



SUBMITTAL SUMMARY REPORT

MajorSite-000060-2025

PLAN NAME:	Multi-Family- 8 Units - 351 Marion Oaks Blvd		LOCATION:	351 MARION OAKS BLVD OCALA,
APPLICATION DATE:	11/20/2025		PARCEL:	8004-0433-18
DESCRIPTION:	New 8-unit residential building			
CONTACTS	NAME	COMPANY		
Applicant	ADAN ORDONEZ ORDONEZ	ORDONEZ ORDONEZ CONSTRUCTION, INC		
Engineer of Record	CHAD LINN	LINN ENGINEERING		
SUBMITTAL	STARTED	DUUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	12/05/2025	12/19/2025	12/24/2025	Not Received
OCE: Plan Review (DR) v.				Requires Re-submit
SUBMITTAL DETAILS				
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/09/2025	Approved
Corrections	Additional 911 Comments (Resolved) -			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/19/2025	12/10/2025	Requires Re-submit
Comments	See corrections for Planning/Zoning comments.			
Corrections	2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12.4.L - DRI/FQD Compliance Note (Not Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
Corrections	2.12 - Rezoning (Not Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Corrections	2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
Corrections	2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.6 - Location of water and sewer (Resolved) - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12/4.2 - Building height (Not Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Corrections	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			

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Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/12/2025	Requires Re-submit
Comments	Please submit Tree Preservation, signed and sealed Landscape, Irrigation and if necessary, photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/19/2025	12/22/2025	Approved
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/19/2025	12/22/2025	Requires Re-submit
Comments	Please upload application and Site Plan for review -EMW 12.22.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
Corrections	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
Corrections	6.13.2.A(1)/(2) - Contributing Basins/Tc (Not Resolved) - 6.13.2.A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
Corrections	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
Corrections	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
Corrections	Additional Stormwater comments (Not Resolved) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction. (2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
Corrections	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
Corrections	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
Corrections	6.13.2.A(9) - Access Accommodates Stormwater (Not Resolved) - 6.13.2.A(9) - Access Accommodates Stormwater: Site access accounting for stormwater conveyance with a swale, culvert, or curb and gutter driveway.			
Corrections	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
Corrections	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
Corrections	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/19/2025	12/17/2025	Requires Re-submit
Corrections	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
Corrections	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/08/2025	Requires Re-submit
Corrections	6.11.4.B - Cross access (Not Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Corrections	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Requires Re-submit
Comments	The parcel will be connecting to Marion County Utilities water and will connect to and extend the sewer force main. Please see the correction comments.			
Corrections	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
Corrections	6.14.4 - Capacity charges - irrigation (Not Resolved) - 6.14.4 - Capacity charges			
Corrections	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Bellevue FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
Corrections	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - 6.14.5.B - FDEP PWS and/or WW permits			
Corrections	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
Corrections	6.14.5.C - Hydraulic Analysis (Not Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
Corrections	Review Fee as applicable (per Resolution) (Not Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
Corrections	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
Corrections	6.15.6.D - Meter Location (Not Resolved) - 6.15.6.D - Meter Location:			
Corrections	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
Corrections	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
Corrections	6.15.4 - Water Main Piping Installation (Not Resolved) - 6.15.4 - Water Main Piping Installation:			
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
Corrections	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE			
Corrections	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
Corrections	6.15.4 - Water Distribution System (Not Resolved) - 6.15.4 - Water Distribution System:			
Corrections	6.14.2 - Connection Requirements (Not Resolved) - 6.14.2 - Connection Requirements:			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 1/7/2026 Parcel Number(s): 8004-0433-18 Permit Number: 000060-2025

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Multi-Family- 8 Units - 351 Marion Oaks Blvd Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Beatriz Estela Rosa ; A&B Properties Services LLC
Signature: Beatriz Estela
Mailing Address: 275 Sycamore Ct City: Wind Gap
State: PA Zip Code: 18091-9526 Phone #: 908-343-9077
Email address: beatrizestela2000@yahoo.com

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

Firm Name (if applicable): Linn Engineering and Design Contact Name: Shenika Thomas
Mailing Address: P.O. Box 140024 City: Orlando
State: FL Zip Code: 32814 Phone #: 407-775-5194
Email address: sthomas@linnengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section. 6.12.12- Sidewalks
Reason/Justification for Request (be specific): _____ Fee in lieu of construction.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project #: _____ AR #: _____

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



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

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Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

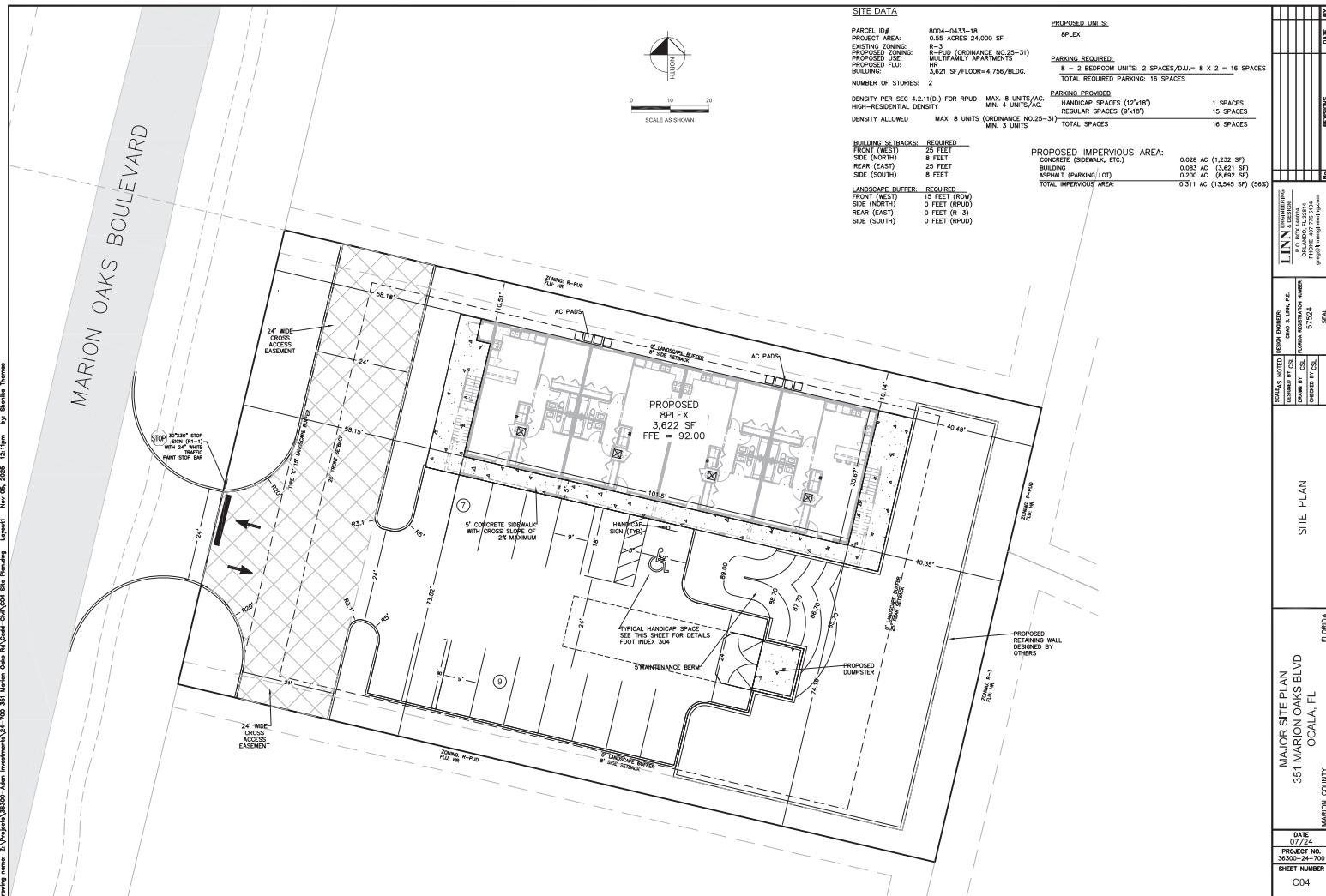
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____



LEGAL DESCRIPTION:
LOTS 18, BLOCK #43*, MARION OAKS
UNIT NO. 4, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE(S) 53, OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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

Beatriz Estela
Signature
Beatriz Estela Rosa
Name

SITE DATA:
MULTIFAMILY (APARTMENTS)—INTENDED TO
PROVIDE FOR HIGH-DENSITY URBAN
RESIDENTIAL DEVELOPMENT, INCLUDING
MULTI-FAMILY DWELLINGS IN AREAS SERVED
BY PUBLIC OR PRIVATE WATER AND SEWER
FACILITIES.

PROJECT AREA: 0.55 AC

ZONING: RPUD

FLU: HR

PROPOSED USE: MULTIFAMILY APARTMENTS
2,400 SF/FLOOR

SECONDARY SPRINGS PROTECTION ZONE

ADJACENT PROPERTIES:
NORTH: RPUD; FLU—HR
EAST: R3; FLU—HR
SOUTH: RPUD; FLU—HR
WEST: ROW

SITE REQUIREMENTS:

MIN. LOT WIDTH: 100 FT

MIN. LOT AREA: 12,500 SF

MAX DENSITY: MAX. 8 UNITS/AC
MIN. 4 UNITS/AC

BUILDING SETBACKS:
FRONT (WEST)—25 FT
SIDE (NORTH)—8 FT SIDE (SOUTH) 8 FT SIDE
REAR (EAST)—25 FT

PARKING REQUIREMENTS:
1 SFAC, 3,000 SFCTA
24' HIGH, 10' DEEP, TWO WAY TRAFFIC: 90°
MIN. 9FT WIDE BY 18 FT LONG PARKING SPACE

UTILITY PROVIDERS:
MARION COUNTY UTILITIES
11800 N. HIGHWAY 441
BELLEVUE, FL 34420
(352)307-6000

ENGINEER:
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
CONTACT: CH. S. LINN, P.E.
PHONE: 407-775-5194
EMAIL: CLINN@LINNENGINEERING.COM

SURVEYOR:
LYNX SURVEYORS, CORP
302 LAUREL ROAD EAST, UNIT 291
LAUREL, FL 34272
833-721-2907
CONTACT: LYNXSURVEYORS.COM
WWW.LYNSURVEYORS.COM

OWNER/APPLICANT:
A&B PROPERTIES SERVICES LLC
BEATRIZESTELA2000@YAHOO.COM
ADDRESS: 275 SYCAMORE CT, MIND GAP, PENNSYLVANIA, 18091
CONTACT INFORMATION: ADAN ORDOÑEZ – (908) 343-9077

MAJOR SITE PLAN FOR MULTIFAMILY DEVELOPMENT 351 MARION OAKS BLVD OCALA, FL 34473

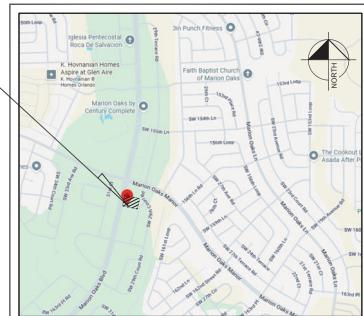


Digitally signed by Chad S Linn
Date: 2025.11.06
08:17:12 -05'00'

PARCEL ID: # 8004-0433-18

SECTION 23, TOWNSHIP 17, RANGE 21

PROJECT LOCATION



LOCATION MAP

SCALE: 1:1000

DRAWING INDEX

C01	COVER SHEET
C02	GENERAL NOTES
C03	EXISTING CONDITIONS AND DEMOLITION PLAN
C04	SITE PLAN
C05	PAVING, GRADING AND DRAINAGE PLAN
C06	UTILITY PLAN
C06.1	UTILITY PLAN CONNECTION
C07-C10	UTILITY DETAILS
C11	AUTOTURN-FIRE TRUCK ROUTE
SWPPP-1	EROSION CONTROL & STORMWATER POLLUTION
SWPPP-2	EROSION CONTROL & STORMWATER POLLUTION

22 Oct 2025
LINN ENGINEERING & DESIGN

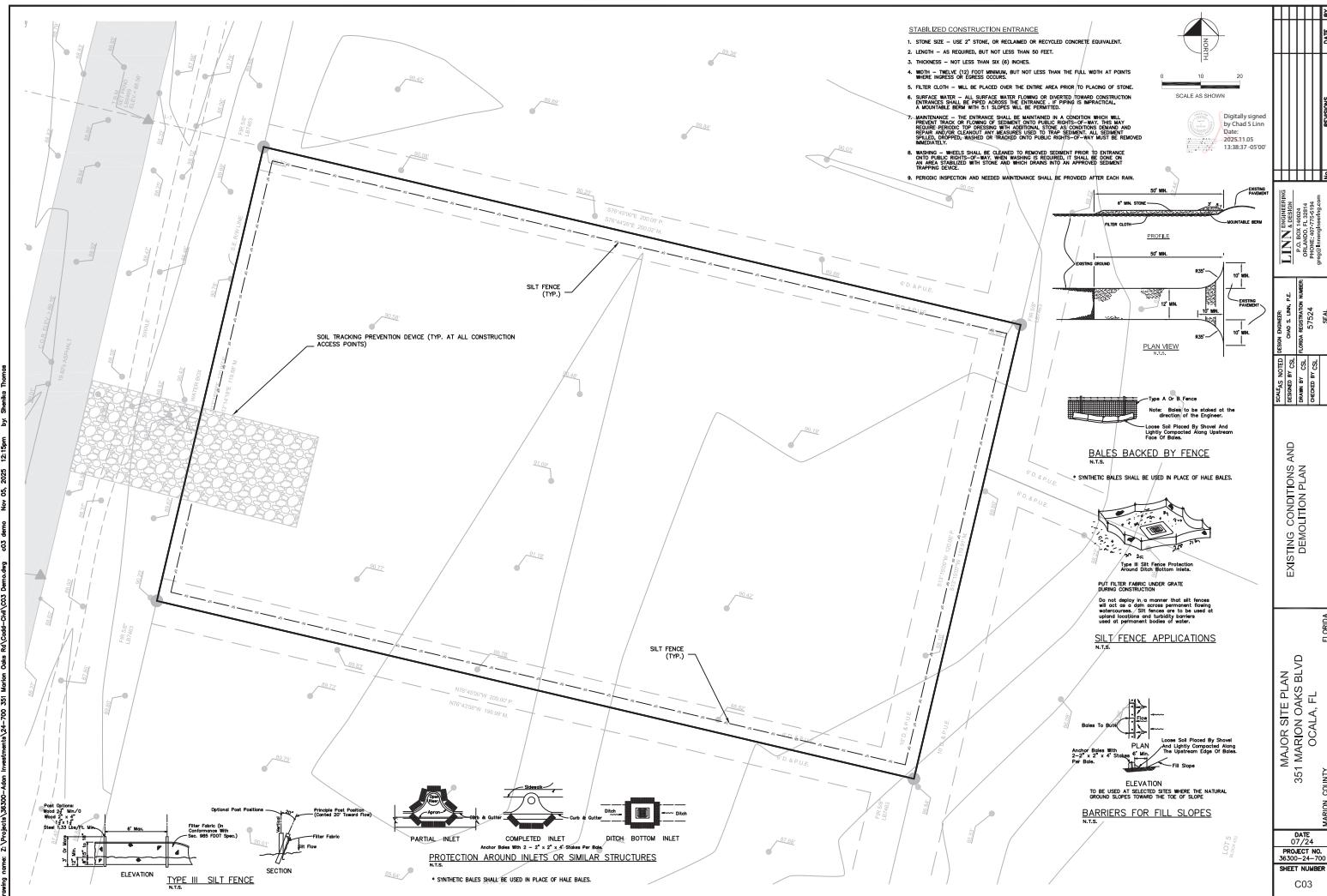
P.O. Box 140024, Orlando, FL 32814
Phone: 407-775-5194
Email: CLINN@LINNENGINEERING.COM

ITE Trip Generation Rates - 11th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

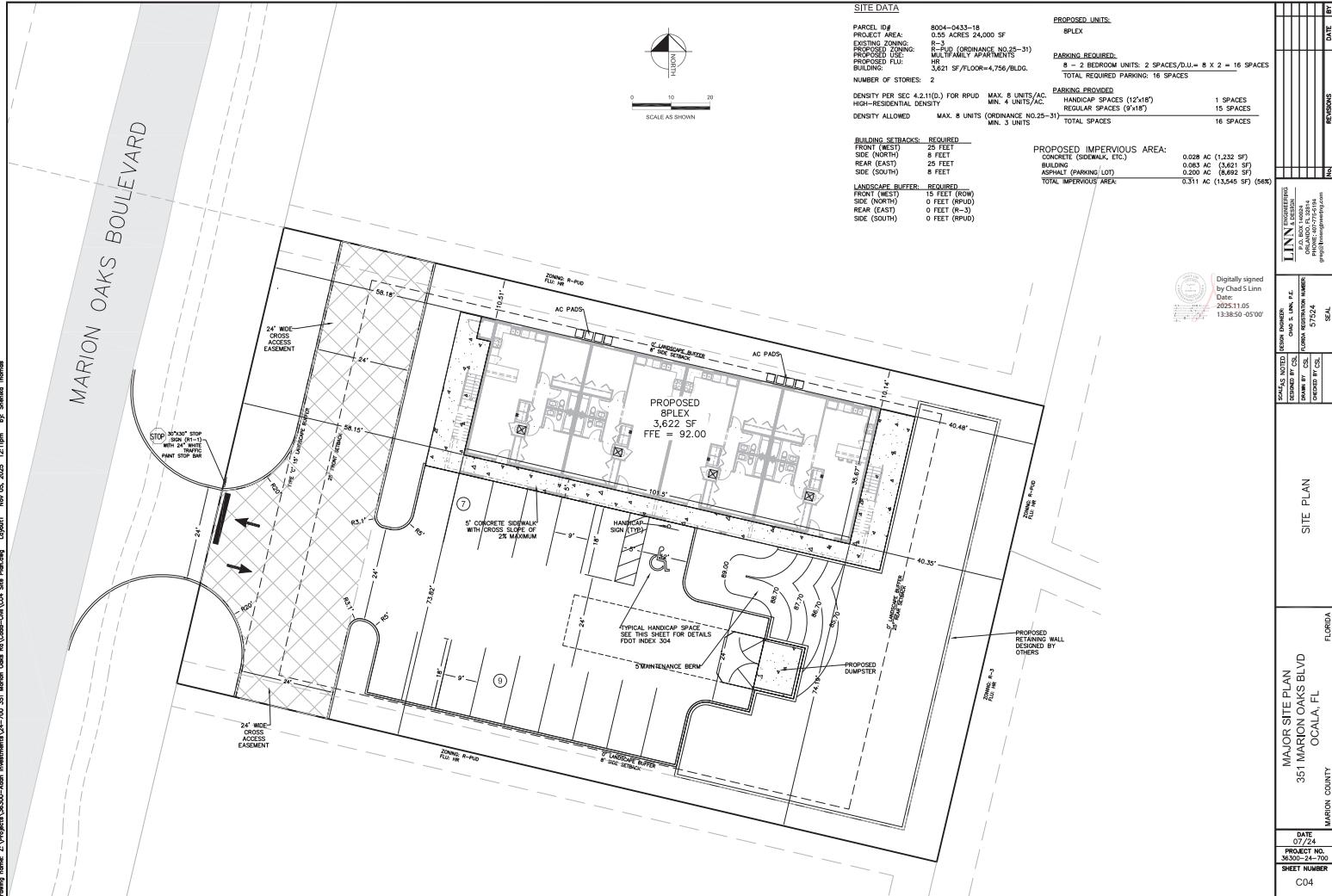
Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)						Expected Units					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out				
Apartment 220	DU	6.74	0.40	0.51	24%	76%	63%	37%	DU	8.0			
		Total Generated Trips				Total Distribution of Generated Trips							
		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By			
		54	3	4	1	2	0	3	2	0			

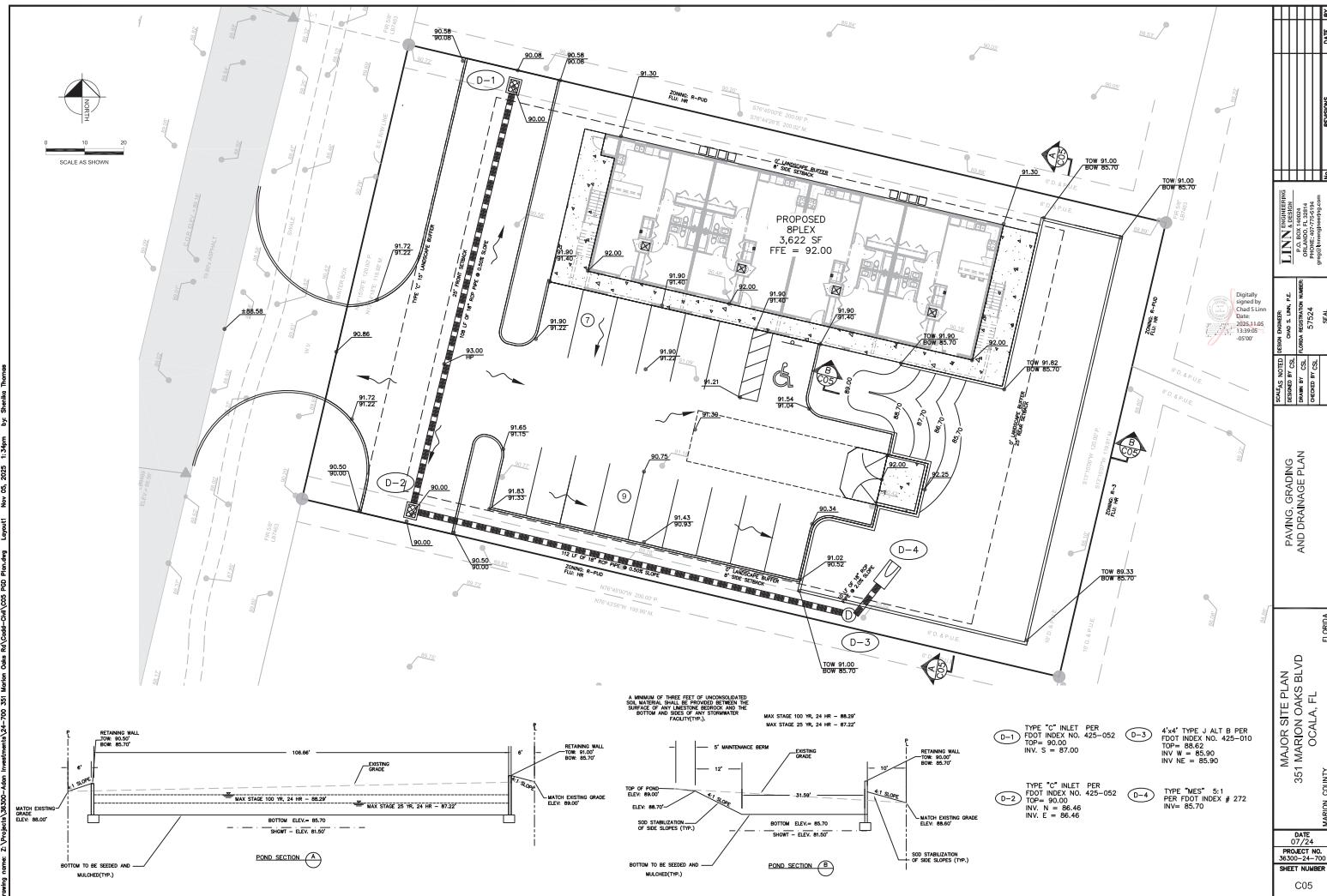
THE ITE TRIP GENERATION MANUAL, 11TH EDITION WAS USED TO ESTIMATE THE PROJECTED TRIPS BY THIS DEVELOPMENT.

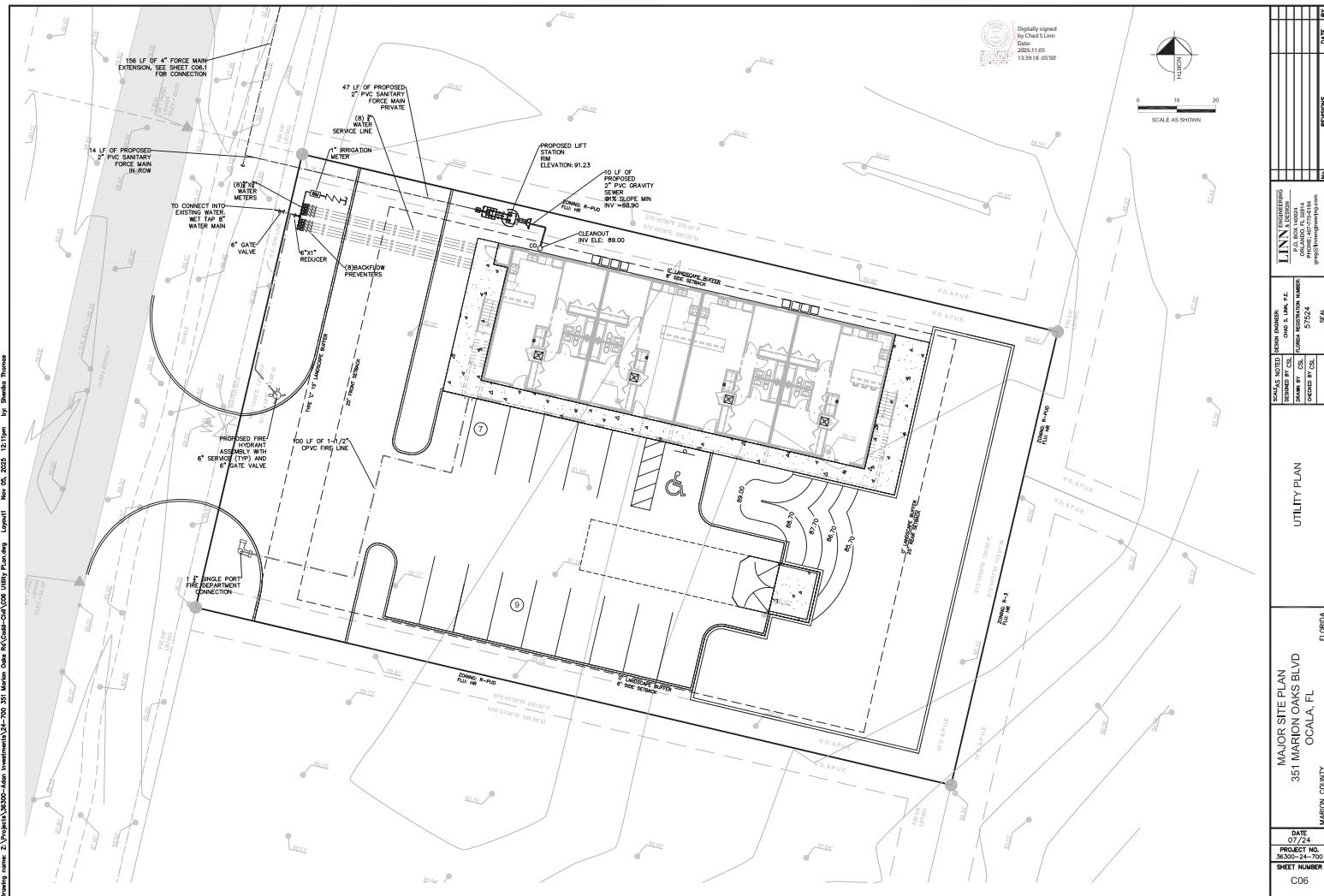
DATE	07/24
PROJ. NO.	36300-24-700
SHEET NUMBER	C01
MARION COUNTY	

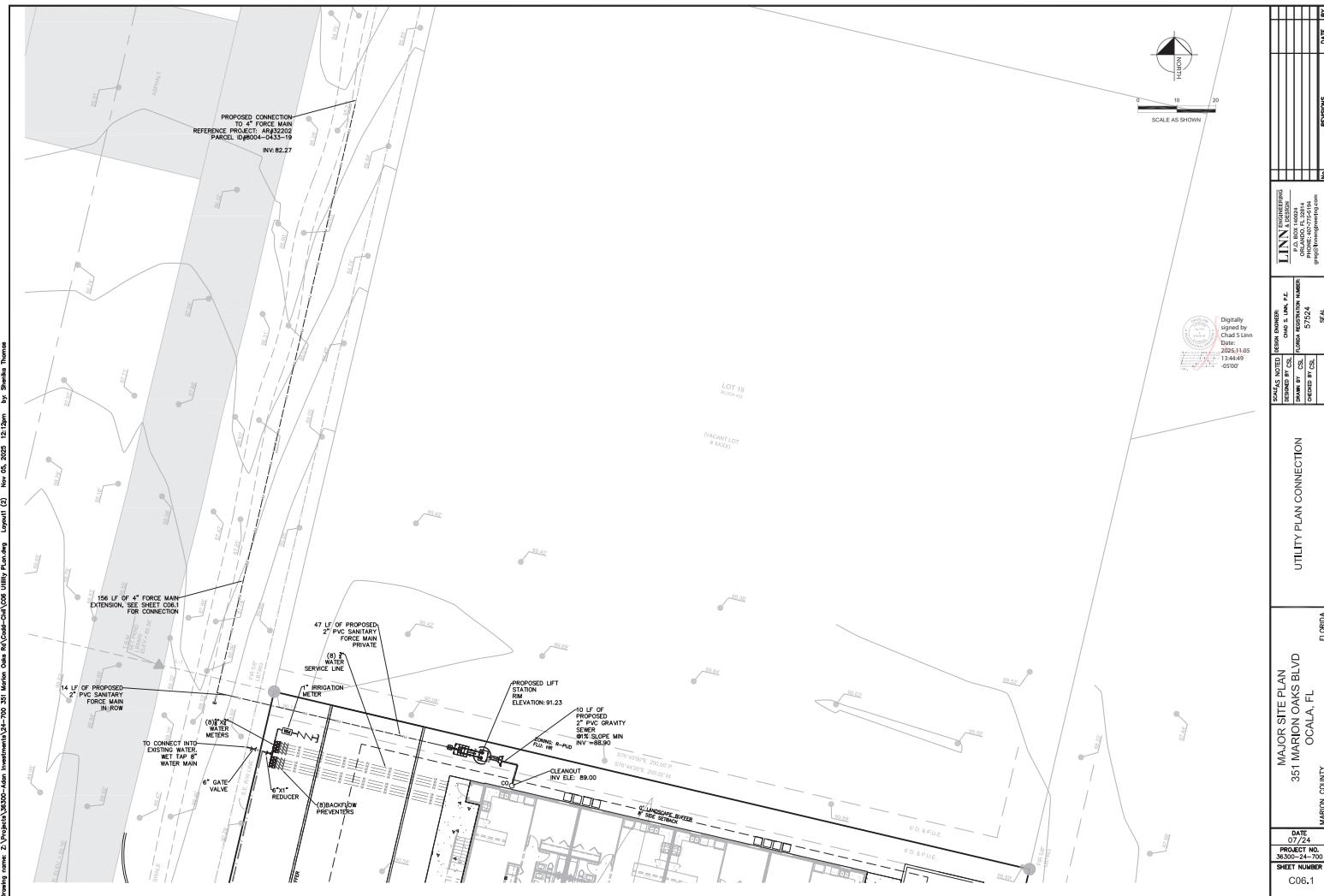


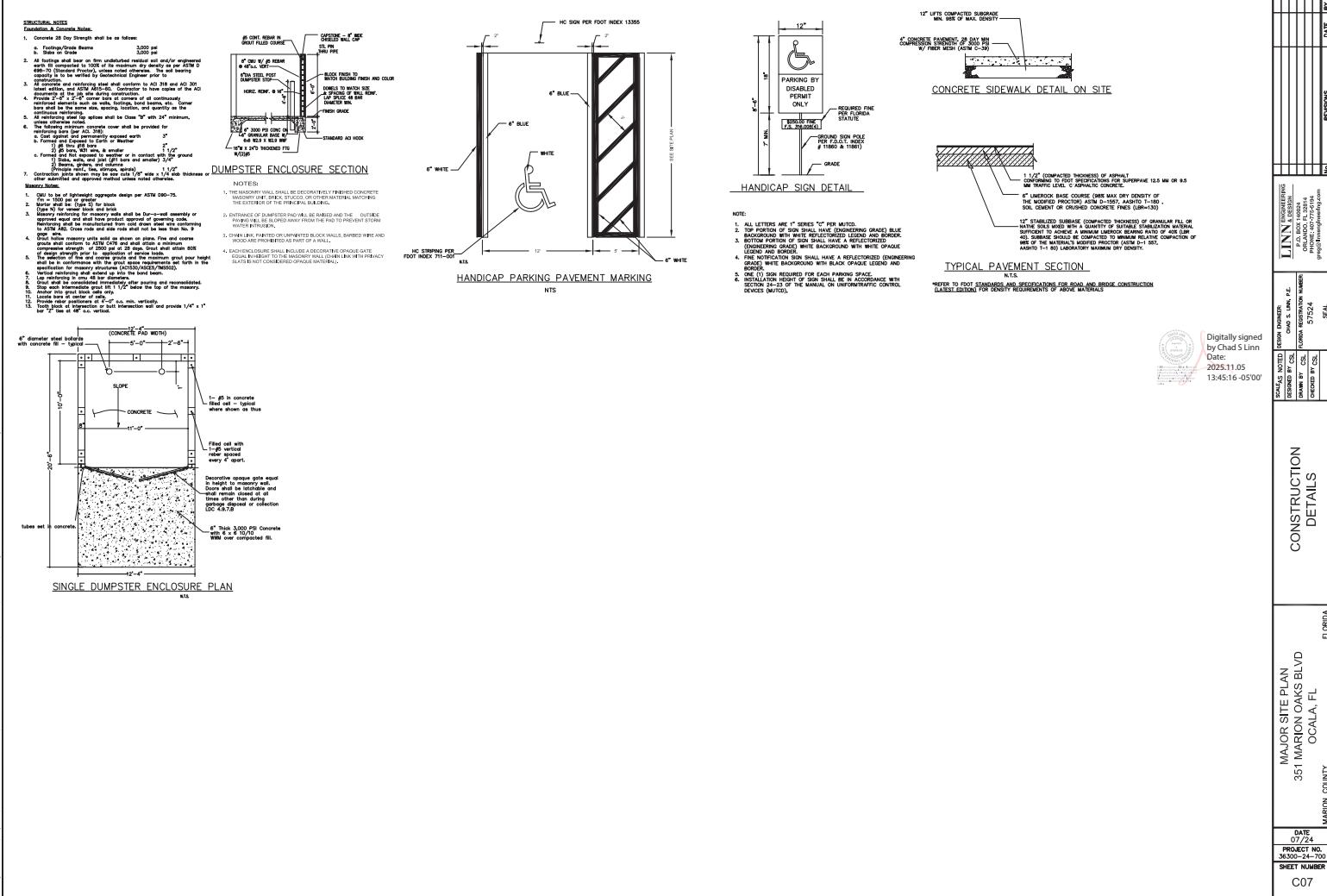


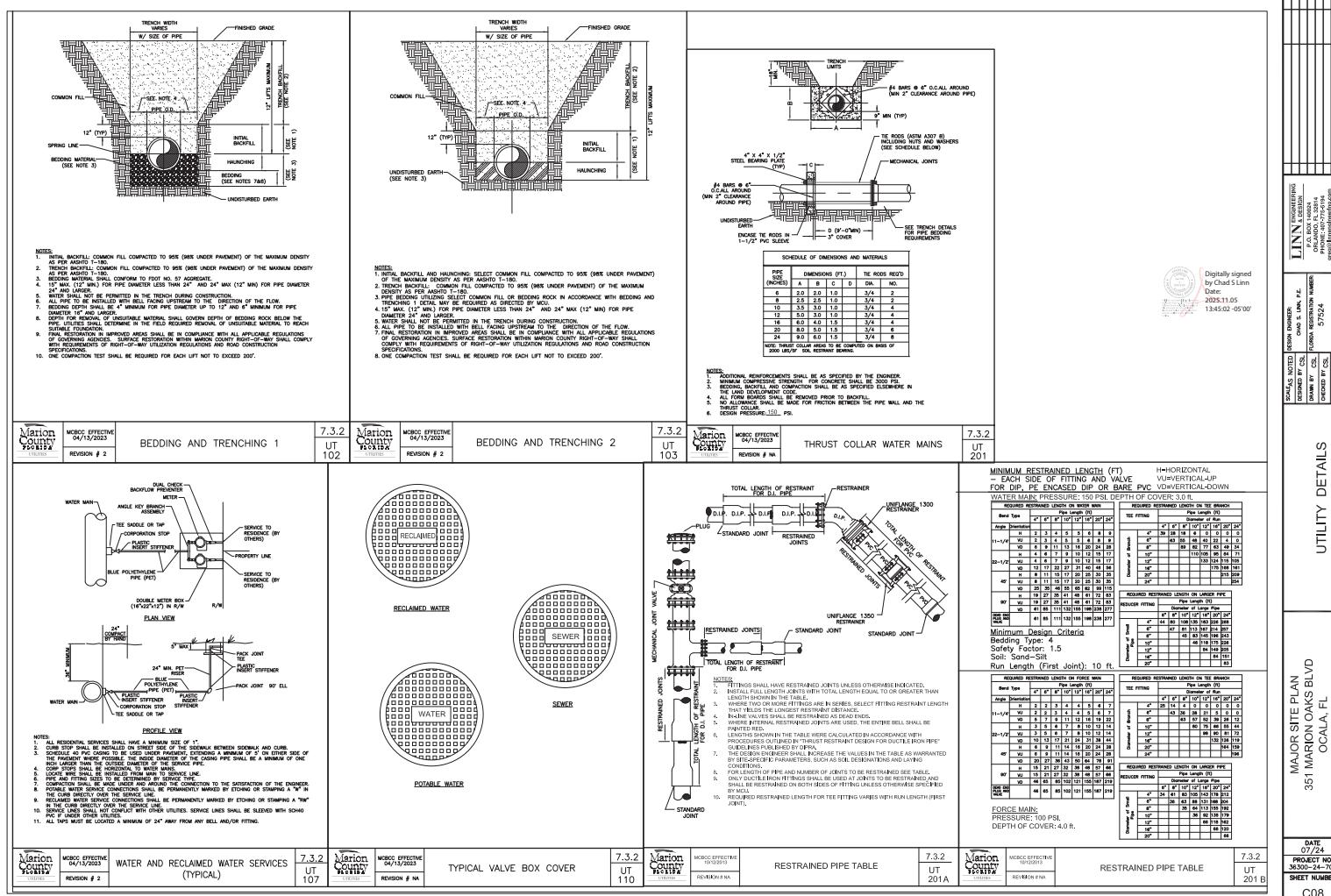


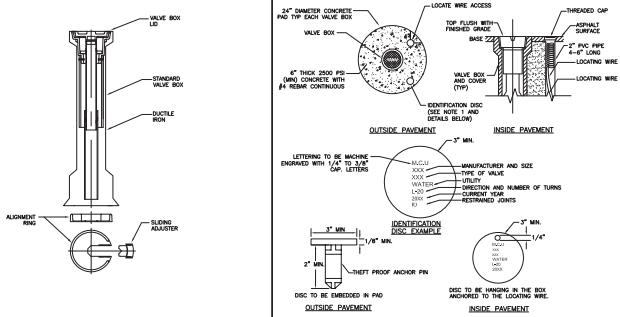
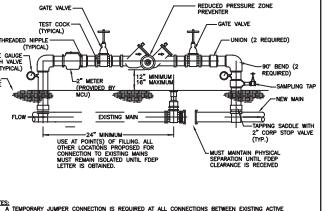
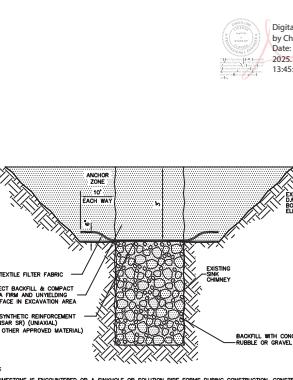
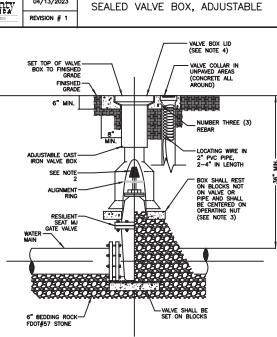




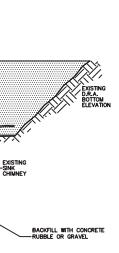






 <p>NOTES:</p> <ol style="list-style-type: none"> 1. FOR ALL MAINS 6" DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION. 						 <p>NOTES:</p> <ol style="list-style-type: none"> 1. IRON (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES. 2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION. 		 <p>NOTES:</p> <ol style="list-style-type: none"> 1. IF LUMETTE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY. 2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED REPAIR. 3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLE OR SOLUTION PIPES. 															
<table border="1"> <tr> <td>Marion COUNTY</td> <td>MOBO: EFFECTIVE 04/15/2023</td> <td>SEALED VALVE BOX, ADJUSTABLE</td> <td>7.3.2</td> <td>Marion COUNTY</td> <td>MOBO: EFFECTIVE 04/15/2023</td> <td>VALVE BOX PAD</td> <td>7.3.2</td> </tr> <tr> <td>REVISION # 1</td> <td></td> <td></td> <td>UT 111</td> <td>REVISION # 1</td> <td></td> <td></td> <td>UT 112</td> </tr> </table>  <p>NOTES:</p> <ol style="list-style-type: none"> 1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT 111). 2. THE VALVE ACTUATING NUT SHALL NOT BE EXTENDED TO BE WITHIN 2" OF FINISHED GRADE. 3. THE ACTUATING NUT SHALL BE LOCATED ON THE VALVE BODY AND NOT ON THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE BOX SWING. 4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION. 5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MINIMIZE TO ALLOW FOR FUTURE RELOCATIONS. 6. VALVE BOX TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED". 7. VALVE BOX TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED". 8. BUTTERFLY VALVES SHALL ONLY BE USED UNDER MOU DISCRETION. 					Marion COUNTY	MOBO: EFFECTIVE 04/15/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2	Marion COUNTY	MOBO: EFFECTIVE 04/15/2023	VALVE BOX PAD	7.3.2	REVISION # 1			UT 111	REVISION # 1			UT 112			
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<p>MAJOR SITE PLAN 351 MARION OAKS BLVD OCALA, FL MARION COUNTY</p> <p>UTILITY DETAILS FLORIDA</p> <p>DATE 07/24 PROJ. NO. 36300-24-700 SHEET NUMBER C09</p>																							

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by Chad S Linn
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