATE	4/3/2025
DRAWN BY	MLP
CHECKED BY	SLC
PROJECT #	25024-01-000
FILE NAME	01-0000

SHEET NUMBER **02**  
 CLMVER FARMER BARNEY, INC.  
 1714 W. FORD AVENUE  
 MARION COUNTY, FLORIDA 32010  
 PHONE: 352-246-1100  
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- SITE DATA**
- TOTAL ACRES = 1.47 AC. (64,061 SQ. FT.)
  - TOTAL FLOORPLANS 0 AC @ 0 SQ. FT.
  - TOTAL NETLANDS 0 AC @ 0 SQ. FT.
  - ZONING - A-1 (SITE AND ADJACENT PROPERTIES)
  - LAND USE - PRESERVATION (SITE AND ADJACENT PROPERTIES)
  - ADJACENT PROPERTIES - RURAL LAND ADJACENT PROPERTIES
  - PROJECT ADDRESS - 10000
  - BUILDING TYPE - THREE STORES (6,000 SQ. FT. FOOTPRINT)
  - PROPOSED USE - 6,000 SQ. FT. OFFICE (1ST FLOOR)  
6,000 SQ. FT. OFFICE (2ND FLOOR)  
6,000 SQ. FT. BREAK AREA (3RD FLOOR)
  - BUILDING HEIGHT - 30 FEET
  - PERMITTED ADJACENCES - MARION COUNTY - 6.2 R.W.M.D. - FDP
  - WATER PROVIDED BY ONSITE WATER TREATMENT PLANT
  - SOLID WASTE BY LOCAL FRANCHISE
  - ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY MECO
  - BUILDING SETBACKS - FRONT: 25' SIDE: 25' REAR: 25'
  - GRASS PARKING PROVIDED IN VARIOUS LOCATIONS THROUGHOUT THE PARK. PARKING LOCATIONS VARY DEPENDING ON THE CURRENT EVENT TAKING PLACE.
  - PARKING DATA - REQUIRED PARKING - 23 SPACES (1,000 SQ. FT. @ 43 SQ. FT. = 989 SQ. FT.) - 20 SPACES REQUIRED. STANDARD PARKING SPACES PROVIDED: 10 X 18 SPACES - 37. HANDICAP SPACES - 2 REQUIRED. HANDICAP SPACES PROVIDED: 12 X 18 = 2. TOTAL PARKING PROVIDED: 39 SPACES.

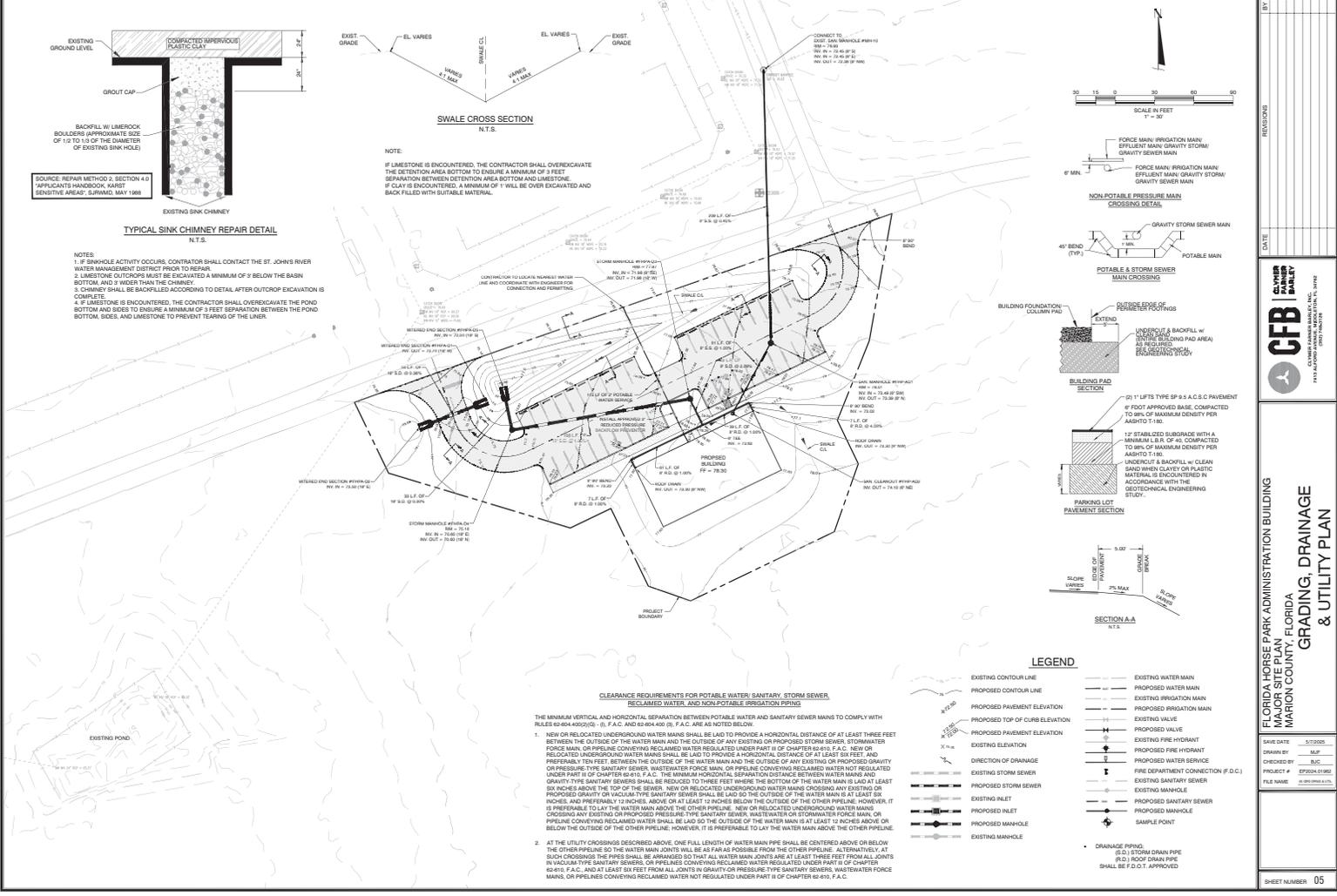
DATE	DESCRIPTION



**FLORIDA HORSE PARK ADMINISTRATION BUILDING  
MAJOR SITE PLAN  
MARION COUNTY, FLORIDA  
SITE PLAN**

DATE	03/27/2023
DRAWN BY	SLP
CHECKED BY	SLP
PROJECT #	SP2023-01-000
FILE NAME	03-08

CLYMER FARMER BARLEY, INC.  
1413 ALFORD AVENUE  
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(850) 748-3108



REVISIONS

NO.	DATE	DESCRIPTION

DATE

**CFB**  
CLAYTON B. FORTNEY, INC.  
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11115 ALABAMA DRIVE, SUITE 100, TAMPA, FL 33613  
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FLORIDA HORSE PARK ADMINISTRATION BUILDING  
MAJOR SITE PLAN  
FLORIDA  
MADISON COUNTY, FLORIDA  
GRADING, DRAINAGE  
& UTILITY PLAN

SHEET NUMBER 05





