

June 2, 2025

PROJECT NAME: LINDALE MOBILE HOME PARK - CLUBHOUSE RENOVATION

PROJECT NUMBER: 2023080122

APPLICATION: MAJOR SITE PLAN #32359

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/14/25-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size
STATUS OF REVIEW: INFO
REMARKS: 5.9.25 - C002 - Water service will be off the back of the proposed project. Previous Comment: show service tap method, meter location & size
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: INFO
REMARKS: 5.9.25 Shown on C002. Will need to be moved with future connection, to back of property. Previous comment: required; show
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: 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# 32359

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: C002 - There is a note to remove and relocate existing water valves. You cannot remove valves without knowing and showing on the plans what it is connected to.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Amenity center interior to existing mobile home park.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: INFO
REMARKS: No flood zone present on site.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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)
STATUS OF REVIEW: INFO
REMARKS: Please provide.
5/8 - Exemption request received and forwarded to FWC.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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
STATUS OF REVIEW: INFO
REMARKS: Notes on cover page indicate, "This is a private amenity for residents only. No additional parking demand is created as residents walk to facility."
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: No signage indicated.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 5.9.25 - Not complied with. show existing water main on plan - MCU requests meeting with EoR prior to resubmittal to minimize back-and-forth on expected requirements for utilities - contact Heather.Proctor@MarionFL.org or Carrie.Hyde@MarionFL.org to schedule

- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: 5.9.25 - Not complied with. show existing sewer main on plan - MCU requests meeting with EoR prior to resubmittal to minimize back-and-forth on expected requirements for utilities
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: 5.9.25 - No details provided. Same comment was provided in initial review. Where are the details being "updated" to, as response letter states?
- 18 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification
STATUS OF REVIEW: NO
REMARKS: Please provide the following: 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;
- 19 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please overlay site plan with an aerial.
- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: 1. Site requires 2 shade trees, only 1 shown, but it is not the 3.5" min. Ornamental trees do not count as shade trees 2. All shade trees shall be 3.5" cal. min at installation
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1 Terminus islands shall have 1 shade tree per island. 2. Parking islands shall be planted, not sodded within the SPZ
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Manual irrigation is not allowed or recommended, please submit signed and sealed irrigation plan - UF/IFAS - For trees planted in spring or summer, water two to three times per week. After the first few months, provide weekly irrigation until plants are fully established. Irrigations should be 2 to 3 gallons of water per inch trunk diameter.



Marion County Board of County Commissioners

Office of the County Engineer

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

AR #32359

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/27/2025 Parcel Number(s): 15897-000-00 Permit Number: AR#32359

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: LINDALE MOBILE HOME PARK-CLUBHOUSE RENOVATION Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Porter Chase, Regional Manager, FollettUSA
Signature: Porter Chase
Mailing Address: 3600 American River Drive, Ste 215 City: Sacramento
State: CA Zip Code: 95864 Phone # 916.622.8445
Email address: pchase@follettusa.com

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

Firm Name (if applicable): DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS L. DINKINS
Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA
State: FL Zip Code: 34470 Phone # 352.854.5961
Email address: davis@dinkinsengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.7 - PARKING AREAS & VEHICULAR USE AREAS
Reason/Justification for Request (be specific):
BASED ON DISCUSSION WITH STAFF A SINGLE LIGUSTRIUM IS PROPOSED ON EITHER SIDE OF THE
PARKING SPOTS, TOGETHER WITH A NEW LIVE OAK.

DEVELOPMENT REVIEW USE:

Received By: Email 5/28/25 Date Processed: 5/28/25 CF Project # 2023080122 AR # 32359

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



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.9.2 IRRIGATION PLAN 6.9.2 IRRIGATION PLAN

Reason/Justification for Request (be specific): _____

BASED ON DISCUSSION WITH STAFF THE OWNER PROPOSES TO MANUALLY IRRIGATE THE 3 TREES
UNTIL ESTABLISHED.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

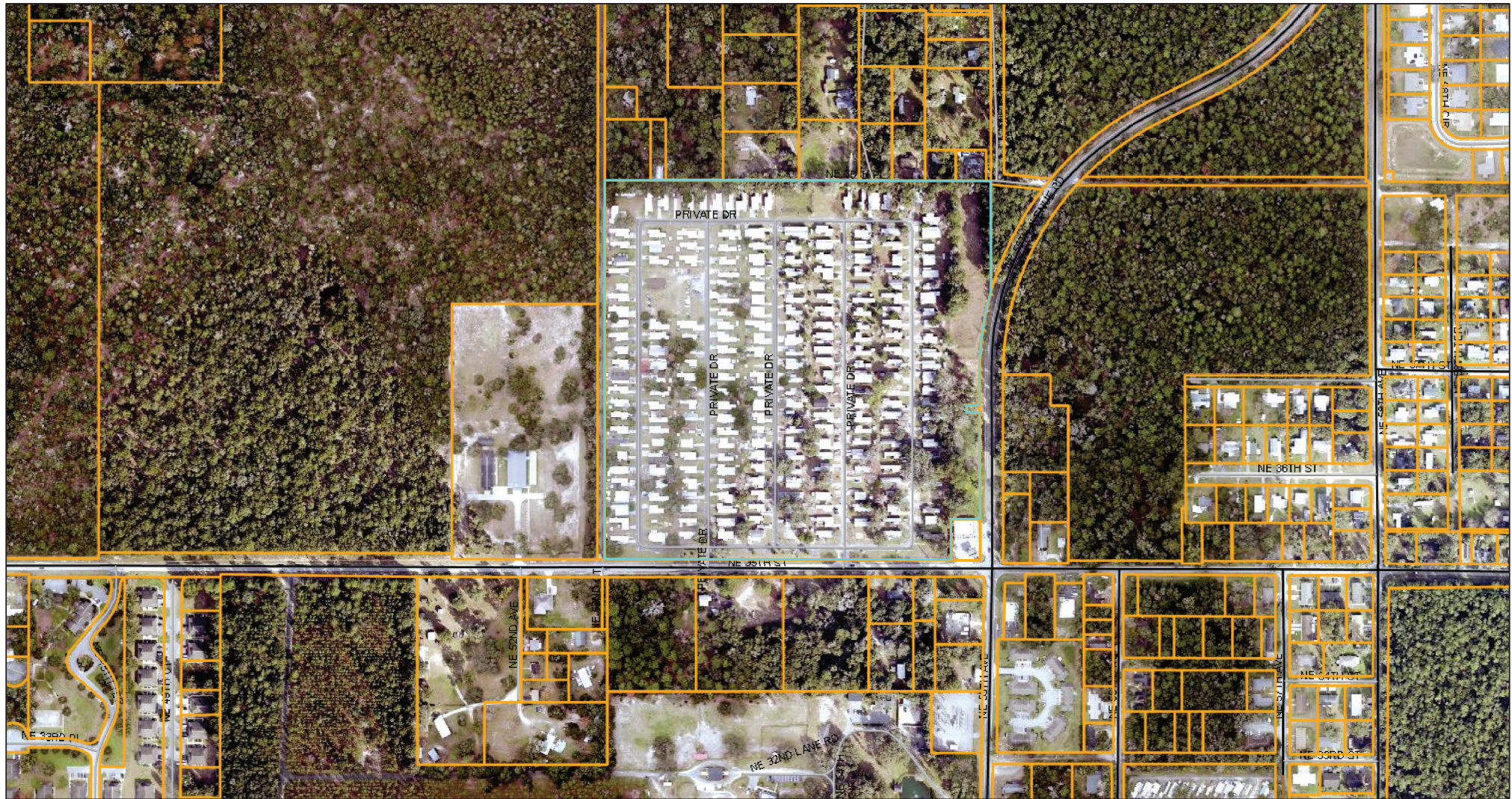
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

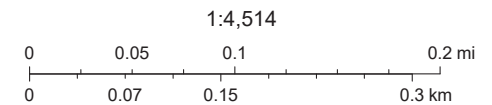
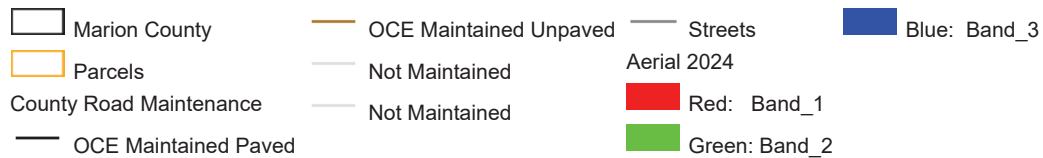
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Marion County Florida - Interactive Map



1/13/2025, 4:34:14 PM

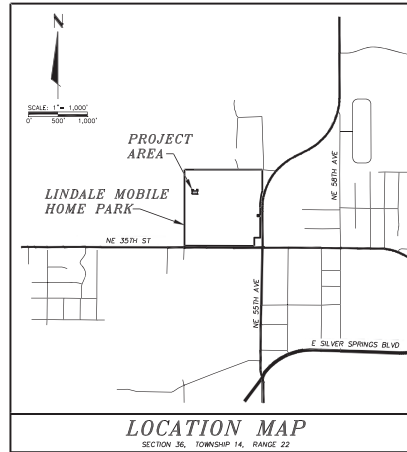


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Marion County Board of County Commissioners
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CLUBHOUSE RENOVATION LINDALE MOBILE HOME PARK

MAJOR SITE PLAN MARION COUNTY, FLORIDA



LOCATION MAP

SECTION 36, TOWNSHIP 14, RANGE 22

GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" - AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).

2. THE ADDITIONAL ESTIMATED DOMESTIC SEWAGE FLOW (BASED ON MARION COUNTY LDC) IS:

2 BATHROOMS @ 200 G.P.D./BATHROOM	400 G.P.D.
1 SINGLE MOBILE HOME @ 200 G.P.D./MOBILE HOME	200 G.P.D.
TOTAL	1,075 G.P.D.

THE ESTIMATED POTABLE WATER DEMAND IS 1,075 G.P.D. x 110% = 1,183 G.P.D.

3. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.

4. BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).

5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.

6. TYPE II SOFT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

7. THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SODIFICATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.

8. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.

9. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BACKFILL MATERIAL (FOR GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A WRITING IN HIS INITIAL SET, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE FILLING SOIL, AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.

10. AUTO KERNAL PAVEMENT SHALL BE 1 1/4" SURFACE COURSE (FOOT OF 8.5) ON 6" UNDERCUT BASE (BITE MAX DENSITY: 100 LBS) WITH PRIME COAT FULL WIDTH (5.1 GAL/SY) ON 10" (F.O.D.T. TYPE II) STABILIZED SUBGRADE (BITE MAX DENSITY: 40 LBS). CONSTRUCTION REQUIREMENTS OF THE F.O.D.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.

11. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.

12. ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.

13. IF A SHOULDER SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SHW CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.W.R.W.D. SHALL BE NOTIFIED IMMEDIATELY.

14. DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

15. THE ELECTRICIAN SHALL COORDINATE WITH THE PROJECT ENGINEER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SUEWING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.

16. THERE ARE NO WETLANDS ON THIS SITE.

17. AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN PREPARING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILT SHALL COMPLY WITH CURRENT LDC SECTION 10.0.

18. SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.

19. A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.

20. MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES IMMEDIATELY. 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 MARK FLORES AT 352-84-0479 OR MARK.FLORES@MARIONCOUNTY.FL.GOV.

21. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.

22. THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS DESIGN PROTECTION ZONE.

23. FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.

24. ANY AND ALL SEWAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).

25. ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.

26. CONTRACTOR TO COORDINATE LOCATION OF KNOB BOX(S) WITH FIRE MARSHAL PRIOR TO C.O.

27. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RUSH SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN ADDITIONAL PPM TO TEST THE STRENGTH OF THE SIGNAL, AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING ROAD TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-TOUCH, TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE, MODIFY, OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT RECORD DRAWINGS AND SITE DISTANCE REQUIREMENTS OUTLINED IN THE 2020 F.O.D.T. DESIGN MANUAL TO THE BEST OF MY KNOWLEDGE AND BELIEF.



48 HOURS BEFORE YOU DIG
1-800-432-4770
IT'S THE LAW IN FLORIDA

CONCURRENCY DEFERRAL NOTE:

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

OWNER'S CERTIFICATION:

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

PROJECT OWNER
FOLLETTA, INC. MANAGER
3000 AMERICAN RIVER DRIVE
SUITE 215, SACRAMENTO, CA 95864

DATE

3 PER COUNTY REVIEW	05-27-25		DAVIS DINKINS ENGINEERING, P.A.	125 N.E. 1st AVENUE OCALA, FL 34470 PHONE: (352) 854-5961
2 PER COUNTY REVIEW	04-29-25			
1 PERMITTING ISSUE	01-13-25			
NO REVISION	DATE			
DESIGN: D.D./J.S.	DRAW: J.S./S.U.	CHECK: D.L.D.		

DESCRIPTION:

SEE ATTACHED SURVEY BY RODERS ENGINEERING, LLC.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY RODERS ENGINEERING, LLC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CONTRACTOR AND INTENDED USER OF THESE PLANS IS FOR THE RENOVATION OF AN EXISTING BUILDING TO A CLUBHOUSE, ADDITION OF A POOL, AND THREE ADDITIONAL FUTURE MOBILE HOME LOTS, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PANEL ID: 15889-000-00
ZONING: P-401
FUTURE LAND USE: HR
PROPOSED USE: CHASE PORTER, REGIONAL MANAGER
APPLICANT: FOLLETTA, INC.
3000 AMERICAN RIVER DRIVE
SUITE 215, SACRAMENTO, CA 95864
(916) 652-4445
SITE LOCATION: 5431 N.E. 35TH ST, SILVER SPRINGS, FL
STANDARD STRIPS: FRONT = 15' SIDE = 10' REAR = 8'
ALL CALCULATIONS ARE BASED ON PROJECT AREA:
PROJECT AREA: 48,000 S.F. (2.01 ACRES)
EXISTING IMPERVIOUS AREA:
EXISTING BUILDING AREA: 4,220 S.F. (4.49)
EXISTING VEHICULAR IMPERVIOUS AREA: 4,280 S.F. (4.49)
OTHER EXISTING IMPERVIOUS AREA: 46 S.F. (4.88)
TOTAL EXISTING IMPERVIOUS AREA: 8,506 S.F. (4.88)
PROPOSED IMPERVIOUS AREA:
PROPOSED BUILDING AREA: 4,490 S.F. (4.89)
EXISTING BUILDING AREA: 4,220 S.F. (4.49)
PROPOSED VEHICULAR IMPERVIOUS AREA: 4,500 S.F. (4.89)
OTHER PROPOSED IMPERVIOUS AREA: 41,550 S.F. (4.28)
TOTAL PROPOSED IMPERVIOUS AREA: 46,260 S.F. (4.49)
PROPOSED OPEN AREA: 23,300 S.F. (4.59)

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/UTILITIES
C3	MAJOR SITE PLAN - GRADING/DRAINAGE/S.W.P.P.A.
C4	MAJOR SITE PLAN - MARION COUNTY DETAILS
S1 - S2	SURVEY (BY RODERS ENGINEERING, LLC)

PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
MARION COUNTY	MAJOR SITE PLAN	-	32,359

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
LDC 6.13.2.C	GEOTECHNICAL INVESTIGATION REPORT		
LDC 6.13.3.A	GEOTECHNICAL CRITERIA		
LDC 6.13.2A(1)(2)	CONTRIBUTING BASIN/76		
LDC 6.13.2A(4)	RUNOFF ANALYSIS/76		
LDC 6.13.2A(4)	STORMWATER FEATURES		
LDC 6.13.2A(5)	RETENTION DESIGN PARAMETERS		
LDC 6.13.2A(5)(2)	TYPE OF STORMWATER FACILITY		
LDC 6.13.3.A	STORMWATER QUANTITY CRITERIA		
LDC 6.13.2.B(4)	HYDROLOGIC ANALYSIS		
LDC 6.13.4.C(1)	DISCHARGE CONDITIONS	APPROVED SUBJECT TO ALL RELATED STORMWATER SECTIONS OF THE CODE FOR THIS WAIVER SITE PLAN SUBMITTAL BE RESUBMITTED THROUGH STORMWATER COMPLIANCE WITH STORMWATER STAFF.	04-07-25
LDC 6.13.2.B(6)	FREEDRAIN		
LDC 6.13.4.D(1)(2)	RECOVERY ANALYSIS		
LDC 6.13.5.A	FLOOD PLAIN & PROTECTION		
LDC 6.13.2.A(5)	FINISH FLOOR ELEVATION CRITERIA		
LDC 6.13.6.A	STORMWATER QUALITY CRITERIA		
LDC 6.13.6.A(8)	ROADWAY FLOODING LEVEL OF SERVICE		
LDC 6.13.6.C(2)(3)(4)	BEST MANAGEMENT PRACTICES		
LDC 6.13.6.A	STORMWATER CONVEYANCE CRITERIA		
LDC 6.13.2.B(5)	HYDRAULIC ANALYSIS		
LDC 6.13.8.B(5)	LANE SPREAD CALCULATION		
LDC 6.13.2.A(1)(3)	CONSTRUCTION ENTRANCE		
LDC 6.8.7	PARKING AREAS AND VEHICULAR USE AREAS	PENDING	-
LDC 6.8.2	AUTOMATIC IRRIGATION SYSTEM		

UTILITY CONTACT INFORMATION:

UTILITY CONTACT INFORMATION WAS OBTAINED FROM: www.sunshine11.com. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVISIONS PRIOR TO CONSTRUCTION.

WATER & SEWER:

MARION COUNTY UTILITIES
MOU CUSTOMER SERVICE
(352)-307-4600 24/7/365

PHONE & FIBER OPTIC:

CENTURY LINK
BILL MCCLLOUD
(850)-894-8444

ELECTRIC:

OCALA ELECTRIC UTILITY
RANDY HARRIS
(352)-301-8615

GAS:

TECO PEOPLES GAS- Ocala
CHRISTINE THOMPSON
(813)-745-7164

CABLE:

FLORIDA GAS TRANSMISSION COMPANY
JOSEPH E. SANDOZ
(407)-438-7101

COX CABLE
TODD ARDON
(337)-281-9889

PARKING STATEMENT:

THIS IS A PRIVATE AMENITY FOR RESIDENTS ONLY. NO ADDITIONAL PARKING DEMAND IS CREATED AS RESIDENTS WALK TO FACILITY.

TRAFFIC IMPACT STATEMENT:

NO ADDITIONAL TRIPS ARE GENERATED AS THE FACILITY IS FOR RESIDENTS ONLY.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE F.O.D.T. AND SITE DISTANCE REQUIREMENTS OUTLINED IN THE 2020 F.O.D.T. DESIGN MANUAL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 80058

DATE

IF NOT DATED, SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80058. THIS FORM HAS BEEN DATED, SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

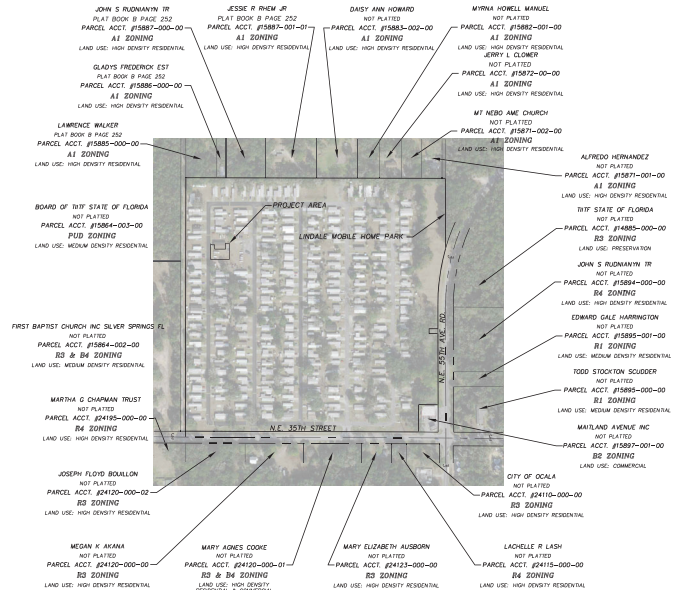
CONSTRUCTION NOTES:

- A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.
- B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WITHIN THE BUDGET AND NOT SPECIFICALLY LISTED OR TYPICAL VARIATIONS.
- C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.
- D. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH WIDTH, PAVEMENT REPLACEMENTS, DIRECTIONAL BORING, AND/OR TREE CLEARING AND GRUBBING REQUIRED FOR UTILITY INSTALLATIONS.
1. INSTALL TYPE M SILT FENCE AND OTHER EROSION CONTROL SHOWN ON S.W.P.P. SHEET C3.
2. CONSTRUCT PROPOSED PATIO AND POOL. SEE GENERAL NOTE 3. (BY BUILDING CONTRACTOR)
3. LOCATE EXISTING SANITARY SEWER AND INSTALL 4" P.V.C. (100#-GRADE, GREEN) SANITARY SEWER SERVICE @ 100# MINIMUM SLOPE WITH CLEANOUTS WHERE SHOWN (SEE DETAILS). TRENCH WITH PAVEMENT REPLACEMENT AS REQUIRED (7.3.1 TO 7.3.5) ANY CLEANOUTS IN PAVEMENT OR CONCRETE TO HAVE BRASS CAPS.
4. LOCATE EXISTING WATER MAIN. TAP EXISTING WATER MAIN WITH TAPPING SADDLE PER MC DETAIL (7.3.2 U.T. 107). 1" WATER MAIN AND 1 1/2" R.P.Z. BACKFLOW PREVENTION (7.3.2 U.T. 108). AT 12" MINIMUM ABOVE GROUND AND ISOLATE APPLIED PIPES. BACKFLOW PREVENTION AND TO BE TESTED BY A CERTIFIED TESTER WITH PASSING RESULTS SENT TO THE WATER DEPARTMENT.
5. INSTALL 1" BLUE POLYETHYLENE (PE) OR APPROVED ALTERNATE. WATER SERVICE TO BUILDING WITH GATE VALVE. ADHERE TO COVER AND CLEARANCE REQUIREMENTS IN FLORIDA BUILDING CODE.
6. CONSTRUCT 6"-THICK, 4,000 P.S.I. CONCRETE PARKING SPACE WITH 6#6 (#10 @ 10' W/M) OVER 12"-THICK STABILIZED SUBGRADE (SEE MAX DENSITY, 90 LBS). SET PARKING SPACE DETAIL AND JOINTING DETAILS ON THIS SHEET, SIGNAGE & STRIPING NOTES ON SHEET C1. SEE GRADING NOTES ON SHEET C3.
7. CONSTRUCT 4"-THICK CONCRETE SIDEWALK (#10 @ 10' W/M) AND ALL REQUIRED CURB RAMP, RAMP, STAIR, HANDRAIL, AND DETECTABLE WARNING MATS PER F.S.D. STANDARD PLANS (R202-001 & R202-002) (SEE CONCRETE SIDEWALK DETAILS). SEE ARCHITECTURAL PLANS FOR ALL STAIR, RAMP, & HANDRAIL DETAILS. COORDINATE BOLLARD LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
8. DELETED
9. INSTALL CONCRETE FILLED STEEL BOLLARDS WITH DECORATIVE BOLLARD COVERS, AND WHERE APPLICABLE H.C. SIGNS. SEE PARKING SPACE DETAILS ON SHEET C2 AND SIGNAGE AND STRIPING NOTES ON SHEET C1.
10. PAINT PARKING SPACE STRIPING AND MARKING (SHOULDER STRIPING) S.C. SEE SIGNAGE AND STRIPING NOTES ON SHEET C1 AND SEE PARKING SPACE DETAILS ON THIS SHEET.
11. INSTALL 5'-HIGH, DECORATIVE ALUMINUM PICKET FENCING, POWDER COATED BLACK AROUND POOL. PER OWNERS DIRECTION.
12. FURNISH GRASS AND SOIL TO LANDSCAPE (AS APPLICABLE) ALL DISTURBED AREAS ON-SITE AND OFF-SITE. SEE LANDSCAPE PLAN BY MICHAEL PARE AND ASSOCIATES, P.A.

CAUTION!!
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.

TYPICAL SINK CHIMNEY REPAIR DETAIL

PER DEVO SERRERAM, P.A., P.E.



PROPERTY OWNERSHIP MAP

NOT TO SCALE

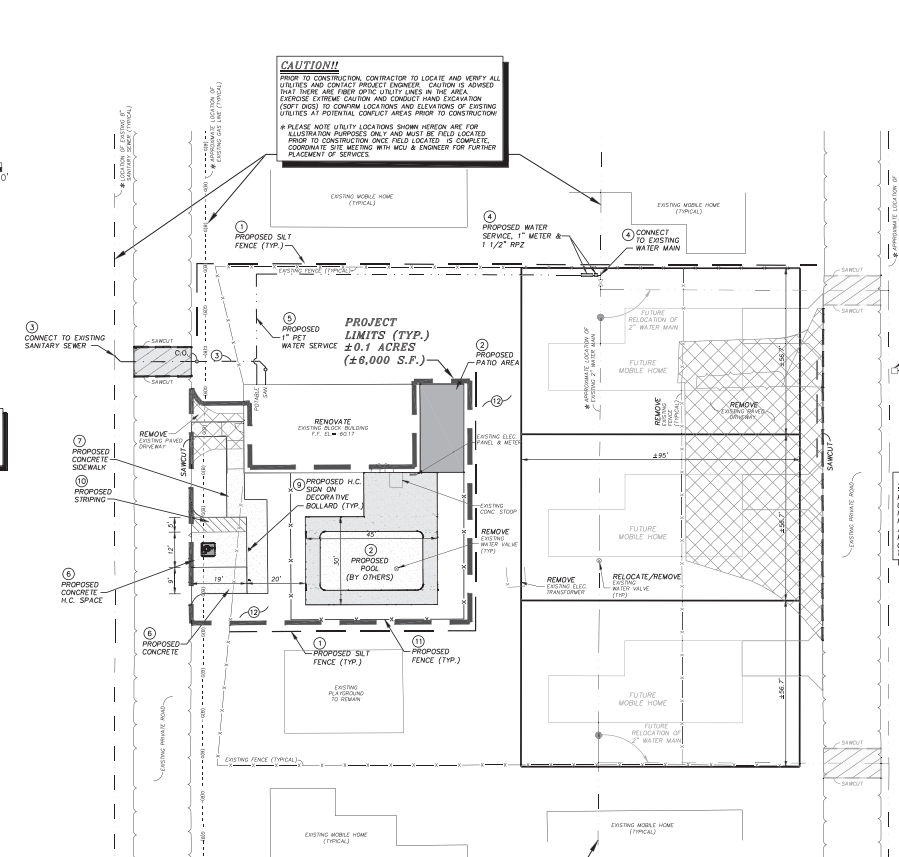
H.C. SPACE MARKING

8 STROKE WIDTH TO BE 6 INCHES

CAUTION!!

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND TRENCHES. CONTRACTOR TO BE RESPONSIBLE TO VERIFY THAT THERE ARE NO OTHER UTILITIES LINES IN THE AREA. EXERCISE EXTREME CAUTION AND CONDUCT HAND LOCATION (SOFT DIG) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PERMANENT CONFLICT AREA PRIOR TO CONSTRUCTION.

* PLEASE NOTE: UTILITY LOCATIONS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY AND MUST BE FIELD LOCATED PRIOR TO CONSTRUCTION ONCE FIELD LOCATED IS COMPLETE. COORDINATE SITE MEETING WITH AEC & ENGINEER FOR FURTHER PLACEMENT OF SERVICES.

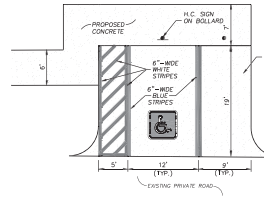


IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND DEPTHS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPORTANT NOTE!!

FUTURE INSTALLATION OF MOBILE HOMES WILL REQUIRE RELOCATION OF EXISTING 2" WATER MAIN.

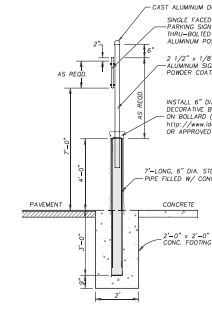


PARKING SPACE DETAIL

(NOT TO SCALE)

HANDICAP SIGN & POST SUPPORT

NOT TO SCALE



125 N.E. 1st AVENUE
SUITE 200
OCALA, FL 32668
PHONE: (352) 884-9961

**DAVIS DINKINS
ENGINEERING, P.A.**
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12150
CERTIFICATE OF AUTHORIZATION #28150

3	PER COUNTY REVIEW	08-27-25
2	PER COUNTY REVIEW	04-25-25
1	PERMITTING ISSUE	01-13-25
NO	REVISION	DATE
DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.		

MAJOR SITE PLAN - LAYOUT/UTILITY
CLUBHOUSE RENOVATION
LINDALE MOBILE HOME PARK
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER ORIGINALLY SIGNED AND SEALED OR ORIGINALLY SIGNED, SEALED AND RESEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.

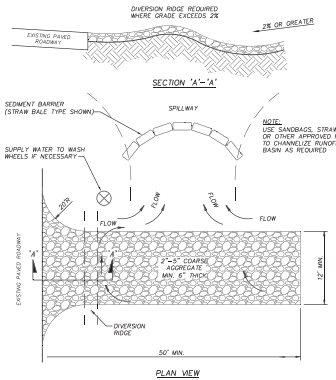
DAVIS L. DINKINS, P.E.
FL. LICENSE NO. 60058

DATE: _____
IF ORIGINALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS SET HAS BEEN ORIGINALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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EROSION CONTROL NOTES:

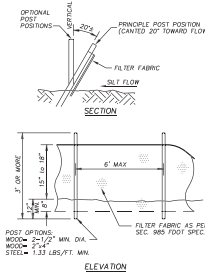
1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. EROSION/SEDIMENTATION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONTAINERS, RETENTION, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND MAINTAINED THROUGHOUT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED ON THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY FOR EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAIN BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING OR PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON-SITE. ADOQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONCRETE TRUCKS - DUMPING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ON-SITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DICES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
8. OFFSITE WASTE TRADING OF SEDIMENT - ADJACENT PAVED STREETS SHALL BE SWEEP DAILY (AS NECESSARY) TO REMOVE ANY EXCESS MUD, DIRT, OR POOL TRAPPED FROM SITE.
9. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
10. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
11. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ON-SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
12. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLOWINGS, POTABLE WATER SOURCES (FLOODING), IRRIGATION, BUILDING WASHDOWN, AND ANY CONDITIONAL CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DISCHARGE LINE CONTROLS AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED WITH VEGETATION OR COVERED (E.G., BUTTERFLY CONTAINERS, ETC.). BUTTERFLY CONTAINERS, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
14. IN ADDITION TO PROVIDING CONSTRUCTION GRADES, ENTRANCE TO THE CONSTRUCTION OF SEDIMENTS ON PAYMENTS ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AND ADJACENT TO THE PROJECT SITE. SWEEPING SHALL BE DONE BY MECHANICAL MEANS ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, BUT NOT LIMITED TO, AFTER EVERY RAIN EVENT AND EVERY FROM AFTERNOON TO EVENING TO CLEANING WORK FOR THE WEEK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE DURING PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CROPPED SOIL THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



TYPE III SILT FENCE DETAIL

NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADES SHOWN FOR HANDICAP SPACES, WHICH SHOULD NOT EXCEED 1:50 OR 2:08 SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
2. ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED OR 2:08 (1:50) CROSS SLOPE, OR 5:08 (1:20) RUNNING SLOPE.
3. ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED OR 2:08 (1:50) CROSS SLOPE, OR 6:33% (1:12) RUNNING SLOPE.
4. ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED OR 2:08 (1:50) SLOPE IN ANY DIRECTION.

LANDSCAPE DATA:

EXISTING SHADE TREE NOTE:

THERE ARE 0 EXISTING SHADE TREES WITHIN THE PROJECT AREA.

LANDSCAPE AREA:

(BASED ON PROJECT LIMITS)
REQUIRED LANDSCAPE AREA: 20% OF 45,000 S.F. = 9,000 S.F.
PROVIDED LANDSCAPE AREA: 22,600 S.F. (±40%)

PROPOSED TREE CALCULATIONS:

(BASED ON PROJECT AREA OF 40.1 ACRES (8,000 S.F.))
REQUIRED SHADE TREES: 7,500 DBH 6.00 IN. ± 4.3
PROVIDED SHADE TREES: 1 PROPOSED SHADE TREES AND 2 PROPOSED ORNAMENTAL TREES = 4.3 TREES

PROPOSED PLANT LIST:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
1		CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	2-1/2" DBH (MIN.)
2		LIGUSTRUM TREE TYPE	LIGUSTRUM JAPONICUM	BAW-12" x 17' x 7" SPK. MULTI-TRUNK, 4" MIN. GREEN BELLOW

LANDSCAPE NOTES:

1. ANY NEW BEDD WILL BE MAINTAINED WITH 2" OF FINE BARK MULCH.
2. ALL PLANTS WILL BE FLORIDA #1 OR BETTER. THEY SHALL BE FERTILIZED UPON PLANTING.
3. SOIL SHALL BE ARGENTINE BAKHA.
4. A HEALTHY LIVING CONDITION FOR ALL LANDSCAPING SHALL BE MAINTAINED. ANY PLANTS THAT DIE OR BECOME UNHEALTHY AND DYING SHALL BE REPLANTED WITHIN 90 DAYS TO COUNTY STANDARDS. CURRENT WATER RESTRICTIONS PER S.F.R.M.S. SHALL BE OBSERVED.
5. ALL TREES SHALL BE 18-24 INCHES HIGH AND IN 3 GALLON CONTAINERS WHEN PLANTED, AND AT A MAXIMUM OF 3 FEET ON CENTER. TREES TO BE MAINTAINED AT 36" HIGH, ALL 2-1/2" DBH TREES TO BE THE EQUIVALENT OF 3-1/2" CALIPER.
6. THE OWNER RESERVES THE OPTION TO INSTALL OTHER L.O.R. APPROVED PLANTS.
7. ALL PROPOSED LANDSCAPING TO BE MAINTAINED THROUGHOUT THE ESTABLISHMENT.
8. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DRAINAGE CALCULATIONS:

RUNOFF TOOL-KIT (V-5)
HYDROLOGIC SOIL TYPE: TYPE 'A'

WATERSHED CALCULATIONS:

	PRE-COND. WATERSHED #1	POST-COND. WATERSHED #1	CN	C
WATERSHED AREA (A2)	32,600	32,600	0.05	0.05
WATERSHED PERIMETER (P2)	4,100	4,100	0.05	0.05
FUTURE IMPERVIOUS AREA (A2)	31,900	31,900	0.05	0.05
PERIMETER TYPE 'A' FLOOD CONVECTION (A2)	56.9	56.9	0.05	0.05
OR	56.9	56.9	0.05	0.05
VOLUME (100-IN POST) (A2)	16,546	16,048		
POST-FIVE VOLUME (100-IN) (A2)	-528			

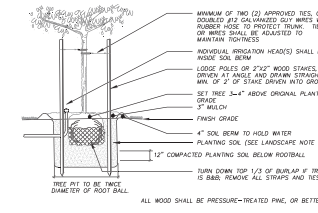
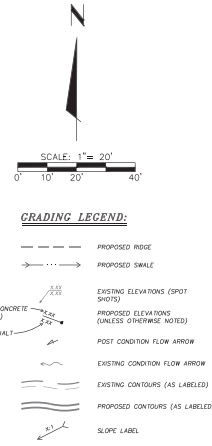
PROJECT NARRATIVE:

CLUBHOUSE RENOVATION - LINDALE MOBILE HOME PARK IS +/- 0.9 ACRE PROJECT LOCATED IN MARION COUNTY, FLORIDA. THE EXISTING SITE CONSISTS OF A BUILDING, UNPAVED VEHICLE STORAGE AREA, AND MISCELLANEOUS ASPHALT IMPROVEMENTS.

THE PROPOSED PROJECT CONSISTS OF A BUILDING EXPANSION, CONCRETE PARKING, POOL, AND PAID IMPROVEMENTS. FUTURE MOBILE HOME AREAS AND A REMOVAL OF THE HISTORIC MOBILE STORAGE AREA. THE PROPOSED IMPROVEMENTS WILL RESULT IN A REDUCTION IN THE RUNOFF FROM THE PROJECT AREA. THE POST-CONDITION RUNOFF WILL BE REDUCED BY +/- 500 CUBIC FEET DUE TO A REDUCTION IN THE WEIGHTED CURVE NUMBER FOR THE PROJECT AREA.

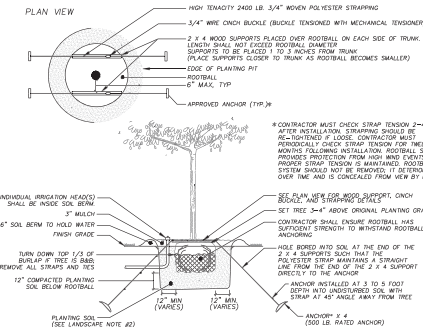
IMPORTANT!!

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TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL. OR CONTAINER TREES UP TO 36 GAL.



TREE INSTALLATION DETAIL

FOR 3-4" CAL. TREES, TREES UP TO 36 GAL.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENETIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME/CONSTRUCTION COMPANY NAME: DATE:

FOLLETTA, INC., MANAGER: DATE:

125 N.E. 14 AVENUE
SUITE 200
OCALA, FL 32067
PHONE: (352) 834-9961
DAYS DINCKIN
ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150

3	PER COUNTY REVIEW			05-27-25
2	PER COUNTY REVIEW			04-25-25
1	PERMITTING ISSUE			01-13-25

MAJOR SITE PLAN - GRADING/DRAINAGE/S/W.P.P.P.
CLUBHOUSE RENOVATION
LINDALE MOBILE HOME PARK
MARION COUNTY, FLORIDA

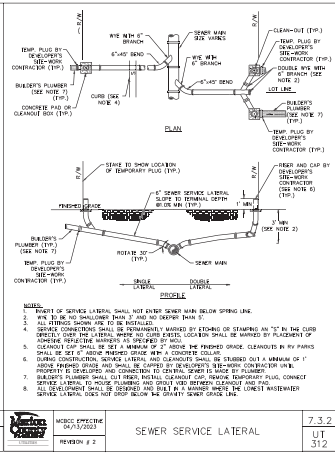
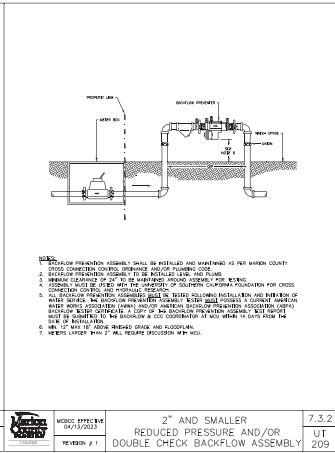
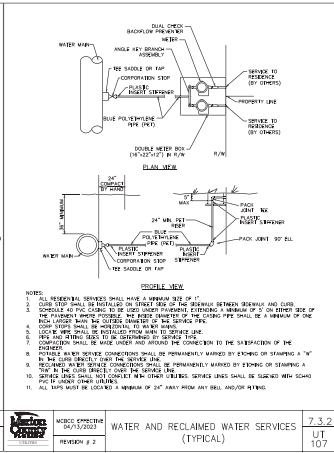
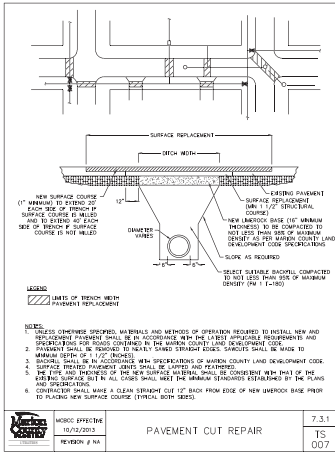
NOT VALID UNLESS EITHER ORIGINALLY SIGNED AND SEALED OR SUBSEQUENTLY RE-SIGNED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.

DATE: L. DINCKIN, P.E.
FL LICENSE NO. 60058

TITLE:
I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY ME, A PROFESSIONAL ENGINEER, LICENSE NO. 60058. THE REVIEW HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING BOARD.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED. SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY E-LECTRONIC COPIES.

SHEET C3 OF 3



NOTE:
IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO HAVE THE MOST
CURRENT EDITION OF THE MARION
COUNTY UTILITY DETAILS PRIOR
TO CONSTRUCTION.

2	PER COUNTY REVIEW	08-27-25	DATE
1	PER COUNTY REVIEW	08-29-25	DATE
NO	REVISION		
DESIGN: D.D./J.S. (DRAWN: T.N./S.U.)	CHECK: D.L.D.		

MAJOR SITE PLAN - MARION COUNTY DETAILS

CLUBHOUSE RENOVATION

LINDALE MOBILE HOME PARK

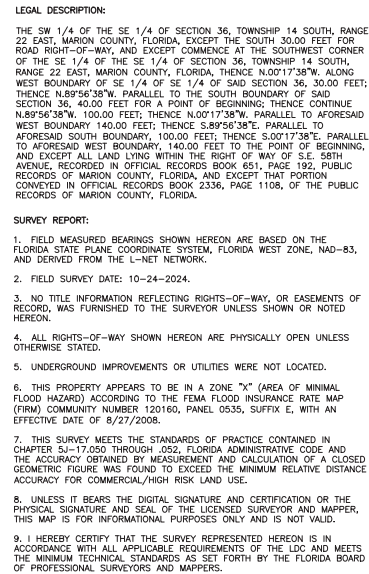
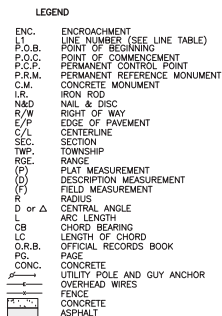
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER ORIGINALLY SIGNED
AND SEALED OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SERIAL NUMBER.

DAVE L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE:
IF ORIGINALLY SIGNED AND SEALED:
DAVE L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS SET HAS BEEN ORIGINALLY SIGNED AND
SEALED BY DAVE L. DINKINS ON THE DATE
INDICATED HERE.

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ELECTRONIC COPIES.



STATE PLANE COORDINATES
SET 5/8" I.R. & CAP
(ROGERS LB 4074)
NORTHING Y = 1778680.71
EASTING X = 636396.53

FOUND 5/8" I.R. & CAP
(GPI LB 7560)
NORTHING Y = 1777384.61
EASTING X = 636395.13

LEGAL DESCRIPTION:

THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 30.00 FEET FOR ROAD RIGHT-OF-WAY, AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N.00°17'38"E, ALONG WEST BOUNDARY OF SE 1/4 OF SE 1/4 OF SAD SECTION 36, 30.00 FEET; THENCE N.89°56'38"E, PARALLEL TO SOUTH BOUNDARY OF SAD SECTION 36, 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°56'38"E, 100.00 FEET; THENCE N.00°17'38"E, PARALLEL TO AFORESAID WEST BOUNDARY, 40.00 FEET; THENCE S.89°56'38"E, PARALLEL TO AFORESAID SOUTH BOUNDARY, 100.00 FEET; THENCE S.00°17'38"E, PARALLEL TO AFORESAID WEST BOUNDARY, 140.00 FEET TO THE POINT OF BEGINNING, AND LAND WITHIN AND ADJACENT TO THE AFORESAID TRACT, BEING PART OF A 100-ACRE AVENUE, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 192, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING THE TRACT OF LAND CONVEYED IN OFFICIAL RECORDS BOOK 2336, PAGE 1108, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. FIELD SURVEY DATE: 10-24-2024.

ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.

5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

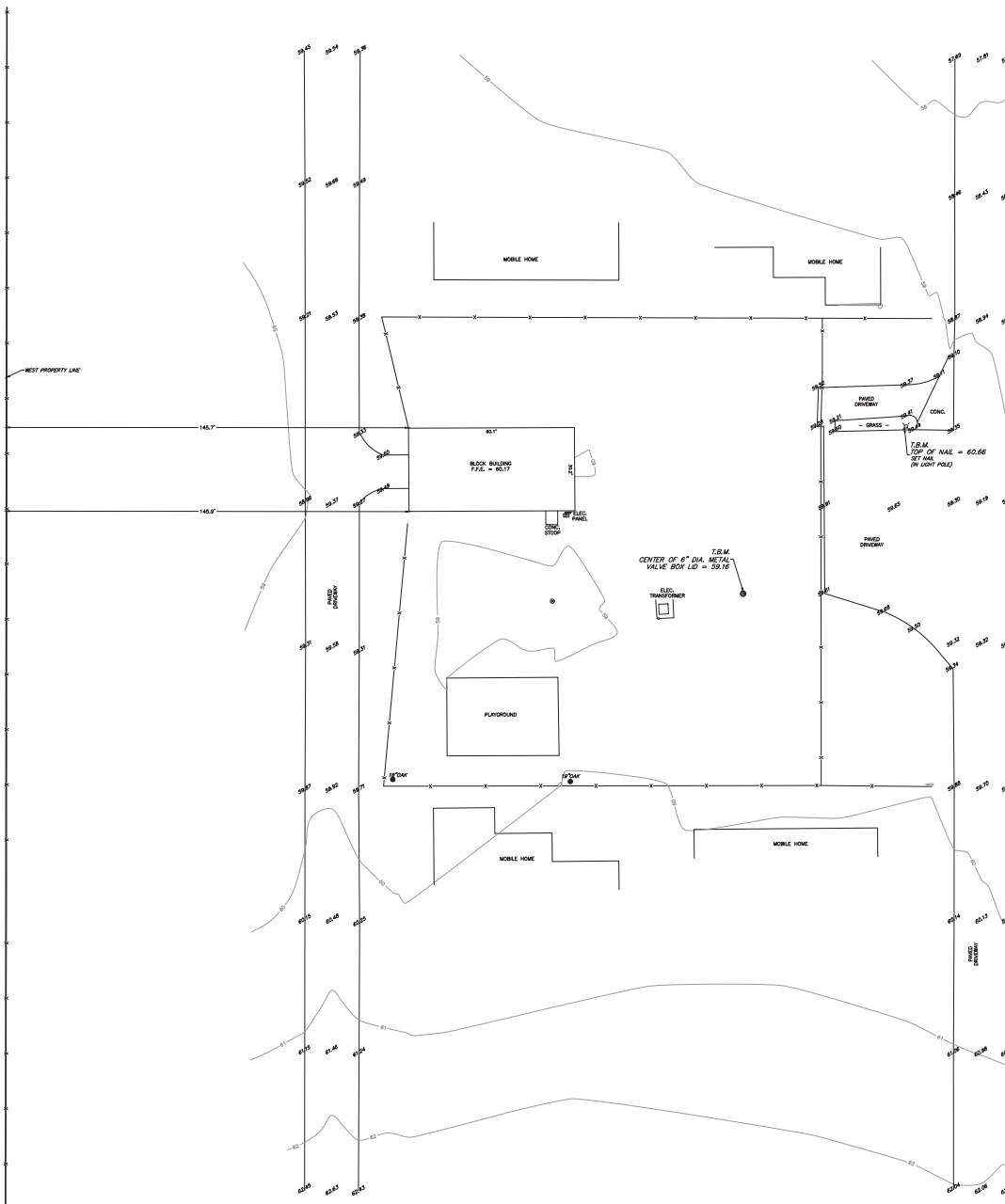
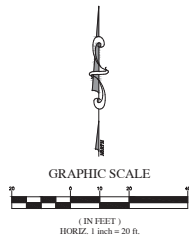
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 8/27/2009.

7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 61, F.S. 109.01, AS ENFORCED BY FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED POLYGON WITHIN THE SPECIFIED MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAY BE USED FOR ANY PURPOSE OTHER THAN THE INTENDED PURPOSE.

9. 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 SURVEYING AND MAPPING.

RODNEY K. ROGERS DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5274
STATE OF FLORIDA



LEGEND
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
C.M.E.S. CONCRETE MITERED END SECTION
WATER VALVE
TREE DESCRIPTION
X LIGHT POLE
ELECTRIC METER

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON F.D.O.T. VERTICAL CONTROL POINT "BR 23 RESET 1965", PUBLISHED ELEVATION = 45.82, NAVD-88.
3. FIELD SURVEY DATE: 10-24-2024.
4. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 8/27/2008.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #44074

A TOPOGRAPHIC SURVEY
FOR
LINDALE MOBILE HOME PARK SPE, LLC.

JOB No.
RB-15897-0005-00

DATE
4-23-2025

SCALE
1" = 20'

SHEET
1 OF 1

RESPONSE TO CITY COMMENTS
DATE
4-23-2025
REVISION

Robert L. Rogers, PE
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