Marion County
Development Review Committee
Meeting Agenda

Monday, July 27, 2026 9:00 AM Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 20, 2026

3.2. March 23, 2026 - Corrected

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Orange Lake Overlook Restoration - Major Site Plan
Parcel #: 02709-000-00 #32721
JBPro

6. SCHEDULED ITEMS:

6.1. Ocala Equine Hospital Expansion - Major Site Plan - Plan Extension Request
Parcel #: 12557-000-00 #30734

On July 21, 2026, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

6.2. Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

This item was tabled for one week at the 7/20/26 DRC meeting. A motion to un-table will be needed.

LDC 2.16.1.B(8)(g) Division of Land - Applicability
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to the County MSBU requirement. The proposed driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

6.3. SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat - 33175 - Waiver Request to Preliminary Plat in Review
Parcel #: 35341-002-01 #WaiverPIR-001096-2026
Kimley-Horn and Associates

LDC 6.12.2 Right-of-way
CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (private) 50' + 5' ROW easement each side), to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT - requests to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed Typical Section TS-011 and Exhibit EX-03.

6.4. Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review
Parcel #: 9007-0101-32 #WaiverPIR-001059-2026
Mastroserio Engineering, Inc.

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

LDC 6.8.6.J Buffers (Including Table 6.8-2)
CODE states Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.
APPLICANT - A waiver is requested to provide and maintain a minimum 6-foot-high solid opaque privacy fence in lieu of providing and maintaining a Type “D” Buffer (minimum 15 feet wide with a buffer wall, two shade trees and three accent/ornamental trees with shrubs/groundcover a minimum of 25%) along the new DRA’s east, west, and northwest boundaries (MF to SFR) and maintaining a Type “C” Buffer along the new DRA’s Hemlock Way right-of-way frontage (MF to ROW). (No buffer is required along the DRA’s south boundary that adjoins the overall development site’s remaining development area to the southwest, or the vacant Multiple-Family Dwelling (R-3) zoned property to the southeast.) Applicant justification: The new proposed DRA will use a single-family residential lot as part of its multiple-family development, however, only the DRA will be located on the lot. The proposed minimum 6-foot-high solid opaque privacy will serve to screen the property with fencing that is similarly permitted for the surrounding residential lots, while leaving more of the lot area for the DRA use that would be encroached into by the ordinary buffer and wall, limiting the function of the DRA.

6.5. TWS Bluewater Investments, LLC- Waiver Request to Major Site Plan
Parcel #: 4904-001-006 # WaiverSTA-000892-2026
Davis Dinkins Engineering

This item was tabled until 7/27/26 at the 6/29/26 DRC Meeting. A motion to un-table will be needed.

LDC 2.21.1. Applicability
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet; (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests the waiver because the owner needs a building permit for sheds that were installed or replaced. The added area is de minimis.

6.6. Majesty Corner LLC - Waiver Request to Buffers
Parcel #: 39122-008-00 # WaiverSTA-001018-2026
Aldana Contracting LLC

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

LDC 6.8.6.K(2) Buffers
CODE B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.
APPLICANT request - Section 6.8.6 (K)(2) of the Marion County Land Development Code defines a B-Type buffer requirement that includes a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. This waiver request is for the wall only portion of the buffer requirement.

6.7. EON Consumer Welfare Mini-Warehouse - Major Site Plan - Plan Extension Request
Parcel #: 23819-001-03 #29416
Ardurra Group, Inc.

On July 17, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2026. The new expiration date would be September 11, 2027. There has been one previous extension granted.

6.8. Lebeau Tiny Home - Waiver Request to Water Line Connection
Parcel #: 35682-001-09 # WaiverSTA-001030-2026
Florida Prime Construction

LDC 6.14.2.B(1)(A) Connection requirements
CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests to allow the existing residence and proposed tiny home/accessory dwelling to remain on the existing private, potable well. The existing well is already serving the residence and will remain subject to applicable DOH review/approval. No central sewer is available. MCU correspondence states the modified option is estimated at $3,000-$5,000 for a 2-inch service extension with separate meters, while full code compliance could require roughly 900-950 feet of 8-inch water main, with estimates ranging from about $40,000 up to $100,000. These costs are substantial and disproportionate where a functioning potable well already exists. Additional owner costs would include rerouting plumbing, trenching, restoration, permits, inspections, meter fees, and disconnecting domestic service from the well. The waiver promotes economical flexibility and avoids unnecessary hardship without reducing public health oversight.

LDC 6.14.2.(A)(3) Connection requirements
CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.
APPLICANT request - Strict application creates an unnecessary and excessive financial burden compared with the limited public benefit achieved. The property has an existing potable well, there is no central sewer service, and DOH will continue regulating well/septic approvals. Granting the waiver is limited to this parcel and does not prevent future utility expansion or future connection if conditions change. The requested waiver supports flexible, economical, and environmentally sound development by avoiding unnecessary excavation, infrastructure construction, and private plumbing reconstruction while maintaining a safe regulated water source. Therefore, we request a waiver to the connection requirements.

6.9. Golf Central Waiver - Waiver Request to Major Site Plan
Parcel #: 3292-000-022 # WaiverSTA-001051-2026
Affordable Building Products of FL., LLC

LDC 2.21.1.A(1) - Applicability

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet;

APPLICANT - Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572. The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits. The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean-to and a 40' x 72' x 10' open canopy to serve the existing golf course. Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property. These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

- Increase the intensity of the existing use or change the property's current use.
- Generate additional vehicle trips or increase traffic entering or exiting the site.
- Require modifications to existing driveways, parking areas, or internal circulation.
- Increase potable water demand or wastewater generation.
- Create additional occupancy requiring expanded utility infrastructure.
- Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.

6.10. Gubitz Joint Trust Family Division - Family Division Waiver Request
Parcel #: 40134-009-06 # Fam Div -000753-2026
Daniel Gubitz

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tracts and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tracts and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT - Our 30-year-old grandson is moving down to help us take care of the 5.53 acres located at 10835 SE Hwy 464C, Ocklawaha and he will need a place to live. We are asking that one acre be split to him so he can build his home.

6.11. Kaitlyn Salerno Family Division - Waiver Request to Family Division
Parcel #: 4945-500-100 # Fam Div -000911-2026
Kaitlyn Salerno

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tracts and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tracts and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT - The owners of the current residence on the property, Barbara and Russell Salerno, would like to split 2.29 acres with daughter, Kaitlyn Salerno due to health reasons. Barbara and Russell will have one acre, and Kaitlyn will have 1.29 acres. We are requesting a flag lot parcel split.

6.12. Planning & Zoning Commission Items for July 27, 2026
Marion County Growth Services Department

<https://marionfl.legistar.com/Calendar.aspx>

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23803 **Agenda Date:** 7/27/2026 **Agenda No.:** 3.1.

SUBJECT:
July 20, 2026

Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 20, 2026 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**

   MEMBERS PRESENT:

   Ken McCann, Vice Chairman (Fire Marshal)
   John Pearson (Building Safety)
   Steven Cohoon (County Engineer)
   Chuck Varadin (Growth Services Director)
   Tony Cunningham (Utilities Director)

   OTHERS PRESENT:

   Liz Madeloni (Planning/Zoning)
   Chris Rison (Planning/Zoning)
   Erik Kramer (Planning/Zoning)
   Jared Rivera (Planning/Zoning)
   Caroline Dennison (911 Management)
   Linda Blackburn (Legal)
   Chris Zeigler (Office of the County Engineer)
   Alexander Turnipseed (Office of the County)
   Aaron Pool (Office of the County Engineer)
   Kelly Hathaway (Office of the County Engineer)
   Kelsey Giesing (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

   3.1. July 13, 2026

Motion by Chuck Varadin to approve, seconded by John Pearson
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Calesa Township Chestnut Grove Phase 1 - Final Plat
Parcel #: 35300-000-14 #33079
JCH Consulting Group, Inc.

5.2. Calesa Equine Amenity - Major Site Plan
Parcel #: 35300-000-45 # MajorSite-000106-2025
Kimley-Horn and Associates

Motion by Chuck Varadin to approve the consent agenda, seconded by John Pearson
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

LDC 2.16.1.B(8)(g) Division of Land - Applicability
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to the County MSBU requirement. The proposed driveway easement is 60 feet x 40 feet in size and will require minimal intervention by landowners to maintain.

Motion by Steven Cohoon to table for one week, seconded by Tony Cunningham
Motion carried 5-0

6.2. Martel Paved Training Course - Major Site Plan 30313 - Waiver Request to Major Site Plan in Review
Parcel #: 23306-001-00 #WaiverPIR-001058-2026
Kimley-Horn and Associates

LDC 2.12.8. - Current Boundary and Topographic Survey
CODE states 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.
APPLICANT requests to use the previously approved survey from 2023 for the design and permitting of this project. This underlying major site plan was recently constructed and closed out in March 2026.

Motion by Steven Cohoon to approve, seconded by Tony Cunningam
Motion carried 5-0

6.3. Home2Suites Headsprings Hotel - Major Site Plan - Plan Revisions
Parcel #: 24141-000-00 #32134
Davis Dinkins Engineering

This item is not on the Consent agenda due to a conditional approval placed by Staff.

Motion by Chuck Varadin to approve conditioned on building plans meeting CRA (Community Redevelopment Area) specific architectural standards, seconded by John Pearson
Motion carried 5-0

6.4. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review
Parcel #: 36943-000-00 # WaiverPIR-001045-2026
Tillman & Associates Engineering, LLC

LDC 6.11.5. - Driveway access
CODE states (1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.
APPLICANT The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

Motion by Steven Cohoon to approve consistent with the County Engineer's previous approval, seconded by John Pearson
Motion carried 5-0

LDC 6.12.12.A, D - Sidewalks
CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project...D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
APPLICANT FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood that the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is

requested to any requirement of a sidewalk or payment of a fee in-lieu-of sidewalk construction.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.12.12.D - Sidewalks
CODE states ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.
APPLICANT Contingent Waiver: FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

Motion by Steven Cohoon to approve fee in lieu of construction, seconded by John Pearson
Motion carried 5-0

LDC 2.18.4.C Construction, completion, and closeout
CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
APPLICANT requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100-inch per acre of existing viable trees 10-inch+ DBH.

Applicant withdrew

LDC 6.8.6.K.(3) - C-Type Buffer
CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. LDC 6.8.3.D. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.
APPLICANT requests to replace the overhead utility impacted Type C Buffer shade tree requirement with accent trees along Hwy 441 ROW. (pertaining to West side)

Applicant withdrew

LDC 6.8.6.K.(3) - Buffers

CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT - North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

Motion by Chuck Varadin to table for two weeks, seconded by John Pearson

Motion carried 5-0

LDC 4.3.13. - Model home sales lot or model home complex

CODE states A. This commercial development shall provide a paved parking lot with five parking spaces per model home. One parking space for the handicapped per model home or complex is required. The unit(s) must be handicapped accessible, have all utilities including telephone installed and shall be fully functional as a commercial development. LDC6.11.8. E. All off-street parking areas shall be paved for all developments, except as listed below. The following uses may use grass parking except for employee and disabled permit parking spaces which must be paved. The perimeter of a grass parking lot shall be delineated with railroad ties, wheel stops, or other means as may be approved by the County Engineer or his designee. (6) Sales and leasing of new and used manufactured homes.

APPLICANT - does not believe Section 4.3.13 “Model home sales lot or model home complex” is applicable to this project and finds the code to conflict with section 6.11.8.E for parking if it were applicable. Further, comparable sites recognized as “mobile home sales” businesses in the County and around the nation do not require parking as much as 4.3.13.A suggests. Applicant has provided Staff supporting evidence of comparable sites parking counts for both paved and grass which demonstrate this project is well within appropriate parking needs. Waiver is requested to Code Sec. 4.3.13. for this project and to provide parking counts based on Sec. 6.11.8. - Parking requirements, Table 6.11-5 for office and storage areas.

Applicant withdrew

LDC 6.11.4.B.(1) - Access management

CODE states B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

APPLICANT Due to the uncertainty surrounding the future development of the SE 92nd Place Road corridor and adjacent properties, the Applicant requests approval to satisfy the intent of the Code by recording a covenant running with the land. The covenant shall bind the subject property to grant and record cross-access and/or parallel access easements to adjacent properties when such easements become necessary within 180 days because of future development of complementary

adjoining parcels, as determined during their applicable development review process. The Applicant further requests that, all costs associated with the design, surveying, engineering, permitting, construction, recording, and related improvements necessary to establish the easement shall be the responsibility of the developing adjacent parcel(s), unless a licensed traffic engineer and transportation planner determines that the proposed development generates complementary traffic patterns such that the subject property receives a proportional transportation benefit. In such case, costs may be allocated in a manner consistent with the proportional benefit received, as determined by the reviewing authority.

Motion by Steven Cohoon to deny, upholding the County Engineer's decision that cross-access be maintained, seconded by Chuck Varadin
Motion carried 5-0

LDC. 6.11.4.B.(2) - Access management
CODE states B. Cross Access (Parallel Access). (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.
APPLICANT - Contingent Time-Deferral for Recording Easement Waiver Request: Per signed covenant, the applicant requests approval to defer construction of the proposed cross-parallel access easement fronting U.S. Hwy 441 until such time as it is required in conjunction with future permitted development of adjacent parcels.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin
Motion carried 5-0

6.5. Majesty Corner LLC - Waiver Request to Buffers
Parcel #: 39122-008-00 # WaiverSTA-001018-2026
Aldana Contracting, LLC

LDC 6.8.6.L(1) Buffers
CODE states (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.
APPLICANT - Section 6.8.6 (L)(1) of the Marion County Land Development Code defines a buffer wall and recognizes that a fence may serve as a substitute for a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than

have a buffer wall installed along the shared property line. Therefore, the applicant is requesting to waive the buffer wall requirement.

Motion by Chuck Varadin to table for one week, seconded by John Pearson
Motion carried 5-0

6.6. Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review
Parcel #: 9007-0101-32 #WaiverPIR-001059-2026
Mastroserio Engineering, Inc.

LDC 2.12.8 - Topographical Contours
CODE states 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.
APPLICANT requests to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

Motion by Steven Cohoon to approve contingent on 25-foot overlap existing on the DRA area, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.8.6.K(3) - Buffers
CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
APPLICANT - A waiver is requested to provide a 6-foot high opaque fence along the property boundary fronting the cul-de-sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs and ground cover for these 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the DRA. The fence would be offset 10 feet inward from the property line.

Motion by Chuck Varadin to table for one week, seconded by John Pearson
Motion carried 5-0

6.7. Church of the Risen Savior - Minor Site Plan - 32922 - Waiver Request to Minor Site Plan in Review
Parcel #: 8002-0244-03 #WaiverPIR-001068-2026
Abshier Engineering

LDC Division 8, 6.8.2 Landscape plan requirements
CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: All existing

landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT - The Church is requesting not to add any additional landscaping with the addition to the Church. Other than handicap parking the parking spaces are grass. The addition is to the rear and side of the church.

Motion by Chuck Varadin to approve waiver to Type C buffer in right-of-way conditioned on providing a double staggered hedgerow for parking, seconded by John Pearson
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Review of Planning & Zoning Case Items for June 27, 2026 Marion County Growth Services Department

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Ken McCann
Motion carried 5-0

10. ADJOURN: 11:05 AM

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23804 **Agenda Date:** 7/27/2026 **Agenda No.:** 3.2.

SUBJECT:
March 23, 2026 - Corrected

DESCRIPTION/BACKGROUND:
Information regarding the motion, LDC section, and applicant request was missing from the Minutes for Item 6.6.

Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 23, 2026 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
   MEMBERS PRESENT:
   Ken McCann, Vice Chairman (Fire Marshal)
   Michelle Fanelli (Building Safety)
   Steven Cohoon (County Engineer)
   Chuck Varadin (Growth Services Director)
   Tony Cunningham (Utilities Director)

   OTHERS PRESENT:
   Chris Rison (Planning/Zoning)
   Liz Madeloni (Planning/Zoning)
   Liz Cotos (Planning/Zoning)
   Jared Rivera (Planning/Zoning)
   Kevin Vickers (Office of the County Engineer)
   Michelle Sanders (911 Management)
   Susan Heyen (Landscape)
   Linda Blackburn (Legal)
   Aaron Pool (Office of the County Engineer)
   Kelly Hathaway (Office of the County Engineer)
   Kelsey Giesing (Office of the County Engineer)
   Monica Baugher (Office of the County Engineer)
   Elizabeth Woods (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. March 16, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

6.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review
Parcel #21087-001-02 #WaiverPIR-000251-2026
Tillman and Associates Engineering, LLC

LDC 6.13.6 A(3), C(3) - Stormwater quality criteria
CODE states A (3) 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. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (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 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility.1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 nches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2.The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can

still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.
APPLICANT requests waiver to exceed 6-ft pond depth in DRA-16 and DRA-17. Additional storage is available within these DRAs for back-to-back storm events by increasing the depth to 9-ft and 7-ft, respectively.

Motion by Steven Cohoon to table the item for 2 weeks, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.8.B(7) - Stormwater conveyance criteria
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - A) Request waiver for storm trunkline size to include 15" pipe provided supporting hydraulic calculations. B) Request waiver for storm pipes sized 12" and under for secondary system branch connections to the primary trunkline (i.e. smaller pipes for yard and roof drains) as supported by hydraulic calculations.

Motion by Steven Cohoon to approve the waiver, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.6.3(b) - Stormwater Quality Criteria
CODE states Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (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 and sodded bottoms;
APPLICANT requests waiver to use sod on pond top of banks and side slopes, and seed and mulch on pond bottoms with conditions to meet current County LDC vegetative cover requirements.

Motion by Steven Cohoon to approve contingent on applicant adhering to Section 570, and in the invent there is a fee schedule update that is applicable to this condition, seconded by Ken McCann
Motion carried 5-0

LDC 6.13.3.D(2) - DRA Maintenance berm
CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper

than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas.
APPLICANT requests waiver to provide a 5-ft min. width maintenance berm for privately owned and maintained DRAs.

Applicant withdrew

LDC 2.21.1.A - Order of plan approval
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests waiver to begin site disturbance prior to site plan approval, at the Owner's own risk, and subject to a hold placed on final inspection until the Major Site Plan is approved. No water or sewer utility work shall begin until FDEP permits are obtained.

Motion by Steven Cohoon to approve contingent on site plan being approved six months from today, no DRAs are excavated beyond 6 feet; no water or sewer utility shall begin until FDEP permits are obtained, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.3.C(5) - Types of Stormwater Management Facilities
CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.
APPLICANT requests waiver from curvilinear pond criteria, pond volume to be maximized to serve large outdoor areas, fields, and parking. Alternate walking and green areas are incorporated into the project site.

Applicant withdrew

LDC 7.2.10 - Grease Interceptors
CODE states A. Grease interceptors shall be of an approved type and shall meet all applicable Florida Plumbing and Administrative Code specifications. B. Construction. (1) Grease interceptors shall be constructed according to Florida Administrative Code Chapter 64E-6. (2) Any grease interceptor shall not be located where vehicular traffic or other overburden loads are anticipated unless the design is approved by MCU, and the registered engineer certifies that the

interceptor and soil conditions will support the anticipated loads. Where support is provided without bearing on the interceptor, bearing shall be on the soil independent from the grease interceptor and reinforced as specified by the engineer. (3) All tops shall be traffic rated where vehicular traffic patterns may occur. (4) Minimum inlet and outlet piping size is four inches. (5) Minimum slope for all tank inlet and outlet piping is 1/8 inch per foot. (6) All openings shall be sealed with a waterproof, non-shrinking grout, brushed smooth inside and outside. (7) Tanks located in areas of questionable drainage are required to have a waterproof type frame and cover, with a manhole insert. (8) Precast structures shall be inspected by MCU prior to being set into the ground. Any visible reinforcing wire, steel, or honeycombing shall be cause for rejection. (9) Precast concrete shall be coated with a corrosion inhibitor that withstands a pH level of less than 3.0. C. Maintenance access. (1) Maintenance shall be according to MCU Industrial Pretreatment Ordinance. (2) Clean outs shall be provided and installed in conformance with MCU's specifications at both the inlet and outlet to the tank(s). (3) Access to the tank(s) for cleaning and inspection shall be provided via a minimum of two, 24 inch diameter rings and covers, located at each end (inlet and outlet) of the tank. The cover shall have the word GREASE cast into it.

APPLICANT requests waiver to deviate from gravity grease interceptor in LDC, Section 7.2.10 and shown in detail "UT310 Grease Interceptor" of section 7.3.2. Proposed substitute: four (4) Schier Great Basin model GB-1000 hydro-mechanical grease interceptors in series, supported by product data and calculations, to be provided to Marion County Building Department during Building Permitting. (fewer units require using hydro-mech.).

Motion by Josh Kramer to approve, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.14.2.C(2)(E)(1) - Connection requirements

CODE states Wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable: (a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system. (b) New residential developments that consist of fewer than five ERCs may use individual OSTDS in conformance with Section 6.14.3, or (c) Non-residential development with 15 or more ERCs with no food preparation and will discharge only domestic waste, shall design and construct a Wastewater Treatment Facility (WWTF) that complies with all applicable State requirements, or (d) Non-residential site developments with no food preparation with less than 15 ERCs and will discharge only domestic waste may use an OSTDS with a minimum effective septic tank capacity of two times the State requirements and an approved outlet filter is installed. (e) New and existing non-residential site developments which include cooking or food preparation on site may discharge into the system providing the food preparation wastewater is pretreated and monitored as follows: 1. The facility shall install grease removal systems that: a. Meets all applicable Florida Plumbing and Administrative Code; and b. is size supported by signed and sealed plans by the project engineer, and is

approved by MCU. 2. Grease removal systems and traps shall comply with MCU Industrial Pretreatment Ordinance. (f) New and existing site developments which include the use of petroleum based products which may discharge into the system shall pretreat the wastewater as follows:1. The facility shall install an oil/water separator that: a. Meets all applicable requirements of the MCU Industrial Pretreatment Ordinance; b.is American Petroleum Institute ("API") approved; and c. is size supported by signed and sealed plans by the project engineer, and is approved by MCU. 2. Monitoring equipment (probes, sampling boxes, etc.) may be required by MCU. (g) New and existing car washes shall provide a system that uses a minimum of 80 percent recycled water. (h) New and existing facilities which have applications which may discharge hair, fur, sand, lint, and other debris shall in to the system shall pretreat the wastewater as follows: 1. The facility shall install a lint trap/sand interceptor that: a. Meets all applicable requirements set by MCU; and b. Is size supported by signed and sealed plans by the project engineer and is approved by MCU. 2. Lint trap/sand interceptors shall comply with MCU Industrial Pretreatment Ordinance.

APPLICANT requests waiver to deviate from the 1.5 x volume multiplier. The proposed Schier Great Basin model BG-1000 hydro-mechanical grease interceptor specifications has a lifetime guarantee and is made of seamless, 7/16" thick, molded polyethylene. It is understood that these interceptors have less propensity to leak than conventional concrete structure.

Motion by Josh Kramer to approve, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.8.10.(1) - General planting requirements

CODE states (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

APPLICANT requests waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, a waiver from native shrub and groundcover criteria. A plant palette for this site is being followed to match existing World Equestrian Center.

Motion by Chuck Varadin to table LDC sections 6.8.10.(1), 6.7.7., 6.8.7.D, 6.7.4.D, 6.8.10,C, 6.7.4., 6.8.7.C,D,E, 6.8.9.and 6.8.8.B for two weeks, seconded by Ken McCann
Motion carried 5-0

LDC 6.7.7 Tree removal procedure

CODE states A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1) Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other

outstanding quality. (2) Proposed grading or clearing activities do not follow the requirements of this division. (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6. B. The applicant will be asked to revise and update the tree preservation information according to review comments. C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.
APPLICANT request - Due to the sheer number of trees, landscape architect reviewed the quality and health of existing trees. There is a blend of individual poor health with average health existing trees. There are 1-2 excellent size trees - these are saved. But for county personal convenience- we have calculated all trees as salvageable. There are no historic trees on site.

LDC 6.8.7D - Shade tree requirement - Islands
CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.
APPLICANT requests a waiver from internal parking islands, therefore also requesting a waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

LDC 6.7.4.D and 6.8.10.C - General planting requirements
CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C. which states Planting specifications are listed as follows: (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. (2) The use of invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated. (a) Plant species listed as "Prohibited" are not permitted for use in any proposed development. (b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect. (c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project's BMP manual. (3) Trees. (a)

Shade trees shall have a minimum caliper of 3.5 inches. (b) Accent or ornamental (understory) trees shall have a minimum overall height of six feet and a minimum spread of 42 inches upon installation. (4) Palms. (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9 (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio. (c) Palm trees shall not be substituted for required shade trees. (d) Palms shall have a clear trunk height of 10 feet minimum. (5) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height. (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center. (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.
APPLICANT request - Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantities, based upon equivalent inch per inch of the caliper of the tree planted.

LDC 6.7.4 - Shade tree requirements
CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.
APPLICANT requests a waiver from one shade tree per 3,000 square feet criteria; Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area requires large open areas to be in scale we need the larger trees. This should compensate for the shortfall in numbers.

LDC 6.8.7 C, D, E. Parking and Vehicle use areas
CODE states C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage. E. Each row of parking spaces shall be terminated by a landscaped island.
APPLICANT requests waiver for parking lot islands - Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/RV/bus travel, maneuvering,

and parking.

LDC 6.8.9 Service and Equipment areas
CODE states A. Utility areas and loading/unloading areas shall be screened as follows: (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2) Buffer fencing with a minimum height of three feet. B. Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. C. Trees and shrubs shall remain eight feet from any fire service connection. D. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.
APPLICANT request - Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Requesting a waiver from screening service and equipment areas since these areas are not visible from neighboring property.

LDC 6.11.3, Traffic Impact Analysis
CODE states A. A Traffic Impact Analysis is required to determine necessary mitigation and improvements to accommodate the proposed development. The design year shall include a minimum growth rate and in accordance with the established guidelines. For the purpose of determining what level of study must be completed, the following thresholds have been established. (1) A Traffic Statement is required for projects generating fewer than 50 peak hour trips. (2) A Traffic Assessment is required for projects generating between 50 and 99 peak hour trips. Unless the project has a four percent or more impact (percent project traffic to adopted LOS volume) on a roadway that has an existing volume/capacity (v/c) ratio of 0.80 or more, in which case a Traffic Study is required. (3) A Traffic Study is required for projects generating 100 or more peak hour trips. For projects where all impacted roadways are below 0.50 v/c a Traffic Assessment is all that is required with the exception of those projects increasing the v/c ratio on an impacted roadway by 20 percent or more.
APPLICANT - TIA has been submitted to Marion County for review and approval. Applicant requests DRC conditional site plan approval prior to approval of the Traffic Impact Analysis, at the Owner's own risk, with a hold placed upon final inspection until the TIA is approved.

Applicant withdrew

LDC 6.11.5, 6.11.9.A and 6.12.11 - Driveways, Traffic control devices and Turn lanes
CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the

County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C. Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2. (2) All driveways on corner parcels must access the lower classified road unless approved by the County Engineer. Exceptions to the distances listed in Table 6.11-2 may be allowed if constraints exist that makes it impractical to meet those requirements but in no case shall that distance be less than what is shown in Table 6.11-3. (3) Driveways on the opposite side of the road from the proposed driveway shall be shown on the plan for coordination purposes. (4) All commercial driveway access shall meet FDOT sight distance requirements. A note is required on Improvement Plans and Major Site Plans stating that "sight distance at driveways complies with FDOT requirements. (5) The length of commercial driveways shall be designed to provide for an uninterrupted traffic flow on the public street. The driveway length shall be subject to the anticipated required stacking length of entering and exiting vehicles during the peak period in accordance with FDOT. (6) Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist. (7) The maximum allowed commercial driveway grade is 10 percent. The maximum algebraic difference between two different grades is 12 percent.CODE states A. Traffic Signals. (1) The installation of a traffic signal requires a signal warrant analysis to be performed. The County's Traffic Engineer shall determine if the signal warrant analysis justifies the need for a traffic signal. Traffic signals warranted due to the development shall be installed and paid for by the developer. (2) Justification must be provided for the left turn treatment, phases, deceleration lane lengths and timings proposed. (3) In addition to the plan requirements listed below, shop drawings with FDOT approved materials and a maintenance agreement must be provided and approved. (4) Illuminated Street Name signs shall be required at all signalized intersections. (5) A box-span configuration is required if strain poles are used. (6) Traffic signal plans shall be 11 inches by 17 inches and shall include the following. (a) A Key sheet including the name of the intersecting roads, an index, a location map, a list of the utility companies that exist in the location of the signal, and the posted speeds of the approaching roadways. (b) A Tabulation of Quantities sheet that lists the item numbers, description and quantity of materials and equipment, listed in numerical order. Pay item notes and general notes that refer to item numbers shall be shown on this sheet. (c) A General Notes sheet including all general notes, related to the specific signal, as required by the Traffic Section of the Marion County Office of the County Engineer. Contact the Office of the County Engineer for the current required general notes. (d) A Plan sheet at a scale large enough to show all details clearly and legibly. The recommended scale is 1 inch = 40 feet or 1 inch = 50 feet. The plan sheet shall include existing and proposed: 1. Edge of pavement 2. Street names 3. Drainage structures including curb and gutter and drainage inlets 4. Sidewalks and

right-of-way lines 5. Pavement markings 6. Signal heads with directional arrows and movements (movement 2 and 6 shall be the major streets) 7. Detection devices such as video detection with detection field or loop detection with conduit locations 8. Pull boxes 9. Control cabinet location 10. Signal poles and span wire 11. ATMS Equipment (if applicable) 12. North arrow and scale 13. Phasing Diagram 14. Controller timings using calculated optimum timings and clearance intervals meeting FDOT requirements 15. Sign detail with dimensions of letters and sign 16. Signal head details 17. Pedestrian head details 18. FDOT pay item numbers for all equipment (e) A structural analysis with soil boring data signed and sealed by an Engineer.

CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.

APPLICANT request - Driveway improvements and turn lane improvements are required for this project. Separate sets of plans will be submitted to DRC for review and approval. Applicant request DRC conditional site plan approval prior to approval of the driveway and turn lane improvement plans, at the Owner's own risk, with a hold placed upon final inspection until the driveway and turn lane improvements are approved.

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin
Motion carried 5-0

LDC 2.12.4.L(3) Front page of the plan

CODE states (3) List of Development Agreements including Marion County Official Record Book and Page

APPLICANT request DRC conditional site plan approval prior to approval of Developer's Agreement, at the Owner's own risk, with a hold placed upon final inspection until the Developer's Agreement is approved or determined that it is not needed.

Applicant withdrew

LDC 2.1.3 - Order of plan approval

CODE states lans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request DRC site plan review and approval prior to submittal of updated Master Plan sheet, at the Owner's own risk. Master Plan sheet is currently under review as part of PUD amendment application.

Motion by Chuck Varadin to approve contingent upon Master Plan being submitted within eight months, seconded by Steven Cohoon
Motion carried 5-0

LDC 6.4.7.E - Construction plans
CODE states Line and curve tables can be used but must be shown on the sheet to which they apply.
APPLICANT request - Code states line and curve tables can be used but must be shown on the sheet to which they apply. Applicant requests waiver for line & curve data for the project to be provided with a sketch & description prior to the request for final inspection.

Motion by Steven Cohoon to approve contingent on George sending an email to the County Surveyor letting him know that your submitting as you proposed when the time comes, seconded by Josh Kramer
Motion carried 5-0

LDC 6.8.8B Building landscaping
CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.
APPLICANT requests waiver to allow plantings adjacent to the building to be shifted to perimeter of area. This is a sports complex with larger gatherings- food court, bathroom areas, etc. Plantings will be calculated and shifted to suitable areas - out of crowd areas.

6.2. Road Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane
Parcel #: 34979-000-00 #RoadClose-000461-2026
Gooding & Batsel, PLLC

This item was tabled at the 3/16/26 meeting until the 3/30/26 meeting. The applicant requested to be heard at the 3/23/26 meeting due to new information being provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear by, seconded by Steven Cohoon
Motion carried 5-0

Motion by Steven Cohoon to approve contingent on the following items in the following order: 1. the dedication of 35 feet of the property boundary to the east, 2. final plat being submitted, 3, request for abandonment going to the Board of County Commissioners, after the 1st and 2nd are completed, seconded by Chuck Varadin
Motion carried 5-0

6.3. Road Closing - SW 44th Terrace
Parcel #: 2387-003-001 #RoadClose-000485-2026
Lester H. Smith

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin
Motion carried 5-0

6.4. Plat Vacate Laskiewicz
Parcel #: 3291-128-001, 3291-128-002 # PlatVacate-000484-2026
Nathaniel Laskiewicz

Motion by Steven Cohoon to approve contingent on providing a sketch and description that defines the specified area, seconded by Chuck Varadin
Motion carried 5-0

6.5. Sumatra Estates - Improvement Plan 33497 - Waiver to Improvement Plan in Review
Parcel #: 37506-000-00 #PIR-000506-2026
Tillman & Associates Engineering, LLC

LDC 2.12.8 - Current Boundary and Topographic Survey
CODE states 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.
APPLICANT - Requesting a waiver to use survey older than one (1) year and using lidar for offsite areas. Site topography is consistent with the survey provided which was performed by JCH Consulting Group on 8/25/2023.

Motion by Steven Cohoon to approve contingent on recertification of survey, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.12.2.A - Right-of-way width
CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT request - Roadways will remain private & ROW width will be 30' wide with a 15' drainage and utility easement for a total width of 60'. This project is located within the City of Belleview utility jurisdiction, and they have accepted the proposed r/w and easement configuration. (Approved 3/4/24, subject to providing a written acceptance letter from City of Belleview of the proposed right of way and easements.

Motion by Josh Kramer to approve, seconded by Ken McCann
Motion carried 5-0

LDC 6.12.9.K - Subdivision Roads and Related Infrastructure
CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for

major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.
APPLICANT - Waiver requested to reduce design speeds to a minimum of 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

Motion by Ken McCann to approve, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.13.3.D(1) - Type of Stormwater Facility
CODE states Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee.
APPLICANT - Waiver requested to reduce berm width from 12' to 5'. The ponds will be privately owned and maintained by a HOA.

Applicant withdrew

6.6. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #WaiverPIR-000409-2026
Bowman Consulting

This item was tabled at the 3/16/26 meeting to the 3/30/26 meeting. The applicant requested to attend the 3/23/26 instead of the 3/30/26 meeting as their additional documents have been provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.7.4. Shade Trees
CODE states shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.
APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the
functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from

damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees.
In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming.
Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

Motion by Chuck Varadin to approve, with the conditions the applicant submitted, seconded by Michelle Fanelli
Motion carried 5-0

6.7. SECO Ocala - Major Site Plan - 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #WaiverPIR-000511-2026
Bowman Consulting

LDC 2.1.3. - Order of plan approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT request - Out of Order Approval waiver to allow approval of site plan prior to combination of parcels: 41200-012-00, 41200-020-00,41200-020-01.

Motion by Chuck Varadin to approve if applicants proceed at their own risk and no final inspecting on any site until and unless parcels are combined, seconded by Michelle Fanelli
Motion carried 5-0

6.8. SW Hwy 484 Super Center - Major Site Plan 33171 - Waiver to Major Site Plan in Review
Parcel#: 41200-056-03 #WaiverPIR-000496-2026
Kimley-Horn and Associates

LDC Sec 6.8.6.L(1)(c) - Buffers
CODE states Be situated so that the wall or fence components are within the buffer

limits and any required landscaping shall be installed on the public view side of the wall.
APPLICANT - Waiver is requested to allow the plantings to be located on the private side of the wall due to an existing electric easement, an existing power pole, and elevation differences. This placement will allow the buffer wall to be at higher elevation rather than the lower elevation of the berm and prevent any obstruction of stormwater runoff against the wall.

Motion by Chuck Varadin for the west side to put buffer wall on other side of plants seconded by Michelle Fanelli
Motion carried 5-0

6.9. Tobiano Grove - Preliminary Plat 33591 - Waiver to Preliminary Plat in Review
Parcel #: 35300-000-14 #WaiverPIR-000481-2026
Kimley-Horn and Associates

LDC 6.12.9.K Subdivision roads and related infrastructure
CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.
APPLICANT - Waiver request to reduce the design speed of the subdivision roads to 20 MPH. Curve warning signage to be installed for curves that do not meet the 20-mph design speed.

Motion by Steven Cohoon to approve, seconded by Josh Kramer
Motion carried 5-0

6.10. 9494 Summerfield Self-Storage - Major Site Plan 32837 - Waiver to Major Site Plan in Review
Parcel #: 48320-000-00 #WaiverPIR-000513-2026
Michael W. Radcliffe Engineering, Inc.

LDC 2.12.8. Current boundary and Topographic survey
CODE states 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.
APPLICANT requests waiver to reduce minimum distance of contours extending past project boundary from 100 feet to 50 feet. Adjacent properties are developed and drainage pattern shows basin boundary within existing survey contours. N changes have occurred on-site since previous 2023 survey.

LDC 2.12.8. Current boundary and Topographic survey
CODE states 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.
APPLICANT requests waiver to use existing Topographic Survey as no changes have been made to property since previously submitted 2023 survey.

Motion by Steven Cohoon to approve both requests contingent on the current survey being recertified, seconded by Ken McCann
Motion carried 5-0

LDC 6.5.6.C Completion and close out
CODE states An approved EALS/EALS-ER shall be valid for two years.
APPLICANT requests waiver to use latest Protected Wildlife Report by Keystone Environmental Consulting dated October 2023, as a new 100% survey is required to be conducted by Florida Wildlife Commission (FWC) within 90 days of the start of construction.

Applicant withdrew

6.11. 15860 SW 34th Court Rd - Sewer Waiver Request- Waiver to Major Site Plan
Parcel #: 8005-0849-13 #WaiverSTA-000417-2026
4U Custom Homes Corp.

LDC 6.14.2.B(2)(a)2.b Connection requirements
CODE states Connection may be made to the pressurized forcemain sewer line.
APPLICANT We respectfully request consideration to allow the use of an onsite Enhanced Nutrient Reducing (ENR) septic system, consistent with County and Health Department requirements, as an alternative wastewater method for this parcel. Granting this waiver would allow the project to proceed without delay while maintaining compliance with environmental and public health standards, and without precluding future connection should area-wide infrastructure improvements occur.

Motion by Josh Kramer to deny and support denial to the Board of County Commissioners, seconded by Steven Cohoon
Motion carried 5-0

6.12. Wyatt Allen Hardwicke - Edythe Chloe Hardwicke Parent Parcel - Waiver Request for Family Division
Parcel #: 51055-002-01 #FamDiv-000448-2026
Reggie C. Hardwicke, POA

LDC 2.16.1.B(10) - Family Division
CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of

January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT is requesting a family division of property - property to grandson, Wyatt Hardwicke, for his primary residence.

Motion by Chuck Varadin to approve conditioned on providing a survey, complete the legal documents and no selling within five years, seconded by Michelle Fanelli

6.13. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review
Parcel #: 13326-001-00 #WaiverPIR-000526-2026
Clymer Farner Barley, Inc.

LDC 2.21.4.E- Construction, Completion, & Close out
CODE states All improvements shall be constructed in accordance with approved plans.
APPLICANT request - To allow for site grading activities prior to plan approval at the Developer's own risk. We have received approved SJRWMD and FDOT Driveway & Drainage permits and will obtain FWC & FDEP applicable permits prior to site disturbance. Erosion control will be installed and maintained per plan throughout grading activity.

Motion by Chuck Varadin to approve conditioned on getting the Major Site Plan approved within 90 days from today, seconded by Michelle Fanelli

7. CONCEPTUAL REVIEW ITEMS:

7.1. Quick Service Restaurant - Silver Springs Shores - Conceptual Plan
Parcel #: 37491-003-09 #Conceptual-000402-2026
Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin

Motion carried 5-0

7.2. 95th Circle Self Storage - Conceptual Plan
Parcel #: 37491-003-09 #Conceptual-000340-2026
Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin
Motion carried 4-0

8. DISCUSSION ITEMS:

8.1. Review of Planning & Zoning Items for March 30, 2026

9. OTHER ITEMS:

Motion by Michelle Fanelli to adjourn, seconded by Josh Kramer
Motion carried 5-0

10. ADJOURN: 11:48 AM

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 23, 2026 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
   MEMBERS PRESENT:
   Ken McCann, Vice Chairman (Fire Marshal)
   Michelle Fanelli (Building Safety)
   Steven Cohoon (County Engineer)
   Chuck Varadin (Growth Services Director)
   Tony Cunningham (Utilities Director)

   OTHERS PRESENT:
   Chris Rison (Planning/Zoning)
   Liz Madeloni (Planning/Zoning)
   Liz Cotos (Planning/Zoning)
   Jared Rivera (Planning/Zoning)
   Kevin Vickers (Office of the County Engineer)
   Michelle Sanders (911 Management)
   Susan Heyen (Landscape)
   Linda Blackburn (Legal)
   Aaron Pool (Office of the County Engineer)
   Kelly Hathaway (Office of the County Engineer)
   Kelsey Giesing (Office of the County Engineer)
   Monica Baugher (Office of the County Engineer)
   Elizabeth Woods (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. March 16, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

6.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review
Parcel #21087-001-02 #WaiverPIR-000251-2026
Tillman and Associates Engineering, LLC

LDC 6.13.6 A(3), C(3) - Stormwater quality criteria
CODE states A (3) 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. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (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 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility.1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 nches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2.The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can

still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.
APPLICANT requests waiver to exceed 6-ft pond depth in DRA-16 and DRA-17. Additional storage is available within these DRAs for back-to-back storm events by increasing the depth to 9-ft and 7-ft, respectively.

Motion by Steven Cohoon to table the item for 2 weeks, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.8.B(7) - Stormwater conveyance criteria
CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.
APPLICANT request - A) Request waiver for storm trunkline size to include 15" pipe provided supporting hydraulic calculations. B) Request waiver for storm pipes sized 12" and under for secondary system branch connections to the primary trunkline (i.e. smaller pipes for yard and roof drains) as supported by hydraulic calculations.

Motion by Steven Cohoon to approve the waiver, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.6.3(b) - Stormwater Quality Criteria
CODE states Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (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 and sodded bottoms;
APPLICANT requests waiver to use sod on pond top of banks and side slopes, and seed and mulch on pond bottoms with conditions to meet current County LDC vegetative cover requirements.

Motion by Steven Cohoon to approve contingent on applicant adhering to Section 570, and in the invent there is a fee schedule update that is applicable to this condition, seconded by Ken McCann
Motion carried 5-0

LDC 6.13.3.D(2) - DRA Maintenance berm
CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper

than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas.
APPLICANT requests waiver to provide a 5-ft min. width maintenance berm for privately owned and maintained DRAs.

Applicant withdrew

LDC 2.21.1.A - Order of plan approval
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests waiver to begin site disturbance prior to site plan approval, at the Owner's own risk, and subject to a hold placed on final inspection until the Major Site Plan is approved. No water or sewer utility work shall begin until FDEP permits are obtained.

Motion by Steven Cohoon to approve contingent on site plan being approved six months from today, no DRAs are excavated beyond 6 feet; no water or sewer utility shall begin until FDEP permits are obtained, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.13.3.C(5) - Types of Stormwater Management Facilities
CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.
APPLICANT requests waiver from curvilinear pond criteria, pond volume to be maximized to serve large outdoor areas, fields, and parking. Alternate walking and green areas are incorporated into the project site.

Applicant withdrew

LDC 7.2.10 - Grease Interceptors
CODE states A. Grease interceptors shall be of an approved type and shall meet all applicable Florida Plumbing and Administrative Code specifications. B. Construction. (1) Grease interceptors shall be constructed according to Florida Administrative Code Chapter 64E-6. (2) Any grease interceptor shall not be located where vehicular traffic or other overburden loads are anticipated unless the design is approved by MCU, and the registered engineer certifies that the

interceptor and soil conditions will support the anticipated loads. Where support is provided without bearing on the interceptor, bearing shall be on the soil independent from the grease interceptor and reinforced as specified by the engineer. (3) All tops shall be traffic rated where vehicular traffic patterns may occur. (4) Minimum inlet and outlet piping size is four inches. (5) Minimum slope for all tank inlet and outlet piping is 1/8 inch per foot. (6) All openings shall be sealed with a waterproof, non-shrinking grout, brushed smooth inside and outside. (7) Tanks located in areas of questionable drainage are required to have a waterproof type frame and cover, with a manhole insert. (8) Precast structures shall be inspected by MCU prior to being set into the ground. Any visible reinforcing wire, steel, or honeycombing shall be cause for rejection. (9) Precast concrete shall be coated with a corrosion inhibitor that withstands a pH level of less than 3.0. C. Maintenance access. (1) Maintenance shall be according to MCU Industrial Pretreatment Ordinance. (2) Clean outs shall be provided and installed in conformance with MCU's specifications at both the inlet and outlet to the tank(s). (3) Access to the tank(s) for cleaning and inspection shall be provided via a minimum of two, 24 inch diameter rings and covers, located at each end (inlet and outlet) of the tank. The cover shall have the word GREASE cast into it.

APPLICANT requests waiver to deviate from gravity grease interceptor in LDC, Section 7.2.10 and shown in detail "UT310 Grease Interceptor" of section 7.3.2. Proposed substitute: four (4) Schier Great Basin model GB-1000 hydro-mechanical grease interceptors in series, supported by product data and calculations, to be provided to Marion County Building Department during Building Permitting. (fewer units require using hydro-mech.).

Motion by Josh Kramer to approve, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.14.2.C(2)(E)(1) - Connection requirements

CODE states Wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable: (a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system. (b) New residential developments that consist of fewer than five ERCs may use individual OSTDS in conformance with Section 6.14.3, or (c) Non-residential development with 15 or more ERCs with no food preparation and will discharge only domestic waste, shall design and construct a Wastewater Treatment Facility (WWTF) that complies with all applicable State requirements, or (d) Non-residential site developments with no food preparation with less than 15 ERCs and will discharge only domestic waste may use an OSTDS with a minimum effective septic tank capacity of two times the State requirements and an approved outlet filter is installed. (e) New and existing non-residential site developments which include cooking or food preparation on site may discharge into the system providing the food preparation wastewater is pretreated and monitored as follows: 1. The facility shall install grease removal systems that: a. Meets all applicable Florida Plumbing and Administrative Code; and b. is size supported by signed and sealed plans by the project engineer, and is

approved by MCU. 2. Grease removal systems and traps shall comply with MCU Industrial Pretreatment Ordinance. (f) New and existing site developments which include the use of petroleum based products which may discharge into the system shall pretreat the wastewater as follows:1. The facility shall install an oil/water separator that: a. Meets all applicable requirements of the MCU Industrial Pretreatment Ordinance; b.is American Petroleum Institute ("API") approved; and c. is size supported by signed and sealed plans by the project engineer, and is approved by MCU. 2. Monitoring equipment (probes, sampling boxes, etc.) may be required by MCU. (g) New and existing car washes shall provide a system that uses a minimum of 80 percent recycled water. (h) New and existing facilities which have applications which may discharge hair, fur, sand, lint, and other debris shall in to the system shall pretreat the wastewater as follows: 1. The facility shall install a lint trap/sand interceptor that: a. Meets all applicable requirements set by MCU; and b. Is size supported by signed and sealed plans by the project engineer and is approved by MCU. 2. Lint trap/sand interceptors shall comply with MCU Industrial Pretreatment Ordinance.

APPLICANT requests waiver to deviate from the 1.5 x volume multiplier. The proposed Schier Great Basin model BG-1000 hydro-mechanical grease interceptor specifications has a lifetime guarantee and is made of seamless, 7/16" thick, molded polyethylene. It is understood that these interceptors have less propensity to leak than conventional concrete structure.

Motion by Josh Kramer to approve, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.8.10.(1) - General planting requirements

CODE states (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

APPLICANT requests waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, a waiver from native shrub and groundcover criteria. A plant palette for this site is being followed to match existing World Equestrian Center.

Motion by Chuck Varadin to table LDC sections 6.8.10.(1), 6.7.7., 6.8.7.D, 6.7.4.D, 6.8.10,C, 6.7.4., 6.8.7.C,D,E, 6.8.9.and 6.8.8.B for two weeks, seconded by Ken McCann
Motion carried 5-0

LDC 6.7.7 Tree removal procedure

CODE states A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1) Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other

outstanding quality. (2) Proposed grading or clearing activities do not follow the requirements of this division. (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6. B. The applicant will be asked to revise and update the tree preservation information according to review comments. C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.
APPLICANT request - Due to the sheer number of trees, landscape architect reviewed the quality and health of existing trees. There is a blend of individual poor health with average health existing trees. There are 1-2 excellent size trees - these are saved. But for county personal convenience- we have calculated all trees as salvageable. There are no historic trees on site.

LDC 6.8.7D - Shade tree requirement - Islands
CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.
APPLICANT requests a waiver from internal parking islands, therefore also requesting a waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

LDC 6.7.4.D and 6.8.10.C - General planting requirements
CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C. which states Planting specifications are listed as follows: (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. (2) The use of invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated. (a) Plant species listed as "Prohibited" are not permitted for use in any proposed development. (b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect. (c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project's BMP manual. (3) Trees. (a)

Shade trees shall have a minimum caliper of 3.5 inches. (b) Accent or ornamental (understory) trees shall have a minimum overall height of six feet and a minimum spread of 42 inches upon installation. (4) Palms. (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9 (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio. (c) Palm trees shall not be substituted for required shade trees. (d) Palms shall have a clear trunk height of 10 feet minimum. (5) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height. (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center. (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.
APPLICANT request - Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantities, based upon equivalent inch per inch of the caliper of the tree planted.

LDC 6.7.4 - Shade tree requirements
CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.
APPLICANT requests a waiver from one shade tree per 3,000 square feet criteria; Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area requires large open areas to be in scale we need the larger trees. This should compensate for the shortfall in numbers.

LDC 6.8.7 C, D, E. Parking and Vehicle use areas
CODE states C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage. E. Each row of parking spaces shall be terminated by a landscaped island.
APPLICANT requests waiver for parking lot islands - Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/RV/bus travel, maneuvering,

and parking.

LDC 6.8.9 Service and Equipment areas
CODE states A. Utility areas and loading/unloading areas shall be screened as follows: (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2) Buffer fencing with a minimum height of three feet. B. Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. C. Trees and shrubs shall remain eight feet from any fire service connection. D. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.
APPLICANT request - Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Requesting a waiver from screening service and equipment areas since these areas are not visible from neighboring property.

LDC 6.11.3, Traffic Impact Analysis
CODE states A. A Traffic Impact Analysis is required to determine necessary mitigation and improvements to accommodate the proposed development. The design year shall include a minimum growth rate and in accordance with the established guidelines. For the purpose of determining what level of study must be completed, the following thresholds have been established. (1) A Traffic Statement is required for projects generating fewer than 50 peak hour trips. (2) A Traffic Assessment is required for projects generating between 50 and 99 peak hour trips. Unless the project has a four percent or more impact (percent project traffic to adopted LOS volume) on a roadway that has an existing volume/capacity (v/c) ratio of 0.80 or more, in which case a Traffic Study is required. (3) A Traffic Study is required for projects generating 100 or more peak hour trips. For projects where all impacted roadways are below 0.50 v/c a Traffic Assessment is all that is required with the exception of those projects increasing the v/c ratio on an impacted roadway by 20 percent or more.
APPLICANT - TIA has been submitted to Marion County for review and approval. Applicant requests DRC conditional site plan approval prior to approval of the Traffic Impact Analysis, at the Owner's own risk, with a hold placed upon final inspection until the TIA is approved.

Applicant withdrew

LDC 6.11.5, 6.11.9.A and 6.12.11 - Driveways, Traffic control devices and Turn lanes
CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the

County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C. Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2. (2) All driveways on corner parcels must access the lower classified road unless approved by the County Engineer. Exceptions to the distances listed in Table 6.11-2 may be allowed if constraints exist that makes it impractical to meet those requirements but in no case shall that distance be less than what is shown in Table 6.11-3. (3) Driveways on the opposite side of the road from the proposed driveway shall be shown on the plan for coordination purposes. (4) All commercial driveway access shall meet FDOT sight distance requirements. A note is required on Improvement Plans and Major Site Plans stating that "sight distance at driveways complies with FDOT requirements. (5) The length of commercial driveways shall be designed to provide for an uninterrupted traffic flow on the public street. The driveway length shall be subject to the anticipated required stacking length of entering and exiting vehicles during the peak period in accordance with FDOT. (6) Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist. (7) The maximum allowed commercial driveway grade is 10 percent. The maximum algebraic difference between two different grades is 12 percent.CODE states A. Traffic Signals. (1) The installation of a traffic signal requires a signal warrant analysis to be performed. The County's Traffic Engineer shall determine if the signal warrant analysis justifies the need for a traffic signal. Traffic signals warranted due to the development shall be installed and paid for by the developer. (2) Justification must be provided for the left turn treatment, phases, deceleration lane lengths and timings proposed. (3) In addition to the plan requirements listed below, shop drawings with FDOT approved materials and a maintenance agreement must be provided and approved. (4) Illuminated Street Name signs shall be required at all signalized intersections. (5) A box-span configuration is required if strain poles are used. (6) Traffic signal plans shall be 11 inches by 17 inches and shall include the following. (a) A Key sheet including the name of the intersecting roads, an index, a location map, a list of the utility companies that exist in the location of the signal, and the posted speeds of the approaching roadways. (b) A Tabulation of Quantities sheet that lists the item numbers, description and quantity of materials and equipment, listed in numerical order. Pay item notes and general notes that refer to item numbers shall be shown on this sheet. (c) A General Notes sheet including all general notes, related to the specific signal, as required by the Traffic Section of the Marion County Office of the County Engineer. Contact the Office of the County Engineer for the current required general notes. (d) A Plan sheet at a scale large enough to show all details clearly and legibly. The recommended scale is 1 inch = 40 feet or 1 inch = 50 feet. The plan sheet shall include existing and proposed: 1. Edge of pavement 2. Street names 3. Drainage structures including curb and gutter and drainage inlets 4. Sidewalks and

right-of-way lines 5. Pavement markings 6. Signal heads with directional arrows and movements (movement 2 and 6 shall be the major streets) 7. Detection devices such as video detection with detection field or loop detection with conduit locations 8. Pull boxes 9. Control cabinet location 10. Signal poles and span wire 11. ATMS Equipment (if applicable) 12. North arrow and scale 13. Phasing Diagram 14. Controller timings using calculated optimum timings and clearance intervals meeting FDOT requirements 15. Sign detail with dimensions of letters and sign 16. Signal head details 17. Pedestrian head details 18. FDOT pay item numbers for all equipment (e) A structural analysis with soil boring data signed and sealed by an Engineer.
CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.
APPLICANT request - Driveway improvements and turn lane improvements are required for this project. Separate sets of plans will be submitted to DRC for review and approval. Applicant request DRC conditional site plan approval prior to approval of the driveway and turn lane improvement plans, at the Owner's own risk, with a hold placed upon final inspection until the driveway and turn lane improvements are approved.

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin
Motion carried 5-0

LDC 2.12.4.L(3) Front page of the plan
CODE states (3) List of Development Agreements including Marion County Official Record Book and Page
APPLICANT request DRC conditional site plan approval prior to approval of Developer's Agreement, at the Owner's own risk, with a hold placed upon final inspection until the Developer's Agreement is approved or determined that it is not needed.

Applicant withdrew

LDC 2.1.3 - Order of plan approval
CODE states lans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT request DRC site plan review and approval prior to submittal of updated Master Plan sheet, at the Owner's own risk. Master Plan sheet is currently under review as part of PUD amendment application.

Motion by Chuck Varadin to approve contingent upon Master Plan being submitted within eight months, seconded by Steven Cohoon
Motion carried 5-0

LDC 6.4.7.E - Construction plans
CODE states Line and curve tables can be used but must be shown on the sheet to which they apply.
APPLICANT request - Code states line and curve tables can be used but must be shown on the sheet to which they apply. Applicant requests waiver for line & curve data for the project to be provided with a sketch & description prior to the request for final inspection.

Motion by Steven Cohoon to approve contingent on George sending an email to the County Surveyor letting him know that your submitting as you proposed when the time comes, seconded by Josh Kramer
Motion carried 5-0

LDC 6.8.8B Building landscaping
CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.
APPLICANT requests waiver to allow plantings adjacent to the building to be shifted to perimeter of area. This is a sports complex with larger gatherings- food court, bathroom areas, etc. Plantings will be calculated and shifted to suitable areas - out of crowd areas.

6.2. Road Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane
Parcel #: 34979-000-00 #RoadClose-000461-2026
Gooding & Batsel, PLLC

This item was tabled at the 3/16/26 meeting until the 3/30/26 meeting. The applicant requested to be heard at the 3/23/26 meeting due to new information being provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear by, seconded by Steven Cohoon
Motion carried 5-0

Motion by Steven Cohoon to approve contingent on the following items in the following order: 1. the dedication of 35 feet of the property boundary to the east, 2. final plat being submitted, 3, request for abandonment going to the Board of County Commissioners, after the 1st and 2nd are completed, seconded by Chuck Varadin
Motion carried 5-0

6.3. Road Closing - SW 44th Terrace
Parcel #: 2387-003-001 #RoadClose-000485-2026
Lester H. Smith

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin
Motion carried 5-0

6.4. Plat Vacate Laskiewicz
Parcel #: 3291-128-001, 3291-128-002 # PlatVacate-000484-2026
Nathaniel Laskiewicz

Motion by Steven Cohoon to approve contingent on providing a sketch and description that defines the specified area, seconded by Chuck Varadin
Motion carried 5-0

6.5. Sumatra Estates - Improvement Plan 33497 - Waiver to Improvement Plan in Review
Parcel #: 37506-000-00 #PIR-000506-2026
Tillman & Associates Engineering, LLC

LDC 2.12.8 - Current Boundary and Topographic Survey
CODE states 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.
APPLICANT - Requesting a waiver to use survey older than one (1) year and using lidar for offsite areas. Site topography is consistent with the survey provided which was performed by JCH Consulting Group on 8/25/2023.

Motion by Steven Cohoon to approve contingent on recertification of survey, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.12.2.A - Right-of-way width
CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT request - Roadways will remain private & ROW width will be 30' wide with a 15' drainage and utility easement for a total width of 60'. This project is located within the City of Belleview utility jurisdiction, and they have accepted the proposed r/w and easement configuration. (Approved 3/4/24, subject to providing a written acceptance letter from City of Belleview of the proposed right of way and easements.

Motion by Josh Kramer to approve, seconded by Ken McCann
Motion carried 5-0

LDC 6.12.9.K - Subdivision Roads and Related Infrastructure
CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for

major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.
APPLICANT - Waiver requested to reduce design speeds to a minimum of 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

Motion by Ken McCann to approve, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.13.3.D(1) - Type of Stormwater Facility
CODE states Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee.
APPLICANT - Waiver requested to reduce berm width from 12' to 5'. The ponds will be privately owned and maintained by a HOA.

Applicant withdrew

6.6. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #WaiverPIR-000409-2026
Bowman Consulting

This item was tabled at the 3/16/26 meeting to the 3/30/26 meeting. The applicant requested to attend the 3/23/26 instead of the 3/30/26 meeting as their additional documents have been provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli
Motion carried 5-0

6.7. SECO Ocala - Major Site Plan - 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #WaiverPIR-000511-2026
Bowman Consulting

LDC 2.1.3. - Order of plan approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT request - Out of Order Approval waiver to allow approval of site plan prior to combination of parcels: 41200-012-00, 41200-020-00,41200-020-01.

Motion by Chuck Varadin to approve if applicants proceed at their own risk and no final

inspecting on any site until and unless parcels are combined, seconded by Michelle Fanelli
Motion carried 5-0

6.8. **SW Hwy 484 Super Center - Major Site Plan 33171 - Waiver to Major Site Plan in Review**
Parcel#: 41200-056-03 #WaiverPIR-000496-2026
Kimley-Horn and Associates

LDC Sec 6.8.6.L(1)(c) - Buffers
CODE states Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.
APPLICANT - Waiver is requested to allow the plantings to be located on the private side of the wall due to an existing electric easement, an existing power pole, and elevation differences. This placement will allow the buffer wall to be at higher elevation rather than the lower elevation of the berm and prevent any obstruction of stormwater runoff against the wall.

Motion by Chuck Varadin for the west side to put buffer wall on other side of plants seconded by Michelle Fanelli
Motion carried 5-0

6.9. **Tobiano Grove - Preliminary Plat 33591 - Waiver to Preliminary Plat in Review**
Parcel #: 35300-000-14 #WaiverPIR-000481-2026
Kimley-Horn and Associates

LDC 6.12.9.K Subdivision roads and related infrastructure
CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.
APPLICANT - Waiver request to reduce the design speed of the subdivision roads to 20 MPH. Curve warning signage to be installed for curves that do not meet the 20-mph design speed.

Motion by Steven Cohoon to approve, seconded by Josh Kramer
Motion carried 5-0

6.10. **9494 Summerfield Self-Storage - Major Site Plan 32837 - Waiver to Major Site Plan in Review**
Parcel #: 48320-000-00 #WaiverPIR-000513-2026
Michael W. Radcliffe Engineering, Inc.

LDC 2.12.8. Current boundary and Topographic survey
CODE states 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.
APPLICANT requests waiver to reduce minimum distance of contours extending past project boundary from 100 feet to 50 feet. Adjacent properties are developed and drainage pattern shows basin boundary within existing survey contours. N changes have occurred on-site since previous 2023 survey.

LDC 2.12.8. Current boundary and Topographic survey
CODE states 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.
APPLICANT requests waiver to use existing Topographic Survey as no changes have been made to property since previously submitted 2023 survey.

Motion by Steven Cohoon to approve both requests contingent on the current survey being recertified, seconded by Ken McCann
Motion carried 5-0

LDC 6.5.6.C Completion and close out
CODE states An approved EALS/EALS-ER shall be valid for two years.
APPLICANT requests waiver to use latest Protected Wildlife Report by Keystone Environmental Consulting dated October 2023, as a new 100% survey is required to be conducted by Florida Wildlife Commission (FWC) within 90 days of the start of construction.

Applicant withdrew

6.11. 15860 SW 34th Court Rd - Sewer Waiver Request- Waiver to Major Site Plan
Parcel #: 8005-0849-13 #WaiverSTA-000417-2026
4U Custom Homes Corp.

LDC 6.14.2.B(2)(a)2.b Connection requirements
CODE states Connection may be made to the pressurized forcemain sewer line.
APPLICANT We respectfully request consideration to allow the use of an onsite Enhanced Nutrient Reducing (ENR) septic system, consistent with County and Health Department requirements, as an alternative wastewater method for this parcel. Granting this waiver would allow the project to proceed without delay while maintaining compliance with environmental and public health standards, and without precluding future connection should area-wide infrastructure improvements occur.

Motion by Josh Kramer to deny and support denial to the Board of County Commissioners, seconded by Steven Cohoon
Motion carried 5-0

6.12. Wyatt Allen Hardwicke - Edythe Chloe Hardwicke Parent Parcel - Waiver Request for Family Division

Parcel #: 51055-002-01 #FamDiv-000448-2026
Reggie C. Hardwicke, POA

LDC 2.16.1.B(10) - Family Division
CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT is requesting a family division of property - property to grandson, Wyatt Hardwicke, for his primary residence.

Motion by Chuck Varadin to approve conditioned on providing a survey, complete the legal documents and no selling within five years, seconded by Michelle Fanelli

6.13. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review
Parcel #: 13326-001-00 #WaiverPIR-000526-2026
Clymer Farner Barley, Inc.

LDC 2.21.4.E- Construction, Completion, & Close out
CODE states All improvements shall be constructed in accordance with approved plans.
APPLICANT request - To allow for site grading activities prior to plan approval at the Developer's own risk. We have received approved SJRWMD and FDOT Driveway & Drainage permits and will obtain FWC & FDEP applicable permits prior to site disturbance. Erosion control will be installed and maintained per plan throughout grading activity.

Motion by Chuck Varadin to approve conditioned on getting the Major Site Plan

approved within 90 days from today, seconded by Michelle Fanelli

7. CONCEPTUAL REVIEW ITEMS:

7.1. Quick Service Restaurant - Silver Springs Shores - Conceptual Plan
Parcel #: 37491-003-09 #Conceptual-000402-2026
Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin
Motion carried 5-0

7.2. 95th Circle Self Storage - Conceptual Plan
Parcel #: 37491-003-09 #Conceptual-000340-2026
Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin
Motion carried 4-0

8. DISCUSSION ITEMS:

8.1. Review of Planning & Zoning Items for March 30, 2026

9. OTHER ITEMS:

Motion by Michelle Fanelli to adjourn, seconded by Josh Kramer
Motion carried 5-0

10. ADJOURN: 11:48 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23807 **Agenda Date:** 7/27/2026 **Agenda No.:** 5.1.

SUBJECT:
Orange Lake Overlook Restoration - Major Site Plan
Parcel #: 02709-000-00 #32721
JBPro

SUBMITTAL SUMMARY REPORT
32721

PLAN NAME: ORANGE LAKE OVERLOOK RESTORATION

LOCATION: 19865 N US HWY 441 MICANOPY,

APPLICATION DATE: 04/10/2025

PARCEL: 02709-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Jack Charnas	JBPro
Engineer of Record	Jack Charnas	JBPro

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	07/21/2026	07/28/2026	07/21/2026	Approved
OCE: Plan Review (DR) v.2	02/13/2026	02/20/2026	02/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/08/2026	01/23/2026	01/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/29/2025	09/05/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/05/2025	11/09/2025	Approved

Comments

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied Sheets C1.0, C2.0, C3.0, & C3.1 have N US HWY 441 incorrectly labeled as US HWY 441. The official 911 designation is N US HWY 441.
YES 6.2.1.F - North arrow and graphic drawing and written scale
INFO Additional 911 comments Sheets 4 - 6 - Please remove label for S US Hwy 441 on any future submittals. I will not reject for this at this time however if any future submittals are done this needs to be removed.

Environmental Health (Plans) (Environmental Health)		09/05/2025	11/09/2025	Approved

Comments

N/A Central Sewer
YES Lot Size 52.99acres
N/A Total Flow
YES Available Area
N/A DEP Water Approval
INFO Operating Permit Required Requires limited use water system permit through the Department of Health in Marion County. Although no utility work is being done an operating permit for this well will be required. An application, water system diagram, and water testing will be required.
Please reach out to Rebecca.Roy@FLHealth.gov
INFO 2.12.6 - Location of septic systems & wells Well must be 100' from septic system, currently they are ~60' away. Variance may be required.
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Limited Use Water System permit required for well.

Fire Marshal (Plans) (Fire)		09/05/2025	11/09/2025	Approved

Comments

N/A 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
N/A 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/05/2025	11/09/2025	Requires Re-submit

Comments

Zoning: Reject
YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate correct zoning designation for property (B-2/A-1). Please indicate zoning/FLU designation of adjacent properties. See additional zoning comments.
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate required and proposed setbacks, FAR, and building height. See additional zoning comments.
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Dimensions included

NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please provide required buffer type along ROW, per LDC Sec. 6.8.6. Any garbage collection area shall meet screening requirements, per LDC Sec. 6.8.9
9/2 Show location. dimensions and labels of buffering on plan.
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 Included
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Indicates use of well/sewer. Defer to MCU/DOH for any needed permits.
YES 2.12.9 - Show adjacent streets serving development Included
NO 2.12.32 - Show 100yr flood zone Please indicate FEMA flood zone or flood prone areas
9/2 Include flood zone designation (X) on cover sheet.
NO 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) Please provide Environmental Assessment for Listed Species (EALS) or EALS exemption application, per LDC Sec. 6.5
9/2 Requested exemption contingent on approval.

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 Please indicate a landscaped parking lot island every 10 parking spaces. Landscaped area will be required around parking meter. See LDC Sec. 6.8.7
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any new signs? All new signs will require a separate sign permit.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Dimensions included
YES 2.12.27 - Show location of outside storage areas Will there be any storage areas? If so, areas zoned for B-2 shall follow requirements in LDC Sec. 4.2.18. No outdoor storage is allowed.
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Within property boundaries:
ESOZ
Secondary Springs Protection Zone
FEMA Flood Zones X/AE
9/2 Please indicate on cover sheet.

NO Additional Zoning comments Commercial B-2 zoning in agricultural Rural Lands. Property needs to obtain recognition as existing non-residential use per Comprehensive Plan Policy 10.1.5, which indicates that:
"The County shall insure that conforming commercial and industrial uses existing as of April 7, 1994, the initial adoption date of the plan, shall be considered conforming uses.
1. Proof of Development: Property owners shall be required to provide sufficient documentation to the County to obtain a conformity letter for such existing development.
2. Permitted Use(s): The pre-existing use(s) may expand onto any property with the same ownership, properly zoned and contiguous to the existing commercial or industrial use as of the referenced date. The pre-existing use shall be limited to the number of use(s) on the site and was developed in conformity with the Zoning classification at that time. The recognized pre-existing use may change as long as the use is allowable within the Zoning classification.
3. Subdivision of Property with Pre-Existing Use(s): Should the property which includes a pre-existing use recognized under this policy be legally subdivided, then the conforming use letter shall apply only to the portion of the property which historically included the majority of the pre-existing use with primary consideration for the hard improvements such as structures, public water and sewer, driveway and parking supporting the recognized use.
4. Property Compliance: If a property with a vested letter obtains a Comprehensive Plan amendment and Zoning Change for consistency purposes, then the vested letter shall be void and the property shall comply with all applicable Comprehensive Plan, Zoning, and LDC requirements.
5. Appeals: The County shall implement an appeal procedure as further defined in the LDC."
To request a conformity letter, please contact the Growth Services director at Chuck.Varadin@marionfl.org.
9/2 This item will remain no until policy 120 letter has been approved.

Land Use: Rejected
NO 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? [09/18/2025] see comments below:
1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.
2. Please describe what the specific uses and programs are on site.
[original comments] The property is located within B-2 zoning classification and Rural Land land use designation. B-2 is not compatible with RL land use designation. Policy 120 letter is required. Please see Additional Planning Comments below.
NO 2.12.4.L(3) - All applicable Developer's Agreements listed? [09/18/2025] Policy 120 request letter is submitted and noted on the cover sheet. However, the request letter is not approved yet. Please see other Land Use review comments.
[original comments] When Policy 120 letter is approved, please add a note indicating Policy 120 letter on the Cover Sheet.
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?
NO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? [09/18/2025] Portions of the parcel on the east side are located within Flood Zone. Please provide information as commented below.
[original comment] Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage.
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?]
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?]
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.
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/Atlernate/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?
N/A 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? [09/18/2025] Noted on the cover sheet.
[original comments] 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?]
NO Additional Planning Items: [09/18/2025] See comments below:
1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.
2. Please describe what the specific uses and programs are on site.
[original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal.

Landscape (Plans) (Parks and Recreation)	09/05/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection
NO 6.7.4 - Shade tree requirements Provide shade tree calculations 1/3,000sf of project site
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
NO 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations showing 20% is met
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Confirm Oak trees and winged elm trees along US 441 are a minimum of 30' from OHW, evergreen understory trees would be allowed at a 1:1 basis if a conflict exists
NO 6.8.7 - Parking areas and vehicular use areas Terminus parking islands shall have a canopy tree
YES 6.8.8 - Building landscaping
NO 6.8.9 - Service and equipment areas Will there be a dumpster? if so, show screening

N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of plans
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
NO 6.9.6 - Completion inspection requirements Provide note from this section of plans
NO 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so please provide a signed and sealed photometric plan
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Pending FDOT determination for site access will determine buffering requirements

OCE Design (Plans) (Office of the County Engineer)	09/05/2025	11/09/2025	Approved

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 8/29/25-fee due with resubmittal
4/17/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 8/29/25-Corrected
4/17/25-Missing type of application (Major Site Plan) location
YES 2.12.4.A - Type of application on front page 8/29/25-Corrected
4/17/25-Missing type of application (Major Site Plan)
YES 2.12.4.B - Project name centered at top of front page 4/17/25-Missing
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 48/29/25-Corrected
/17/25-Missing address
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/29/25-Corrected
4/17/25-Missing Owner,s certification
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 8/29/25-Corrected
4/17/25-Missing Certification
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp 8/29/25-Corrected
4/17/25-Missing space for a County approval stamp as delineated
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/17/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Requires Re-submit

Comments

NO Major Site Plan Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025

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]."

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
INFO 6.13.2.C - Geotechnical Investigation Report See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.7 - Geotechnical Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.2 A(1)/(2) - Contributing Basins/Tc See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.2.A(4) - Stormwater Features & Connective Elements
INFO 6.13.2.A(3) - Retention/Detention Area Design Parameters See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.3 - Type of Stormwater Facility Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(4) - Hydrologic Analysis After further review, this project should probably have been routed as a minor site plan. The original amount of impervious triggered the need for the major site plan. The proposed amount of impervious falls below the threshold and would qualify for the minor site plan. Because the project was routed as a major site plan, it is subject to the requirements of a major site plan. The only way to be relieved of the requirements of a major site plan is to seek a waiver to the requirements. Please contact the reviewer to discuss pursuing the waiver.
INFO 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.5 - Flood Plain & Protection
N/A 6.13.2.A(8) - Finish Floor Elevation Criteria
INFO 6.13.6 - Stormwater Quality Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
INFO 6.13.6.C - Best Management Practices See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.8 - Stormwater Conveyance Criteria
N/A 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
N/A 6.13.8.B(7) - Minimum Pipe Size
N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures
N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
INFO 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.2.B(8) - Calculation & Plan Consistency See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
INFO 6.10 - Karst Topography and High Recharge Areas See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 7.1.3 - Drainage Construction Specifications Please add the following note to the cover page: "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." The note is required to be on the cover sheet.
INFO 6.13.12 - Operation and Maintenance See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO 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. See comment under "6.13.2.B(4) - Hydrologic Analysis"
INFO Additional Stormwater comments (1) 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. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Approved

Comments

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
YES 2.12.8 - Provide current boundary and topographic survey less than one year old Topographic survey without current boundary survey accepted per Marion County Surveyor.
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
N/A 2.12.10 - Show any known existing or proposed easement or land reservation
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)		09/05/2025	11/09/2025	Requires Re-submit

Comments

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
NO 6.11.3 - Traffic Impact Analysis 8/29/25 - Using the latest version of the ITE Trip Generation Manual, provide the number of weekday daily trips and maximum peak HR trips on the cover sheet under a section labeled "Traffic Statement".

4/28/25 - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions.
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
INFO 6.11.5 - Driveway access 4/28/25 - Driveway access and related pavement markings and signage must be permitted by FDOT in consultation with OCE Traffic.
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

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		09/05/2025	11/09/2025	Approved

Comments

N/A Marion County Utilities Contact Information MCU Service area. Not connecting to utilities. Restoration of existing concrete and parking areas only.
YES Parcel numbers identified in project match proposed site plan layout Yes. 02709-000-00
YES 6.14.2.A(1) - Public water service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed.
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed.
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
N/A 6.14.2.A - Water Connection Requirements
N/A 6.14.2.A - Sewer Connection Requirements
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone
N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
PEND 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
N/A 6.14.7 - Construction Inspection - PLAN NOTE:
N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
N/A 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
N/A 6.15.3 - Fire Protection/Fire Flow Capacity
N/A 6.15.4 - Water Main Piping Installation
N/A 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
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)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities No fee for this review. Plan is for parking lot restoration, concrete and parking area addition. No flows proposed.
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
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review (DR) v.3

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		07/28/2026	07/21/2026	Approved
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Additional Design Comments (**Resolved**) - Additional Comments:			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Legal Documents (**Resolved**) - Legal Documents			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	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	2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Comments	approved in last cycle			
OCE Property Management (Plans) (Office of the County Engineer)		07/28/2026	07/21/2026	Approved
Comments	Reviewed by email per Elizabeth Woods, changes were made and review approved			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/20/2026	02/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/20/2026	02/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/20/2026	02/13/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/20/2026	02/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/20/2026	02/13/2026	Approved
OCE Design (Plans) (Office of the County Engineer)		02/20/2026	02/13/2026	Pending Assignment
Corrections	2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Legal Documents (**Resolved**) - Legal Documents			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	Additional Design Comments (**Resolved**) - Additional Comments:			
Corrections	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	2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/20/2026	02/23/2026	Requires Re-submit

Comments

Repeat comment still lacking on 02.12.2026 upload Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025//02.23.2026
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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/20/2026	02/16/2026	Approved

Recommendations 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.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations Additional Stormwater comments - Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/20/2026	02/16/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/20/2026	02/14/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/20/2026	02/18/2026	Approved

Comments Previously approved - Public sewer service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/23/2026	01/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/23/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/23/2026	01/08/2026	Approved

Comments previously approved

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	01/23/2026	01/29/2026	Requires Re-submit
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Not Resolved**) - **Corrective Action:** Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions. - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions. 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.			
Corrections	2.12 - Waivers (Requested & Approved) (**Not Resolved**) - **Corrective Action:** Waivers are being applied for, please provide waiver information on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. **Waivers are being applied for, please provide waiver information on the cover sheet. **			
Corrections	2.12 - Owner and applicant name (**Not Resolved**) - **Corrective Action:** Page C0.2 appears to be for a completely different project. Information provided is for a "Ben E. Keith Parking Lot Expansion" in Alachua County. - Page C0.2 appears to be for a completely different project. Information provided is for a "Ben E. Keith Parking Lot Expansion" in Alachua County.			
Corrections	2.12/3.2.3 - Land Use Consistency (**Not Resolved**) - **Corrective Action:** 1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal. 2. Please describe what the specific uses and programs are on site. [original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal. - 1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal. 2. Please describe what the specific uses and programs are on site. [original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal. 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Overlay zone information is missing/incorrect. Please provide correct statement on the cover sheet. - 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.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/23/2026	01/14/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/23/2026	01/09/2026	Approved
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Legal Documents (**Resolved**) - Legal Documents			
Corrections	2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	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	2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Additional Design Comments (**Resolved**) - Additional Comments:			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/23/2026	01/28/2026	Informational

Comments Cover Sheet update approved -EMW 01.28.2026

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/23/2026	01/09/2026	Approved

Recommendations 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.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations Additional Stormwater comments - Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/23/2026	01/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/23/2026	01/08/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/23/2026	01/20/2026	Approved

Comments The project is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. The project does not propose additional flows or impact the potential for future connection.

The site is located outside both the Primary Springs Protection Zones and the Urban Growth Boundary.

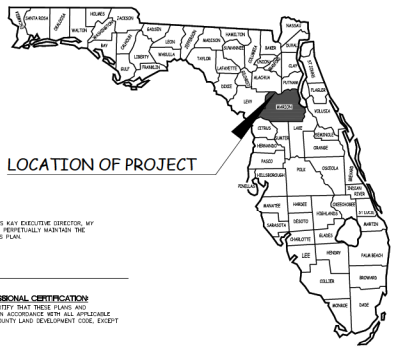
CONSTRUCTION DRAWINGS
OF
ORANGE LAKE OVERLOOK RESTORATION
FOR
ALACHUA CONSERVATION TRUST

GENERAL DEVELOPMENT INFORMATION

1. DEVELOPMENT INFORMATION
   - A. PROJECT TITLE: ORANGE LAKE OVERLOOK RESTORATION
   - B. PROJECT DESCRIPTION: THIS PROJECT INCLUDES REMOVAL OF ROADSIDE PARKING AND REGRADING THE SMALL PARKING SURFACE GRADING AND STABILIZATION, AND ADDING ADA ACCESS TO THE SITE. THE SITE IS SERVED BY AN ON-SITE POTABLE WELL AND SEPTIC SYSTEM FOR WASTE WATER.
   - C. PROJECT ADDRESS: 19865 N US 441, MICANOPY, FL 32667
   - D. TAX PARCEL NO.S: 02709-000-00
   - E. SEC/TOWN/RANGE: 21/12/21
   - F. ZONING: B-2 (COMMUNITY BUSINESS) & A-1 (GENERAL AGRICULTURE)
   - G. FLOOD ZONE: X/AE
   - H. FUTURE LAND USE: RL – RURAL LAND
   - I. ADJACENT PARCELS: NORTHERN PARCEL: ADDRESS N/A (A-1, B-2 & RURAL LAND)
SOUTHERN PARCEL: 5985 NW 196TH LOOP (A-3 & RURAL LAND)
SOUTHEASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
EASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
WESTERN PARCEL: FDOT R/W FOR N US HWY 441
2. LOCATION OF SUBJECT PROPERTY: SEE LOCATION MAP THIS SHEET
3. OVERLAY ZONES LISTED ON PARCEL: SECONDARY SPRINGS OVERLAY ZONE
ENVIRONMENTALLY SENSITIVE OVERLAY ZONE
4. CONTACT INFORMATION:
   - A. OWNER: ALACHUA CONSERVATION TRUST INC., CONTACT: THOMAS KAY, EXECUTIVE DIRECTOR
7204 SE COUNTY RD. 234
GAINESVILLE, FL 32641
(352) 373-1078
   - B. ENGINEER: JBROWN PROFESSIONAL GROUP INC., CONTACT: JACK CHARNAS, PE
(352) 375-8999
   - C. SURVEYOR: JBROWN PROFESSIONAL GROUP INC., CONTACT: TROY WRIGHT, PSM
(352) 375-8999
   - D. LANDSCAPE ARCHITECT: JBROWN PROFESSIONAL GROUP INC., CONTACT: MICHAEL HANS, PLA
(678) 206-3959
4. ADDITIONAL DESIGN DATA
   - A. SETBACK REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.E)
a. FRONT/STREET: 40 FT
b. REAR: 25 FT
c. SIDE: 10 FT
   - B. BUFFER REQUIREMENTS (MARION COUNTY CODE SEC.4.2.18.G)
a. FRONT/STREET: TYPE C (15 FT)
b. REAR: TYPE C (15 FT)
c. SIDE: TYPE E (5 FT)
   - C. DEVELOPMENT STANDARDS REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.D)
a. MINIMUM LOT AREA: NONE
b. PROPOSED HEIGHT: N/A – NO BUILDINGS PROPOSED
c. MAXIMUM LOT AREA: NONE
d. PROPOSED LOT AREA: N/A – NO LOTS PROPOSED
e. MAXIMUM LOT WIDTH: NONE
f. PROPOSED LOT WIDTH: N/A – NO LOTS PROPOSED
g. MAXIMUM FLOOR RATIO: 1.0
h. PROPOSED FLOOR RATIO: N/A – NO BUILDINGS PROPOSED
5. IMPERVIOUS AREA
   - A. EXISTING:
BUILDING: 3,336 SF = .077 AC = .15%
PAVEMENT: 7,227 SF = .17 AC = .32%
TOTAL IMPERVIOUS AREA: 10,663 SF = .26 AC = .47%
   - B. PROPOSED:
BUILDING: 3,336 SF = .077 AC = .15%
PAVEMENT: 3,068 SF = .070 AC = .13%
TOTAL IMPERVIOUS AREA: 6,404 SF = .15 AC = .28%
6. PERVIOUS AREA:
   - A. EXISTING: 2,297,681 SF = 52.75 AC = 99.55%
   - B. PROPOSED: 2,301,840 SF = 52.84 AC = 99.72%
7. PARKING DATA
   - A. VEHICLE PARKING CRITERIA PER MARION COUNTY CODE SEC. 6.11.8:
4 SPACES/1,000 SF FOR NEIGHBORHOOD CENTER UNDER 100,000 SF
   - B. VEHICLE PARKING PROVIDED:
TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
TOTAL SPACES PROVIDED: 17 SPACES PROVIDED
   - C. ADA PARKING CRITERIA:
ADA SPACES REQUIRED: FOR 1–25 TOTAL SPACES = 1 ADA SPACE
ADA SPACES PROVIDED: 1 SPACE PROVIDED
8. 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 MAY BE SUBJECT TO CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED UNTIL THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, A BUILDING PERMIT.
9. 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.
10. WAIVERS GRANTED:
    - A. DIVISION 10. – KARST TOPOGRAPHY AND HIGH RECHARGE AREAS
      - a. SEC. 6.10.1. – PURPOSE AND INTENT
      - b. SEC. 6.10.2. – GENERAL REQUIREMENTS
      - c. SEC. 6.10.3. – ADDITIONAL SUBMITTAL REQUIREMENTS
      - d. SEC. 6.10.4. – UNTREATED STORMWATER
      - e. SEC. 6.10.5. – PROHIBITED ACTIVITIES
      - f. SEC. 6.10.6. – KARST FEATURE REMEDIATION
      - g. SEC. 6.10.7. – KARST FEATURE CONSERVATION
      - h. SEC. 6.13.2.(B) – MINIMUM REQUIREMENTS
      - i. SEC. 6.13.4 – STORMWATER QUANTITY CRITERIA
      - j. SEC. 6.13.6 – STORMWATER QUALITY CRITERIA
10. WAIVERS GRANTED: (CONTINUED)
    - B. MOTION BY STEVEN COHOON TO APPROVE THE FOUR ITEMS WITH EXCEPTION OF PROVIDING THE ESQC PLAN, SECONDED BY CHUCK VARADIN
    - C. LDC 6.13.2.A (1–3) – MINIMUM REQUIREMENTS
    - D. LDC 6.13.2.C – MINIMUM REQUIREMENTS
    - E. LDC 6.13.3 – TYPES OF STORMWATER MANAGEMENT FACILITIES
    - F. LDC 6.13.7 – DESIGN STORMS AND METHODS
    - G. LDC 6.13.8 – STORMWATER CONVEYANCE CRITERIA
    - H. LDC 6.13.12 – OPERATION AND MAINTENANCE
    - I. MOTION BY DOUG HINTON TO APPROVE LDC 6.13.2.A (1–3), LDC 6.1332.C, LDC 6.13.3., LDC 6.13.7, LDC 6.13.8, AND LDC 6.13.123 WITH EXCEPTION OF PROVIDING THE ESQC PLAN, SECONDED BY CHUCK VARADIN



LOCATION MAP
N.T.S.



OWNERS CERTIFICATION:
I HEREBY CERTIFY THAT I, THOMAS KAY EXECUTIVE DIRECTOR, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

LICENSED DESIGN PROFESSIONAL CERTIFICATION:
I, JACK CHARNAS PE, 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.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	DEMOLITION AND REMOVAL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C3.1	DRIVEWAY PLAN
C4.0	DETAILS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 36203

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JACK CHARNAS, PE ON THE DATE ADJACENT TO THE SEAL.

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

JACK C. CHARNAS, P.E. LICENSE NO. 36203 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

DATE: JULY 2026

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C0.0

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL REQUIREMENTS SHALL CONFORM TO OR EXCEED THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST FDOT DESIGN MANUAL.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEARED AND GRUBBED. SUITABLE TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS OFFSITE IN A LEGAL MANNER AND IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL REMOVAL: MOVE SUBSOIL EXCAVATION TO ROADWAY. UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE UNDERCUT BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO FDOT STANDARD SPECIFICATIONS SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 FOR DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO FDOT STANDARD SPECIFICATIONS SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" (PER DESIGN SECTION) MINIMUM COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 300.
   E. SURFACE COURSE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE SUPERPAVE AND SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 330.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, ETC. SHALL BE CLASS I CONFORMING TO FDOT STANDARD SPECIFICATIONS SECTION 346.
5. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 522.
6. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON TOPOGRAPHIC SURVEYS PROVIDED BY JBPRO FROM DATA GATHERED ON SITE, 03/01/2026. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY EARTHWORK. FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN FIELD ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION TO ASSURE PROPER RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.

WORK WITHIN FDOT RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY FDOT.
2. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY FDOT. THE CONTRACTOR SHALL FURNISH FDOT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
3. FDOT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
4. TRAFFIC CONTROL WITHIN EXISTING RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
5. THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO FDOT FOR APPROVAL PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

GENERAL CONSTRUCTION NOTES

1. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
2. MARION COUNTY SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR R/W, SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT AND OTHERS AS REQUIRED FOR PERMIT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IF ANY CONFLICTS ARE FOUND DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY JBPRO AND THE UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
4. ALL DISTURBED AREAS WITHIN THE R/W SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
6. SEE DEMOLITION AND EROSION CONTROL PLAN FOR SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES.
7. SILT FENCING AND/OR STAKED HAY BALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
8. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRADED BY COMPLETION OF CONSTRUCTION. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT THE NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. CONTRACTOR TO PERFORM FINAL VERIFICATION OF THE ABSENCE OF ANY LISTED SPECIES PRIOR TO BEGINNING ANY SOIL DISTURBANCE ACTIVITIES. IN THE EVENT LISTED SPECIES ARE DISCOVERED, WORK IS TO BE DELAYED UNTIL PROPER PERMITTING THROUGH FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION IS ACQUIRED. ANY APPLICABLE PRESERVATION OR MITIGATION PLANS DEVELOPED SHALL BE SUBMITTED TO THE COUNTY UPON APPROVAL BY FWC.

NPDES EROSION AND SEDIMENT CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERIC PERMIT (CGP) FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-621.300(4), F.A.C.) STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND COPY OF ALL TIERED THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) AS REQUIRED TO PREVENT EROSION AND SEDIMENT DISCHARGE OFFSITE DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND COP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) AS REQUIRED TO PREVENT EROSION AND SEDIMENT DISCHARGE OFFSITE DURING CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, TO PREVENT EROSION AND SEDIMENT DISCHARGE OFFSITE OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENT DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZE A STATE OF FLORIDA CERTIFIED EROSION AND SEDIMENT CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ASSIST IN THE PERMIT OF THE ESC PERMIT COMPLIANCE AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCE/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY 0.5INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHALL BE RECORDED BY THE INSPECTION REPORTS AS WELL AS CORRECTIVE ACTIONS TAKEN. THE REPORTS SHALL BE MADE AVAILABLE TO THE PERMITTING AUTHORITY WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CGP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NOTICE STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REMAINED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

STANDARD ABBREVIATIONS

ADJ	ADJACENT	LONG	LONGITUDE
ALUM	ALUMINUM	LP	LOW POINT
APT	APARTMENT	LT	LEFT
ASPH	ASPHALT	MAINT	MAINTENANCE
BAJ	BORE & JACK	MAX	MAXIMUM
BC	BACK OF CURB	MES	METERED END SECTION
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	MO	MONTH
BOP	BEGINNING OF PROFILE	N	NORTH
BSL	BUILDING SETBACK LINE	N/A	NOT APPLICABLE
C&G	CURB & GUTTER	NE	NORTH EAST
CI	CURVE ONE	NG	NATURAL GRADE
CATV	CABLE TELEVISION	NIC	NOT IN CONTRACT
CET	CURB END TAPER	NO	NUMBER
CF	CUBIC FEET	NW	NORTH WEST
CI	CAST IRON	OC	ON CENTER
CL	CENTER LINE	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CLF	CHAIN LINK FENCE	PE	PROFESSIONAL ENGINEER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMPA	CORRUGATED METAL PIPE ARCHED	PRI	PRIMARY
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PT	PRESSURE TREATED (NON ARSENIC)
COMM	COMMUNICATIONS	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CPE	CORRUGATED POLYETHYLENE PIPE	PVMT	PAVEMENT
CT	CURBS' YARD	R/W	RIGHT OF WAY
DBI	DITCH BOTTOM INLET	RT	ONE FOOT RADIUS
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	RB	REACTION BLOCK
DEG	DEGREES	RCP	REINFORCED CONCRETE PIPE
DHWL	DESIGN HIGH WATER LEVEL	REF	REFERENCE
DI	DUCTILE IRON	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
EA	EISAME'EA	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DIP	DUCTILE IRON PIPE	S/W	SIDEWALK
E	EAST	SE	SOUTH EAST
E/W	EASEMENT	SEC	SECONDARY
EL	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRIC	SG	SWITCH GEAR
EOP	END OF PROFILE	SI	SURFACE INLET
EP	EDGE OF PAVEMENT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SPA	SPACE
EX	EXISTING	SPT	STANDARD PENETRATION TEST
FC	FACE OF CURB	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSL	STAINLESS STEEL
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	ST	STORM SEWER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FH	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SY	SQUARE YARD
FLL	FLOW LINE	TBC	TRAFFIC BEARING COVER
FM	FORCE MAIN	TBM	TEMPORARY BENCHMARK
FO	FIBER OPTIC	TEL	TELEPHONE
FP	FLOOD PLAIN	TFMR	TRANSFORMER
FT	FEET	TV	TELEVISION
FUT	FUTURE	TW	TOP OF WALL
FWC	FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION	TYP	TYPICAL
GALV	GALVANIZED	UD	UNDER DRAIN
GV	GATE VALVE	UTIL	UTILITIES
HC	HANDICAP	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	VEH	VEHICLE
HR	HOUR	W	WEST
INV	INVERT	W/	WITH
JBPRO	JBROWN PROFESSIONAL GROUP, INC.	WM	WATER MAIN
LF	LINEAR FEET	YR	YEAR
LI	LINE ONE		
LAT	LATITUDE		

LEGEND

- EXISTING STORM SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE PAVEMENT & SIDEWALK
- PROPOSED UNPAVED PARKING
- PROPOSED FINISHED GRADE SPOT ELEVATION
- PROPOSED DIRECTIONAL FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED TREE BARRICADE FENCE
- RIGHT-OF-WAY LINE

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. — FLORIDA LICENSE NO. 86265

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JACK C. CHARNAS — LICENSE NUMBER 86265 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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SHEET TITLE: LEGEND, ABBREVIATIONS, AND NOTES

DATE: JULY 2026

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C0.1

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STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: ORANGE LAKE OVERLOOK RESTORATION
LOCATION:
ADDRESS: 19865 N US 441, MICANOPY, FL 32667
SECTION: 21
TOWNSHIP: 12S
RANGE: 21E
COUNTY: MARION
LATITUDE: 29.43838
LONGITUDE: -82.22227

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.0 DIMENSION PLAN.

C. NATURE OF THE CONSTRUCTION ACTIVITY

THIS PROJECT INCLUDES REMOVAL OF ROADSIDE PARKING AND REGRADING THE SWALE, PARKING SURFACE REGRADING AND STABILIZATION, AND ADDING ADA ACCESS TO THE SITE. THE SITE IS SERVED BY AN ON-SITE POTABLE WELL AND SEPTIC SYSTEM FOR WASTE WATER.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN.
2. CLEARING AND GRUBBING OF PROPOSED PARKING LOT AREA.
3. SITE GRADING.
4. PARKING AREA SUBGRADE.
5. PARKING AREA BASE.
6. FINISHED GRADING OF PARKING LOTS AND STABILIZATION OF THE SITE.
7. CONCRETE HARDSCAPE.
8. FINAL GRASSING AND LANDSCAPING.
9. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 0.96± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 0.72± ACRES

G. SOIL TYPES AND WATER TABLE

N/A

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
CONTROLS[A]	N/A	N/A	N/A

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION, OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER, OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORMWATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORMWATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS, OR OTHER MEANS TO DIRECT STORMWATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORMWATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORMWATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

L. PERMANENT STORMWATER MANAGEMENT CONTROLS

1. THE COMPLETED PROJECT HAS ZERO (0) PERMANENT STORMWATER MANAGEMENT FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED AND APPROVED BY MARION COUNTY, FDOT AND THE SJRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING, AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS, AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS, OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION, AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT-O-LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORMWATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES, AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORMWATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION: FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON-STORMWATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORMWATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORMWATER PONDS SHALL NOT BE PUMPED OFFSITE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORMWATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS, OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: ORANGE LAKE OVERLOOK RESTORATION
OWNER: ALACHUA CONSERVATION TRUST
CONSTRUCTION MANAGER:

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

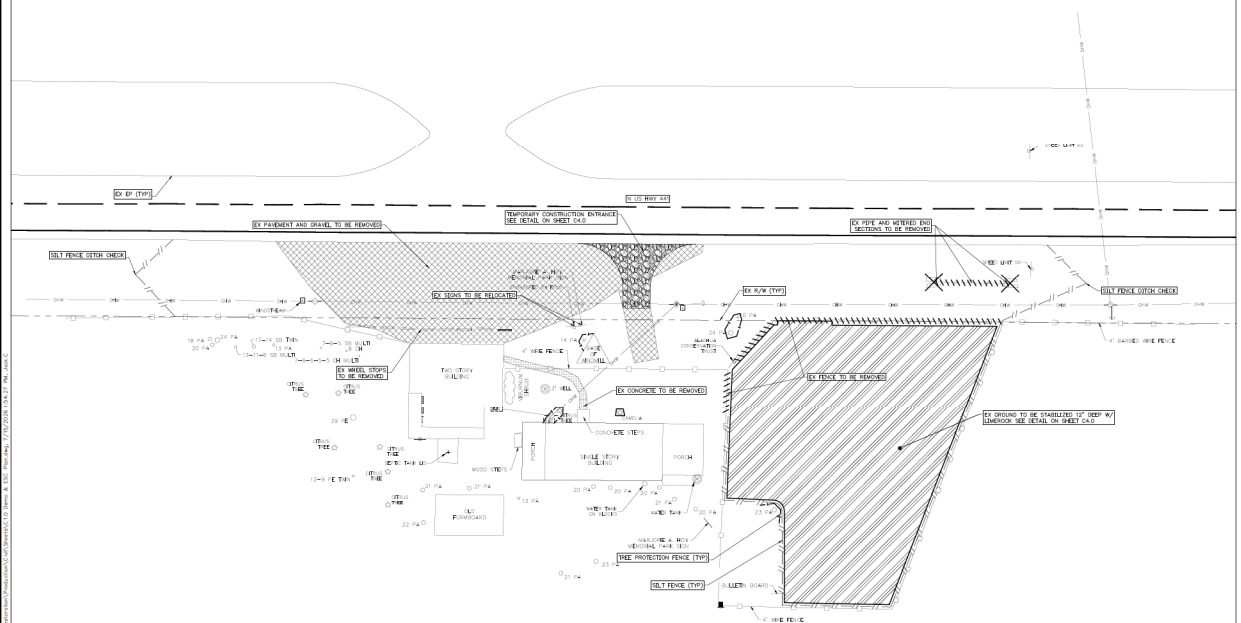
ALL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT.

SITE: ORANGE LAKE OVERLOOK RESTORATION
CONTRACTING FIRM
FIRM NAME
ADDRESS
TELEPHONE NUMBER

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

NAME _____ TITLE _____
SIGNATURE _____ DATE _____

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SWALE	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	STORM DRAIN INLET	LEGEND: GRAVEL INLET PROTECTION	VEGETATIVE BUFFER STRIP	VEGETATIVE BUFFER STRIP AREA	RETENTION POND	CONSTRUCTION ENTRANCE STABILIZATION	PERIMETER DITCH	SOD	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY GRASS / SOD	PERMANENT GRASS / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP-RAP	INLET PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / RECEPTACLES	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY



GENERAL DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH RANGE OF 5.5 – 6.5.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DESIGNATE A TEMPORARY CONSTRUCTION ENTRANCE AND STOCKPILE AREA.
6. ALL SIGNAGE OR MINOR SITE FEATURES TO BE RELOCATED IN CURRENT POSITION OR AS NOTED AFTER GRADING.
7. RESTORE ALL DISTURBED R/W WITH SOD ACCORDING TO FDOT STANDARD SPECIFICATION 570, AND 981.

LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GROUND TO BE STABILIZED
- EXISTING FENCE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING STRUCTURE TO BE REMOVED

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 86265

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JACK CHARNAS LICENSED No. 86265 STATE OF FLORIDA PROFESSIONAL ENGINEER

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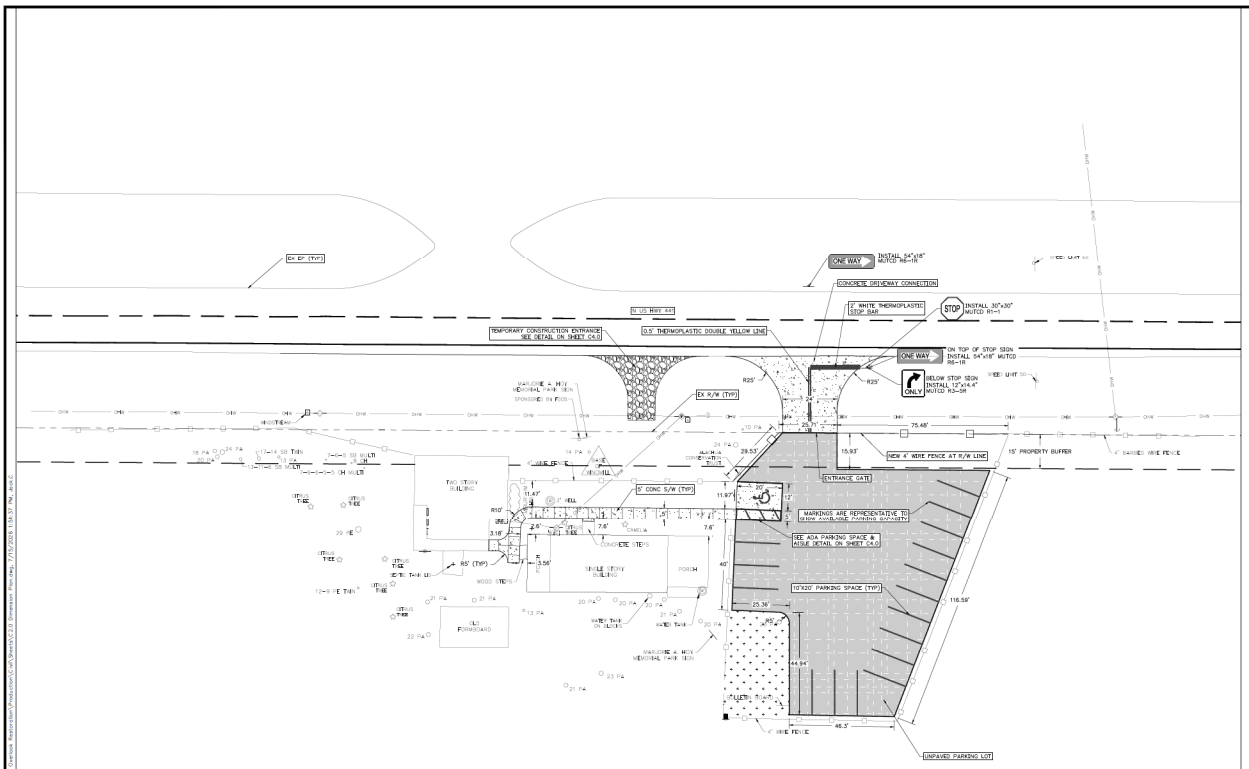
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DEMOLITION AND EROSION CONTROL PLAN

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE: JULY 2026
PROJECT NO: 0791-24-001
SHEET NO: C1.0



GENERAL DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO BOUNDARY & FIXED IMPROVEMENTS SURVEY DATED 10/01/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD PLANS INDEX 711-001
5. IMPERVIOUS AREA
   - A. EXISTING:

     BUILDING: 3,336 SF = .077 AC = .15%
     PAVEMENT: 7,227 SF = .17 AC = .32%
     TOTAL IMPERVIOUS AREA: 10,563 SF = .25 AC = .47%

   - B. PROPOSED:

     BUILDING: 3,336 SF = .077 AC = .15%
     PAVEMENT: 3,068 SF = .070 AC = .13%
     TOTAL IMPERVIOUS AREA: 6,404 SF = .15 AC = .28%

6. PERVIOUS AREA:
   - A. EXISTING: 2,297,681 SF = 52.75 AC = 99.53%
   - B. PROPOSED: 2,301,840 SF = 52.84 AC = 99.72%
7. PARKING DATA
   - A. VEHICLE PARKING CRITERIA PER MARION COUNTY CODE SEC. 6.11.8. 4 SPACES/1,000 SF FOR NEIGHBORHOOD CENTER UNDER 100,000 SF
   - B. VEHICLE PARKING PROVIDED:

     TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
     TOTAL SPACES PROVIDED: 17 SPACES PROVIDED

   - C. ADA PARKING CRITERIA:

     ADA SPACES REQUIRED: FOR 1-25 TOTAL SPACES = 1 ADA SPACE
8. ADA SPACES PROVIDED: 1 SPACE PROVIDED

LEGEND

- PROPOSED UNPAVED PARKING
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRASS TO REMAIN UNDISTURBED

N

20 10 0 20 40 60

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 96929

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JACK C. CHARNAS LICENSE NUMBER 96929 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

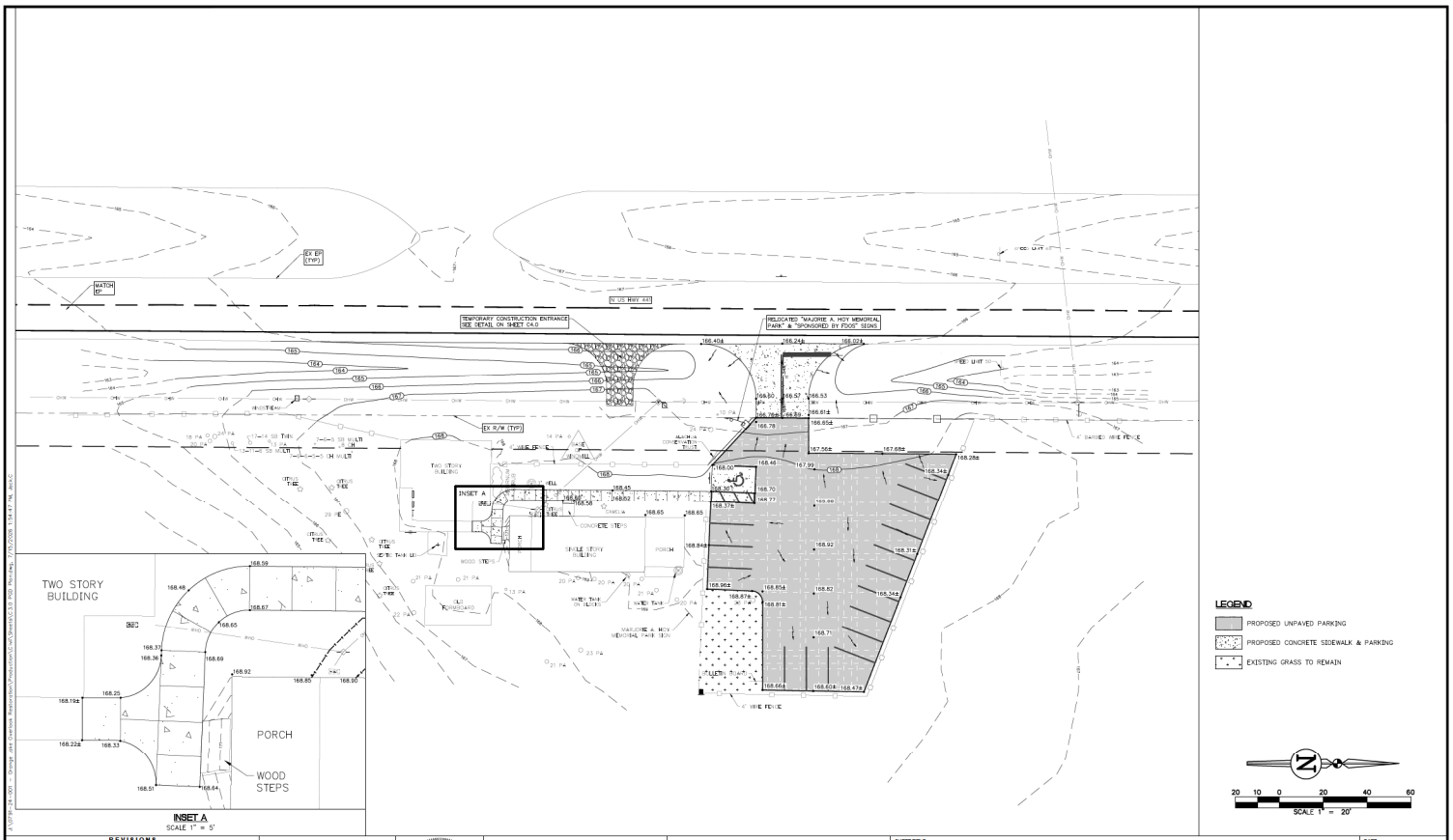
DATE: JULY 2026

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C2.0



INSET A
SCALE 1" = 5'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 86265

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JACK C. CHARNAS LICENSE No. 86265 STATE OF FLORIDA PROFESSIONAL ENGINEER

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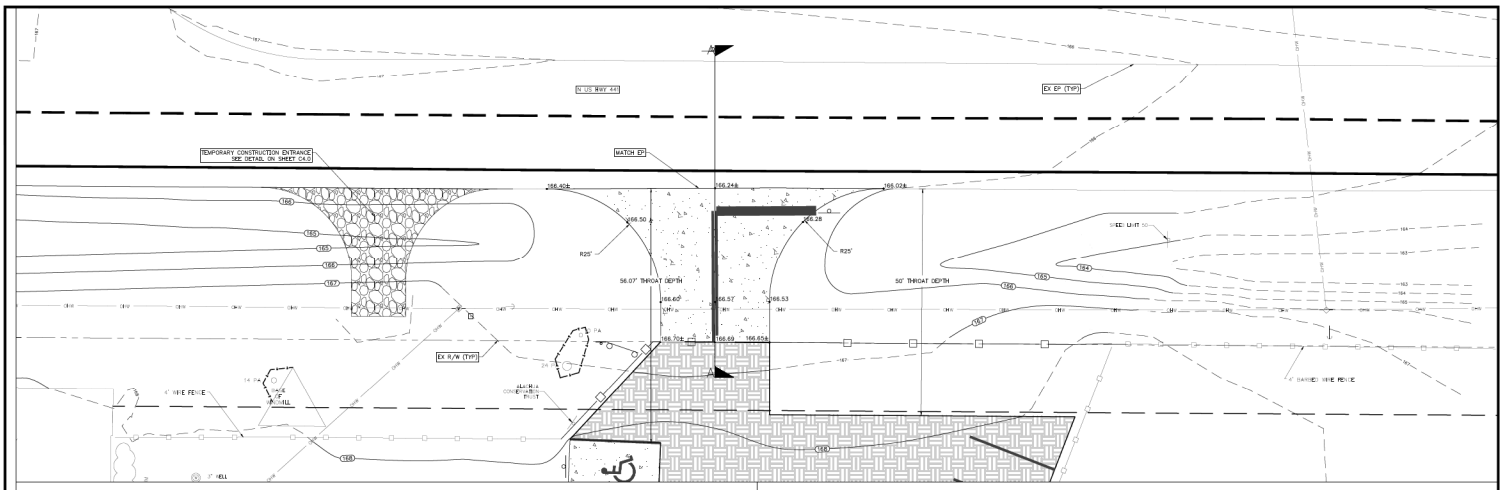
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

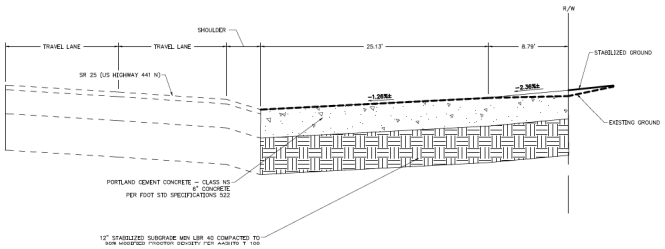
SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

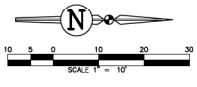
PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE: JULY 2026
PROJECT NO: 0791-24-001
SHEET NO: C3.0





SECTION A-A: DRIVEWAY PROFILE
SCALE: N.T.S.



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARMAS, P.E.
FLORIDA LICENSE NO. 86265

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JACK CHARMAS LICENSE No. 86265 STATE OF FLORIDA PROFESSIONAL ENGINEER

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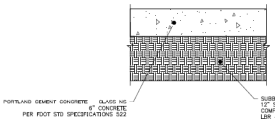
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DRIVEWAY PLAN

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

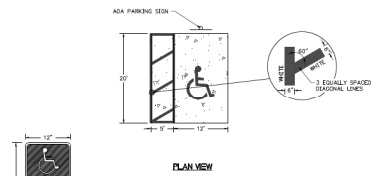
DATE: JULY 2026
PROJECT NO: 0791-24-001
SHEET NO: C3.1



TYPICAL CONCRETE DRIVEWAY DETAIL
N.T.S.

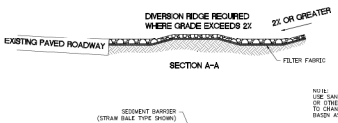


STABILIZED UNPAVED PARKING DETAIL
N.T.S.

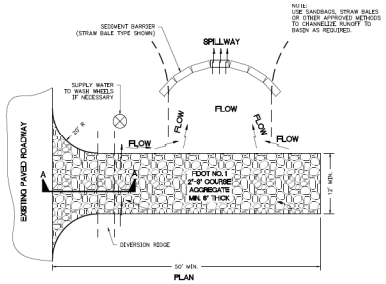


NOTES:
1. CONTRACTOR TO PROVIDE MOUNTING POLE AND BRACKETS AND COMPLETELY INSTALL ALL SIGNS IN ACCORDANCE WITH MUTCD AND FDOT STANDARDS.
2. SIGN MUST BE PERMANENT, ABOVE GROUND MOUNTED, AND SHALL BE PLACED SO BOTTOM OF SIGN IS 7 FT ABOVE PAVEMENT GRADE.
3. CONCRETE SIDEWALK TO BE CONSTRUCTED FLUSH GRADE WITH ADA SPACE.

ADA PARKING ACCESS AND SIGN DETAIL
N.T.S.



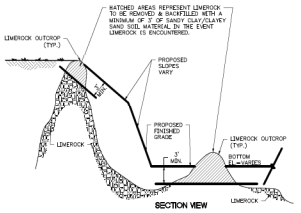
SECTION A-A



PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

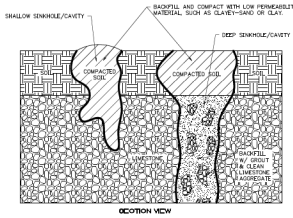
NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



SECTION VIEW

LIMEROCK OUTCROP REMOVAL DETAIL
N.T.S.

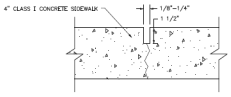
NOTES
1. IN THE EVENT THAT LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE EXCAVATED AREA SHALL BE EXCAVATED TO A DEPTH OF NOT LESS THAN A DEPTH OF THREE (3) FEET BELOW THE DESIGN SURFACE. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN SURFACE ELEVATION WITH CLAYEY-SAND/SANDY-CLAY (ASSHTO SOIL GROUP – A2) SOILS. A MIXTURE OF THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER TIRED EQUIPMENT. BOTH THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
2. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED:
2.1. THE CIVIL ENGINEER, THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.
2.2. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.
2.3. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REMEDIAL ACTION TO THE CIVIL ENGINEER, THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER.



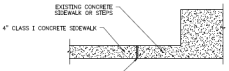
ØCTION VIEW

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S.

NOTES
1. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING CONSTRUCTION OF THE RETENTION OR DETENTION BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:
2. SHALLOW REPAIR (SEE DETAIL):
2.1. IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOW-PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY. THE MATERIALS SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY MOUNDED ABOVE THE SURROUNDING TERRAIN IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
3. DEEP REPAIR (SEE DETAIL):
3.1. IF THE COLLAPSE IS DEEP THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE FILLGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACE OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
4. NOTIFICATION:
4.1. THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR REVIEW AND APPROVAL PRIOR TO THE REPAIR. THE SJRWMD WILL NOTIFY THE DESIGNATED PARTY AS TO THE SUFFICIENCY, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



CONTROL JOINT DETAIL
N.T.S.



EXPANSION JOINT DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARMAS, P.E. FLORIDA LICENSE NO. 86205

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JACK C. CHARMAS LICENSE NO. 86205 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILS

DATE: JULY 2026

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C4.0

I:\0791-24-001 - Orange Lake Overlook Restoration\Production\Civil Sheets\C4.0 Details.dwg, 7/15/2026 1:50:02 PM, Jack.C

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23808 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.1.

SUBJECT:
Ocala Equine Hospital Expansion - Major Site Plan - Plan Extension Request
Parcel #: 12557-000-00 #30734

On July 21, 2026, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

SUBMITTAL SUMMARY REPORT
30734

PLAN NAME: OCALA EQUINE HOSPITAL EXPANSION

LOCATION: 10835 N US HWY 27 OCALA,

APPLICATION DATE: 10/10/2023

PARCEL: 12557-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	07/29/2024	08/05/2024	12/01/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/05/2024	12/01/2025	Approved
Environmental Health (Plans) (Environmental Health)		08/05/2024	12/01/2025	Approved
Fire Marshal (Plans) (Fire)		08/05/2024	12/01/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/05/2024	12/01/2025	Approved
Landscape (Plans) (Parks and Recreation)		08/05/2024	12/01/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		08/05/2024	12/01/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/05/2024	12/01/2025	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/05/2024	12/01/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)		08/05/2024	12/01/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/05/2024	12/01/2025	Approved
Utilities (OCE Plans) (Utilities)		08/05/2024	12/01/2025	Approved

From: Cole, Collin
To: Development Review
Cc: Trexler, Thomas; Powell, Brad
Subject: FW: Plan Number 30734 Major Site Plan will expire in 30 days
Date: Tuesday, July 21, 2026 9:50:52 AM

CAUTION: TIIIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good morning Development Review,

We would like to request an extension to the below Ocala Equine Permit.

Per the latest conversation I've had with the contractor and owner, the owner is currently working with the architect on some building revisions and intends to go to construction later this year.

Please let me know if anything additional is needed.

Best,

Collin J. Cole, E.I.
Kimley-Horn | 1700 SE 17th Street, Suite 200, Ocala, FL 34471
Direct: (352) 415-1886 | Mobile: (352) 322-8777
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 19 years as one of FORTUNE's 100 Best Companies to Work For

---

From: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Sent: Sunday, July 19, 2026 12:07 AM
To: Permits, Ocala <Ocala.Permits@kimley-horn.com>
Subject: Plan Number 30734 Major Site Plan will expire in 30 days

Hello,

This plan will expire soon. You may view details online by visiting the Marion County Civic Access Portal.

If an extension is needed, please reply to this email providing the reason for the request and the duration of the extension. Upon receipt of the request, we will begin processing for formal approval. Fees may apply.

This message was sent from an official Marion County Board of County Commissioners email account. If you have questions or believe this message was sent in error, please contact us

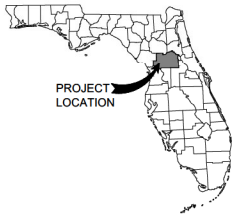
directly at +1 352 671 8686.

Thank you,

Office of the County Engineer
Marion County Board of County Commissioners
Ocala, Florida
Empowering Marion for Success!

MAJOR SITE PLAN FOR
OCALA EQUINE HOSPITAL EXPANSION
MARION COUNTY, FLORIDA
SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST
PARCEL ID # 12557-000-00 & 12557-001-00

JULY 2024



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30734
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

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

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER 53694

KHA PROJECT 142429001
JULY 2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: ROR
CHECKED BY: JCL

COVER

OCALA EQUINE HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
MARION COUNTY FLORIDA
MAJOR SITE PLAN

SHEET NUMBER
C01

SURVEY NOTICE
REFER TO SURVEY DRAWING BY PREECE LAND SURVEYING, INC FOR BEARINGS & DISTANCES, MONUMENTATION, STATE PLANE COORDINATES, ETC.

NOTES
1. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF COUNTY ENGINEER.
2. ALL ROADS, DRAs, AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER OR HOMEOWNER ASSOCIATION.

LEGAL DESCRIPTION
(PER OFFICIAL RECORDS BOOK 5743, PAGE 420, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING ON THE WEST BOUNDARY OF SAID SECTION 27; THENCE S00°19'12"W ALONG SAID WEST BOUNDARY 11.44 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, (STATE ROAD 500), THENCE S74°30'53"E AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 2636.28 FEET; THENCE S89°19'08"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1311.66 FEET; THENCE S74°01'53"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.65 FEET; THENCE S89°20'21"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.66 FEET; THENCE S74°00'30"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 311.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N00°39'58"E A DISTANCE OF 515.46 FEET; THENCE N89°34'54"W A DISTANCE OF 644.50 FEET; THENCE N00°57'51"E A DISTANCE OF 154.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 27; THENCE N89°34'54"W AND ALONG SAID NORTH BOUNDARY A DISTANCE OF 2,640.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING OF SAID SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, AND LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, (STATE ROAD 500).

LESS AND EXCEPT: COMMENCE AT NORTHWEST CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S00°19'12"W ALONG THE WEST BOUNDARY OF SAID SECTION 27, 454.74 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S00°19'12"W ALONG SAID WEST BOUNDARY 11.44 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 500 (SR 27) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36070-2510; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING [illegible]; THENCE DEPARTING SAID RIGHT OF WAY LINE N00°39'58"E A DISTANCE OF 130.12 FEET; THENCE N73°47'04"W 300.00 FEET; THENCE N82°12'56"W 101.12 FEET; THENCE N73°47'04"W 158.64 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE ALONG THE EAST BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 27, S00°29'48"W, A DISTANCE OF 947.47 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 (A 500' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N74°30'53"W, A DISTANCE OF 2663.76 FEET; A CENTRAL ANGLE OF 00°43'17" AND A CHORD BEARING AND DISTANCE OF N70°09'16"W, 31.22 FEET; THENCE DEPARTING SAID EAST BOUNDARY, AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.22 FEET TO THE END OF SAID CURVE, AND TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2289, PAGE 601 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: N65°23'39"E, A DISTANCE OF 20.63 FEET; THENCE N74°03'56"W, A DISTANCE OF 434.59 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4223, PAGE 93 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY BOUNDARY OF SAID LANDS, N00°39'58"E, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N74°03'56"W, A DISTANCE OF 1,320.00 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2289, PAGE 1196; THENCE ALONG SAID NORTHERLY BOUNDARY, N89°24'52"W, A DISTANCE OF 544.42 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2964, PAGE 1186; THENCE ALONG SAID EASTERLY BOUNDARY, N00°56'58"E, A DISTANCE OF 193.87 FEET TO THE NORTH BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID NORTH BOUNDARY, S89°28'07"E, A DISTANCE OF 699.04 FEET TO THE POINT OF BEGINNING.

AGENCY CONTACT LISTING

TELEPHONE/FIBER	ELECTRIC	FIBER
LUMEN (INTERNAL) 1800 PENNSYLVANIA DR., STE. 100 DELAND, FL 32809 MICHAEL HUNT (716) 486-2076	CITY OF OCALA ELECTRIC 1805 NE 30TH AVE., BLDG 400 OCALA, FL 34470 RANDY HAHN (352) 351-6615	CITY OF OCALA FIBER 1805 NE 30TH AVE OCALA, FL 34471 OTHANE PARKER (352) 401-4060
FIBER LUMEN (LOCAL) 501 MCCORMICK ST LEESBURG, FL 34748 JOHN PLANCHON (863) 423-4464		

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT	CIVIL ENGINEERING CONSULTANT
OCALA EQUINE HOSPITAL, P.A. 10864 N US HWY 27 OCALA, FL 34482 (352) 398-1656	KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH ST., SUITE 200 OCALA, FL 34471 (352) 438-3000
SURVEYOR: PREECE LAND SURVEYING, INC. 2311 S.E. 36TH AVE, SUITE 102 OCALA, FL 34471 (352) 351-0991	LANDSCAPE ARCHITECT: JOHN GLERSO MIKE PAPE AND ASSOCIATES, PA 2181 SE 9TH STREET OCALA, FL 34471 (352) 369-1483

APPROVED WAIVERS
1. 0401-2004 LDC 6.5.13.B.(7) STORMWATER CONVEYANCE CRITERIA - WAIVER APPROVED TO UTILIZE 10' STORMWATER PIPING IN LIEU OF CODE REQUIRED 18."

DRAWING INDEX

SHEET	TITLE
C01	COVER
C02	GENERAL NOTES
C03	MASTER PLAN
C04	DEMOLITION
C05	HORIZONTAL GEOMETRY
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C07	UTILITIES
C08	POND BERM
C09	EROSION CONTROL
C10	DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
S001	BOUNDARY AND TOPOGRAPHIC SURVEY

SITE DATA

PROJECT LOCATION:	7820 N US HWY 27 OCALA, FL 34482
OWNER:	OCALA EQUINE HOSPITAL
PRESENT ZONING:	PARCEL 12557-000-00: A-1 PARCEL 12557-001-00: A-1
LAND USE:	RL
PARCEL AREA:	974,973.0 S.F. (22.38 ACRES)
PROJECT AREA:	974,973.0 S.F. (100%)
PROJECT IMPERVIOUS AREA:	122,291 S.F. = 2.81 ACRES =12.5% (PRE-DEVELOPMENT) 159,562 S.F. = 3.64 ACRES = 16.3% (POST-DEVELOPMENT)
PROJECT OPEN SPACE:	813,464 S.F. = 18.67 ACRES = 83.4% (PRE-DEVELOPMENT) 777,183 S.F. = 17.84 ACRES = 79.7% (POST-DEVELOPMENT)

PARKING CALCULATIONS:

REQUIRED PARKING	
GENERAL PARKING - 1 SPACE PER EMPLOYEE	16 SPACES
NEW OFFICE BUILDING - 2.5 SPACES PER 1000 SF GFA	9 SPACES
TOTAL REQUIRED	26 SPACES
PARKING PROVIDED	
EXISTING REGULAR SPACES	53 SPACES
EXISTING HANDICAP SPACES	1 SPACES
PROPOSED REGULAR SPACES	7 SPACES
PROPOSED HANDICAP SPACES	1 SPACE
TOTAL PROVIDED	61 SPACES

PARKING
PARKING WAS ASSUMED AT 1 SPACE PER EMPLOYEE DUE TO THE NATURE OF CLIENTELE ARRIVING WITH HORSE TRAILERS. NEITHER THE PROPOSED OFFICE OR BARN WILL SEE A HIGH VOLUME OF CLIENTELE TRAFFIC AND WILL SERVE THE BUSINESS AS LOCATIONS FOR HORSES TO STAY FOR MULTI-DAY VISITS, AS WELL AS A LOCATION FOR MANAGEMENT AND RECORD KEEPING TO OCCUR.

WATER
POTABLE WATER WILL BE PROVIDED BY ON SITE WELL.

SEWER
WASTE WATER WILL BE PROVIDED BY ON SITE SEPTIC SYSTEM.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH ARTICLE 6, DIVISION 15 OF THE MARION COUNTY L.D.C. AND NFPA 1 CHAPTER 18.

MARION COUNTY SPRINGS PROTECTION ZONE
THIS PROJECT LIES WITHIN A SECONDARY SPRINGS PROTECTION ZONE

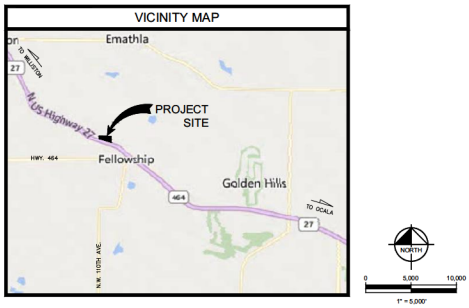
FARM AND PRESERVATION AREA
THIS PROJECT LIES WITHIN A FARMLAND PRESERVATION AREA

FEMA DESIGNATION
THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0350 E, EFFECTIVE APRIL 19, 2017.

MARION COUNTY FLOOD PRONE AREAS
PORTIONS OF THIS SITE LIE WITHIN A RECORDED MARION COUNTY FLOOD PRONE AND TRANSITIONAL FLOOD PRONE AREA.

TRAFFIC STATEMENT
THE DEVELOPMENT IS EXPECTED TO GENERATE APPROXIMATELY 5.0 DAILY, 0 AM PEAK HOUR TRIPS, AND 0 PM PEAK HOUR TRIPS. THE PROJECT DOES NOT HAVE A SIGNIFICANT AND ADVERSE IMPACT ON THE SURROUNDING TRANSPORTATION NETWORK.

CONCURRENCY DEFERRAL NOTE
THIS PROJECT HAS NEITHER BEEN GRANTED CONCURRENCY APPROVAL, NOR BEEN GRANTED AND/OR RESERVED 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.

VICINITY MAP


STATEMENT FOR MAINTENANCE OF IMPROVEMENTS
I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN.

DR. JOHN MADISON — DATE
OCALA EQUINE HOSPITAL, P.A.

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" EXCEPT AS WAIVED, THAT THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORMWATER RUNOFF CAUSED BY THIS PROJECT, AND THAT THE DRAINAGE FACILITIES AND EASEMENTS INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT DEEP DISTANCES AT DRAINAGE IS COMPLY WITH A.A.S.H.T.O. AND THE F.D.O.T. SITE IMPACT HANDBOOK. I FURTHER CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF THE F.D.E.P. AND S.W.F.W.M.D.

JOSEPH C. LONDON, P.E. — DATE
OF KIMLEY-HORN AND ASSOCIATES, INC.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Cole, Collin Sheet Set: Xha Layout: C01_COVER July 26, 2024 - 09:22:53am K:\OCA_Civil\142429001-Ocala Equine Hospital Exp Site Plan\Civil\Sheets\C01_COVER.dwg

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.
2. 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 AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
14. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
16. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
18. ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
19. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO 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 MARSHALL.
20. UPON COMPLETION OF THE LANDSCAPE 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.
21. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY PRIOR TO CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL FINAL PAVEMENT MARKINGS WITHIN THE STATE AND PUBLIC RIGHT-OF-WAYS SHALL BE THERMOPLASTIC. STOP BARS, TRAFFIC ARROWS, LANE STRIPING, AND CROSS WALK STRIPING SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ON-SITE SHALL BE PAINT.
3. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH.
4. BOTTOM EDGE OF ANY INSTALLED SIGNS SHALL HAVE 7' CLEARANCE TO FINISH GRADE UNLESS OTHERWISE NOTED.
5. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
6. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
8. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
9. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
10. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
11. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
13. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
14. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
15. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
16. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
17. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
19. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
20. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
21. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
22. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
23. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING.

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30734
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

LICENSED PROFESSIONAL
JOSEPH C. LINDON, P.E.
FLORIDA LICENSE NUMBER 53694

KHA PROJECT 142429001
DATE APRIL, 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY ROR
CHECKED BY JCL

GENERAL NOTES

OCALA EQUINE HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
MARION COUNTY FLORIDA

SHEET NUMBER C02

MAJOR SITE PLAN

Plotted By: Cole, Colin Sheet Set: Kha Layout: C02 GENERAL NOTES Apr 01, 2024 - 02:43:33pm K:\OCA_JOA\142429001-Ocala Equine Hospital Exp Site Plan\JOA\Plan Sheets\C02 GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Cole, Collin Sheet Set:Kha Layout:C03 MASTER PLAN April 19, 2024 11:06:51am K:\OCA_Civil\142429001-Ocala Equine Hospital Exp Site Plan\CAD\PlanSheets\C03 MASTER PLAN.dwg

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PROPOSED 152' X 40.6' BARN
PROPOSED 60' X 120' RIDING ARENA
PROPOSED 80' X 120' RIDING ARENA
PROPOSED MH
PROPOSED 24' WIDE ASPHALT DRIVE
PROPOSED 24' WIDE ASPHALT DRIVE
PROPOSED 24' WIDE ASPHALT DRIVE

DEMOLITION NOTES:
ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
D-1 REMOVE TREES INDICATED WITH AN 'X'. ALL OTHER TREES TO BE SAVED.
D-2 REMOVE EXISTING CONCRETE WHERE SHOWN CROSS-HATCHED.
D-3 REMOVE EXISTING PAVEMENT WHERE SHOWN HATCHED.
D-4 REMOVE ±843 L.F. OF EXISTING 4' BOARD FENCE SHOWN BOLD.
D-5 REMOVE EXISTING ELECTRIC POWER POLE AND OVERHEAD ELECTRIC LINES. LINES ARE TO BE REPLACED BY OEU.
D-6 REMOVE EXISTING ELECTRIC METERS AND TRANSFORMERS SHOWN BOLD.
D-7 REMOVE EXISTING LIFT STATION SHOWN BOLD.
D-8 REMOVE EXISTING 6" AND 12" HDPE STORM PIPES SHOWN BOLD.
D-9 REMOVE EXISTING A/C PAD SHOWN BOLD.
D-10 REMOVE EXISTING HANDRAILS SHOWN BOLD.
D-11 REMOVE EXISTING WATER METER SHOWN BOLD.
D-12 REMOVE EXISTING PROPANE LIDS SHOWN BOLD. REMOVE ANY ENCOUNTERED UNDERGROUND PROPANE TANKS.
D-13 PROPERLY ABANDON EXISTING WELL AND WELL HOUSE SHOWN BOLD.
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30734
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
NOT FOR CONSTRUCTION
REVISIONS
No. DATE BY
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35106
LICENSED PROFESSIONAL
JOSEPH C. LINDON, P.E.
FLORIDA LICENSE NUMBER 53694
KHA PROJECT 142429001
APRIL 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY ROR
CHECKED BY JCL
DATE:
DEMOLITION
OCALA EQUINE HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
MARION COUNTY FLORIDA
SHEET NUMBER
C04
MAJOR SITE PLAN
Plotted By: Cole, Colin (Revit Service Account)
Layout: C04 DEMOLITION April 01, 2024 02:46:09pm
K:\OCA_FAA\142429001-Ocala Equine Hospital Exp. Site Plan\CAD\Sheets\C04 DEMOLITION.dwg
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CONSTRUCTION NOTES:

ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.

1. TEMPORARILY INSTALL ±878 L.F. TYPE B SILT FENCE AT LOCATIONS SHOWN. SEE DETAIL ON SHEET C09.
2. RAISE THE BERM ELEVATION OF THE DRAINAGE RETENTION AREA AS SHOWN WITH 4'-WIDE FLAT TOP BERM AND 4:1 SODDED SIDE SLOPES. SEE CROSS SECTION ON SHEET C08.
3. MODIFY THE EXISTING TYPE 'S' CHERPLUNK STRUCTURE (SEE SHEET C08) WITH NEW TOP ELEVATION AND BLEEDDOWN ORIFICE ELEVATION PER DETAIL SHOWN ON SHEET C08.
4. EXTEND THE EXISTING STORM SEWER SYSTEM. SEE DATA ON SHEET C07. SIZE TRENCH WIDTH PAVEMENT REPLACEMENT DETAIL ON SHEET C10.
5. CONSTRUCT PROPOSED OFFICE BUILDING. FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATION REGARDING UNDERCUT FOR THE BUILDING FOUNDATION.
6. CONSTRUCT PROPOSED BARN. FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATION REGARDING UNDERCUT FOR THE BUILDING FOUNDATION.
7. CONSTRUCT 150' X 100' FENCED ARENA.
8. CONSTRUCT PROPOSED 1,500 GALLON SEPTIC TANK AND 3,300 S.F. DRAIN FIELD PER 64E-6 F.A.C.
9. EXTEND 3" PVC WATER LINE TO OFFICE AND BARN AS SHOWN.
10. REMOVE EXISTING POWER POLE #W7585 AND EXISTING OVERHEAD ELECTRIC LINES. REPLACE WITH UNDERGROUND ELECTRIC TO NEW LOCATION AS SHOWN. RELOCATION BY OEU.
11. INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS BY OEU. THE LINE SHOWN REPRESENTS THE TWO CONDUITS. CONDUITS TO BE INSTALLED BY BUILDING CONTRACTOR. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
12. INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE WITHIN TWO (2) 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS TO PROPOSED METER. REFER TO ELECTRICAL NOTES AND SEE GENERAL NOTE 18.
13. INSTALL 4" P.V.C. SANITARY SEWER SERVICE (3034 DR26) AT 2.0% MINIMUM SLOPE AND CLEANOUT AS SHOWN FROM BUILDING TO SEPTIC TANK.
14. CONSTRUCT 6"-THICK 3,000 P.S.I. REINFORCED CONCRETE SIDEWALK WITH 6"X6" #10/#10 WWM TO WIDTH INDICATED. SEE GRADING PLAN AND REFER TO DETAILS.
15. CONSTRUCT CONCRETE STEPS WITH RISERS AND TREADS AS NOTED ON THE GRADING PLAN. INSTALL HANDRAILS ON BOTH SIDES OF STAIRS. RAILINGS TO BE 1½" O.D. STAINLESS STEEL 304 ROUND TUBE WITH #4 FINISH HANDRAIL.
16. CONSTRUCT 6'-WIDE CONCRETE HANDICAP RAMP WITH HANDRAILS ON BOTH SIDES. SEE CROSS-SECTION ON SHEET C06, AND DETAIL ON SHEET C10.
17. INSTALL LED SITE LIGHTING (BY PRIVATE INSTALLER).
18. CONSTRUCT ASPHALT PAVEMENT. SEE PAVING, GRADING, AND DRAINAGE NOTE 11 ON SHEET C02 AND ASPHALT PAVEMENT SECTION DETAIL ON SHEET C10.
19. PAINT 7 PARKING SPACES, HANDICAP SPACE, AND ACCESS AISLE.
20. INSTALL ±818 L.F. OF 4' BOARD FENCE TO MATCH EXISTING FENCE.
21. REGRADE INCLUDING SWALES AND SOD ALL DISTURBED AREAS.

BUILDING CORNER TABLE		
POINT NUMBER	NORTHING	EASTING
1	N: 1788086.4488	E: 581085.2939
2	N: 1788064.8812	E: 581116.8165
3	N: 1788013.7737	E: 581108.8437
4	N: 1788016.7780	E: 581087.8857
5	N: 1788040.8288	E: 581073.8648
6	N: 1788041.8748	E: 581081.1276
7	N: 1788088.4488	E: 581085.2939
8	N: 1788088.3000	E: 581074.2228

BUILDING CORNER TABLE		
POINT NUMBER	NORTHING	EASTING
9	N: 1788126.9300	E: 581192.9309
10	N: 1788131.7436	E: 581197.3186
11	N: 1787985.2772	E: 581177.7958
12	N: 1787985.4488	E: 581137.6913
13	N: 1788002.3804	E: 581097.0184
14	N: 1788000.8577	E: 581145.9468
15	N: 1787934.7131	E: 581435.8788
16	N: 1787953.1199	E: 581284.9099

GRAPHIC SCALE IN FEET
0 15 30 60

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30734
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any work performed in the public right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JOSEPH C. LINDON, P.E.
FLORIDA LICENSE NUMBER 33696

KHA PROJECT 142429001
APRIL, 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RDR
CHECKED BY JCL
DATE:

HORIZONTAL GEOMETRY

OCALA EQUINE HOSPITAL EXPANSION
PREPARED FOR
OCALA EQUINE HOSPITAL, P.A.
MARION COUNTY FLORIDA

SHEET NUMBER C05

MAJOR SITE PLAN

This item, regardless of the medium on which it is recorded or transmitted, is the property of Kimley-Horn and Associates, Inc. and is not to be altered in any way. Any unauthorized use, alteration, or reuse without written verification and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23809 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.2.

SUBJECT:
Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

This item was tabled for one week at the 7/20/26 DRC meeting. A motion to un-table will be needed.

LDC 2.16.1.B(8)(g) Division of Land - Applicability
CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to the County MSBU requirement. The proposed driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

SUBMITTAL SUMMARY REPORT
WaiverPIR-001040-2026

PLAN NAME:	Newton Recycling Center Expansion	**LOCATION:**	0 NW 100TH ST OCALA,
APPLICATION DATE:	07/07/2026	**PARCEL:**	12844-000-01
DESCRIPTION:	Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center.		

CONTACTS	NAME	COMPANY
Applicant	Andres Alvarado	Marion County Solid Waste
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/07/2026	07/16/2026	07/16/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/16/2026	07/15/2026	Approved
Comments	Protect all existing wells.			
Fire Marshal (Plans) (Fire)	Amanda Ramage	07/16/2026	07/07/2026	Approved
Comments	Resubmittal for other departments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/16/2026	07/07/2026	Approved
Comments	Defer to MSBU			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/16/2026	07/07/2026	Informational
Comments	no comment			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/16/2026	07/08/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		07/16/2026	07/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 7/9/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/16/2026	07/07/2026	Requires Re-submit
Corrections	2.16.1.(8)(a) thru (g) - Agricultural Lot Split (**Not Resolved**) - No. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU has not been provided and a mitigation credit application has not been provided.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/16/2026	07/16/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/16/2026	07/07/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/16/2026	07/07/2026	Approved

SUBMITTAL SUMMARY REPORT
AgLotSplit-001039-2026

PLAN NAME:	Newton Recycling Center Expansion	**LOCATION:**	0 NW 100TH ST OCALA,
APPLICATION DATE:	07/07/2026	**PARCEL:**	12844-000-01
DESCRIPTION:	Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center.		

CONTACTS	NAME	COMPANY
Applicant	Andres Alvarado	Marion County Solid Waste
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Kathleen Brugnoli	07/07/2026	Conditional approval - Subject to approval of MSBU waiver and OCE Traffic approving proposed access easement. -KB (352) 438-2686	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	07/07/2026	07/21/2026		In Review

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/21/2026	07/09/2026	Approved
Environmental Health (Plans) (Environmental Health)		07/21/2026		Pending Assignment
Fire Marshal (Plans) (Fire)	Amanda Ramage	07/21/2026	07/07/2026	Approved
Comments	Approved for Ag Lot split			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/21/2026	07/07/2026	Approved
Corrections	2.16.1.B(8)(f)7 - Easements, flag lots (**Resolved**) - **Corrective Action:** 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE. - 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE.			
Comments	Conditional Approval			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/21/2026	07/07/2026	Informational
Comments	no Comment			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/21/2026	07/08/2026	Approved

SUBMITTAL SUMMARY REPORT (AgLotSplit-001039-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	07/21/2026	07/15/2026	Informational

Comments

Title Opinion Acceptable. -EMW 07.15.26

2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary: (INFO)
2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply: (INFO)
2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes (PROVIDED)
2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation (Not provided at this time--If not provided, required MSBU waiver with maintenance requirements outlined through covenants)
2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2) (INFO)
2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.
2.16.4.C(2) - Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/21/2026	07/07/2026	Requires Re-submit

Corrections

2.16.1.(8)(a) thru (g) - Agricultural Lot Split (**Not Resolved**) - 1) NO: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls). A Mitigation credit application must be provided if a waiver to the MSBU is pursued.
2) NO: Identify the boundaries of the Flood Prone Areas on parcel 12844-000-01
3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/21/2026	07/07/2026	Informational

Comments

Sec. 2.16.1. (8) Agricultural lot splits outside of the Urban Growth Boundary
(f) If an easement is utilized the following requirements shall apply:
4. Have a minimum width of 60 feet.
Sec. 2.16.4. - Completion and closeout
C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required:
(1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.
(2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/21/2026	07/14/2026	Approved

Utilities (OCE Plans) (Utilities)		07/21/2026	07/07/2026	Informational

Comments

The project parcels are located within the Marion County Utilities service area. With the proposed agricultural lot split, each parcel can be served by Marion County Utilities water and sewer from the adjacent public right-of-way, if utility service is required in the future.

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: 7/7/2026 Parcel Number(s): 12844-000-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Newton Recycling Center 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): Peggy Follin
Signature: _____
Mailing Address: 3798 NW 100th St. City: Ocala
State: FL Zip Code: 34475 Phone # _____
Email address: _____

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

Firm Name (if applicable): Marion County Contact Name: Andres Alvarado
Mailing Address: 5601 SE 66th Street City: Ocala
State: FL Zip Code: 34480 Phone # 352-671-8498
Email address: andres.alvarado@marionfl.org

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Section 2.16.1.B(8)(g)
Reason/Justification for Request (be specific): Waiver to the County MSBU requirement. The proposed shared driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



BCC EASEMENTS BOOK_____PAGE_____

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

NOTES:

1. MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY TO CONSTRUCT, MAINTAIN, OR REPAIR THE IMPROVEMENTS WITHIN THE PROPOSED DRIVEWAY EASEMENT.
2. THE PROPOSED DRIVEWAY APRON WITHIN THE DRIVEWAY EASEMENT SHALL BE CONSTRUCTED BY THE PARTY THAT OBTAINS THE FIRST BUILDING PERMIT FOR CONSTRUCTION. THE DRIVEWAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH MARION COUNTY STANDARD DETAIL T320S.
3. BOTH PARTIES BENEFITING FROM THE DRIVEWAY EASEMENT SHALL PAY AN EQUAL ONE-HALF (50%) SHARE OF ALL COSTS INCURRED TO MAINTAIN OR REPAIR ANY IMPROVEMENTS WITHIN THE EASEMENT. NO REPAIRS OR ALTERATIONS SHALL BE UNDERTAKEN WITHOUT MUTUAL WRITTEN CONSENT OF BOTH PROPERTY OWNERS.
4. THIS DRAWING IS BASED ON A BOUNDARY SURVEY PREPARED BY R.M. BARRINEAU AND ASSOCIATES, DATED FEBRUARY 2, 2026.
5. ALL ACCOMPANYING LEGAL DESCRIPTIONS HAVE BEEN PREPARED BY R.M. BARRINEAU AND ASSOCIATES.
6. THIS AGRICULTURAL LOT SPLIT DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
7. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON. FENCES MUST BE INSTALLED IN ACCORDANCE WITH MARION COUNTY SIGHT TRIANGLE DETAIL T323S AND ALL APPLICABLE LAND DEVELOPMENT REGULATIONS.
8. WELLS AND SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100-YEAR FLOOD PLAIN AND WITHIN COUNTY FLOOD PRONE AREAS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 00196

LICENSED PROFESSIONAL
JASON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE: ____

KHA PROJECT
040972009
DATE
JULY 2026
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: TEF
CHECKED BY: JAF

AGRICULTURAL LOT SPLIT PLAN

NEWTON LAND ACQUISITION

PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
1 OF 1

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 00196

LICENSED PROFESSIONAL
JASSON A. FREDSHOLA, P.E.
FLORIDA LICENSE NUMBER
81405
DATE: ——

KHA PROJECT 043997209
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY TEF
CHECKED BY JAF

AGRICULTURAL LOT SPLIT PLAN

NEWTON LAND ACQUISITION

PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
1 OF 1

The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN

DESCRIPTION:

60' X 40' DRIVEWAY EASEMENT:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH RIGHT OF WAY LINE, N.89°47'32"W., A DISTANCE OF 558.37 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°12'28"W., A DISTANCE OF 40.00 FEET; THENCE N.89°47'32"W., A DISTANCE OF 60.00 FEET; THENCE N.00°12'28"E., A DISTANCE OF 40.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°47'32"E., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION

NOTES:

1. DATE OF SKETCH: APRIL 28, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

4/29/2026
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND UNLESS OTHERWISE NOTED

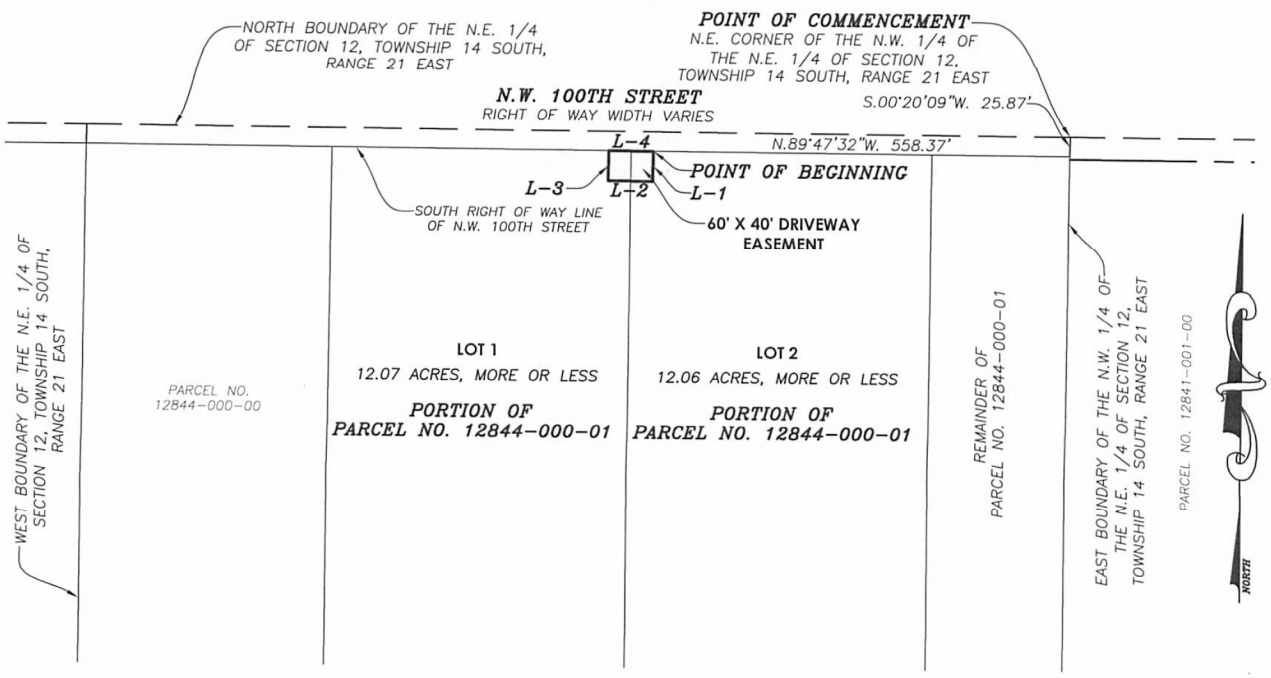
℄ = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING
—/\/— = BROKEN LINE; NOT DRAWN TO SCALE

R.M. BARRINEAU AND ASSOCIATES
EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD ESMT SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		

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SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN



***NOTE* ~ THIS IS NOT A SURVEY!**

LINE TABLE	
LINE	BEARING & DISTANCE
L-1	S.00°12'28"W. 40.00'
L-2	N.89°47'32"W. 60.00'
L-3	N.00°12'28"E. 40.00'
L-4	S.89°47'32"E. 60.00'

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

DRAWN:	S.W.M
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 200'	

J.O.# 02222ADD
DWG.# 02222ADD ESMT SK
SHEET 2 OF 2

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R.M. BARRINEAU AND ASSOCIATES
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN

DESCRIPTION:

ADDITIONAL RIGHT OF WAY:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION

NOTES:

1. *DATE OF SKETCH: MARCH 24, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
4. *BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
5. *ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
6. *THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.*

***NOTE* ~ THIS IS NOT A SURVEY!**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

3/27/2026
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND *UNLESS OTHERWISE NOTED*

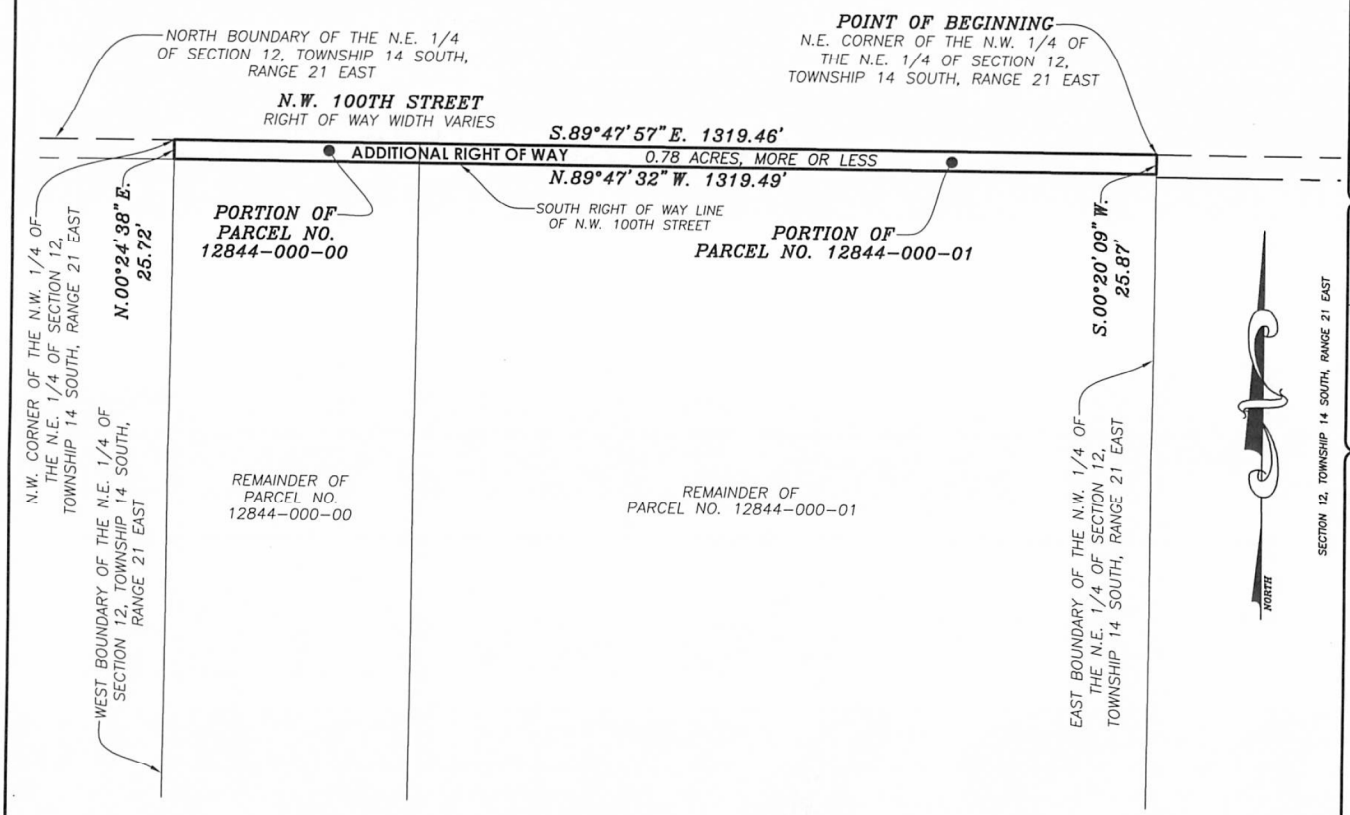
℄ = *CENTERLINE OF RIGHT OF WAY*
O.R. = *OFFICIAL RECORDS OF MARION COUNTY*
C.B. = *CHORD BEARING*
—√— = *BROKEN LINE; NOT DRAWN TO SCALE*

R.M. BARRINEAU AND ASSOCIATES EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD RW SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		

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SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

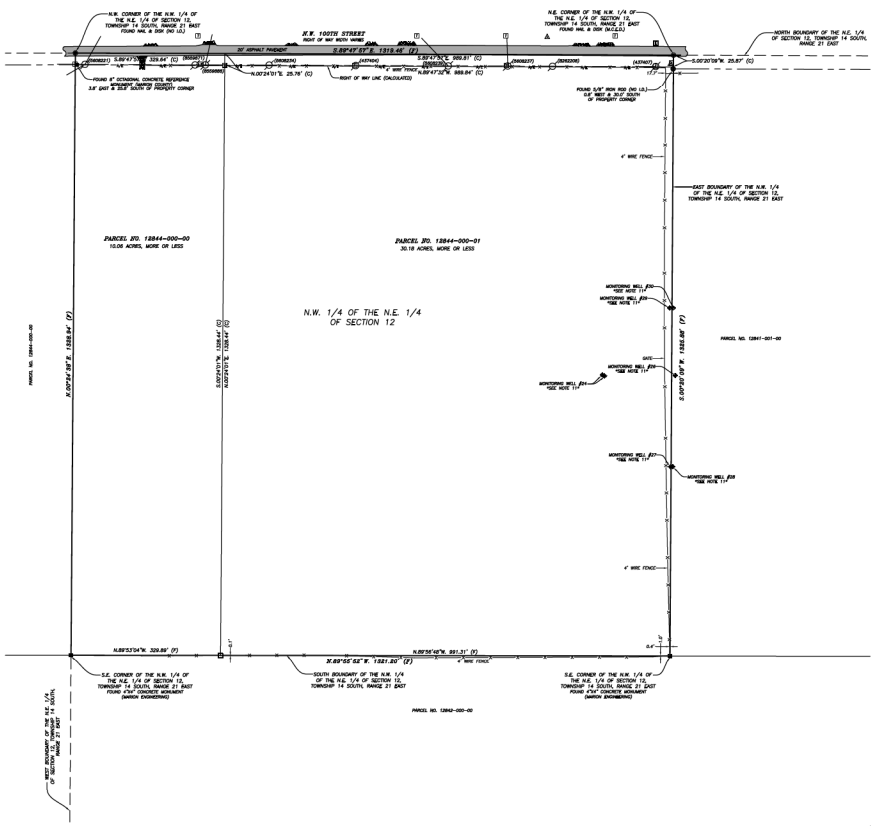
***NOTE* ~ THIS IS NOT A SURVEY!**

J.O.#	02222ADD
DWG.#	02222ADD RW SK
SHEET	2 OF 2
DRAWN:	S.W.M
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE:	1" = 200'

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PROFESSIONAL SURVEYORS & MAPPERS
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 INCH = 100 FT.

LEGEND UNLESS OTHERWISE NOTED

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- ● = FOUND 5/8" IRON ROD & CAP
- ○ = SET 5/8" IRON ROD & CAP – LB 5091
- ■ = FOUND 4" x 4" CONCRETE MONUMENT
- □ = FOUND 4" x 4" CONCRETE MONUMENT – LS 5969
- ⊠ = SET 4" x 4" CONCRETE MONUMENT – LB 5091
- ⊗ = FOUND NAIL & DISC
- (F) = FIELD MEASUREMENT
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- Ⓓ = DRAINAGE MANHOLE
- = STORM DRAINAGE GRATE
- = CURB INLET GRATE
- Ⓢ = SANITARY MANHOLE
- Ⓒ = SANITARY CLEANOUT
- = SEWER VALVE
- = WOOD POWER POLE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = ELECTRIC METER
- = GUY ANCHOR
- = TELEPHONE VAULT
- = TELEPHONE BOX
- = TELEPHONE CABLE MARKER
- Ⓣ = TELEPHONE MANHOLE
- Ⓒ = CABLE BOX
- = FIBER OPTIC CABLE MARKER
- = FYRE HYDRANT
- = WATER VALVE
- = WATER METER
- = BACKFLOW PREVENTOR
- = IRRIGATION CONTROL VALVE
- = WELL
- = AIR CONDITIONER PAD
- = METAL REFLECTOR POST
- = BOLLARD
- = KEY PAD
- = MAILBOX
- = SIGN
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- OHU = OVERHEAD UTILITY
- = BROKEN LINE: NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT

NOTES:

1. DATE OF FIELD SURVEY: FEBRUARY 2, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
10. THERE IS 0.59 ACRES MORE OR LESS OF FEE SIMPLE OWNERSHIP OF PARCEL NO. 12844-000-01 LOCATED WITHIN THE RIGHT OF WAY FOR N.W. 100TH STREET.
11. MONITORING WELL LOCATIONS SHOWN HEREON WERE PREVIOUSLY LOCATED BY THIS FIRM JOB# 02222, DWG# 02222WELLS 5, DATED OCTOBER 9, 2014.

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DESCRIPTION: (AS FURNISHED)

PARENT PARCEL:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8180, PAGE 1278 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	BY	DATE

DRAWN: S.M.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 100'

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
3905 NW 63rd Street, Suite 1, Gainesville, Florida 32653
(352) 331-1976 Fax: (352) 331-2476
CERTIFICATE OF AUTHORIZATION #LB 5091

BOUNDARY SURVEY FOR:
MARION COUNTY
NEWTON RECYCLING CENTER

REFERENCES:
F.B. 663, PG. 78

FILE: 512-714-621

J.O.# 02222 ADD
DWG.# 02222WEST ADD

SHT 1 OF 1

ESSENT™
ESSENT TITLE INSURANCE, INC.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
ESSENT TITLE INSURANCE, INC.

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Essent Title Insurance, Inc., a Pennsylvania corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ESSENT TITLE INSURANCE, INC.
Two Radnor Corporate Center 100 Matsonford Road,
Radnor, PA 19087

Essent Title Insurance, Inc. CORPORATE SEAL 2025 COMMONWEALTH OF PENNSYLVANIA

By:_____
William P. Higgins

By:_____
Mary Gibbons

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Essent Title Insurance, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I – Requirements;
f. Schedule B, Part II – Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I – Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: True Title of Central Florida, LLC
Issuing Office: 2010 Northeast 14th Street, Building 500
Ocala, FL 34470
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: Pre-26-9013
Issuing Office File Number: Pre-26-9013
Property Address: TBD Northwest 100th Street, Ocala, FL 34475
Revision Number:

SCHEDULE A

1. Commitment Date: July 6, 2026 at 8:00AM

2. Policy to be issued:
(a) 2021 ALTA Homeowner's Policy with Florida Modifications
Proposed Insured: **Unknown Unknown**
Proposed Amount of Insurance: **$5.00**
The estate or interest to be insured: **Fee Simple**

3. The estate or interest in the Land at the Commitment Date is:
Fee Simple

4. The Title is, at the Commitment Date, vested in**:**
Peggy J. Follin

5. The Land is described as follows:
Property description set forth in Exhibit A attached hereto and made a part hereof.

TRUE TITLE OF CENTRAL FLORIDA, LLC
2010 Northeast 14th Street, Building 500, Ocala, FL 34470
Telephone: (352) 388-2062

Countersigned by:

_____
Helen Bronson, License #W556018
True Title of Central Florida, LLC, License #W737604

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Essent Title Insurance, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   - Warranty Deed from Peggy J. Follin to TBD conveying the property as described in Schedule A of this Commitment. NOTE: If the property is homestead property, the spouse of said party must join in the execution of the deed. If the individual(s) in title are unmarried, then indicate this on the deed. If the property is not homestead, then a statement to that effect must be reflected on the deed.

5. NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

6. Unimproved land and other property with an absentee owner poses an elevated risk of fraud. The title agent must use due diligence to verify the identity of the seller(s) by following the guidelines set forth in the Florida Underwriting Bulletin - Fraudulent Land Sale Schemes / Transaction Confirmation Letters. A copy is available upon request.

7. Payment of all taxes levied and assessed against subject premises, which are currently due and payable. Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show PAID in the amount $97.10; Gross amount $101.15; Tax Identification No. 12844-000-01. Note: Includes additional lands

8. Payment of all water, sewer, gas, and waste removal charges due and payable to the county or municipality.

9. Affidavit(s) properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.

   NOTE: The following conveyances have been recorded within the last 24 months:
   No deeds recorded in 24 month chain

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Any lien provided by Chapter 159, F.S. in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the land; and any lien for waste fees in favor of any county or municipality.

7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such land.

8. Taxes or special assessments which are not shown as existing liens by the Public Records.

9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

10. All taxes for the year 2026 and subsequent years, not yet due and payable.

11. Title to any portion of said lands lying within the road right of way of NW 100 Street is not insured.

12. Rights of the lessees under unrecorded leases.

    Note: All of the recording information contained herein refers to the Public Records of Marion County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

    INFORMATIONAL NOTE :
    Effective March 1, 2026, the U.S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability

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company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. The collection of this information and documentation is required to comply with the rule's federal reporting requirements. Should these requirements not be fully and timely complied with, the title agent reserves the right to withdraw from further participation in the proposed transaction.

This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Marion, State of Florida and is described as follows:

The Northwest 1/4 of the Northeast 1/4 of Section 12, Township 14 South, Range 21 East, Marion County, Florida.
LESS and EXCEPT PID 12844-000-00 being described as follows: Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 12 thence N 00°29'44" E 1329 feet; thence S 89°43'33" E 329.97 feet; thence S 00°29'14" W 1328.38 feet thence N 89°49'59" W 330.17 feet to the point of beginning.
Also
LESS and EXCEPT that portion conveyed to Marion County by Deed recorded 6/26/2026 in Book 8946, Page 1042, Public Records of Marion County, Florida.

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SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN

DESCRIPTION:

ADDITIONAL RIGHT OF WAY:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION

NOTES:

1. *DATE OF SKETCH: MARCH 24, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
4. *BEARINGS DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
5. *ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
6. *THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.*

***NOTE* ~ THIS IS NOT A SURVEY!**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

3/27/2026
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND *UNLESS OTHERWISE NOTED*

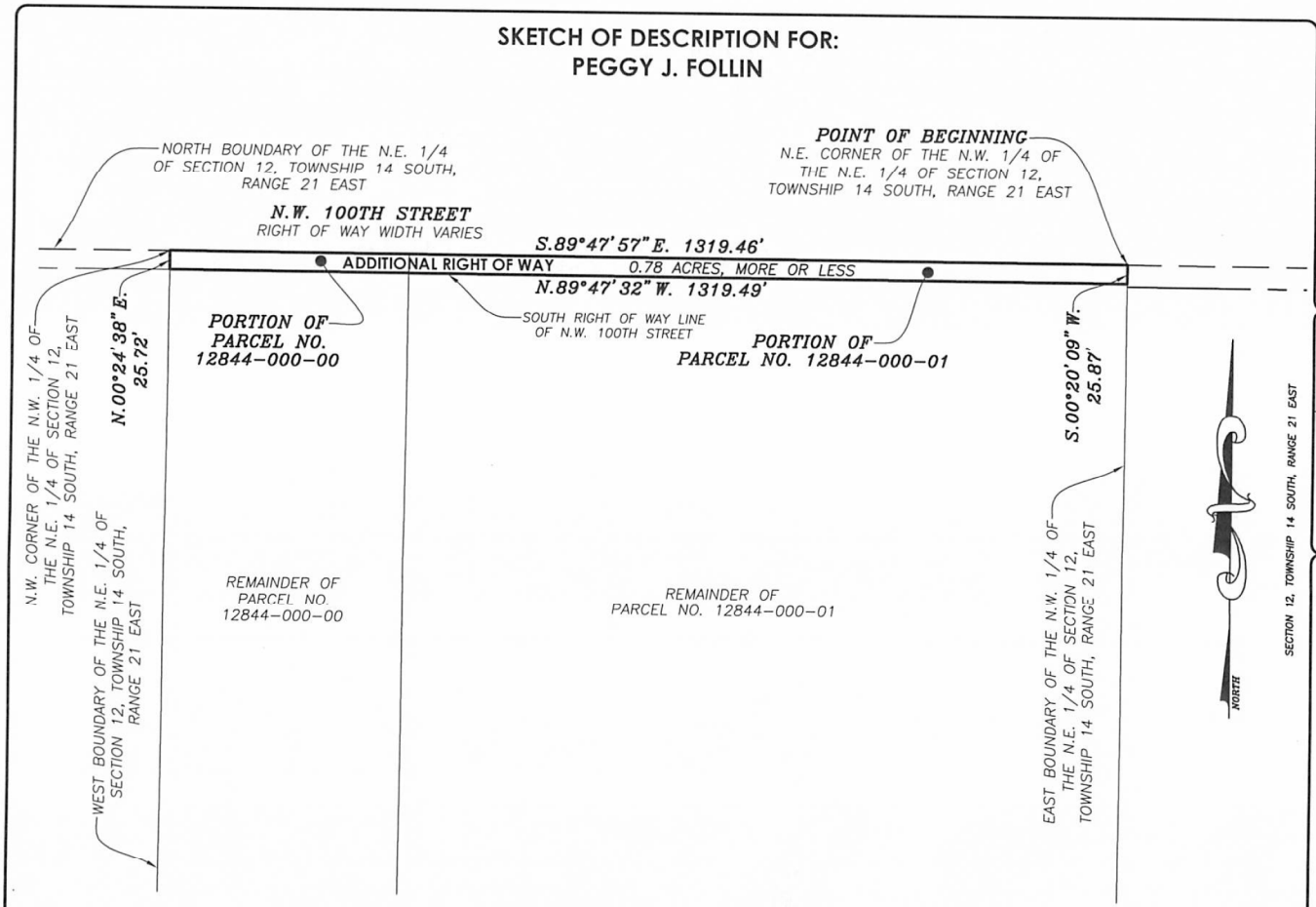
℄ = *CENTERLINE OF RIGHT OF WAY*
O.R. = *OFFICIAL RECORDS OF MARION COUNTY*
C.B. = *CHORD BEARING*
—√— = *BROKEN LINE; NOT DRAWN TO SCALE*

R.M. BARRINEAU AND ASSOCIATES EST 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD RW SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		

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SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN



J.O.#	02222ADD
DWG.#	02222ADD RW SK
SHEET	2 OF 2
DRAWN:	S.W.M
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE:	1" = 200'

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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

***NOTE* ~ THIS IS NOT A SURVEY!**

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23810 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.3.

SUBJECT:
SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat - 33175 - Waiver Request to Preliminary Plat in Review
Parcel #: 35341-002-01 #WaiverPIR-001096-2026
Kimley-Horn and Associates

LDC 6.12.2 Right-of-way
CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (private) 50' + 5' ROW easement each side), to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.
APPLICANT - requests to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed Typical Section TS-011 and Exhibit EX-03.

SUBMITTAL SUMMARY REPORT
33175

PLAN NAME: SR 200 & HWY 484 MASTER INFRASTRUCTURE **LOCATION:**

APPLICATION DATE: 08/06/2025 **PARCEL:** 35341-002-01

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/31/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.14.1.A - Master Plan submitted (for phased subdivisions)
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
NO 2.12.28 - Correct road names supplied Sheet C.01 is missing labels for SW HWY 200 and SW HWY 484.
I named the new roads and added them to Sheet C0.1. Please add to all future submittals.
YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Address at the top of the C0.0 should be listed as TBD SW HWY 484.

Environmental Health (Plans) (Environmental Health)		08/27/2025	11/09/2025	Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
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

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/27/2025	11/09/2025	Requires Re-submit

Comments

LAND USE-REJECT
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 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 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Floodplain shown on S001.
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided? Preliminary Plat creating lots - uses/business not yet specified.
N/A 4.1.4.J - [Greenway Setback Provided?]
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide assessment.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species on-site, preservation and/or mitigation, as required by FWC, must occur.
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)?]
YES 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?]
INFO 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? Initial submittal for Prelim. Plat
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Methodology currently in review/resubmit status AR 32946.
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide concurrency note on cover page.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

ZONING-REJECT
N/A 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan B-4 zoning / COM FLU designation
YES 2.12.4.C -Owner and applicants name Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of adjacent properties on sheet C0.1.
NO 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Please indicate required/proposed development standards for B-4 zoning as a table on sheets C0.0/0.1 (FAR, building height, setbacks, etc.)
YES 2.12.4.L(6) - Acreage of tract Included. 10.68 AC
NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please include typical lot detail, including setbacks and minimum lot dimensions (proposed).
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Please indicate required buffer types along ROW and A-1 property. Proposed buffer widths along PID 35343-000-00 are inadequate. Please update sheet C0.1.
INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Please indicate any development agreements/ongoing/adopted waivers on cover sheet.
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... B-4 lot/DRA SF indicated
INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU
YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain FEMA Flood Zone X/AE
No ESOZ
NO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Please provide Environmental Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4, or EALS Exemption Request (ER) indicating compliance with LDC Sec. 6.5.3
INFO 4.4.4 - Provision for subdivision signs Will there be any signs? If so, a separate sign permit will be required.
INFO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Staff notes utilities easement crosses proposed buffers at points. Please note that, in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Included
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X/AE
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Buffers on north, adjacent to A-1 zoning, Industrial use, should be a Type B buffer. Confirm with Planning/Zoning. Plan shows 5' buffer. 2. Please label buffer types, not just dimension. 3. Buffer on West side to be confirmed with Planning/Zoning. 4. DRA on NE corner will need to be screened per 6.13.3.D.
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)	08/27/2025	11/09/2025	Approved

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

YES 2.17.2.B - Preliminary Plat fee of $700.00 + ($10.00 x per lot) 8/15/25-fee due with resubmittal
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.17.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/15/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow, graphic drawing, & written scale
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

INFO Preliminary Plat Checked SunBiz and Project Map -EMW 8.19.25

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]."

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The necessary drainage easements will be reviewed with the improvement/site plan and final plat submittals. Please note that code requires that 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. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same 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.
YES 2.12.13/14/15 - General Exhibits
INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
INFO 2.12.19 - Proposed Drainage Improvements (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan.
INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
YES 2.12.38 - Stormwater Maintenance Entity
INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
YES 6.10 - Karst Topography and High Recharge Areas
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.

OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

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
NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide updated boundary survey.
YES 6.4.3.B - Provide lot and tract areas and dimensions
YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations
INFO 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
YES 6.4.3.E - Locate and identify all easements
YES 6.4.3.F - The location of the existing one percent (100-year) flood plain
YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS
NO 6.4.3.H - Provide a current topographic survey Please provide updated topographic survey.
YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.3.J - Metes and bounds description legal description
N/A 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
YES 6.4.3.L - Show all apparent means of access on site to adjoining properties
YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
YES 2.12.38 - Maintenance of improvements
YES 2.17.2.I - Road geometrics
YES 6.2.1.E - Drawing legend
INFO 6.11.3 - Traffic Impact Analysis 8/25/25 - Traffic methodology under review; approved traffic study will be required prior to approval of improvement plan.
NO 6.11.4 - Access management 8/25/25 - 1) Driveway location along SW HWY 484 will need to be coordinated with Advent-Rose Creek development for parcel ID 35334-008-00. Only one access location for both properties will be approved and as such, details will need to be resolved prior to plat approval. Configuration details, including offsite improvements will be determined with approved traffic study. 2) Potential driveway along SW HWY 200 cannot meet minimum commercial spacing requirements of 660' and is not supported by County. Any driveway along SW HWY 200 requires permitting with FDOT in coordination with the County OCE Traffic. Provide any correspondence you get from FDOT for coordination purposes. 3) Cross-access is required to both adjoining properties due to the common commercial land use.
N/A 6.11.5.D - Residential driveway requirements
NO 6.12.2 - Right-of-way 8/25/25 - 1) Private road does not meet minimum width requirements. 2) INFO: Additional right-of-way needs will be finalized with improvement plan upon review of approved traffic study.
NO 6.12.9 - Subdivision roads and related infrastructure 8/25/25 - Centerline radii do not support 30 mph design speed indicated on cover sheet.
N/A 6.12.10 - Intersection layout
INFO 6.12.11 - Turn lanes 8/25/25 - Turn lane details will be finalized with improvement plan upon review of approved traffic study.
INFO 6.12.12 - Sidewalks 8/25/25 - Sidewalks are required long SW HWY 484 and SW HWY 200. Design details will be reviewed with improvement plan.
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		08/27/2025	11/09/2025	Requires Re-submit

Comments

INFO 6.14.2 - Connection Requirements This Plat will be connecting to Marion County Water and Wastewater, as stated on C0.0 Cover Sheet.
NO 6.14.5 - Submittal Requirements C0.1 – The 10-foot utility easement is shown within the 15-foot landscape buffer; please note that landscaping cannot be planted or placed over utility mains, and the Utility Easement should be adjusted outside of the buffer. (2) Water mains located outside of dedicated rights-of-way require a minimum 20-foot easement centered on the water main. 10' on each side of the main. As this is a private access road with no public ROW, the required 20-foot easement should be provided.
INFO 6.14.9 - Transfer of Facilities to Marion County Utilities 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.

N/A 6.15.2 - Decentralized Systems
N/A 6.15.9 - Wellfields and Water Supply
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A 6.17.6 - Non-Residential Irrigation Wells Not shown on plat plan.
N/A 6.17.7 - On-Site Storage
N/A 7.2.14 - Water Wells
NO 7.2.16 - Lift Stations C0.1 – Please clarify why the lift station tract is not labeled and confirm whether a page is included that provides the tract legend with the dedications listed. (2) Lift stations must be located a minimum of 50 feet from any vertical structure; ensure adequate separation between the proposed lift station site and the potential building area on Lot 3. (3) Confirm whether the 20-foot utility easement will be paved. Where no paved access currently exists to the lift station site, the developer is required to provide a 12-foot-wide paved asphalt access road (1.5-inch-thick FDOT SP-9.5 Asphaltic Concrete over a 6-inch-thick LBR 40 limerock base and 6-inch-thick FBV 75 sub-base). (4) Clarify whether it is anticipated that Utilities would access the lift station by turning into the ROW at the SR 200 and Hwy 484 intersection..
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 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# 33175

N/A Project is located within other private or municipal utility service area.
NO Additional Utilities comments C0.0 - Remove Carrie Hyde from contact listing under Marion County Utilities. (2) SR 200 and HWY 484 should be shown on the plat for ROW depiction, turn lanes and access management.

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: 07/21/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure 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): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone # 727-709-3382
Email address: jtyszko3022@gmail.com

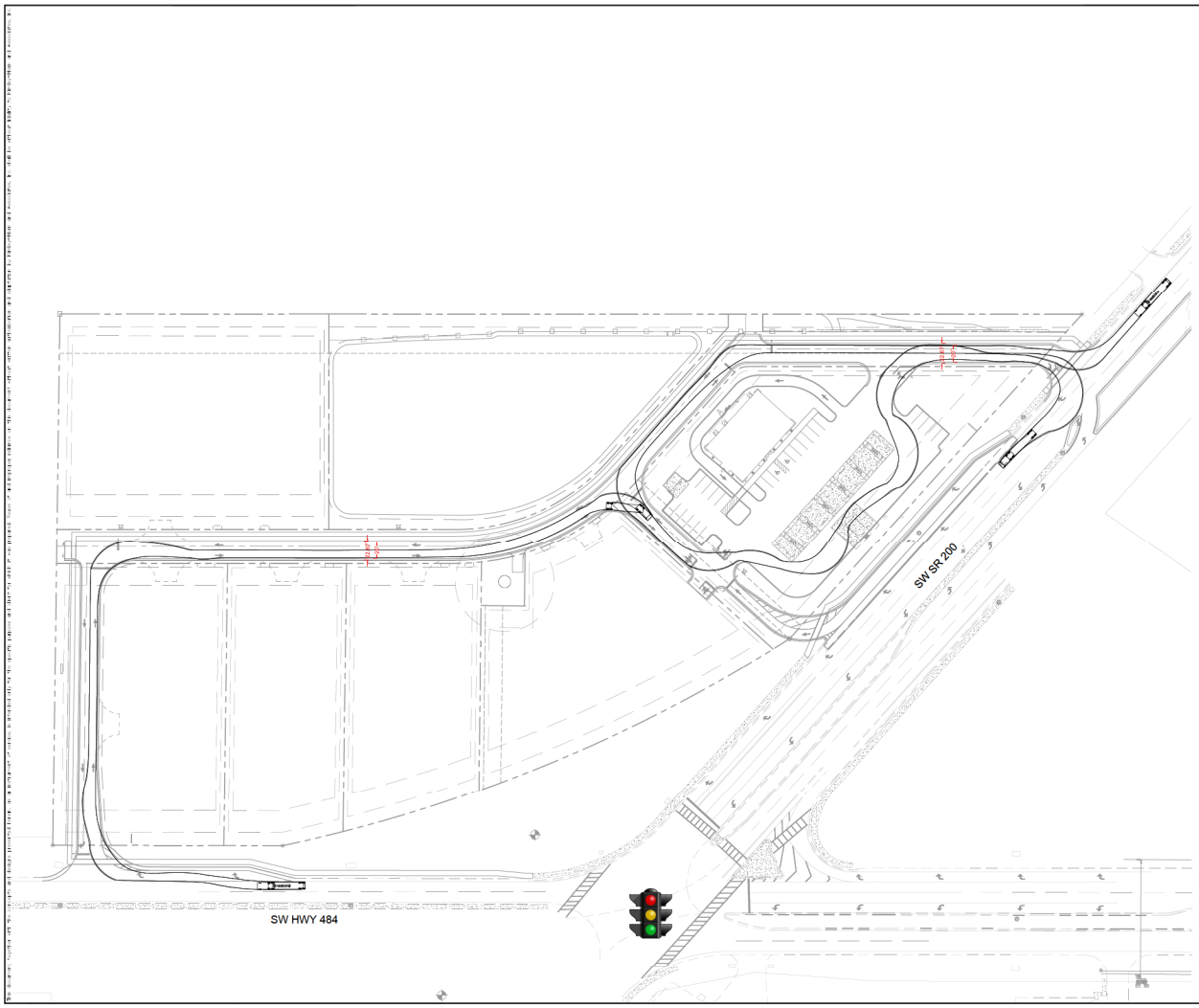
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone # 407-789-2209
Email address: mark.grande@kimley-horn.com

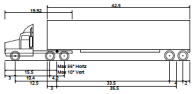
D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.2 - Right-of-Way
Reason/Justification for Request (be specific): _____

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



GRAPHIC SCALE IN FEET
0 25 50 100



WB-50 - Intermediate Semi-Trailer

Overall Length	45.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

Kimley»Horn

1550 OMNIPOINTE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: (386) 274-1600
WWW.KIMLEY-HORN.COM CERTIFICATE No. 35106

No.	REVISIONS	DATE
1	–	–

LICENSED PROFESSIONAL
MARK GRAGUE
FLORIDA LICENSE NUMBER
87476
DATE: ——

HHA PROJECT
249738000
DATE
07/14/2026
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY

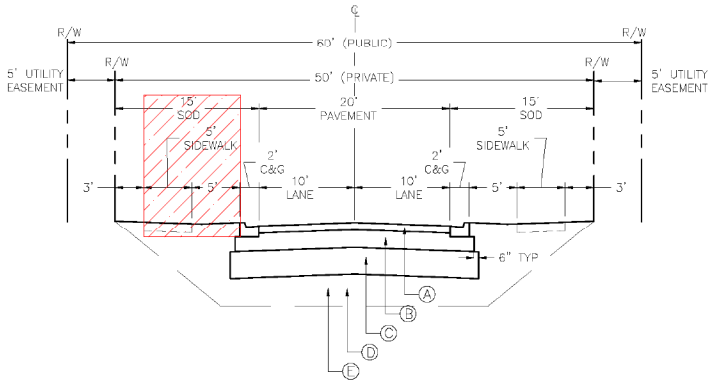
TRUCK ROUTING PLAN

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA
MAJOR SITE PLAN

SHEET NUMBER
C4.2

LEGEND

TO BE REMOVED



REFER TO ARTICLE 6 OF THIS CODE FOR SECTION WIDTHS AND THICKNESSES

(A) ASPHALTIC CONCRETE SURFACE COURSE

(B) LIMEROCK BASE COURSE, LBR 100

(C) STABILIZED SUBGRADE, LBR 40 (12" MINIMUM THICKNESS)

(D) EMBANKMENT MATERIAL WHEN REQUIRED BY UNSUITABLE MATERIAL EXCAVATION

(E) UNSUITABLE MATERIAL EXCAVATION IF REQUIRED

LEGEND

C&G	CURB AND GUTTER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL

NOTES:

1. SIDEWALK, WHEN REQUIRED, SHALL BE CONSTRUCTED PER FDOT INDEX 310 AND SECTION 522 OF THE FDOT STANDARD SPECIFICATIONS.
2. EXISTING TREES MAY REMAIN IN THE R/W, PROVIDED THEY DO NOT CONFLICT WITH CLEAR ZONE, DRAINAGE, SIDEWALKS OR UTILITIES.
3. SEED & MULCH MAY BE ALLOWED IN CERTAIN AREAS OF THE R/W IF APPROVED.

Marion County FLORIDA OFFICE OF THE COUNTY ENGINEER	MCBCC EFFECTIVE 10/12/2013 REVISION # NA	2 LANE URBAN SUBDIVISION LOCAL TYPICAL SECTION	7.3.1 TS 011

NO.	REVISIONS
DATE	
BY	

Kimley»Horn
1530 CORNERSTONE BLVD., SUITE 200, DAYTONA BEACH, FL 32117
WWW.KIMLEY-HORN.COM, REGISTRY No. 35106

LICENSED PROFESSIONAL
MARK GRANGE
87476
DATE

KHA PROJECT
249738000
DATE
07/23/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

40' RIGHT-OF-WAY WAIVER EXHIBIT

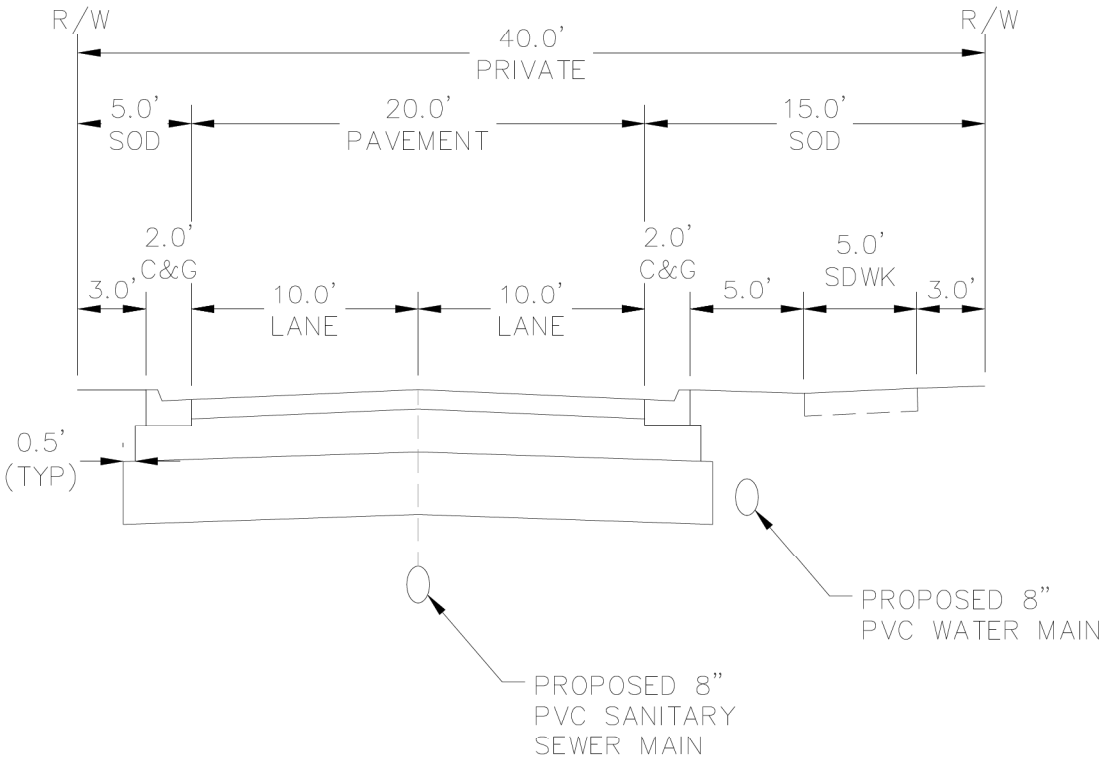
SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY, FLORIDA

SHEET NUMBER
EX-01

LEGEND

C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
TYP	TYPICAL

40' RIGHT-OF-WAY SECTION VIEW



Kimley»Horn
1550 CINDERSTONE BLVD. SUITE 200, DAYTONA BEACH, FL 32117
WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY

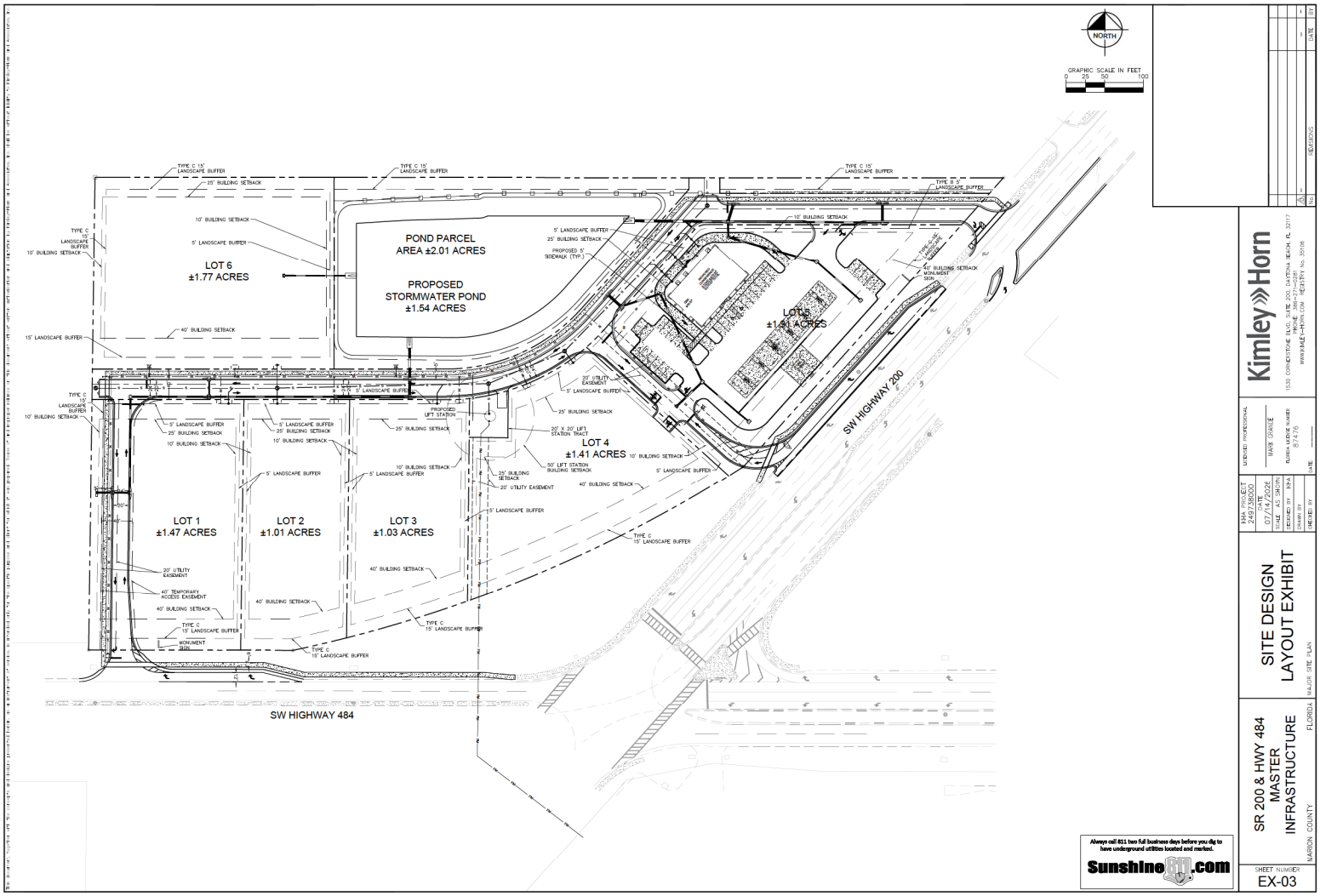
KHA PROJECT 249738000
DATE 07/15/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
MARK GRANGE
87476
DATE

40' RIGHT-OF-WAY WAIVER EXHIBIT

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
EX-02



Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Kimley»Horn
1550 OMNIPLEX BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: (386) 492-1283
WWW.KIMLEY-HORN.COM CERTIFICATE No. 35106

No.	REVISIONS	DATE
1	–	–
2	–	–
3	–	–

LICENSED PROFESSIONAL
MARK GARLIE
FLORIDA LICENSE NUMBER
87476
DATE

KHA PROJECT
249738000
DATE
07/14/2026
SCALE AS SHOWN
DESIGNED BY MPA
DRAWN BY
CHECKED BY

SITE DESIGN
LAYOUT EXHIBIT

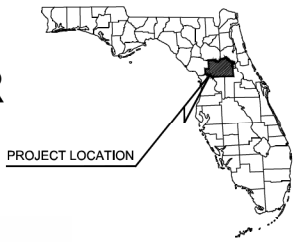
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA
MAJOR SITE PLAN

SHEET NUMBER
EX-03

PRELIMINARY PLAT
FOR
SR200 & HWY484 MASTER INFRASTRUCTURE

10011 SW 484TH
OCALA, FLORIDA

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST





VICINITY MAP
GRAPHIC SCALE IN FEET
0 500 1000 2000

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	PRELIMINARY PLAT

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL ID NUMBER:	16341-002-01
PRESENT ZONING:	B-4
FUTURE LAND USE:	COMMERCIAL(0 - 8 DU/AC; FAR 1.0)
SITE AREA:	±10.08 AC
PROPOSED LOTS:	7
ROAD LENGTH:	1,310 FT

WATER
POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

SEWER
WASTEWATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LDC, WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.

MARION COUNTY SPRINGS PROTECTION ZONE
PROTECTION TYPE: SECONDARY

FEMA DESIGNATION
THE PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE" AND "X", AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 12083C0691E.

ROADWAYS, DRAINAGE AND COMMON AREAS
A PROPERTY OWNER'S ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE DEVELOPMENT.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
SEE ATTACHED SURVEY.

VERTICAL DATUM
VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG9570, ELEVATION 91.96' (NAVD 1988).

ADDITIONAL NOTES
- ACCESS ROAD DESIGN SPEED 30 MPH, POSTED 25 MPH.
- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY CHW PROFESSIONAL CONSULTANTS.
- ALL LOTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL ACCESS ROAD FOR VEHICLE ACCESS.
- DEVELOPMENT OF ANY OF THE PROPERTY SHOWN IN THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAJOR SITE PLAN.
- 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.

AGENCY CONTACT LISTING

WATER & SEWER:
MARION COUNTY
11800 US-441
BELLEVIEW, FL 34420
CONTACT: CARRIE HYDE
PHONE: (352)-307-6000

POWER:
DUKE ENERGY
4359 SE MARICAMP RD
OCALA, FL 34480
CONTACT:
PHONE:

GAS:
TECO PEOPLES GAS
1724 KURT STREET
EUSTIS, FL 32726
CONTACT: HEATH MCARDLE
PHONE: (407)420-6674

CABLE/TELEPHONE:
SKYWATER COMMUNICATIONS
4145 S FALKENBURG RD, SUITE 4
RIVERVIEW, FL 33578
CONTACT: KEVIN GALBREATH
PHONE: (813) 684-6100

TELEPHONE:
AT & T/ DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

FIBER OPTIC:
SYNDYN SUNCLUE NIS
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

PROJECT OWNER AND CONSULTANTS

OWNER/DEVELOPER:
TAMPA ACQUISITIONS, INC.
1201 OAKFIELD DRIVE, SUITE 109
BRANDON, FL 33510
CONTACT: WILLIAM MCKNIGHT
PHONE: (727)-709-3382

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE ALACHUA,
FL 32615
CONTACT: AARON HICKMAN
PHONE: (352)-331-1976

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200,
DAYTONA BEACH, FL 32117
PHONE: (407)498-1511

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

_____
WILLIAM MCKNIGHT
AUTHORIZED AGENT
TAMPA ACQUISITIONS INC.

LEGAL DESCRIPTION

ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2514, PAGE 783, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY
1	-	-	-

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.

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

LICENSED PROFESSIONAL: MARK GRANGE
FLORIDA LICENSE NUMBER 87476
DATE: 8/4/2025

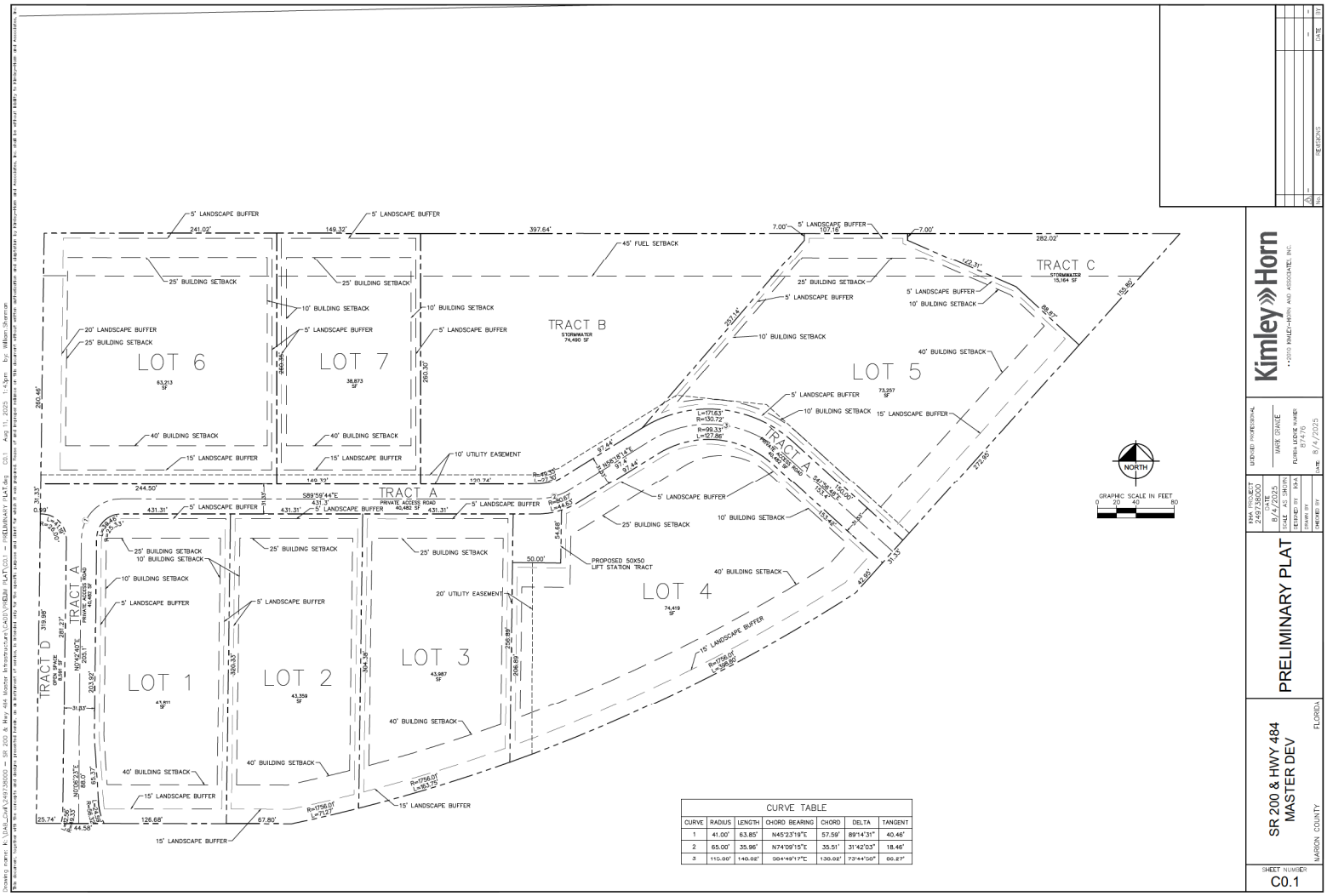
KHA PROJECT: 249738000
DATE: 8/4/2025
SCALE: AS SHOWN
DESIGNED BY: K/A
DRAWN BY:
CHECKED BY:

COVER SHEET

SR 200 & HWY 484 MASTER DEV
MARION COUNTY, FLORIDA

SHEET NUMBER
C0.0

Drawing name: K:\JAB_Civil\249738000 - SR 200 & Hwy 484 Master Infrastructure\CAD\PRELIM PLAT\C0.0 - COVER.dwg C0.0 Aug 11, 2025 12:35pm by William Sherman
The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
1	41.00'	63.85'	N45°23'19"E	57.59'	89°14'31"	40.46'
2	65.00'	35.96'	N74°09'15"E	35.51'	31°42'03"	18.46'
3	115.00'	140.62'	S04°49'17"E	130.62'	73°44'56"	80.27'

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.

LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE: 8/4/2025

KHA PROJECT
249738000
DATE
8/4/2025
SCALE AS SHOWN
DESIGNED BY MJA
DRAWN BY
CHECKED BY

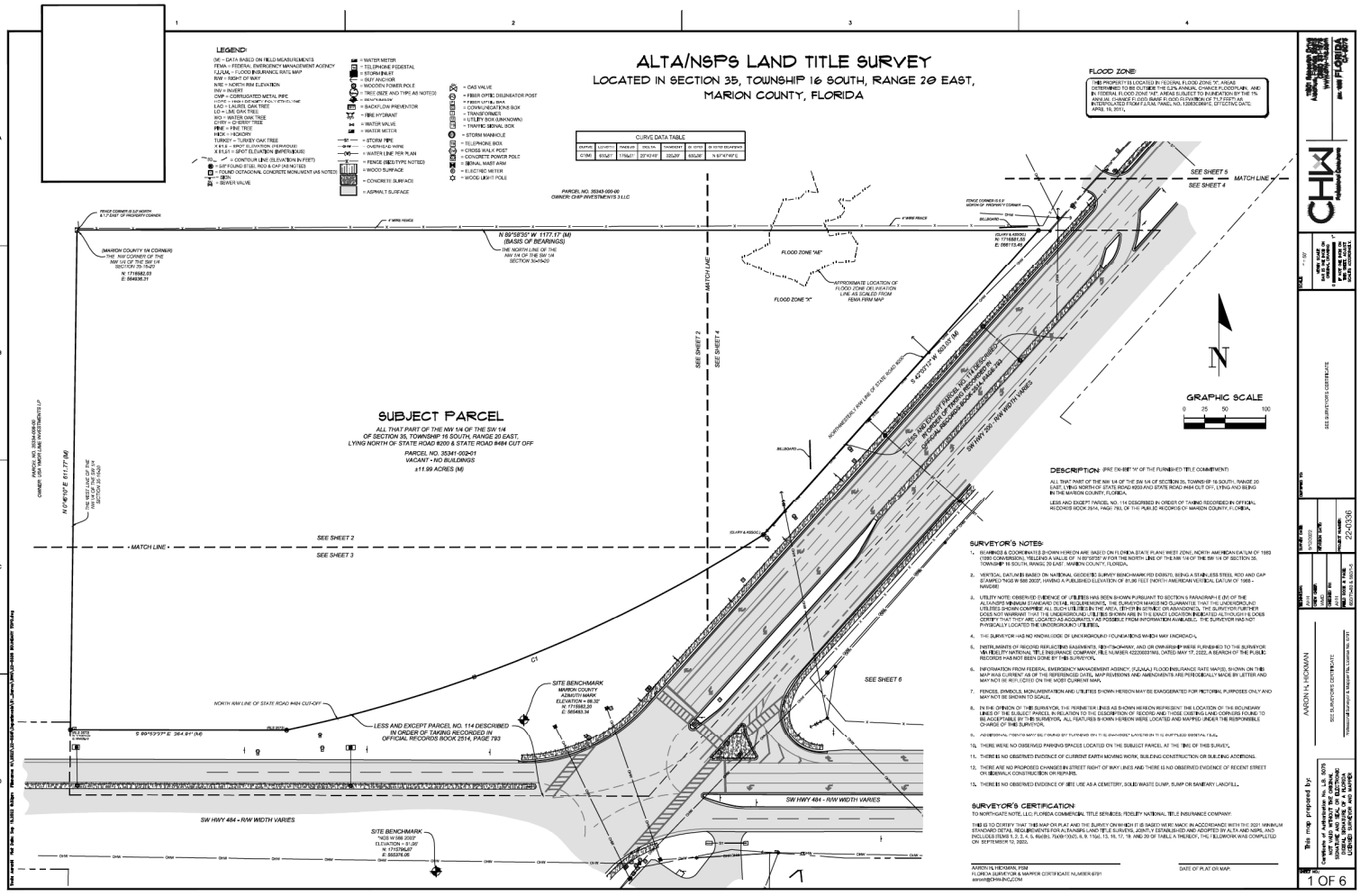
PRELIMINARY PLAT

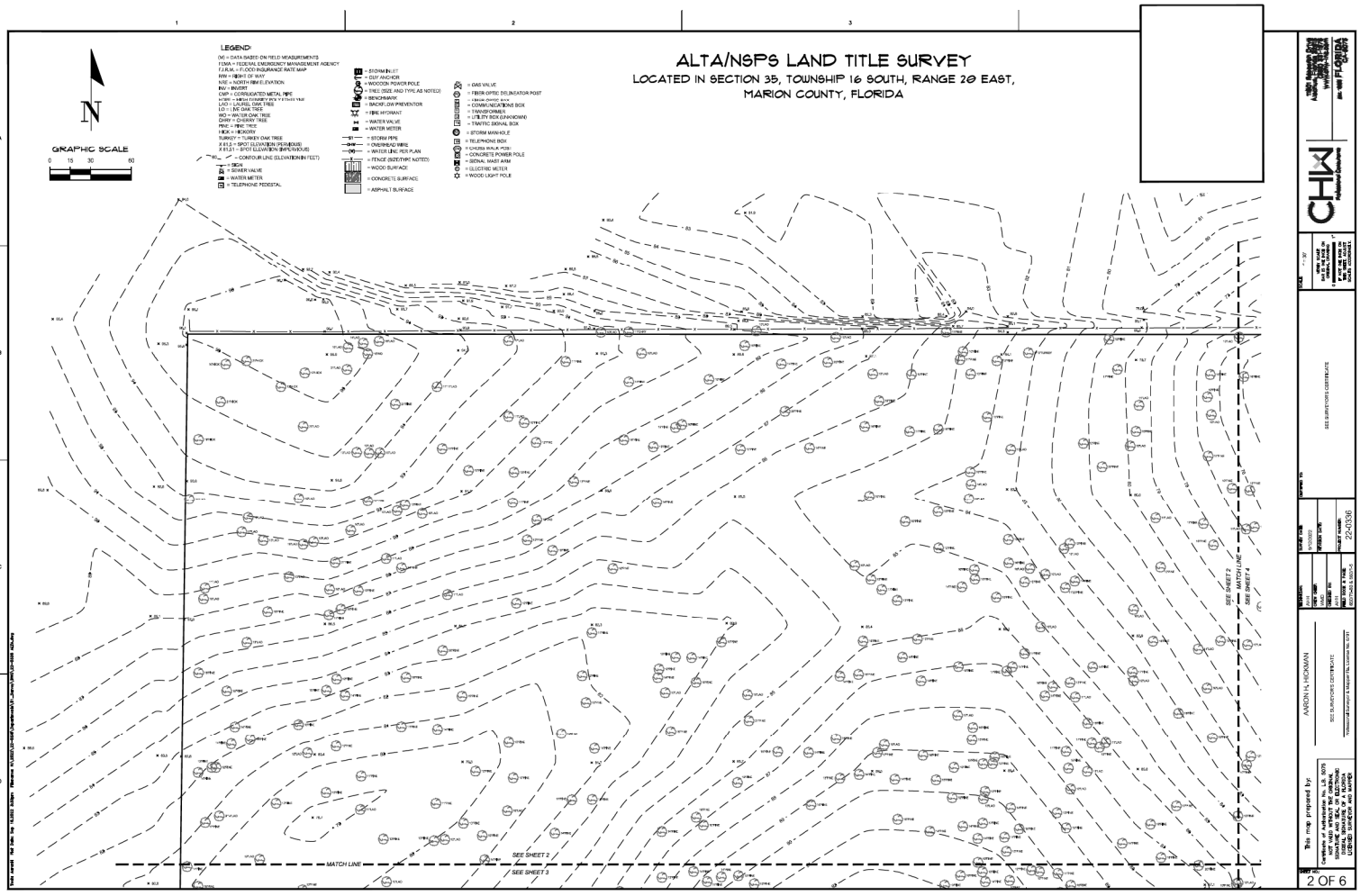
SR 200 & HWY 484
MASTER DEV
MARION COUNTY, FLORIDA

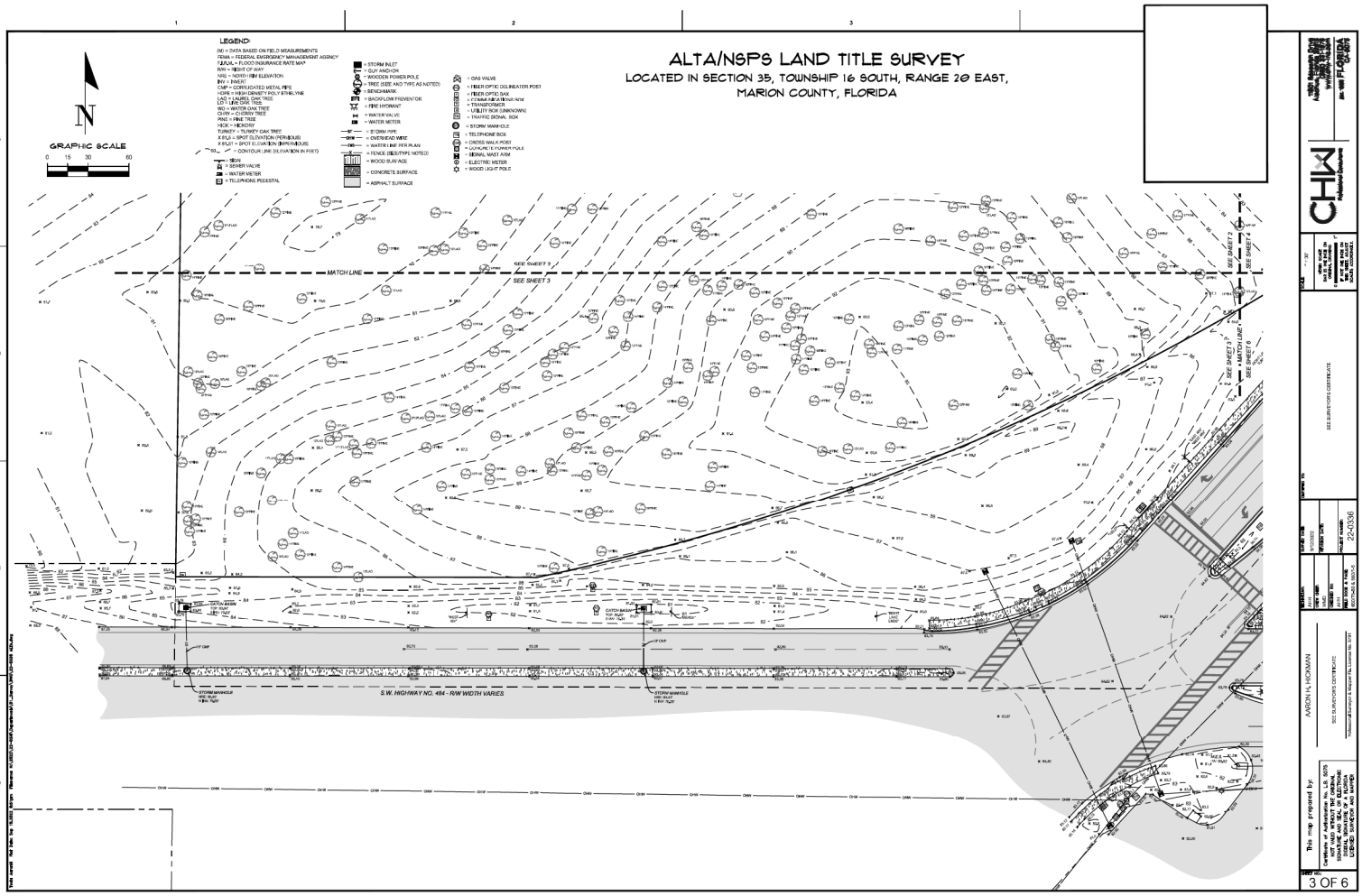
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C0.1

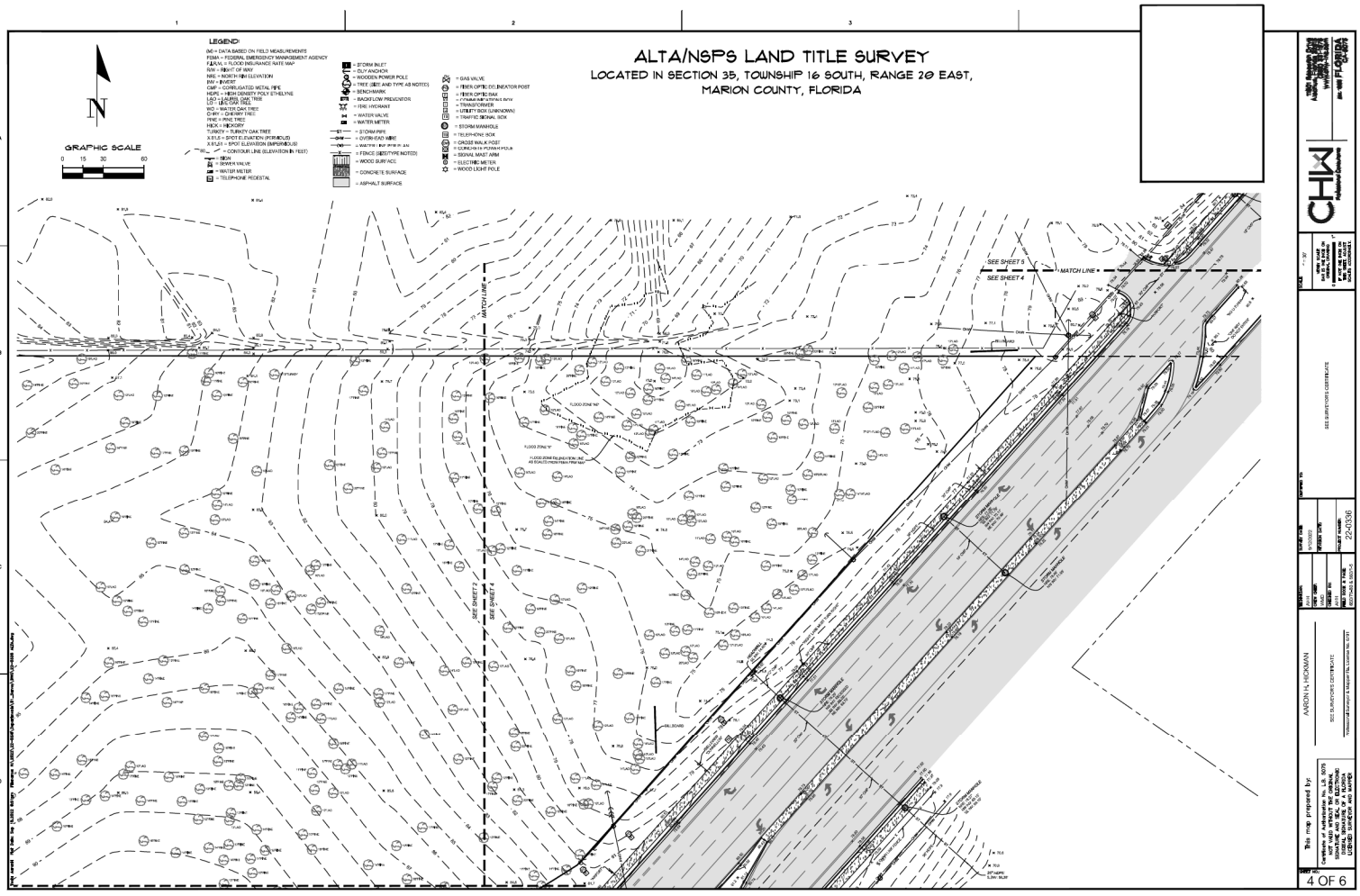
NO.	REVISIONS	DATE	BY
1	–	–	–

Drawing name: K:\JAS_Ltd\249738000 – SR 200 & Hwy 484 Master Infrastructure\CAD\10-DEV PLAT\001 – PRELIMINARY PLAT.dwg 001 Aug 11, 2025 11:43pm by Allison Sherman
The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD) ELEVATIONS DETERMINED. ZONE "X" IS NOT IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0495F, EFFECTIVE DATE: AUGUST 28, 2008.
ZONE "AE" IS NOT IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0490G, EFFECTIVE DATE: AUGUST 28, 2008.
ZONE "X" IS NOT IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0495F, EFFECTIVE DATE: AUGUST 28, 2008.
ZONE "AE" IS NOT IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0490G, EFFECTIVE DATE: AUGUST 28, 2008.
CURVE DATA TABLE
SUBJECT PARCEL
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 & STATE ROAD #484 CUT OFF
PARCEL NO. 35341-002-01
VACANT - NO BUILDINGS
±11.99 ACRES (M)
DESCRIPTION: (PER INSTRUMENT OF THE FURNISHED TITLE COMMITMENT)
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
SURVEYOR'S NOTES:
1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 CONVERSION), YELLOW A VALUE OF N 89°58'35" W FOR THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
2. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCH MARK PID DW9570, BEING A STAINLESS STEEL ROD AND CAP STAMPED "HGS R 598 2003", HAVING A PUBLISHED ELEVATION OF 91.26 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88)
3. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH 4 (A) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY EXCHOLD.
5. EASEMENTS OF RECORD REFLECTED EASEMENTS, RIGHT-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 4222000315MS, DATED MAY 17, 2022, A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.I.R.M.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. IN THE OPINION OF THE SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THE SURVEYOR, ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
9. ADDITIONAL RIGHTS MAY EXIST LYING BY FORCE OF THE EASEMENTS LISTED IN TITLE SCHEDULE B, ITEM...
10. THERE WERE NO OBSERVED PARKING SPACES LOCATED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
SURVEYOR'S CERTIFICATION:
TO NORTHGATE NOTE, LLC; FLORIDA COMMERCIAL TITLE SERVICES; FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(1)(2), 8, 9, 11(a), 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2022.
AARON N. HICKMAN, PSM
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6191
aaron@CHWLINC.COM
DATE OF PLAT OR MAP:
GRAPHIC SCALE
0 25 50 100
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
MATCH LINE
SW HWY 484 - R/W WIDTH VARIES
SITE BENCHMARK
MARION COUNTY
AZIMUTH MARK
ELEVATION = 88.32'
N: 1719585.20
E: 565483.34
SITE BENCHMARK
TACK IN NAIL SET
ELEVATION = 91.26'
N: 1720796.67
E: 565376.06
PARCEL NO. 35343-000-00
OWNER: CHP INVESTMENTS 3 LLC
FLOOD ZONE "AE"
FLOOD ZONE "X"
APPROXIMATE LOCATION OF FLOOD ZONE DELINEATION LINE AS SCALED FROM FEMA FIRM MAP
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793
N 89°58'35" W 1177.17' (M)
(BASIS OF BEARINGS)
THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
(MARION COUNTY 6N CORNER)
THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
N: 1719582.03
E: 564636.31
N 0°06'10" E 611.77' (M)
THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
S 89°53'27" E 364.91' (M)
NORTH R/W LINE OF STATE ROAD #484 CUT-OFF
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793
SW HWY 484 - R/W WIDTH VARIES
N 42°01'17" W 663.09' (M)
NORTHWESTERLY R/W LINE OF STATE ROAD #200
SW HWY 200 - R/W WIDTH VARIES
C1
FENCE CORNER IS 0.5' NORTH OF PROPERTY CORNER
4' WIRE FENCE
BILLBOARD
CLARY & ASSOC.
N: 1719581.63
E: 566173.40
CHW
AARON N. HICKMAN
This map prepared by:
Certificate of Authorization No. LB 6979
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEE SURVEYOR'S CERTIFICATE
SEE SURVEYOR'S CERTIFICATE
SURVEYOR'S CERTIFICATE
SHEET NO.
1 OF 6
22-0336
9/7/2022
SCALE: 1" = 100'
DRAWN BY:
CHECKED BY:
PROJECT NO.
PROJECT MGR.
AARON N. HICKMAN
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
LICENSE NO. 6191
CHW
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING
1980 Reynolds Road
Lady Lake, Florida 32159
(352) 259-1520
www.CHWLINC.com
LB 6979

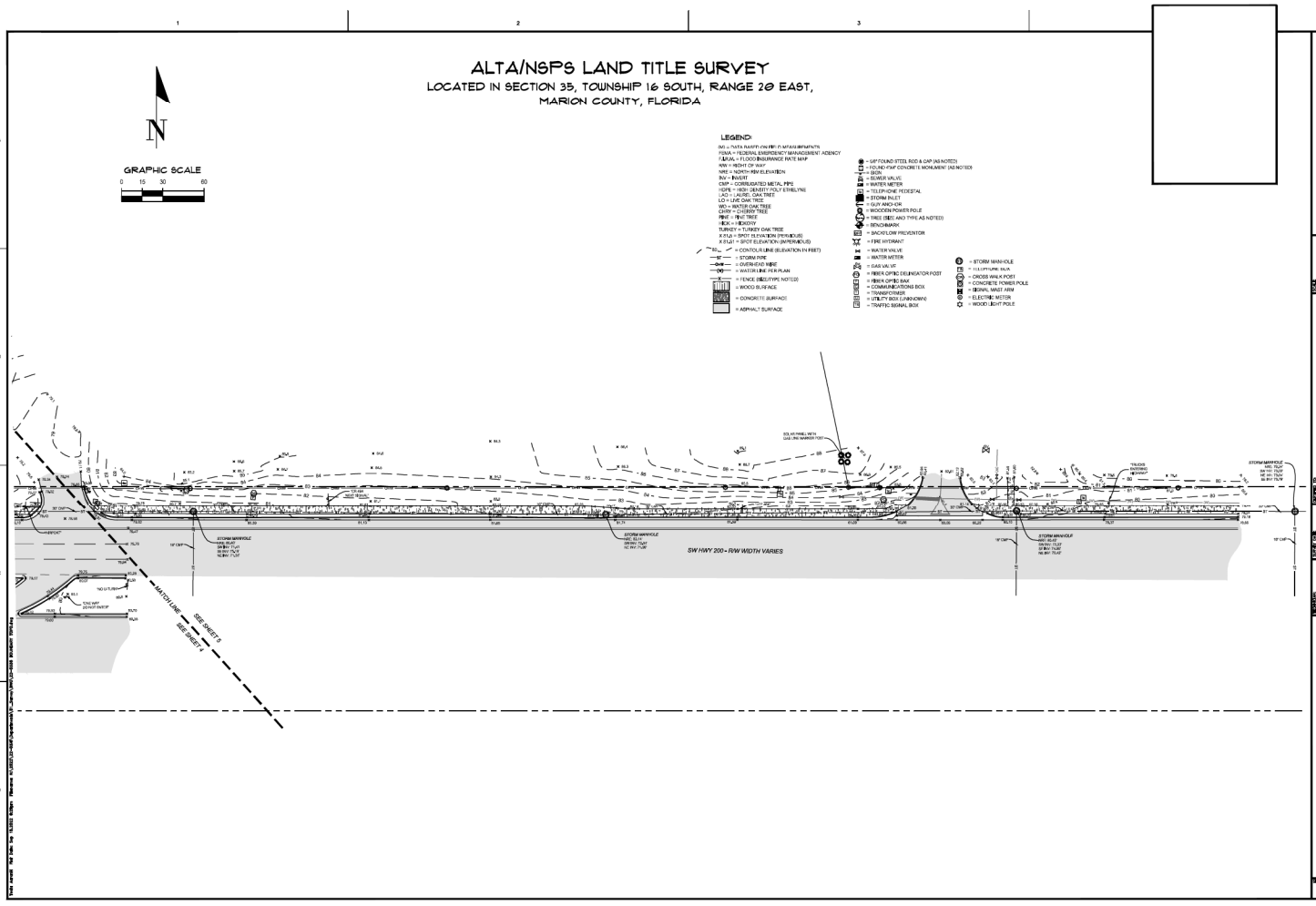

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND
GRAPHIC SCALE
0 15 30 60
MATCH LINE
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE
2-0336
2 OF 6


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
GRAPHIC SCALE
0 15 30 60
MATCH LINE
SEE SHEET 3
SEE SHEET 5
SEE SHEET 4
SEE SHEET 6
S.W. HIGHWAY NO. 484 - R/W WIDTH VARIES
STORM MANHOLE
RIM: 79.87
INV: 75.87
CATCH BASIN
TOP: 79.67
INV: 75.67
AARON N. HICKMAN
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
SEE SURVEYOR'S CERTIFICATE
22-0336
3 OF 6


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
GRAPHIC SCALE
0 15 30 60
SEE SHEET 5
SEE SHEET 4
MATCH LINE
SEE SHEET 7
SEE SHEET 4
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE
22-0336
4 OF 6

ALTA/NSPS LAND TITLE SURVEY

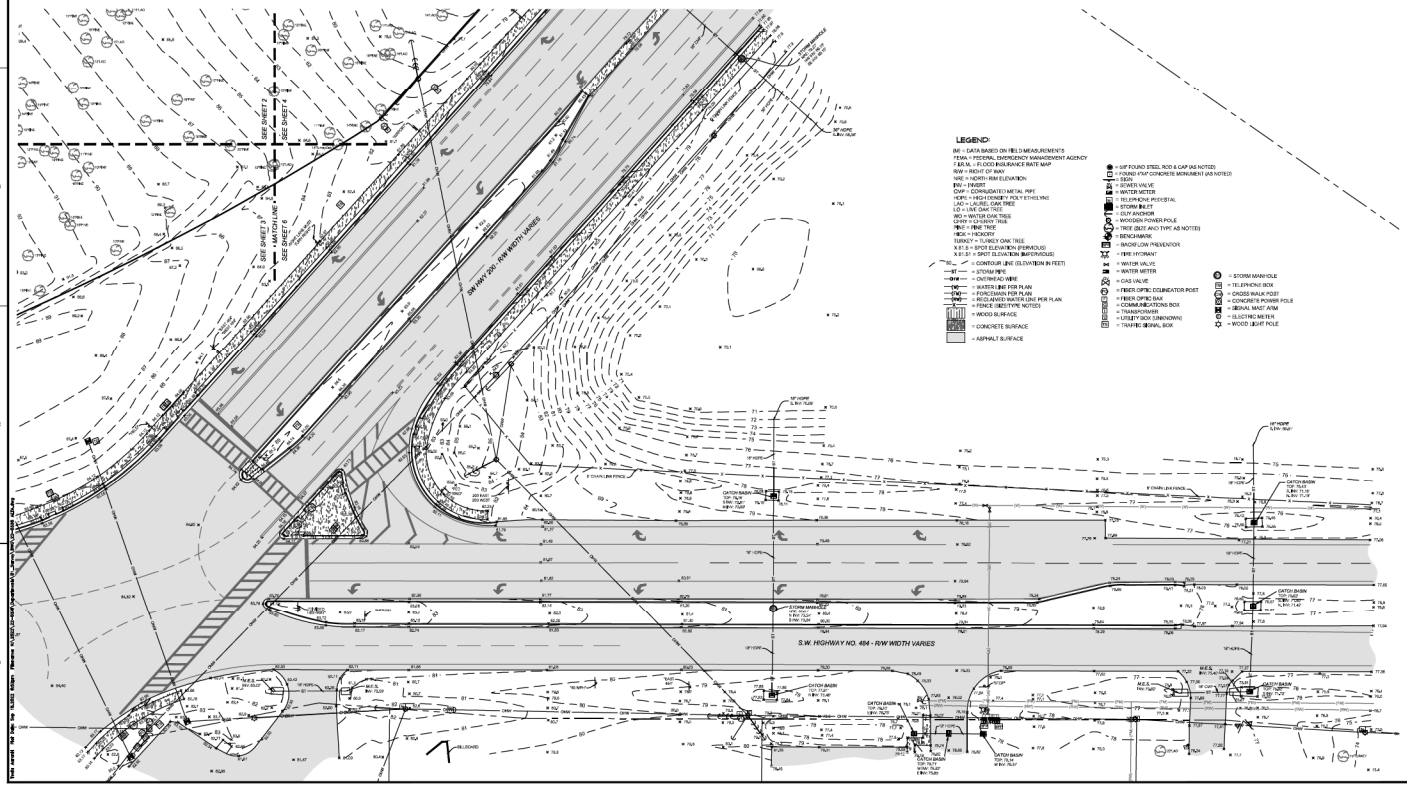
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



This map prepared by:
AARON N. HICKMAN
Certificate of Authorization No. LB 8079
NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEE SURVEYOR'S CERTIFICATE
SEE SURVEYOR'S CERTIFICATE
22-0336
5 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



CHW
Professional Engineers
1000 Research Road
Melbourne, FL 32935
(321) 253-1200
www.chwinc.com
FLORIDA
CA-0000

SCALE: 1" = 30'

SEE SURVEYOR'S CERTIFICATE

DRAWING NO.

DATE OF FIELD WORK: 9/7/2022
DRAWN BY: JMC
CHECKED BY: AARON R. HICKMAN
PROJECT NUMBER: 22-0336
REVISIONS: ADD TOPO & TREE LOCATIONS, REVISE NOTES

SURVEYOR:
Aaron R. Hickman
Florida Licensed Surveyor & Mapper No. License No. 6371

This map prepared by:
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Certificate of Authorization No. LB 8079
SHEET 1 OF 6 SHEETS. THE EXISTING BOUNDARY AS SHOWN HEREON IS LEGALLY DESCRIBED AS FOLLOWS:

SHEET NO.
6 OF 6

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23811 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.4.

SUBJECT:
Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review
Parcel #: 9007-0101-32 #WaiverPIR-001059-2026
Mastroserio Engineering, Inc.

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

LDC 6.8.6.J Buffers (Including Table 6.8-2)
CODE states Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.
APPLICANT - A waiver is requested to provide and maintain a minimum 6-foot-high solid opaque privacy fence in lieu of providing and maintaining a Type “D” Buffer (minimum 15 feet wide with a buffer wall, two shade trees and three accent/ornamental trees with shrubs/groundcover a minimum of 25%) along the new DRA’s east, west, and northwest boundaries (MF to SFR) and maintaining a Type “C” Buffer along the new DRA’s Hemlock Way right-of-way frontage (MF to ROW). (No buffer is required along the DRA’s south boundary that adjoins the overall development site’s remaining development area to the southwest, or the vacant Multiple-Family Dwelling (R-3) zoned property to the southeast.) Applicant justification: The new proposed DRA will use a single-family residential lot as part of its multiple-family development, however, only the DRA will be located on the lot. The proposed minimum 6-foot-high solid opaque privacy will serve to screen the property with fencing that is similarly permitted for the surrounding residential lots, while leaving more of the lot area for the DRA use that would be encroached into by the ordinary buffer and wall, limiting the function of the DRA.

SUBMITTAL SUMMARY REPORT
32788

PLAN NAME:	MIDWAY TERRACE	**LOCATION:**	7191 MIDWAY TER ALL UNITS OCALA,
APPLICATION DATE:	04/23/2025	**PARCEL:**	9007-0101-32
DESCRIPTION:	THE ONLY CHANGES TO THE APPROVED PLAN ARE THE RELOCATION OF THE DRAINAGE RETENTION AREA, A SMALL AMOUNT OF ADDITIONAL IMPERVIOUS PAVEMENT AREA, MINOR GRADING REVISIONS, AND THE UPDATED PIPE CONVEYANCE IMPROVEMENTS TO THE PROPOSED DRAINAGE RETENTION AREA. THE APPROVED LANDSCAPE BUFFER AND ALL OTHER IMPROVEMENTS WILL REMAIN AS PERMITTED.		

CONTACTS	NAME	COMPANY
Applicant	Paolo Mastroserio	Mastroserio Engineering, Inc
Applicant	shahbaz yousaf	
Engineer of Record	Paolo Mastroserio	Mastroserio Engineering, Inc

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.1	06/30/2026	07/15/2026		In Review
OCE: Plan Review (DR) v.1	01/12/2026	01/27/2026	01/12/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		01/27/2026	01/12/2026	Approved

Comments

JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied
YES 6.2.1.F - North arrow and graphic drawing and written scale On Sheets L001 and L002 the North Arrow is not pointing true north.
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health) — 01/27/2026 — 01/12/2026 — Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
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) — 01/12/2026 — Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
YES 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)			01/12/2026	Approved

Comments

Zoning: Approved
YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Cover sheet C001 indicates incorrect FLU and zoning designation for properties north of project (on Hemlock Loop Terrace). Please correct. Please indicate FLU and zoning designations of properties across Midway Terrace.
6/16/25 - Acknowledged by applicant.
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate proposed and permitted building height.
6/16/25 - Included
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Included
INFO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please indicate width of required buffers on site plan. Ensure no structures are within this buffer, per LDC Sec. 6.8.6. Staff does not support separate driveway for garbage collection area. Please relocate and indicate buffering/screening for garbage collection area, per LDC Sec. 6.8.9
6/16/25 - Additional driveway removed by applicant. No structures are allowed within buffer and shall be indicated after-the-fact on as-builts.
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 Included
YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Will be served by central water and sewer. Defer to MCU
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone Included
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) Please submit an environmental assessment for listed species (EALS), or EALS exemption request, meeting requirements in LDC Sec. 6.5
6/18/25 - EALS and transect map were submitted separately and transmitted to FWC on 6/18.
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 Adequate parking is provided. For future reference, please indicate number of rooms per unit to calculate parking spaces for residential projects. 1-bedroom multi-family units, for example, only need to provide 1.5 parking spaces instead of 2. See LDC Sec. 6.11.8 and Table 6.11-4.
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any signs? If so, please indicate on site plan C003. A separate sign permit will be required.
6/16/25 - Acknowledged by applicant.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Included
YES 2.12.27 - Show location of outside storage areas Will there be any outdoor storage areas?
6/16/25 - No outdoor storage areas indicated by applicant

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain No ESOZ
Primary Springs Protection Zone
FEMA Flood Zone X
N/A Additional Zoning comments

Land Use: Approved
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
INFO 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Site is allowed to have between 14 and 27 residential units on it. Applicant is proposing 15. This is within the allowed density
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
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?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
YES 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/Atlernate/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?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		01/27/2026	01/12/2026	Approved

Comments

YES 2.12.18 - All trees 10" DBH and larger Show all existing trees on site, aerial indicates trees in middle of parcel,not shown on plans
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection
N/A 6.7.4 - Shade tree requirements
YES 6.7.6 - Tree removal submittal requirements Plans indicates 5 existing trees. 3 trees to be preserved, 3 to be removed - 6 existing trees - please confirm
YES 6.7.8 - Protected tree replacement requirements
YES 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
N/A 6.8.4 - Landscape area requirements for non-residential development
YES 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers 1. OHE along north side of Midway terrace, please show on plans. 2. Large shade trees shall not be within 30' of OHE, please adjust trees, 3. Type A buffer requires 50% shrubs and groundcovers, please show on plans 4. Label buffer types 5. Label buffer material on south buffer
YES 6.8.7 - Parking areas and vehicular use areas
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas confirm location of dumpster with planning/zoning
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so, please submit a signed and sealed photometric plan
N/A 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved

Comments

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
6/13/25-fee due with resubmittal
5/8/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 6/13/25-Corrected
5/8/25-type of application; Major Site Plan
YES 2.12.4.A - Type of application on front page 6/13/25-Corrected
5/8/25-type of application; Major Site Plan
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 5/8/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)			01/12/2026	Approved

Comments

YES Major Site Plan Received authorization letter. 6-16-2025 HR
Check Sunbiz for Ocala Shores LLC & Magic Shores LLC. Shahbaz Yousaf is not an authorized signer for either LLC. Also on site plan, there are two different LLC listed under the Owner/Developer. They both should have the same name. Either Ocala Shores or Magic Shores. Check project list. 5/15/25 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]."

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis.
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
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.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail		01/12/2026	Approved

Comments

ES 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
YES 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
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
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

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way 5/16/25 - Include right-of-way dimensions for Midway Terrace (when showing driveway(s) on opposite side of road as indicated elsewhere).
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 5/16/25 - Use the fitted curve equation based upon ITE Trip Generation Manual, 11th Ed. to report daily and peak HR of adjacent street traffic (AM and / or PM).
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access 5/16/25 - 1) Show driveway(s) on opposite side of Midway Terrace for coordination purposes. 2) Relocate dumpster access to an on-site location.
YES 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs 5/16/25 - Stop sign is required with stop bar.
YES 6.11.9.C - Pavement marking 5/16/25 - Label stop bar and reference TS030 on details sheet to reinforce Title sheet construction notes.
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
YES 6.12.12 - Sidewalks 6/25/25 - Applicant indicates a DRC waiver is being requested.

5/16/25 - Sidewalks required on one side of Midway Terrace. Include sidewalk design or apply for DRC waiver to this requirement.
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)			01/12/2026	Approved

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: 07-20-2026 Parcel Number(s): 9007-0102-16, 9007-0101-32 Permit Number: 32788

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MIDWAY OAKS, fka "MIDWAY TERRACE" 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): OCALA SHORES, LLC.
Signature:
Mailing Address: PO BOX 950238 City: LAKE MARY
State: FLORIDA Zip Code: 32795 Phone # 1-786-399-3700
Email address: shahbazy@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): MASTROSERIO ENGINEERING,INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Code Section: LDC Section 6.8.6. J including Table 6.8-2
Reason/Justification for Request (be specific): A waiver is requested to provide and maintain a minimum 6-foot high solid opaque privacy fence in lieu of providing and maintaining a Type "D" Buffer (minimum 15 feet wide with a buffer wall, two shade trees and three accent/ornamental trees with shrubs/groundcover a minimum of 25%) along the new DRA's east, west, and northwest boundaries (MF to SFR) and maintain a Type "C" Buffer along the new

---

DEVELOPMENT REVIEW USE:
Received By: Date Processed: Project # AR #

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):

CLEAR FORM

Revised 6/2021

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) Continued Waiver -- Code Section: LDC Section 6.8.6. J including Table 6.8-2
Reason/Justification for Request (be specific): right-of-way frontage (MF to ROW). (No buffer is required along the DRA's south boundary that adjoins the overall development site's remaining development area to the southwest, or the vacant Multiple-Family Dwelling (R-3) zoned property to the southeast.) Applicant justification: The new proposed DRA will use a single-family residential lot as part of its multiple-family development, however, only the DRA will be located on the lot.

Section & Title of Code (be specific) Continued Waiver -- Code Section: LDC Section 6.8.6. J including Table 6.8-2
Reason/Justification for Request (be specific): The proposed minimum 6-foot (6') high solid opaque privacy will serve to screen the property with fencing that is similarly permitted for the surrounding residential lots, while leaving more of the lot area for the DRA use that would be encroached into by the ordinary buffer and wall, limiting the function of the DRA.

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): _____

Revised 6/2021

Marion County
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Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.8.6 - Buffers
Reason/Justification for Request (be specific): A waiver is requested to provide a 6' high opaque fence along the property boundary fronting the cul de sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs & ground cover for this 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the D.R.A. The fence would be offset 10 feet inward from the property line.

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): _____

Revised 6/2021

MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA (811) AT LEAST 48 HOURS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHNS WATER MANAGEMENT DISTRICT REGULATIONS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEWING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, &
C) THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 3" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED. UNLESS SOD IS SPECIFICALLY PROPOSED.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PREVIOUSLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110.2.3 AND 110.6. ANY TREES THAT SHALL DIE IF MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE SO AS TO AVOID ANY PONDING AT PIPE ENDS.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

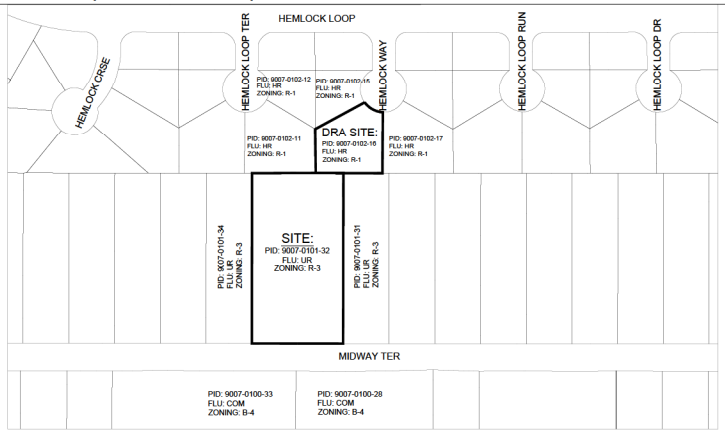
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

UTILITIES SERVICE PROVIDERS:

1. POWER (DUKE ENERGY)		(800) 694-8936
2. TELEPHONE (CENTURYLINK)		(352) 401-6555
3. CABLE (COMCAST)		Scott_Overbeck@cable.comcast.com
4. GAS (TECO)		(407) 420-2879
5. WATER & SEWER (MARION COUNTY)		(352) 307-6000

SUNSHINE STATE ONE CALL
CALL BEFORE YOU DIG
1-800-432-4770

811 Know what's below. Call before you dig.



100 50 0 100
GRAPHIC SCALE IN FEET

LOCATION MAP

SEC. 5, TWP. 16, RGE: 23
MARION COUNTY, FLORIDA

IMPORTANT DEVELOPMENT NOTE TO ALL MARION COUNTY REVIEWERS:

BASED ON THE DRC STAFF MEETING RESULTS, AN UPDATED SITE PLAN WAS REQUIRED FOR THIS PROJECT. THE ONLY CHANGES TO THE PLAN REQUIRE 2 DEPARTMENTS TO REVIEW THIS PLAN, THOSE DEPARTMENTS ARE LANDSCAPING AND DRAINAGE.THIS PLAN IS AN UPDATE TO THE ALREADY APPROVED MIDWAY OAKS SITE PLAN AR# 32788. THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION. THE OWNER HAS ACQUIRED AN ADDITIONAL PROPERTY ADJACENT TO THIS SITE. THIS NEWLY ACQUIRED PROPERTY WILL BE UTILIZED FOR STORMWATER RETENTION ONLY TO ACCOMMODATE THE IMPROVEMENTS ON THE R3 ZONED PROPERTY. THERE ARE NO CHANGES TO THE APPROVED BUILDING LAYOUT. THE ONLY CHANGES TO THE APPROVED PLAN ARE THE RELOCATION OF THE DRAINAGE RETENTION AREA, A SMALL AMOUNT OF ADDITIONAL IMPERVIOUS PAVEMENT AREA, MINOR GRADING REVISIONS, AND THE UPDATED PIPE CONVEYANCE IMPROVEMENTS TO THE PROPOSED DRAINAGE RETENTION AREA. THE APPROVED LANDSCAPE BUFFER AND ALL OTHER IMPROVEMENTS WILL REMAIN AS PERMITTED.

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL. SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32 & 9007-0102-16
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	94,288 S.F. +/- 2.16 ACRES +/-
CURRENT ZONING:	R3(9007-0101-32) & R1(9007-0102-16)
CURRENT LAND USE:	UR(9007-0101-32) & HR(9007-0102-16)
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MULTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2188 (16,194 SF) (ON R3 PARCEL ONLY)
ALLOWABLE BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY

PROPOSED DEVELOPMENT:

THE EXISTING CITY OF OCALA 50 YR WATERLOPED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0102-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:	
SITE IS CURRENTLY VACANT.	94,288 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	16,196 S.F. (17.18%)
PROPOSED PATIO/DECK:	600 S.F. (0.60%)
PROPOSED PAVEMENT:	15,111 S.F. (16.03%)
PROPOSED CONCRETE:	3,199 S.F. (3.39%)
TOTAL PROPOSED IMPERVIOUS:	35,375 S.F. (37.52%)
PROPOSED DRA:	17,028 S.F. (18.06%)
OPEN SPACE:	41,883 S.F. (44.42%)

PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 15 = 30 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DRAINAGE CONSTRUCTION SPECIFICATION:

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

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. ALL PUBLIC FACILITIES FOR THIS 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.

DEVELOPMENT AGREEMENTS:

1) NONE AT THIS TIME

TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 11th EDITION.

MULTIFAMILY UNITS
(USE ITE CODE 220 - MULTIFAMILY HOUSING (LOW RISE)
AVERAGE VEHICLE TRIP ENDS VS. DWELLING UNITS

MULTIFAMILY UNITS = 15 UNITS
AM PEAK HOUR TRIPS = 1
AM PEAK HOUR TRIPS = 7, PM PEAK HOUR TRIPS = 8

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

2. TREE SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS

5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.

6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.

7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.

8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.

9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.

11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A CONNECTION TO EXISTING WATER MAIN. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A CONNECTION TO AN EXISTING SEWER FORCEMAIN AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.

4. WATER USAGE = 3,200 GPD

5. SEWER USAGE = 3,200 GPD

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHEASTERN SECTION OF MARION COUNTY, FLORIDA.

2. THE PROPERTY IS PRESENTLY ZONED R-3.

3. THIS PROJECT SHALL BE DEVELOPED BY THE MAGIC SHORES, LLC.

CHARACTER OF DEVELOPMENT NOTE:

THIS SITE IS PROPOSED A MULTI FAMILY RESIDENTIAL DEVELOPMENT CONTAINING ATTACHED RENTAL UNITS WITHIN TRIPLEXES AND QUADPLEXES.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0520D, EFFECTIVE DATE 08-28-2008.

PLAN DATUM AND BENCHMARK NOTE:

STATE PLANE COORDINATES WERE DERIVED BY GPS, FLORIDA WEST ZONE. ELEVATIONS ARE BASED ON THE GPS RTK NETWORK DATUM FROM FDOT HARN AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS, THE VERTICAL DATUM IS BASED ON NAVD 88.

SITE LIGHTING NOTE:

ALL FUTURE EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING.

CONSTRUCTION INSPECTION NOTE:

UTILITY INSTALLATION PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION MEETING SHALL BE ORGANIZED WITH THE MCUD CONSTRUCTION MANAGER, ALEJANDRO RAD, 72 HOURS PRIOR TO START OF CONSTRUCTION. MR. RAD CAN BE REACHED AT 352-307-4630 OR ALEJANDRO.RAD@MARIONCOUNTYFL.ORG

SIGHT DISTANCE NOTE:

ROADWAY CONNECTION TO MIDWAY TERRACE MEET
FDOT SIGHT DISTANCE CRITERIA.

LEGAL DESCRIPTION:

LOT 32 & 33, BLOCK 101, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 16, BLOCK 102, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

INDEX OF SHEETS:

SHT. NO.	SHT. TITLE
C001	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE/GEOMETRY/UTILITY PLAN
C004	DRAINAGE & GRADING PLAN
C005-006	DETAILS
C007	LIFT STATION DETAILS
L001-004	LANDSCAPE PLANS
S001	SURVEY
S002	SURVEY

SURVEYOR

D.W. HIRST & ASSOCIATES, INC.
13950 SE 36TH AVENUE
SUMMERFIELD FL 34421
352-347-6775

OWNER/DEVELOPER

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

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, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO, P.E. 58691
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)-433-2185

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND, SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES, WASH OUTS/EROSION, AND BUILD UP OF DEBRIS.

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

WAIVERS:

RESULTS OF WAIVERS REQUESTED FOR THIS PROJECT

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
2.13.8	CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY	APPROVED	CONDUCTED SITE INSPECTION TO CHECK EXISTING CONDITIONS ON AND AROUND THE SITE AS WELL AS UTILIZING EXISTING CONTOURS AND LIDAR	09-19-2025
6.12.12.D	SIDEWALKS	APPROVED	PAY FEE IN LIEU OF GEDITABLE CONSTRUCTION PRIOR TO FINAL INSPECTION	09-29-2025

DATE:	REVISION DESCRIPTION:

SCALE: 1"=100'

MASTROSERIO ENGINEERING, INC
CA# 201129
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: MASTER PLAN.DWG	DESIGNED BY: PM
DATE: 06-21-2026	DRAWN BY: PM
	CHECKED BY: PM

MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE: 23

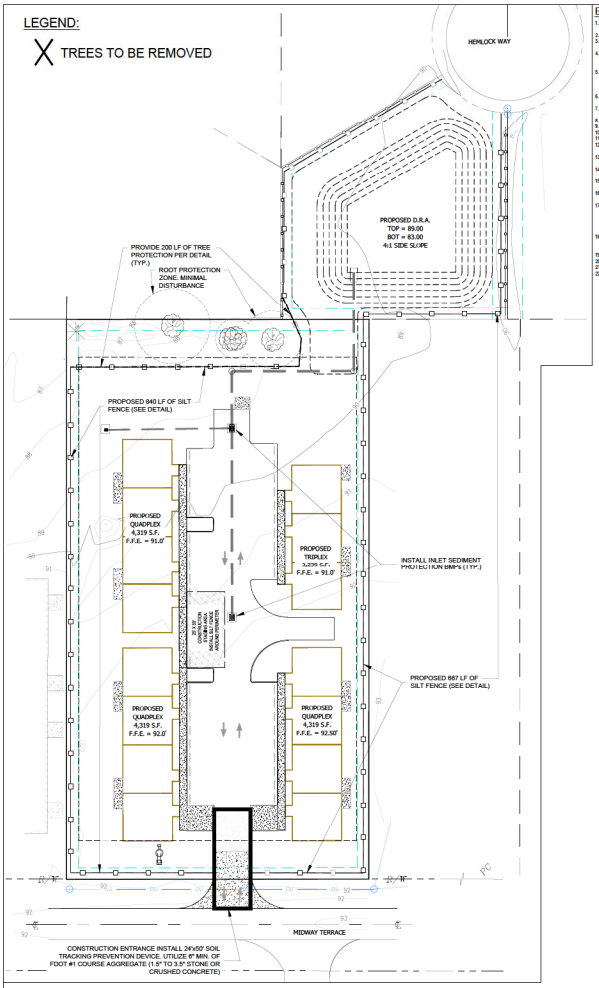
JOB#: 24-40

TITLE: TITLE SHEET

SHEET C1 OF 7

LEGEND:

X TREES TO BE REMOVED



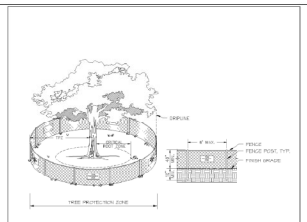
EROSION / DEMO PLAN:

30 15 0 30

GRAPHIC SCALE IN FEET

EROSION CONTROL NOTES:

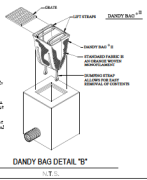
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS ESTABLISHED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURERS SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE PRIOR TO ANY PARTNERSHIP REPRESTONE
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES INCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE OWNER.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL ACCEPT THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE PLUGGED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 3:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. SEED AND MULCH ALL DISTURBED AREAS WITHIN 7 DAYS OF FINAL GRADE. MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.



TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. NO MATERIALS OR EQUIPMENT SHALL BE PLACED ON THE NATURAL OF GRATE MATERIALS, MULCHES BUT GAP (MESH) TO PASS FILL, TOPSOIL, ASPHALT, CONCRETE, AND WASTES WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. NO TRENCHING OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR REDUCES MAJOR DAMAGE DURING CONSTRUCTION, AS DETERMINED BY THE COUNTY ARBORIST, THE TREE SHALL BE REPLACED AS FOLLOWS: REPLACEMENT SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL DIAMETER OF THE TREE(S) DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3.5" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

Marion County BOARD OF COUNTY COMMISSIONERS | MSTD/C EFFECTIVE: 10/03/2013 | REVISION: # N/A | TREE PROTECTION | 7.3.4 LS 009

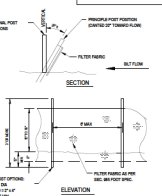


DANDY BAG DETAIL "B"
N.T.S.

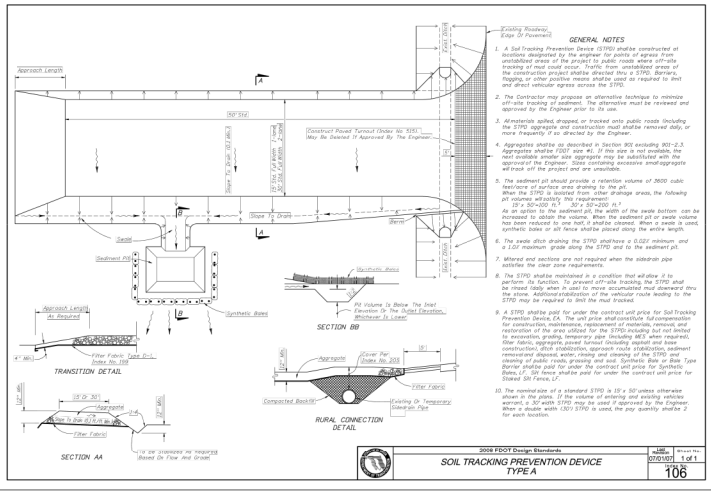
DANDY BAG "B"
Installation and Maintenance Guidelines

Surrounding Erosion Control Devices with Dandy Bag "B"
Dandy Bag "B" can be used to surround other erosion control devices such as silt fence, hay bales, curb inlet protection, and other devices. The Dandy Bag "B" can be used to surround these devices by placing the Dandy Bag "B" on the ground and then placing the erosion control device on top of the Dandy Bag "B". Dandy Bag "B" can be used to surround these devices by placing the Dandy Bag "B" on the ground and then placing the erosion control device on top of the Dandy Bag "B".

Maintenance
Dandy Bag "B" is manufactured from woven polypropylene and should have a useful life of approximately one year. Dandy Bag "B" should be inspected after each rain event and at least once every two weeks. Dandy Bag "B" should be replaced when it is no longer functioning properly. Dandy Bag "B" should be replaced when it is no longer functioning properly. Dandy Bag "B" should be replaced when it is no longer functioning properly.



TYPE III SILT FENCE DETAIL
FDOT INDEX # 102



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unpaved areas on the project to paved roads. Additional areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.² 30' x 50'=200 ft.²
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale slope draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Metered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raked daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base material), signs, and all labor, equipment, tools, and incidentals. Equipment removal, cleaning, and/or thorough cleaning of the STPD, and cleaning of public roads, grassing and sod. Synthetic Bale or Base Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2006 FDOT Design Standards | SOIL TRACKING PREVENTION DEVICE TYPE A | Last Revised 07/01/07 | Sheet No. 1 of 1 | Index No. 106

ENGINEER'S CERTIFICATION:
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025
DATE:
FRANCISCO MASTROSPERO, P.E. 93387, CA#29189
MASTROSPERO ENGINEERING, INC.
170 SE 33RD PLACE
OCALA, FL 34471
PH: (352) 342-3185
FAX:
FMOC@MASTROSPERODESIGN.COM

REVISION DESCRIPTION	DATE

MIDWAY OAKS (AR#32798) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL. SEC. 8, TWP. 16, RGE. 23

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 30'

JOB#: 24-40

SHEET C2 OF 7

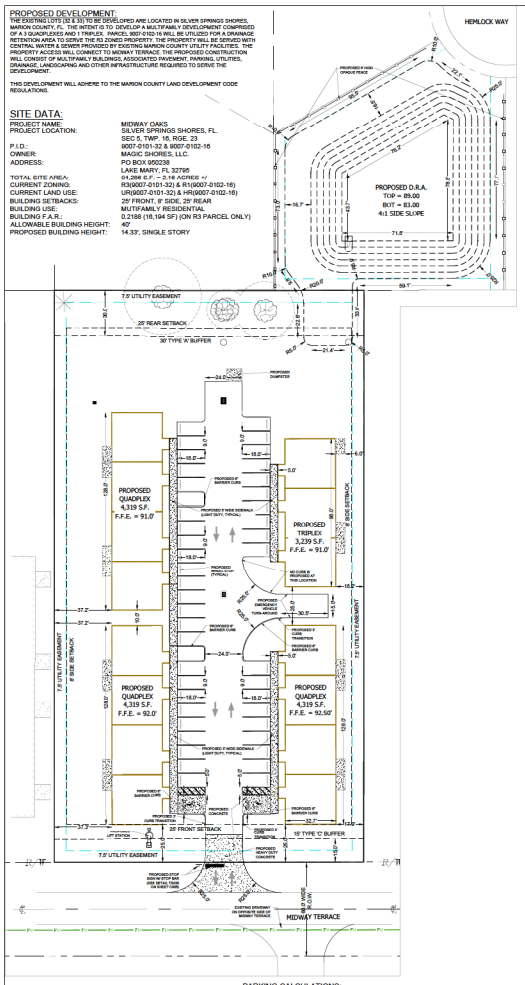
PROPOSED DEVELOPMENT:

THE EXISTING LOTS (32 & 33) TO BE DEVELOPED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0103-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32 & 9007-0102-16
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	01.286 S.F. +/- 2.16 ACRES +/-
CURRENT ZONING:	R3(9007-0101-32) & R1(9007-0102-16)
CURRENT LAND USE:	UR(9007-0101-32) & HR(9007-0102-16)
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MUTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2168 (16,194 SF) (ON R3 PARCEL ONLY)
ALLOWABLE BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY



0 30 60
GRAPHIC SCALE IN FEET

SITE/GEOMETRY PLAN

PARKING CALCULATIONS:

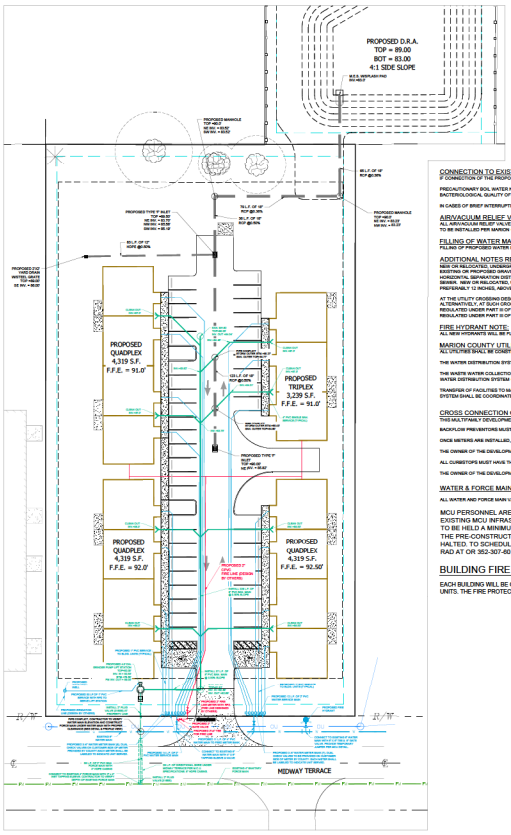
PROPOSED MULTIFAMILY UNITS: 10
REQUIRED: 3 SPACES PER UNIT
2 x 10 = 30 STYCKES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:	
SITE IS CURRENTLY VACANT.	94,286 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	16,195 S.F. (17.18%)
PROPOSED PATIO/DECK:	900 S.F. (0.95%)
PROPOSED PAVEMENT:	15,111 S.F. (16.03%)
PROPOSED CONCRETE:	3,169 S.F. (3.36%)
TOTAL PROPOSED IMPERVIOUS:	35,375 S.F. (37.52%)
PROPOSED DRA:	17,028 S.F. (18.06%)
OPEN SPACE:	41,883 S.F. (44.42%)



0 30 60
GRAPHIC SCALE IN FEET

UTILITY PLAN

POTABLE WATER & DOMESTIC SANITARY SEWER NOTES AS APPLICABLE:

DEP NOTICE

NOTE TO THE UTILITY: PURSUANT TO RULE 62-555.311, FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT OTHER THAN AS AUTHORIZED/STATED UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE ON THE UTILITY. SHALL BE SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFERS
THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY OF THIS PERMIT. THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

UTILITY SEPARATION - VERTICAL CLEARANCE
WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
A. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
B. CONCRETE ENCASED VITRIFIED CLAY, OR
C. P.V.C. PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

UTILITY SEPARATION - HORIZONTAL SEPARATION
WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST TEN FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:

A. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR,

B. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (A) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED;

C. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

WHERE WATER MAINS PARALLEL STORM SEWER PIPES WITH LESS THAN 3 FEET HORIZONTAL CLEARANCE, THE WATER MAIN SHALL BE AWWA C150/C151 DUCTILE IRON IN THOSE LOCATIONS.

SEPARATION REQUIREMENTS OF 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

WHERE WATER MAINS CROSS UNDERSTRIKE SEWER PIPES WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR A FIRST MAIN IS 10 FEET PREFERRED HORIZONTAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SANITARY SEWER MAINS (SEE A. ABOVE).

SEPARATION REQUIREMENTS BETWEEN POTABLE WATER MAINS AND ANY TYPE OF REUSE MAINS OTHER THAN UNRESTRICTED ACCESS REUSE IS 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

CONSTRUCTION NOTES
THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
A. DUCTILE IRON PIPE (3 INCHES TO 64 INCHES) - AWWA C150/C151;
B. P.V.C. (WITH NATIONAL SANITATION FOUNDATION SEAL)
(1) AWWA C900/ASTM 1784 (4 INCHES TO 12 INCHES) WITH DR18 MINIMUM;
(2) AWWA C905 (14 INCHES TO 48 INCHES);
(3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SDR 21 MINIMUM);
C. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800); AND
D. POLYBUTYLENE PIPE - AWWA C902.
E. COLOR CODING OR MARKING OF NEW OR RELOCATED WATER MAIN PIPES SHALL BE IN ACCORDANCE WITH F.A.C. 62-555.320 (13)(b3).

CONNECTION TO EXISTING WATER MAINS

IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

AIR/VACUUM RELIEF VALVES

ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM. ALL AR/VS TO BE INSTALLED PER MARION COUNTY LAND DEVELOPMENT CODE DETAIL UT-206.

FILLING OF WATER MAINS

FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

ADDITIONAL NOTES REGARDING UTILITY CROSSINGS

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSING DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER, REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

FIRE HYDRANT NOTE:

ALL NEW HYDRANTS WILL BE FLOWED, TESTED, AND PAINTED PER NFPA 291.

MARION COUNTY UTILITY NOTES:

ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.

THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.

THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
WATER DISTRIBUTION SYSTEM COMPLETION AND CLOSEOUT - ALL REQUIREMENTS OF SEC. 6.14.4 SHALL BE COMPLIED WITH. "AS-BUILTS" SHALL CONFORM SEC. 6.14.8.

TRANSFER OF FACILITIES TO MARION COUNTY UTILITIES SHALL BE COMPLIED WITH. ADDITIONALLY, 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.

CROSS CONNECTION CONTROL / WATER METERS / & BACKFLOW PREVENTOR NOTES:

THIS MULTIFAMILY DEVELOPMENT CONTAINS MULTIPLE WATER METERS AND BACKFLOW PREVENTORS.

BACKFLOW PREVENTORS MUST BE INSTALLED PRIOR TO THE METER INSTALLATION.

ONCE METERS ARE INSTALLED, THE CONTRACTOR MUST TEST THE BACKFLOW PREVENTORS WITHIN SEVEN (7) DAYS AND SUBMIT THE TEST RESULTS TO CROSSCONNECTIONCONTROL@MARIONFL.ORG.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR PROVIDING METER LABELS/IDENTIFIERS THAT INDICATE WHICH UNIT EACH METER SERVES.

ALL CURBSTOPS MUST HAVE THE ABILITY TO BE LOCKED AND MUST HAVE METER NUT CONNECTIONS COMPARABLE TO THE SIZE OF THE DESIRED METER.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR THE MAINTENANCE OF THE BACKFLOW PREVENTORS.

WATER & FORCE MAIN VALVE NOTE:

ALL WATER AND FORCE MAIN VALVES TO BE LOCATED OUTSIDE OF PAVEMENT AND CONCRETE AREAS.

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 RAD AT OR 352-307-6012.

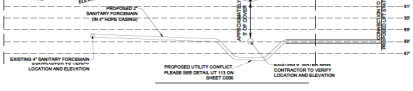
BUILDING FIRE PROTECTION NOTE:

EACH BUILDING WILL BE CONSTRUCTED WITH 2 HOUR FIRE WALLS TO SEPARATE THE UNITS. THE FIRE PROTECTION SYSTEM WILL MEET NFPA 13 D STANDARDS.

WATER MAIN CLEARANCES/SEPARATIONS MUST ADHERE TO F.D.E.P. REGULATIONS

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (3)	3 ft. minimum	12 inches minimum (2)	Minimum 3 ft.
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	12 inches minimum (2)	Minimum 3 ft.
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 3 ft. minimum (5)	12 inches minimum (2)	Minimum 3 ft.
On-Site Sewage Treatment & Disposal System	10 ft. minimum		

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM VERTICAL SEPARATION IS 6 INCHES.
(2) REFLECTS MINIMUM REQUIREMENTS UNDER PART II OF CHAPTER 62-610, F.A.C.
(3) RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. MAY BE LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.



UTILITY CONFLICT PROFILE DETAIL

ENGINEER'S CERTIFICATION:

DATE:
PACO MASTROSERIO, P.E. 59841
MASTROSERIO ENGINEERING, INC. C.A.#88.99

MASTROSERIO ENGINEERING, INC
1705 E. 52ND PLACE
OCALA, FL 34471
352-307-6012
PAUL@MASTROSERIOENG.COM

REVISION DESCRIPTION:	DATE:	DESIGNED BY: PM	DRAWN BY: PM	CHECKED BY: PM	DATE: 06-21-2026

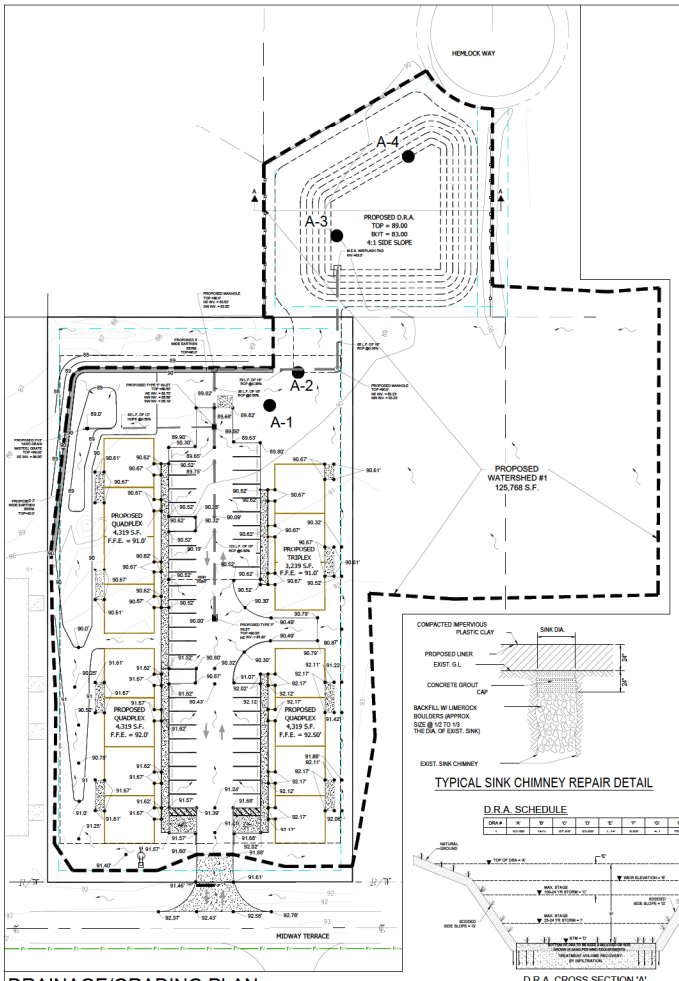
TITLE: SITE/GEOMETRY/UTILITY PLAN

MIDWAY OAKS (AR#23798) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL. SEC. 5, TWP. 16, RGE. 23

SCALE: 1" = 30'

JOB#: 24-40

SHEET C3 OF 7



DRAINAGE/GRADING PLAN

GRAPHIC SCALE IN FEET
30 15 0 30 60

DRAINAGE DATA:

SOURCE:
DESIGN STORM: 100YR/24HR STORM
RAINFALL INCHES: 11.5"
SOIL TYPES: 'A'
IMPERVIOUS CURVE NUMBER: 98
PERVIOUS CURVE NUMBER: 39

DRAINAGE SUMMARY:

1. THE RETENTION AREA SHALL BE PRIVATE.
2. THE RETENTION AREA SHALL TO BE MAINTAINED BY THE OWNER.
3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
5. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
6. RUNOFF RATES & VOLUMES REFLECT "PONDS" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

DRAINAGE NOTES

1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS", AND IS DETERMINED BY INTERPOLATION OF TABLE 2-2A (PAGE 2-5).
3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF: THE VOLUME OF THE FIRST 1.5" OF RUNOFF FROM EACH WATERSHED, (SEPARATE) AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE
5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WMD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED, OTHERWISE IT SHALL BE FINISH GRADED AND SODDED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL. TYPE III SILT FENCE AND OPTIONAL DANDY BAGS SHALL BE USED AS PER DETAIL.

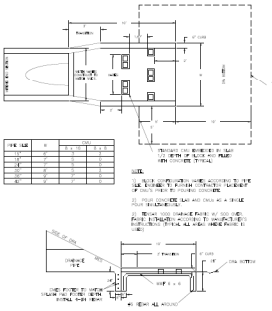
DRAINAGE LEGEND:

A-1 — SOIL BORING LOCATION AND ID NUMBER

DENOTES DIRECTION OF STORMWATER FLOW

WATERSHED BOUNDARY

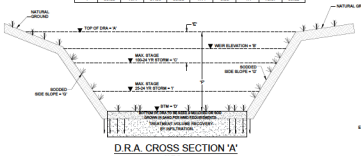
TYPICAL SINK CHIMNEY REPAIR DETAIL



ENERGY DISSIPATER DETAIL
NOT TO SCALE

D.R.A. SCHEDULE

DRA #	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"
1	83.00'	94.0'	97.00'	83.00'	1.14'	0.00'	-0.1'	76.15'	83.00'



D.R.A. CROSS SECTION 'A'
N.T.S.

NOTE FOR ALL DRA CONSTRUCTION:
IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNDISTURBED NATIVE SOIL BETWEEN THE BOTTOM OF THE STORAGE OF THE LIMEROCK AND/OR THE SOIL TYPE WHICH EXISTED PRIOR TO THE STORAGE OF THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.



V-TYPE SWALE DETAIL
NOT TO SCALE



TYPICAL HEAVY DUTY CONCRETE (RIGID) SECTION



TYPICAL LIGHT DUTY CONCRETE (RIGID) SECTION

WATERSHED RUNOFF CALCULATIONS - MIDWAY OAKS

RAINFALL DATA — 25YR/24HR RAINFALL (INCHES) = 8.30; 100YR/24HR RAINFALL (INCHES) = 11.50

PRE WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	61
B	0	61	80
C	0	74	90
D	0	80	92

OVERALL OPEN AREA CONDITION CURVE # = 39.00

	AREA FT^2	AREA ACRES	% AS DECIMAL	CURVE # (CN)
DRA BTM	0	0.00	0.000	98.00
BLDG	0	0.00	0.000	98.00
PAVEMENT	0	0.00	0.000	98.00
MISC.	0	0.00	0.000	98.00
	0	0.00	0.000	98.00
OPEN AREA	125768	2.89	1.000	39.00

OVERALL CN = 39.00

HYDROGRAPH SHAPE FACTOR = 484

SCS RUNOFF CALCULATION
Q = (P - Ia)^2 / (P - Ia + S); Ia = 0.2(S); S = 1000/CN - 10
Q = (P-0.2 (S))^2 / (P + 0.8 (S))
Q =RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

PRE CONDITION — PRE-DEVELOPMENT

25YR/24 HR RUNOFF INCHES	25YR/24 HR RUNOFF FT^3	25YR/24 HR RUNOFF AC-FT	100YR/24 HR RUNOFF INCHES	100YR/24 HR RUNOFF FT^3	100YR/24 HR RUNOFF AC-FT
1.29	13469	0.31	2.92	30590	0.70

TIME OF CONCENTRATION (min) = 10.00
IMPERVIOUS AREA = 41305 S.F.
% IMPERVIOUS = 32.84%

POST WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	77
B	0	61	80
C	0	74	90
D	0	80	92

OVERALL OPEN AREA & PRE CONDITION CURVE # = 39.00

HYDROGRAPH SHAPE FACTOR = 484

	AREA FT^2	AREA ACRES	% AS DECIMAL	CURVE # (CN)
DRA BTM	4611	0.11	0.037	98.00
BLDG	16168	0.37	0.129	98.00
PAVEMENT	15111	0.35	0.120	98.00
MISC. CONCRETE	3639	0.08	0.029	98.00
FUTURE	6359	0.15	0.051	98.00
OPEN AREA	79854	1.83	0.635	39.00

OVERALL CN = 60.54

POST CONDITION — 25YR/24HR RUNOFF / 100YR/24HR RUNOFF

25YR/24HR RUNOFF INCHES	25YR/24HR RUNOFF FT^3	25YR/24HR RUNOFF AC-FT	100YR/24HR RUNOFF INCHES	100YR/24HR RUNOFF FT^3	100YR/24HR RUNOFF AC-FT
1.29	13469	0.31	2.92	30590	0.70

TREATMENT TYPE = DRY RETENTION
TREATMENT VOLUME
1.0" OVER AREA = 6340
1.25"OVER IMPERV. = 4303
TOTAL T.V. REQUIRED = 10481

POST-PRE DIFFERENCE — 25YR/24HR RUNOFF / 100YR/24HR RUNOFF

25YR/24HR RUNOFF INCHES	25YR/24HR RUNOFF FT^3	25YR/24HR RUNOFF AC-FT	100YR/24HR RUNOFF INCHES	100YR/24HR RUNOFF FT^3	100YR/24HR RUNOFF AC-FT
2.34	24481	0.56	3.30	34850	0.79

PERCOLATION RATE
Kh= 13.27 FT/DAY = 6.68 FT/HR
Kv= 8.96 FT/DAY = 6.28 FT/HR

SHOWL = 76.97
CONFINING LAYER = 70.3
MOUND LENGTH= 237.05 ft
MOUND WIDTH= 37.45 ft

EXISTING DRA VOLUME

STAGE	AREA (SF)	PERIMETER	AREA (ACRE)	VOLUME (FT^3)	VOLUME (AF)	VOLUME (CY)
89	17028	549	0.39	53264	1.22	1973
88	11409	403	0.26	39045	0.90	1446
87	8843	316	0.20	28419	0.65	1052
86	6388	353	0.19	19226	0.44	715
85	7029	327	0.16	13359	0.31	495
84	5769	302	0.13	9180	0.12	192
83	4611	277	0.11	0	0.00	0

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 59991
MASTROSERIO ENGINEERING, INC. C-A25159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL ENVIRONMENTAL SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
(352) 854-1818
PAOLO@MASTROSERIOENG.COM

REVISION DESCRIPTION:	DATE:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025

MIDWAY OAKS (ARB527B) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC., 5, TWP. 16, RGE. 23

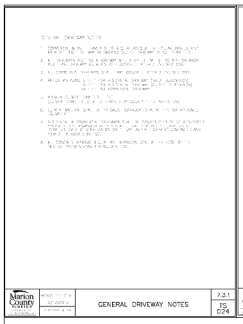
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SCALE: 1" =30'

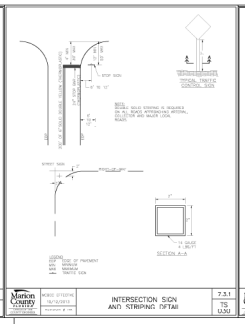
JOB#: 24-40

SHEET C4 OF 7

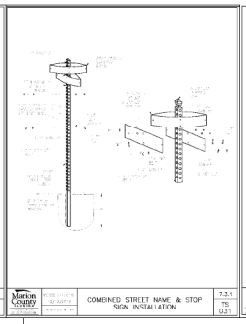
811 Know what's below. Call before you dig.



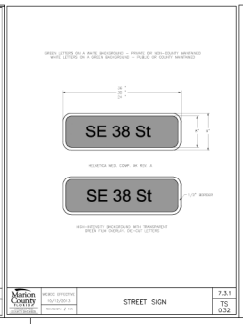
GENERAL DRIVEWAY NOTES — 7.3.1 TS 024



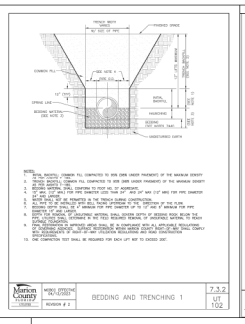
INTERSECTION SIGN AND STRIPING DETAIL — 7.3.1 TS UNI



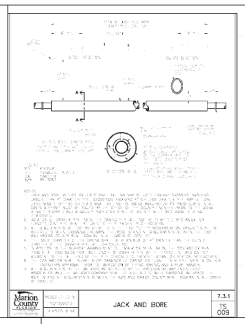
COMBINED STREET NAME & STOP SIGN INSTALLATION — 7.3.1 TS 021



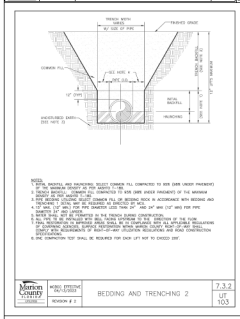
STREET SIGN — 7.3.1 TS 034



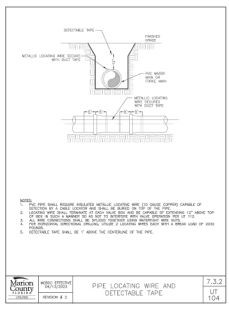
BEDDING AND TRENCHING 1 — 7.3.2 UT 102



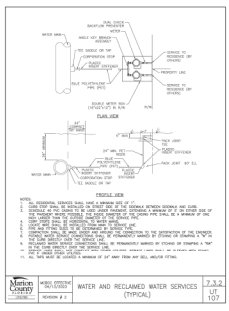
JACK AND BORE — 7.3.1 TC 009



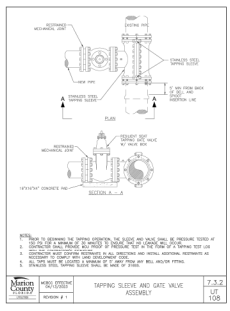
BEDDING AND TRENCHING 2 — 7.3.2 UT 103



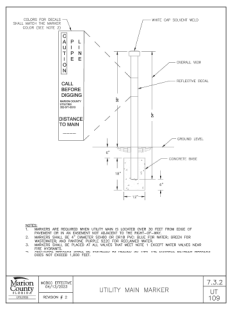
PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104



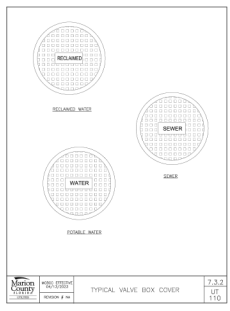
WATER AND RECLAIMED WATER SERVICES (TYPICAL) — 7.3.2 UT 107



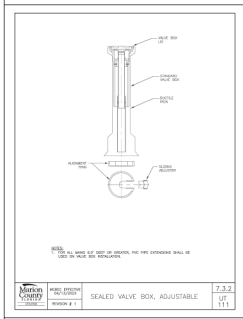
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



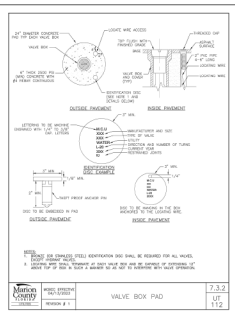
UTILITY MAIN MARKER — 7.3.2 UT 109



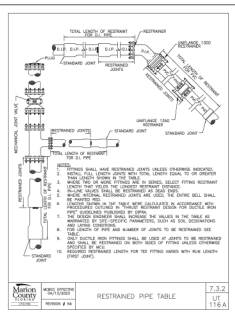
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



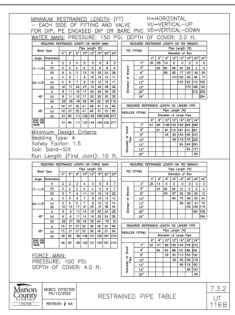
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



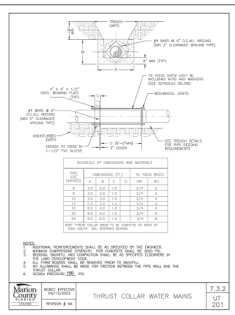
VALVE BOX PAD — 7.3.2 UT 112



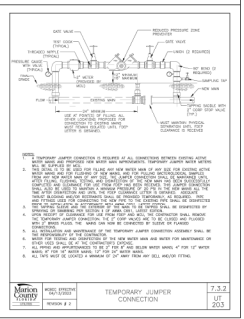
RESTRAINED PIPE TABLE — 7.3.2 UT 116A



RESTRAINED PIPE TABLE — 7.3.2 UT 116B



THRUST COLLAR WATER MAINS — 7.3.2 UT 201



TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203

REVISION DESCRIPTION:	DATE:
DESIGNED BY: PM	
DRAWN BY: PM	
CHECKED BY: PM	
DATE: 06-21-2026	

ENGINEER'S CERTIFICATION:

DATE:

PAOLO MASTROSERIO P.E. 89891
MASTROSERIO ENGINEERING, INC. C-AA13159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL • ENVIRONMENTAL • SITE DESIGN
170 SE 32ND PLACE
OCALA FL 34471
PH. (352) 854-1818
PAOLO@MASTROSERIOENG.COM

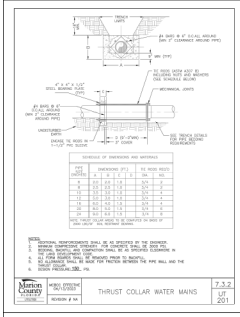
MIDWAY OAKS (ARB23738) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23

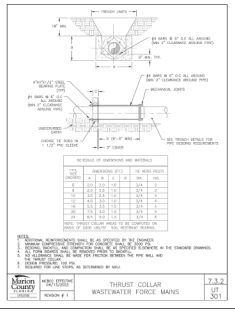
TITLE: CONSTRUCTION DETAILS

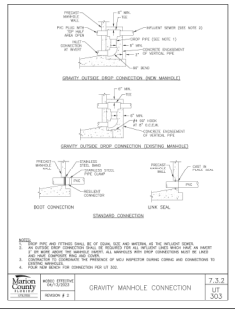
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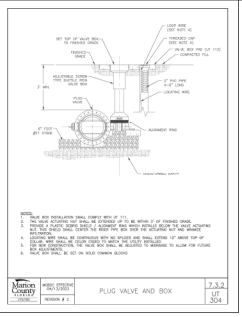
JOB#: 24-40

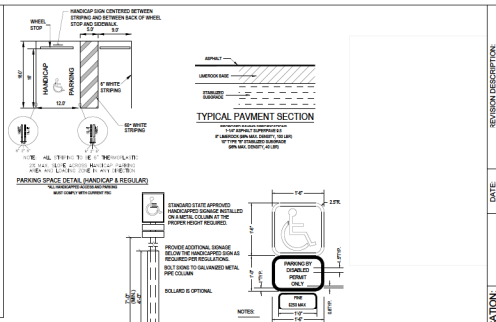
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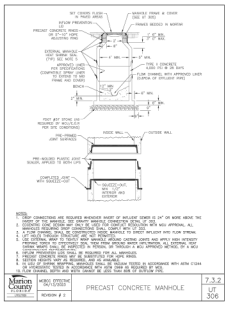


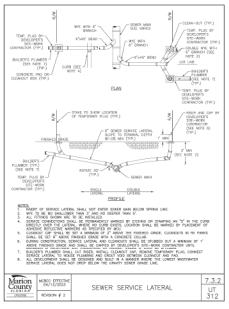


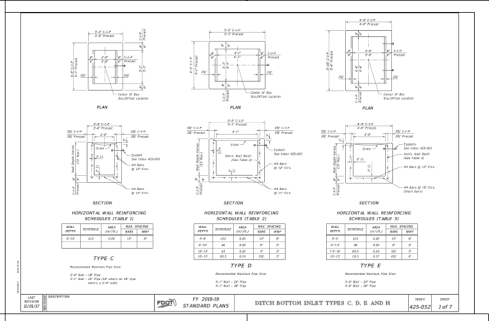


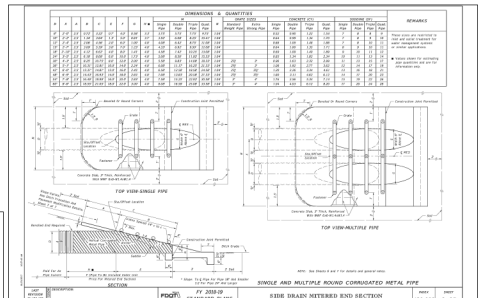


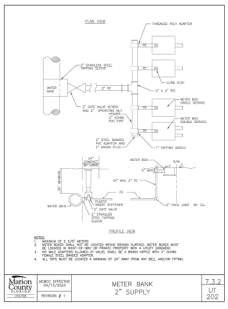


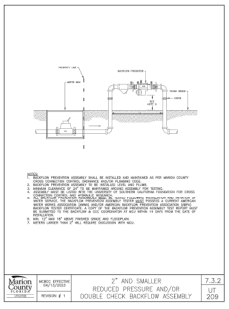


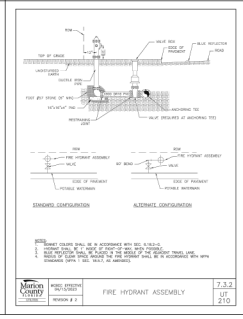


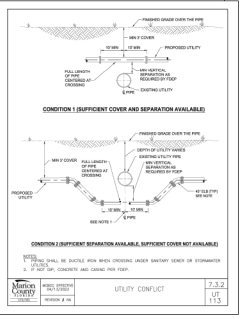


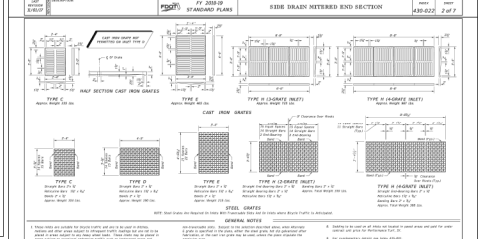












ENGINEER'S CERTIFICATION:

DATE:

DESIGNED BY: PM

DRAWN BY: PM

CHECKED BY: PM

DATE: 06-21-2020

REVISION DESCRIPTION:

MASTROSERIO ENGINEERING, INC
CIVIL ▪ ENVIRONMENTAL ▪ SITE DESIGN
1715 SE 32ND PLACE
OCALA, FL 34471
PHONE: 352.854.4675
FAX: CO@MASTROSERIOENG.COM

MIDWAY OAKS (ARB27TB) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL; SEC. 5, TWP. 16, RGE. 23

TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C6 OF 7

RILEY & Company, Inc. (H-20 GP)©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS, GUARD PRO IV MONITORING SYSTEM & RCDPS PHASE CONVERSION UNITS

(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

PUMPS: SPECIFICATION

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

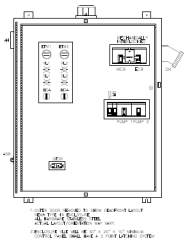
Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnectic contactor coil in the control panel. If the winding temperature exceeeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

CONTROL PANEL: SPECIFICATION

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.



The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Riley & Co. Guard Pro IV Remote Monitoring Unit
2- ea. Riley & Co. RCDPS Phase Conversion Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/ 2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL 489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
1- ea. Elapsed Time Meter, Non-Resettable
MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: SPECIFICATION

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

***Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.**
***Saturated Soil Weight: 120 lbs. Per Cubic Ft.**
***Soil Modulus: 700 lbs Per SQ Ft.**
***Pipe Stiffness as Specified in ASTM D 3753**

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

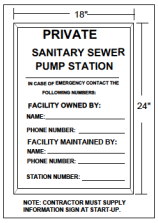
The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

INSPECTION & TESTING:
A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

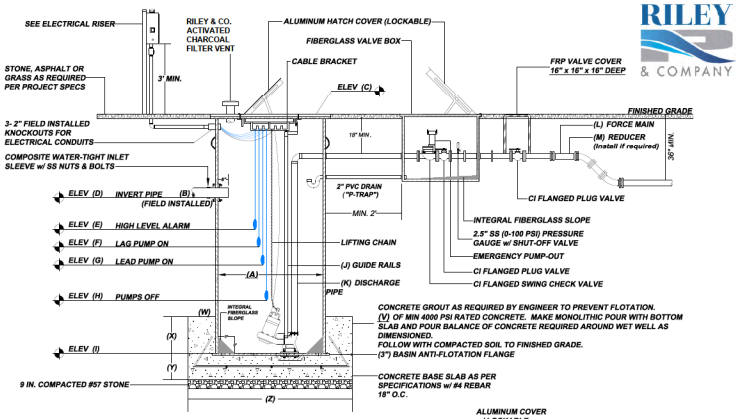
11/18/25 SR

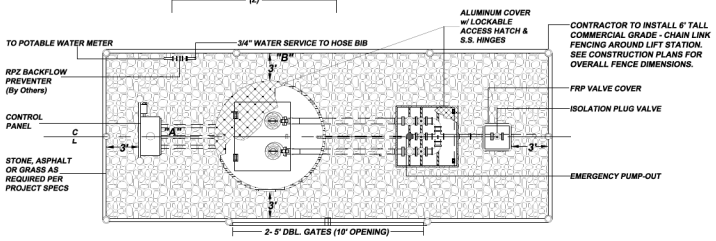
STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	39	GPM
PRIMARY TDH	39.5	TDH
RUN-OUT PUMP CAPACITY	39	GPM
RUN-OUT TDH	16	TDH
PUMP MODEL #	LIBERTY RCLSGX200	
R.P.M.	3450	
HORSEPOWER	2.0	
ELECTRICAL VOLTS / PHASE	230V/3Φ	
PUMP DISCHARGE SIZE	2"	
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION	N/A	
WET WELL DIAMETER (A)	48"	
INVERT DIAMETER (B)	6"	
TOP OF WET WELL (C)	92.00'	
INLET / INVERT (D)	82.50'	
HIGH LEVEL ALARM (HLA) (E)	82.00'	
2nd PUMP ON (LAG) (F)	81.50'	
1st PUMP ON (LEAD) (G)	81.00'	
PUMPS OFF (OFF) (H)	80.47'	
BOTTOM OF WET WELL (I)	78.50'	
GUIDE RAIL DIAMETER (J)	3"	
DISCHARGE PIPE DIAMETER (K)	2"	
F.M. PIPE DIAMETER (L)	2"	
REDUCER (If Required) (M)	n/a	
STATION MANUFACTURING MATERIALS		
DISCHARGE/RISER PIPE	HDPE	
INLET PIPE	PVC	
GUIDE RAIL	304 SS	
WET WELL	FRP ASTM D-3753	
WET WELL HATCH COVER	300 LBS PSF ALUM	
CABLE BRACKET	304 SS	
LIFTING CHAIN	304 SS	
PLUG VALVE	CAST IRON	
SWING CHECK VALVE	CAST IRON	
VALVE BOX	FRP	
VALVE BOX HATCH COVER	300 LBS PSF ALUM	
STATION VALVE BOX SIZES		
(36" x 36" x 36" DEEP)	FOR 2" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE	
STATION HATCH OPENINGS		
WET WELL DIA. 36"	48"	60"
27" x 20"	36" x 24"	36" x 36"
CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED (V)	3.08 yds³	
CIRCUMFERENCE DIMENSION - WIDTH (W)	12.0"	
CIRCUMFERENCE DIMENSION - HEIGHT (X)	36.0"	
BASE SLAB DIMENSION - HEIGHT (Y)	12.0"	
BASE SLAB DIMENSION - LENGTH & WIDTH (Z)	60.0"	



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.

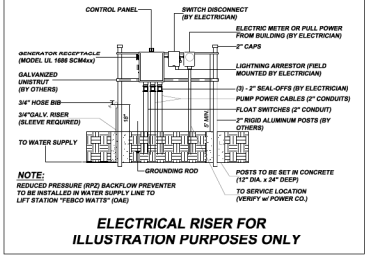




NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

For Lift Station Proposal:
Please Contact Chase Rachal
(407) 265-9963
c.rachal@rileyandco.com

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RILEY & COMPANY

ENGINEER'S CERTIFICATION:
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2026
DATE:
PAOLO MASTROSERO, P.E. 89991
MASTROSERO ENGINEERING, INC. C.A.#35159
OCALA, FL 34471

MASTROSERO ENGINEERING, INC.
CIVIL + ENVIRONMENTAL - SITE DESIGN
1531 SE 36TH AVENUE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERO.COM

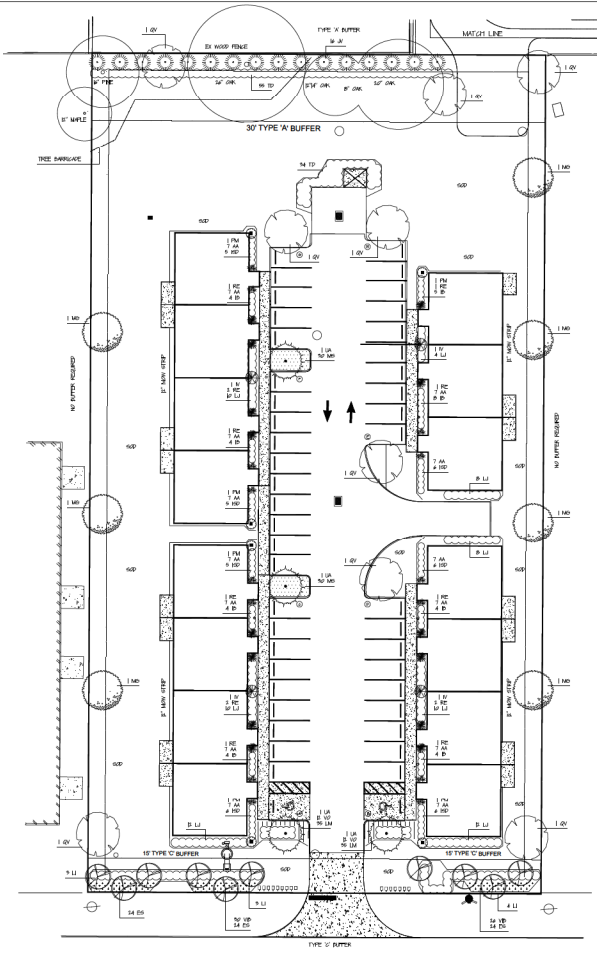
MIDWAY OAKS (UNPLATTED) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 4, TWP. 16, RGE. 22

TITLE: LIFT STATION DETAILS

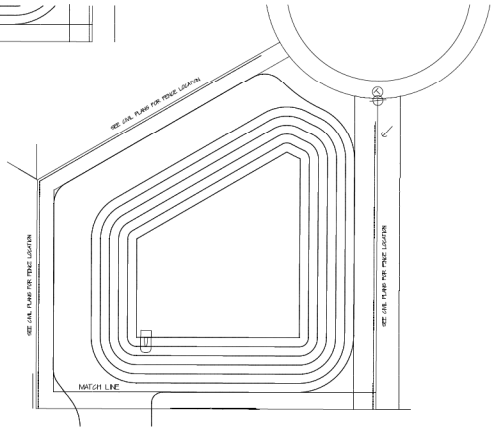
SCALE: N.T.S.

JOB#: 24-40

SHEET C7 OF 7



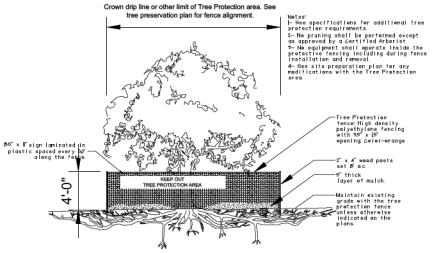
MIDWAY TERRACE



LANDSCAPE MATERIAL LIST

7	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE
2	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE
4	UA	ULMUS ALATA	WINGED ELM	NATIVE
52	JV	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE
19	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	
13	EG	DRAKONTIS SPECTABILIS	PURPLE LINE GRASS	NATIVE
35	IV	ILEX VOMITORIA 'PENDULA'	WEEPING HOLLY	NATIVE
93	ISD	ILEX STOKES DWARF	STOKES DWARF HOLLY	NATIVE
4	IV	ILEX VOMITORIA 'PENDULA'	WEEPING HOLLY	NATIVE
74	LJ	LIGUSTRUM JAPONICA	JAPANESE PRIVET	
4	FM	PODOCARPUS MACROPHYLLUM	PLUMOSA YEW	
69	TD	TAXODIUM DISTICHUM	BALD CYPRESS	NATIVE
83	TD	TAXODIUM DISTICHUM	PRAIRIEFORM CYPRESS	NATIVE
54	VO	VIBURNUM ODORATUM	WALTERS VIBURNUM	NATIVE
16	VD	VIBURNUM DENTATUM	SWEET VIBURNUM	
58	AA	AMPHITEA AMEGANA	BLUE MIST IRIS	
52	LM	LIRIOPE MUSCARI 'BIG BLUE'	DWARF GRASS	
62	MS	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	NATIVE

SF = ARGENTINE-BAHIA SOD



TREE PROTECTION

LANDSCAPE / OPEN SPACE

TOTAL PROJECT AREA = 74,091 SF (1.70 AC)
LANDSCAPE AREA REQUIRED = 14,818 SF (20%)
LANDSCAPE AREA PROVIDED = 15,447 SF
(AREA NOT INCLUDED)

TREE PRESERVATION

TOTAL EXISTING TREES = 6
TOTAL EXISTING NATIVES = 6 (4.54" / AC)
TOTAL INCHES PRESERVED = 54"

AND MITIGATION REQUIRED

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA = 74,091 SF
SHADE TREES REQUIRED = 34.7 (1 / 2,000 SF)
LESS PRESERVED TREES = -10
NEW SHADE TREES REQUIRED = 17.7
NEW SHADE TREES PROVIDED = 17

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE = 66 LF
LANDSCAPE AREA REQUIRED = 924 LF (60%)
LANDSCAPE AREA PROVIDED = 44 LF

SOUTH BUFFER - (249' - 14') 235 LF, TYPE 'C', 15' WIDE

SHADE TREES REQUIRED = 5.5 (1 / 100 LF)
SHADE TREES PROVIDED = 5 (2@10', 3@5')
ORNAMENTAL TREES REQUIRED = 4.5 (1 / 100 LF)
ORNAMENTAL TREES PROVIDED = 10 (@ 10' LE)
LANDSCAPE AREA REQUIRED = 3,525 SF (60%)
LANDSCAPE AREA PROVIDED = 7,050 SF

NORTH BUFFER - 349 LF, TYPE 'A', 30' WIDE

SHADE TREES REQUIRED = 6 (1 / 100 LF)
SHADE TREES PROVIDED = 6 (3 @ 40')
ORNAMENTAL TREES REQUIRED = 10 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 10 (@ 10' LE)
LANDSCAPE AREA REQUIRED = 10,470 SF (60%)
LANDSCAPE AREA PROVIDED = 11,550 SF

NATIVE PLANTINGS

TOTAL PLANT MATERIAL = 68
NATIVE PLANTS REQUIRED = 179 (SAME RANGE USED)
NATIVE PLANTS PROVIDED = 183

LANDSCAPE ISLANDS

TOTAL VUA = 11,279 SF
LANDSCAPE ISLANDS REQUIRED = 1,127 SF (10%)
LANDSCAPE ISLANDS PROVIDED = 1,360 SF

A	460 SF	E	980 SF
B	460 SF	F	150 SF
C	150 SF	G	460 SF
D	100 SF	H	460 SF

SCALE 1" = 20'

KULKARNI A KASABLING, JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #6658

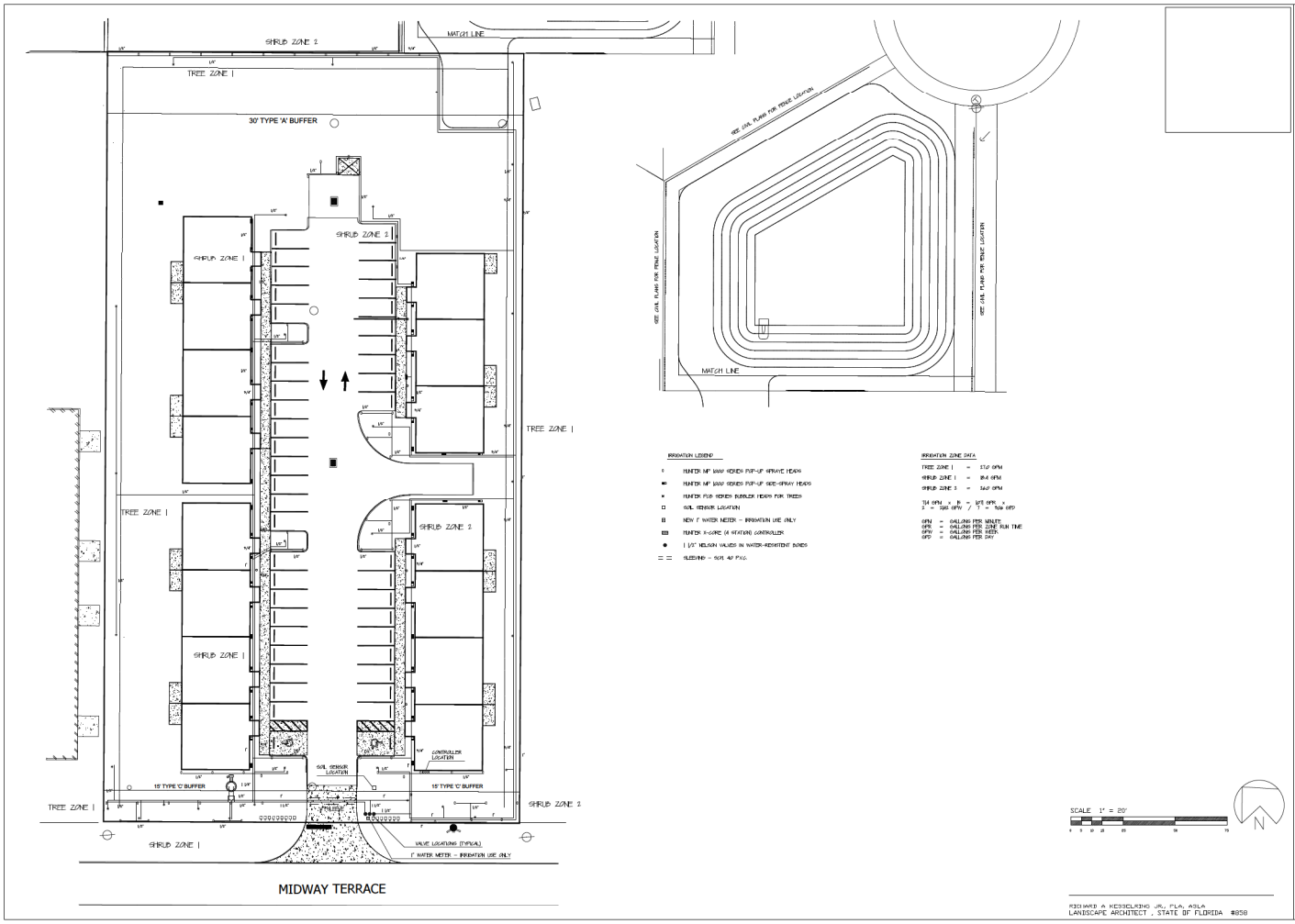
NO.	DATE	DESCRIPTION	BY
3	8/26	NEW AREA	RAK
2	8/25	COUNTY COMMENTS	RAK
1	6/25	COUNTY COMMENTS	BY

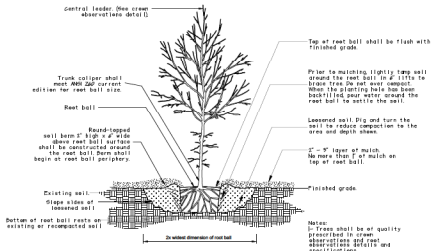
DRAWN BY: RAK
SCALE: 1" = 20'
DATE: 4 / 25
DRAWING NO.:
JOB NO.:
NEW NAME:
PB PG

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
2830 NW 41ST STREET, SUITE 121
GAINESVILLE, FLORIDA 32606 (352) 682-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
CERTIFICATE NUMBER: LC26000421

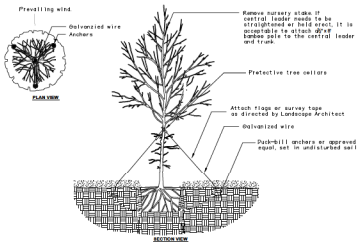
LANDSCAPE PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET L001 of ____

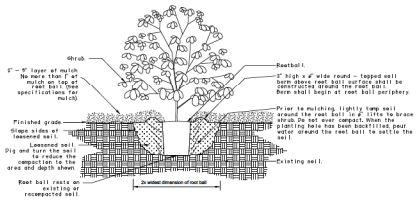

SHRUB ZONE 2
MATCH LINE
TREE ZONE 1
30' TYPE 'A' BUFFER
SHRUB ZONE 2
SHRUB ZONE 1
TREE ZONE 1
SHRUB ZONE 2
TREE ZONE 1
SHRUB ZONE 1
SOIL SENSOR LOCATION
CONTROLLER LOCATION
15' TYPE 'C' BUFFER
15' TYPE 'C' BUFFER
TREE ZONE 1
SHRUB ZONE 2
SHRUB ZONE 1
VALVE LOCATIONS (TYPICAL)
1" WATER METER - IRRIGATION USE ONLY
MIDWAY TERRACE
SEE CIVIL PLANS FOR FENCE LOCATION
SEE CIVIL PLANS FOR FENCE LOCATION
SEE CIVIL PLANS FOR FENCE LOCATION
MATCH LINE
IRRIGATION LEGEND
HUNTER MP 1000 ROTATOR POP-UP ROTATOR HEADS
HUNTER MP 1000 ROTATOR POP-UP SIDE-SPRAY HEADS
HUNTER PGP ROTATOR BUBBLER HEADS FOR TREES
SOIL SENSOR LOCATION
NEW 1" WATER METER - IRRIGATION USE ONLY
HUNTER X-CORE (4 STATION) CONTROLLER
1 1/2" NELSON VALVES IN WATER-RESISTENT BOXES
SLEEVING - SCH 40 PVC.
IRRIGATION ZONE DATA
TREE ZONE 1 = 17.0 GPM
SHRUB ZONE 1 = 19.4 GPM
SHRUB ZONE 2 = 14.0 GPM
714 GPM x 1h = 428 GPH x 7 = 3,016 GPD / 7 = 504 GPD
GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY
SCALE 1" = 20'
N
RICHARD A KESSELRING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858
ENVIRONMENTAL DESIGN
MARY KESSELRING, LANDSCAPE ARCHITECT
1630 SE 3rd AVENUE OCALA, FLORIDA 34471
(352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, ENVIRONMENTAL DESIGN
IRRIGATION PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA
DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
DATE: 4 / 25
DRAWING NO.:
NEW NAME:
PR
PS
NO. DATE DESCRIPTION BY
1 4/25 NEW JURIS. RAK
2 4/25 COUNTY COMMENTS RAK
SHEET NO. OF



TREE INSTALLATION



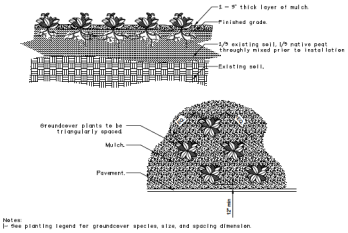
TREE STAKING – TREES < 2" CALIPER



SHRUB INSTALLATION

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" – 5" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GRADED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
14. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 – 80 GPD TO ALL NEW TREES AND PALMS
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
16. ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE SODDED WITH ARGENTINE-BAHIA SOD
17. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS
18. JOINTS SHALL BE RAKED AS DIRECTED AND ALL SOD ROLLED PRIOR TO ACCEPTANCE
19. ALL SOD AREAS SHALL BE MAINTAINED AT HEIGHTS APPROPRIATE FOR MAINTENANCE
20. SEE CIVIL PLANS FOR SODDING OR DRAINAGE RETENTION AREA
21. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO ROOTS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 60% LOAM, AND 10% TOP-SOIL
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
23. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, EQUIPMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
25. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET TREE AT OR ABOVE THE SURROUNDING SOIL LEVEL
26. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
27. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60)
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR LIMITED BRANCHES REMOVED
29. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
30. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
31. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 419.7 SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 419 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 419 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (419.8 - ASNI), TREE PROTECTION (419.7) FERTILIZER USE (419.6), AND WATERING (419.5)
5. ALL REQUIREMENTS OUTLINED IN SECTION 419.6 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE PLANTING WAS INSTALLED AS APPROVED BY THE DESIGN PROFESSIONAL, AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 419.9 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 419.8 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 419.8
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEET SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

RICHARD A KESSLERING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY
3	4/24	NEW DRWG	RAK
2	4/25	COUNTY COMMENTS	RAK
1	4/25	COUNTY COMMENTS	RAK

DATE: 4 / 25
DRAWING NO.:
NEW NAME:
DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
PR PR

ENVIRONMENTAL DESIGN
ANDY KESSLERING, LANDSCAPE ARCHITECT
P.O. BOX 1121 OCALA, FLORIDA 34478 (352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, CONSULTATION, PLANNING

LANDSCAPE NOTES & DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

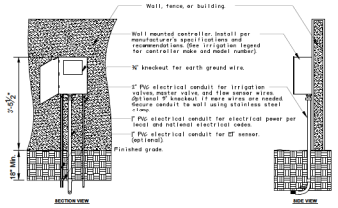
SHEET 1 OF 1 OF ___

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4 U/L OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE SHALL BE A NEW 1" WATER METER – IRRIGATION ONLY INSTALLED IN THE GENERAL AREA SHOWN. SEE CIVIL PLANS FOR COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM. WRITTEN QUESTIONS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY INSTALLATION. ALL QUESTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE COMPLETION OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD RAINSENSOR DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL. (RAIN HEADS). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCH CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 95 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND ADD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MATURE ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY THIS @ 15MM/PRAIRLER/MESS
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SUB GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

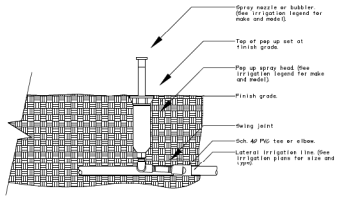
MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 4704 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 4705 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 4706 REGARDING THE IRRIGATION INSPECTIONS SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 4707 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (4708) WATERING INSTALLATION (4709) AND INSTALLATION LICENSING REQUIREMENTS (4709)



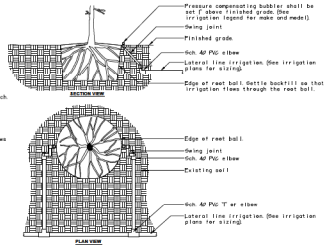
Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-0" to 10' away from the controller. Grounding rods shall be 8' in length. connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Controller shall be mounted on a wall or a free standing pedestal minimum 18" high and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER



Notes:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD



Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from PVC to PVC or PVC to metal shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT

RICHARD A. KESSELRING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

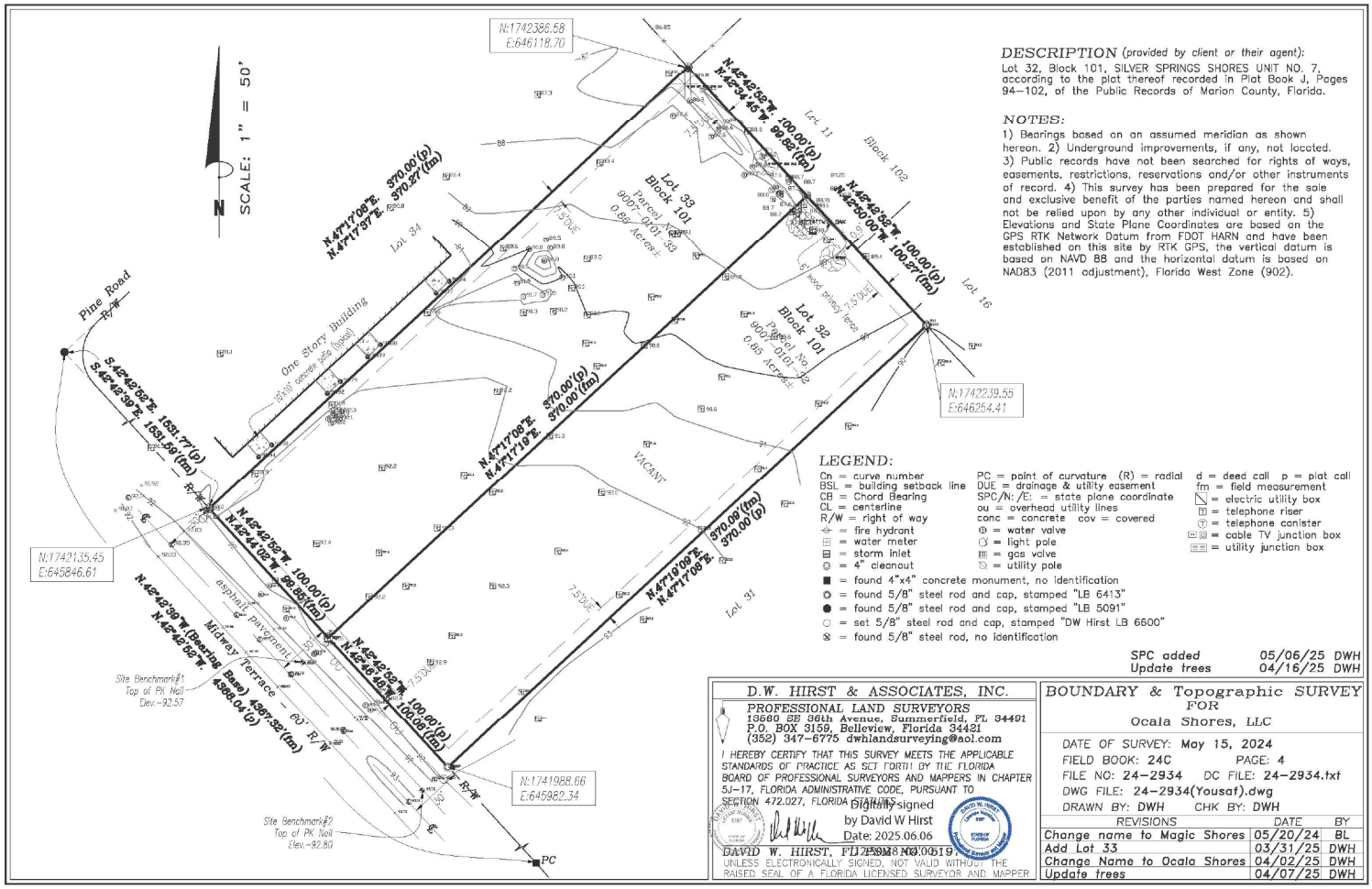
NO.	DATE	DESCRIPTION	BY
2	4/24	NEW JOBS	RAK
1	4/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
JOB NO.:
VIEW NAME:
PB
PSL

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1119 SE 3RD AVENUE, SUITE 121
OCALA, FLORIDA 34471 (352) 512-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, CONSULTATION, DESIGN

IRRIGATION NOTES & DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET 1 of ____



DESCRIPTION (provided by client or their agent):

Lot 32, Block 101, SILVER SPRINGS SHORES UNIT NO. 7, according to the plat thereof recorded in Plat Book J, Pages 94–102, of the Public Records of Marion County, Florida.

NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 5) Elevations and State Plane Coordinates are based on the GPS RTK Network Datum from FDOT HARN and have been established on this site by RTK GPS, the vertical datum is based on NAD83 (2011 adjustment), Florida West Zone (902).

LEGEND:

Cn = curve number	PC = point of curvature (R) = radial	d = deed call p = plat call
BSL = building setback line	DUE = drainage & utility easement	fm = field measurement
CB = Chord Bearing	SPC/N: /E: = state plane coordinate	= electric utility box
CL = centerline	ou = overhead utility lines	= telephone riser
R/W = right of way	conc = concrete cov = covered	= telephone canister
= fire hydrant	= water valve	= cable TV junction box
= water meter	= light pole	= utility junction box
= storm inlet	= gas valve	
= 4" cleanout	= utility pole	

- ■ = found 4"x4" concrete monument, no identification
- ⊙ = found 5/8" steel rod and cap, stamped "LB 6413"
- ● = found 5/8" steel rod and cap, stamped "LB 5091"
- ○ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
- ⊗ = found 5/8" steel rod, no identification

SPC added 05/06/25 DWH
Update trees 04/16/25 DWH

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13680 SE 96th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhlandsurveying@aol.com

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by David W Hirst
Date: 2025.06.06

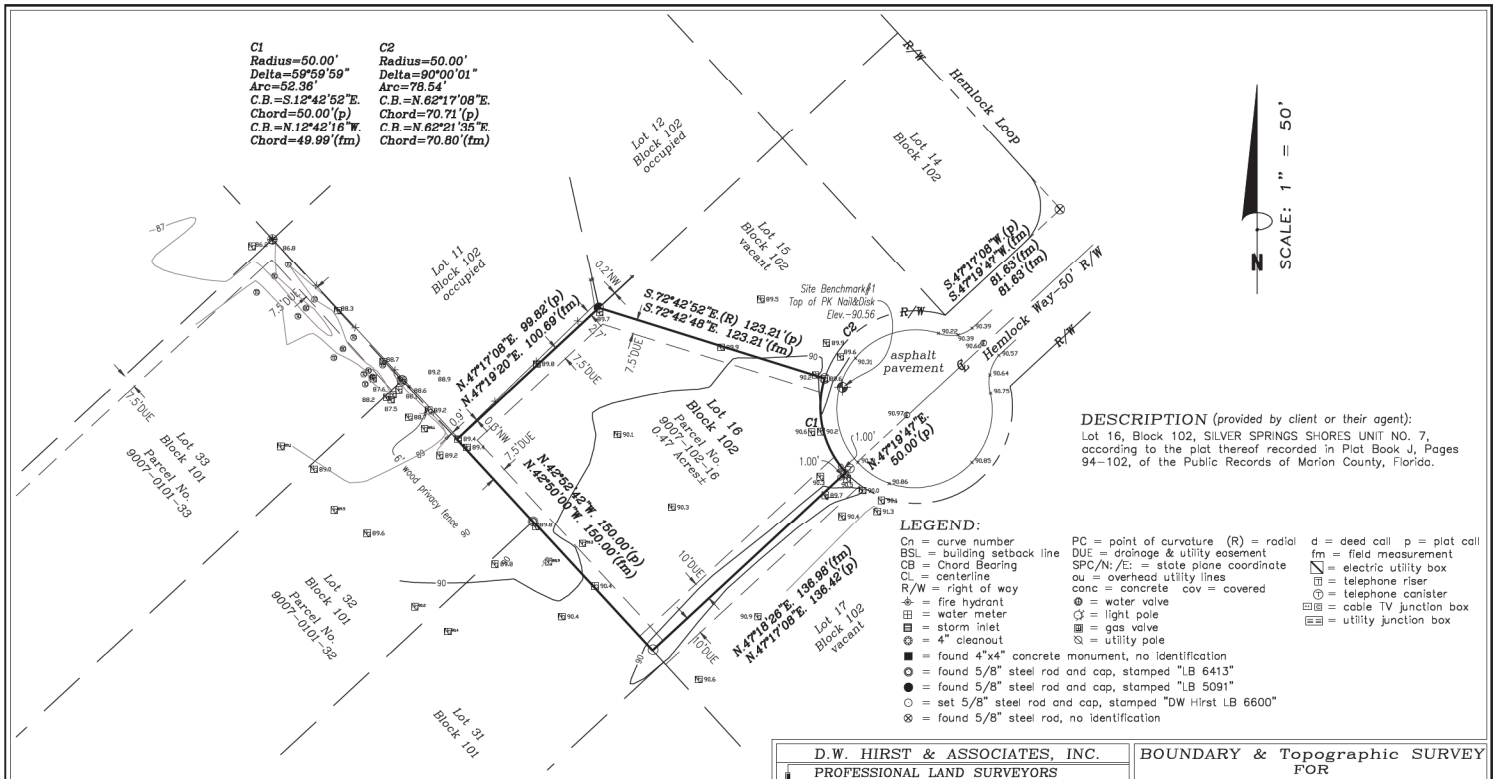
DAVID W. HIRST, FLORIDA REG. NO. 6519

UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & Topographic SURVEY
FOR
Ocala Shores, LLC

DATE OF SURVEY: May 15, 2024
FIELD BOOK: 24C PAGE: 4
FILE NO: 24-2934 DC FILE: 24-2934.txt
DWG FILE: 24-2934(Yousaf).dwg
DRAWN BY: DWH CHK BY: DWH

REVISIONS	DATE	BY
Change name to Magic Shores	05/20/24	BL
Add Lot 33	03/31/25	DWH
Change Name to Ocala Shores	04/02/25	DWH
Update trees	04/07/25	DWH



DESCRIPTION (provided by client or their agent):
Lot 16, Block 102, SILVER SPRINGS SHORES UNIT NO. 7, according to the plat thereof recorded in Plat Book J, Pages 94–102, of the Public Records of Marion County, Florida.

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
= fire hydrant
= water meter
= storm inlet
= 4" cleanout
PC = point of curvature (R) = radial
DUE = drainage & utility easement
SPC/N:/E: = state plane coordinate
ou = overhead utility lines
conc = concrete cov = covered
= water valve
= light pole
= gas valve
= utility pole
d = deed call p = plat call
fm = field measurement
= electric utility box
= telephone riser
= telephone canister
= cable TV junction box
= utility junction box
■ = found 4"x4" concrete monument, no identification
○ = found 5/8" steel rod and cap, stamped "LB 6413"
● = found 5/8" steel rod and cap, stamped "LB 5091"
○ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
⊗ = found 5/8" steel rod, no identification

NOTES:
1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 5) Elevations and State Plane Coordinates are based on the GPS RTK Network Datum from FDOT HARN and have been established on this site by RTK GPS, the vertical datum is based on NAVD 88 and the horizontal datum is based on NAD83 (2011 adjustment), Florida West Zone (902).

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhoffice6600@gmail.com

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID W. HIRST, FL PSM NO. 5197
UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & Topographic SURVEY
FOR
Shahbaz Yousaf

DATE OF SURVEY: May 20, 2026
FIELD BOOK: 26A PAGE: 60
FILE NO: 26-3541 DC FILE: 26-3541.txt
DWG FILE: 26-3541(Yousaf)9007-102-16.dwg
DRAWN BY: DWH CHK BY: DWH

REVISIONS	DATE	BY
Adjoiners	06/23/26	DWH

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23812 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.5.

SUBJECT:
TWS Bluewater Investments, LLC- Waiver Request to Major Site Plan
Parcel #: 4904-001-006 # WaiverSTA-000892-2026
Davis Dinkins Engineering

This item was tabled until 7/27/26 at the 6/29/26 DRC Meeting. A motion to un-table will be needed.

LDC 2.21.1. Applicability
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet; (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. **APPLICANT** requests the waiver because the owner needs a building permit for sheds that were installed or replaced. The added area is de minimis.

ArcGIS Web Map



6/23/2026, 3:40:05 PM

Marion County

Parcels

Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,142

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Marion County BOCC, Marion County Property Appraiser

Docusign Envelope ID: F0505EF2-0FBB-8DC5-8033-83058EDE29EE

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: 05/28/2026 Parcel Number(s): 4904-001-006 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TWS Bluewater Investments, LLC 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): NATHAN L. STOCKMAN, MANAGER of TWS BLUEWATER INVESTMENTS, LLC
Signature: Signed by: Nathan L. Stockman
Mailing Address: 12865 E HIGHWAY 25 City: OCKLAWAHA
State: FL Zip Code: 32179 Phone # 352.427.4890
Email address: nate@conedist.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 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): MAJOR/MINOR SITE PLAN LDC SECTION 2.21.1
Reason/Justification for Request (be specific):
AREA OF OPEN AIR SHEDS IS +/- 904.05 S.F.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____

SUBMITTAL SUMMARY REPORT
WaiverSTA-000892-2026

PLAN NAME:	TWS BLUEWATER INVESTMENTS, LLC	**LOCATION:**	12865 E HWY 25 OCKLAWAHA,
APPLICATION DATE:	06/09/2026	**PARCEL:**	4904-001-006
DESCRIPTION:	MAJOR/MINOR SITE PLAN LDC SECTION 2.21.1 The waiver is being requested because the owner needs a building permit for sheds that were installed/replaced. The added area is de minimis. Please route the request for review and I will discuss directly with staff and DRC as needed.		

CONTACTS	NAME	COMPANY
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	06/12/2026	06/23/2026	06/23/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/23/2026	06/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/23/2026	06/15/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/23/2026	06/15/2026	Approved
Comments	Defer to OCE - Stormwater			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/23/2026	06/15/2026	Informational
Comments	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/23/2026	06/23/2026	Approved
Comments	Defer to Growth			
OCE Property Management (Plans) (Office of the County Engineer)		06/23/2026	06/23/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 6/23/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/23/2026	06/15/2026	Informational
Comments	Discussion needed. The applicant owns a 0.79 -acre parcel (4904-001-006) and according to the MCPA, there is approximately 7,562 sf existing impervious area on-site, although the property has a significant amount of gravel on the property, with most of the property being covered between mid-2016/early 2017. The applicant is proposing to add 904 sf for sheds, although no site plan showing where the sheds are being placed has been provided. The total existing and proposed impervious area appears to be 33,423.4 sf. The site will be approximately 24,423.4 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The site does not appear to have an existing major site plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/23/2026	06/22/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/23/2026	06/12/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/23/2026	06/12/2026	Not Required
Comments	Parcel is within the Central States Water Resources utility service area. No impact on water or sewer with the proposed waiver.			

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23814 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.6.

SUBJECT:
Majesty Corner LLC - Waiver Request to Buffers
Parcel #: 39122-008-00 # WaiverSTA-001018-2026
Aldana Contracting LLC

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

LDC 6.8.6.K(2) Buffers
CODE B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.
APPLICANT request - Section 6.8.6 (K)(2) of the Marion County Land Development Code defines a B-Type buffer requirement that includes a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. This waiver request is for the wall only portion of the buffer requirement.

SUBMITTAL SUMMARY REPORT
WaiverSTA-001018-2026

PLAN NAME:	Majesty Corner LLC Plan # 33140	**LOCATION:**	6379 SE 115TH LN BELLEVIEW,
APPLICATION DATE:	07/01/2026	**PARCEL:**	39122-008-00
DESCRIPTION:	Waiver request for Buffers - LDC 6.8.6 - Plan # 33140		

CONTACTS	NAME	COMPANY
Applicant	TRAVIS ALDANA	ALDANA CONTRACTING LLC
Applicant	TRAVIS ALDANA	ALDANA CONTRACTING LLC
Contractor	TRAVIS ALDANA	ALDANA CONTRACTING LLC
Contractor	TRAVIS ALDANA	ALDANA CONTRACTING LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	07/02/2026	07/14/2026	07/09/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/14/2026	07/02/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/14/2026	07/08/2026	Informational
Comments	Waivers for walls will typically need to go before the BCC.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/14/2026	07/06/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/14/2026	07/02/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/14/2026	07/06/2026	Not Required
Comments	No utilities are impacted by the change in the type of buffers.			

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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

Sec. 6.8.6. - B Type Buffer

Section Details from Code:

K. Description of buffer classifications.
(2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

Reason/Justification for Request:

Section 6.8.6 (K)(2) of the Marion County Land Development Code defines a B-Type buffer requirement that includes a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. This waiver request is for the wall only portion of the buffer requirement only. (See Attached Letter).

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

Aldana Contracting LLC
Travis Aldana, CGC 1533310
3002 SE 1st Avenue, Ste. 300 • Ocala, Fl 34471 • (352) 307-7727

Property Owner Consent:

I, the undersigned owner of property 6345 SE 115 Lane, Belleview, Fl (PID# 39122-004-00) that is the adjacent to parcel 39122-008-00, have reviewed the proposed development plans and acknowledge that I do not object to the waiver of the Typer B buffer wall requirement along out shared property line.

Property Owner Signature(s):

Janet Recio Alvarez — Date: 07/20/26

Alicia Alvarez Rodriguez — Date: 07/20/26

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of July, 2026, by Janet Recio Alvarez and Alicia Alvarez Rodriguez who is ___ personally known to me OR X produced identification. (Driveticense)

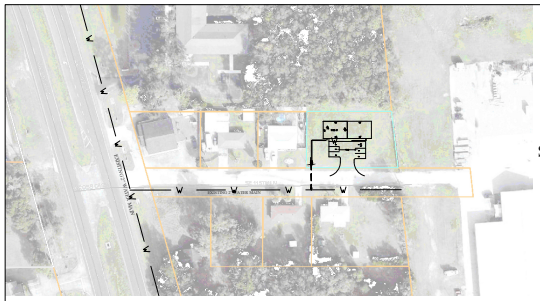
NOTARY OF PUBLIC

Signature

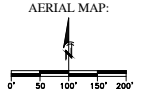
ABBY MARTEL
Notary Public-State of Florida
Commission # HH 739507
My Commission Expires
November 11, 2029

MINOR SITE PLAN FOR MAJESTY CORNER LLC

SE 115TH LANE
OCALA
MARION COUNTY, FL



AERIAL MAP:



LOCATION MAP
SEC 31; TWP 16; RGE 23
SCALE: 1:20

Marion County FL, Growth Services
Minor Site Plan
Plan #: 33140
Approval Date: 3/25/2026
Expiration Date: 3/25/2028

Plan to remain the same with the exception of removing the buffer wall /fence

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Marion County FL,
Growth Services Zoning
Permit #: BLDC-26-01-00354
Zoning: B-2 Map #: 236
Flood: X FIRM: 741D
BFE:
Front: 40 Rear: 25
Side: 10 Side: 10
PLAN #:
APPROVED BY:
Cindy Garr
DATE: 3/27/2026

ABBREVIATIONS
R/C = 5/8" REBAR & CAP
CM 4"x4" CONCRETE MONUMENT
C/L CENTERLINE ~ R/W RIGHT OF WAY
F FIELD MEASURED / D PER DEED
L.B. LICENSED BUSINESS ~ FND. FOUND
' FEET WHEN USED IN A DISTANCE
" INCHES WHEN USED IN A SIZE OR DISTANCE
" SECONDS WHEN USED IN A BEARING
° DEGREES ' MINUTES WHEN USED IN A BEARING
N= NORTH S= SOUTH E= EAST W= WEST
T.B.M. = TEMPORARY BENCH MARK
N: 1743387.24
E: 554056.99 = STATE PLANE COORDINATES

GENERAL CONTRACTOR NOTIFICATIONS TO UTILITY COMPANIES:
GC SHALL NOTIFY ALL UTILITY COMPANIES PROVIDING SERVIES IN THE ROADS PRIOR TO CONSTRUCTION. GC SHALL CALL NO CUTS TO MARK ALL BURIED LINES.

SITE DATA:

TOTAL SITE AREA (WITHIN BOUNDARY)= 14,841.08 (0.343 AC)
AREAS FOR TOTAL SITE: PROPOSED BUILDING = 2,320 SF
PROPOSED ON SITE IMPERVIOUS AREA = 2,609.16 SF
TOTAL IMPERVIOUS AREA = 5,129.16 SF
IMPERVIOUS PERCENT OF COVERAGE = 34.33%
PERVIOUS AREA (OPEN AREA) = 9,811.92 SF
PERVIOUS AREA PERCENT OF COVERAGE = 65.66%
LANDSCAPED AREA PERCENT = 3,269 SF = 21.85%

THIS SITE IS IN THE SECONDARY SPRINGS PROTECTION ZONE
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 12083C0741D
INTENDED USE FOR THIS SITE – WAREHOUSE BUILDING

PARCEL NUMBER: 39122-008-00
PROJECT ADDRESS: TBD SE 115TH LANE
OCALA, MARION COUNTY, FL

ZONING: B-2

FLU: EC (EMPLOYMENT CENTER)

OWNER: MAJESTY CORNER LLC
5541 W. ANTHONY
OCALA, FL. 34475

CONTRACTOR: ALDANA CONTRACTING LLC
12279 S. HWY 441
BELLEVIEW, FL. 34420

PARKING & TRAFFIC REQUIREMENTS

PARKING
TOTAL PARKING SPACES REQUIRED = 1 SPACES: OFFICE (300 SF) 1 PER 300 SF
TOTAL PARKING SPACES PROVIDED = 5 SPACES: WAREHOUSE (2220 SF) 1 PER 500 SF PARKING SPACE SIZES: 9'x18' TOTAL SPACES PROVIDED = 6 W/ 1 HANDICAP

TRAFFIC STATEMENT
USING ITE CODE 110 GENERAL LIGHT INDUSTRIAL THIS SITE IS PROJECTED TO GENERATE 59.95 DAILY TRIPS ON A WEEK DAY, AND 2.84 PEAK PM HOUR TRIPS OR 5.52 PEAK AM HOUR TRIPS

WATER AND SEWER

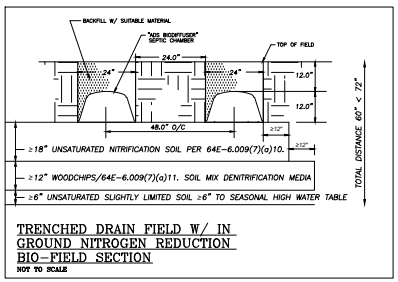
WATER
CONNECT TO CITY OF BELLVIEW UTILITIES
SEWER
SEPTIC TANK AND DRAIN FIELD
SEWER FLOW = 125 GPD

AREA

UNIT TOTAL COVER AREA
UNIT 1 = 2,320 SF
OFFICE AREA = 300 SF EACH
WAREHOUSE = 2,220 SF
TOTAL BUILDING = 2320 SF

BUILDING HEIGHT = 24'

FIRE HYDRANT STATEMENT
THE CLOSEST FIRE HYDRANT EXCEEDS 600' VIA ROAD TO THIS SITE IN THE CITY OF BELLEVIEW.

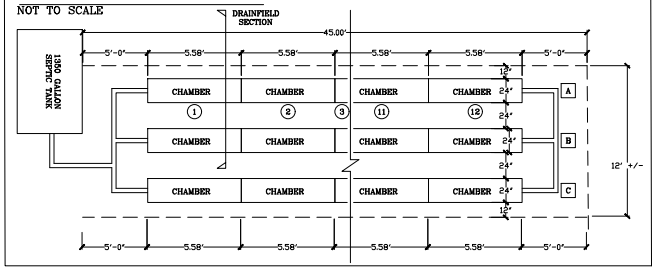


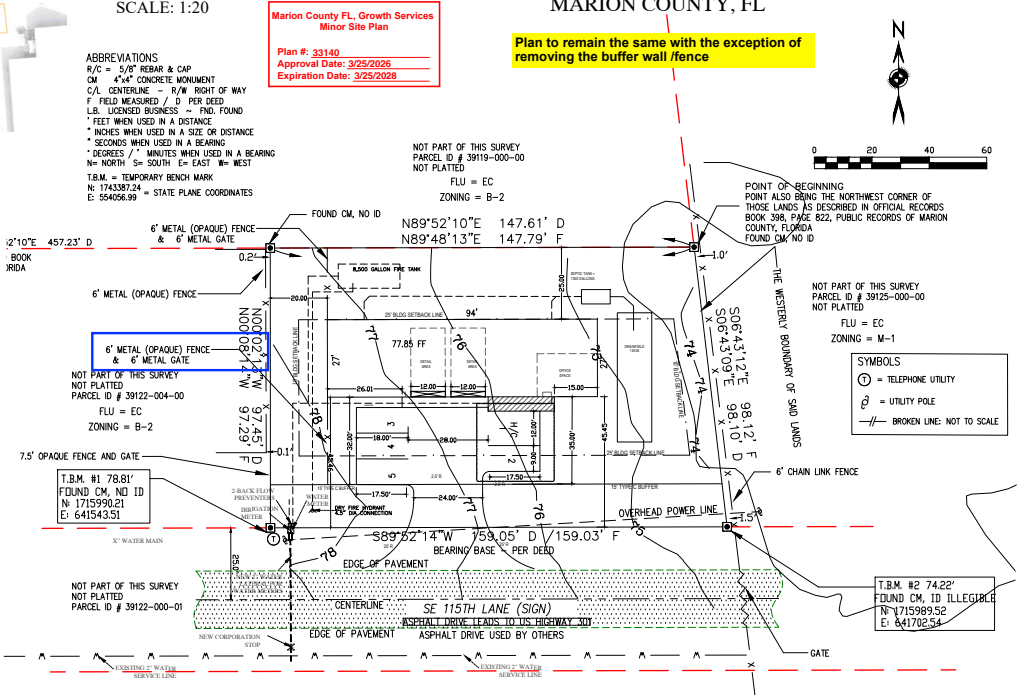
TRENCHED DRAIN FIELD W/ IN GROUND NITROGEN REDUCTION BIO-FIELD SECTION
NOT TO SCALE

GENERAL STATEMENT:
THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY, OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.

SEPTIC TANK DETAIL

NOT TO SCALE





UTILITY PLAN:
ACCORDING TO LDC 7.1.3 (D)(3), DIRECTIONAL DRILLING OR JACKING AND BORING OF PIPE UNDER EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTIONAL DRILLING SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FDOT STANDARD SPECIFICATIONS.
IN ACCORDANCE WITH LDC 7.3. TS 009, JACK AND BORE METHOD OR DIRECTIONAL DRILLING UNDER EXISTING PAVEMENT MUST BE 48" MINIMUM DEPTH.
A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION , HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.

CITY OF BELLEVIEW UTILITIES (CBU):
A BILL OF SALE IS REQUIRED POST CONSTRUCTION AND BEFORE FINAL INSPECTION HOLD RELEASED FOR THIS BUILDING PERMIT. THE BILL OF SALE (BoS) REQUIRES A DETAIL OF ASSETS FOR WATER SERVICE, AND AN AS-BUILT IN ACCORDANCE TO CBU LDC.

WATER DISTRIBUTION SYSTEM:
THE UTILITY CONTRACTOR SHALL MAINTAIN THE MINIMUM REQUIRED SEPARATION OF TAPS PER 6.15.4 LDC. . SEE UT 107 DETAIL ON THIS SHEET. WATER METER SIZE SHALL BE ¾" X ¾". METER AND BFP IN R/W ARE MAINTAINED BY CBU. METERS AND BFP ON SITE ARE MAINTAINED BY LAND OWNER.

MARION COUNTY ROW UTILIZATION PERMIT:
AFTER PLAN APPROVAL, THE CONTRACTOR SHALL SUBMIT FOR A ROW UTILIZATION PERMIT WITH APPROPRIATE FEE FOR PROCESSING. AND INCLUDE TWO (2) SIGNED & SEALED APPROVED PLANS. CONTACT ROW PERMITTING AT THE OFFICE OF THE COUNTY ENGINEER AT 352-671-8686..

WASTE WATER CALCULATIONS

SEWER
LOT SIZE = 0.343 AC'S
ALLOWABLE SEWER D.O.H. = 2,500 GPD PER AC
SEWER FLOW ALLOWABLE = 857.5 GPD
SEWER FLOW PROPOSED:
OFFICE = (300/300)X15 GPD = 45 GPD
WAREHOUSE = 2220/500 = 4.44 EMPLOYEES
USE 5 EMPLOYEES @15 GPD
5X15 = 75 GPD
TOTAL FLOW = 125 GPD

WATER DEMAND
SEWER FLOW / .80 = 156.25 GPD

DRAINFIELD LOADING (W/ IN GROUND NITROGEN REDUCTION SYSTEM)
GIVEN INFORMATION:
INFILTRATION RATE = 0.80 GAL/SF
REQUIRED DRAINFIELD SIZE = 125 GPD / 0.80 GAL/SF = 156.5 SF
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER". CHAMBER IS 15.0 SF
156.5 SF / 15.0 SF PER CHAMBER = 10.42 CHAMBERS
USE 11 CHAMBERS / 4 CHAMBERS PER ROW = 3 ROWS
LENGTH OF CHAMBER = 8.00 LF
WIDTH OF CHAMBER = 22" – 24"
SPACING OF CHAMBERS = 40"
WIDTH OF ROW = 48" O/C +/–, 22" – 24" WIDE CHAMBERS W/ 24" SPACING)
THE DRAINFIELD SHALL BE 20'+/– LONG BY 12' WIDE = 540 SF (BED AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):
FOR 301 – 400 GPD = 1080 GALLON MIN EFFECTIVE CAPACITY

PARCEL ID #39122-008-00
0.343 ACRES ±
VACANT
NO TREES PRESENT AT TIME OF SURVEY

OPERATION AND MAINTENANCE STATEMENT

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

MAJESTY CORNER LLC
5541 W. ANTHONY RD
OCALA, FL 34475

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

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 00000942
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL PURPOSE:

THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.343 ACRE. THE SITE ADDRESS IS SE 115TH LANE, MARION COUNTY, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES

CONCURRENCY:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AMD/OR RESERVED 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.

SITE DISTANCE NOTE:
SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY LDC REQUIREMENTS.

GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
2. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY AND PROJECT ENGINEERS.
3. BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY C & A SURVEY, INC.
4. BUILDINGS SHALL BE HANDICAP ACCESSIBLE AS PER THE STATE OF FLORIDA REGULATIONS. THE ARCHITECT/ENGINEER SHALL PROVIDE BUILDING PLANS. CLEAN AND SUITABLE MATERIAL SHALL BE USED FOR CONSTRUCTION OF THE BUILDING FOUNDATION AND SHALL BE COMPACTED TO A 95% MAXIMUM DENSITY WITH TERMITE TREATMENT.
5. ALL PARKING STALLS SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE SIGNED AND SHALL HAVE ADDITIONAL 6" BLUE LINES INSIDE EACH SPACE AT 2' FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FDOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FBC CHAPTER 11.
6. THE SITE, ACCESS & R.O.W.'s ARE TO BE KEPT CLEAN & FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES DURING CONSTRUCTION. 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 WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
8. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK-KARST SENSITIVE AREAS", SJRWMD, MAY 1988, SHALL BE FOLLOWED.
9. MINIMUM STRENGTH FOR ALL CONCRETE ON SITE SHALL BE 3000 PSI AT 28 DAYS OR AS OTHERWISE NOTED. ALL VEHICLE PARKING AREAS SHALL BE PAVED W/ AUTO PAVEMENT (SEE PAVEMENT STRUCTURE THICKNESS TABLE ON C003); ALL OTHER PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH TRUCK PAVEMENT AS PER PAVEMENT STRUCTURE THICKNESS TABLE ON C003. ALL CONCRETE TRUCK LOADING APRONS SHALL BE 3000 PSI CONCRETE UNO. GEO-TECH TO FIELD VERIFY DURING CONSTRUCTION.
10. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
11. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATION.
12. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OF UTILITIES SHOWN ON THESE PLANS.
14. ALL DESIGNED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON EXISTING DATA SUPPLIED BY THE SURVEYOR.
15. FOR ANY CONSTRUCTION WITHIN THE STATE OF FLORIDA OR COUNTY R/W THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY PERMITS BEFORE COMMENCING WITH THIS CONSTRUCTION.
16. ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
17. AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
18. THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.
19. THERE WILL BE NO OUTSIDE STORAGE.

OUT DOOR LIGHTING / EXTERIOR LIGHTING:
THE PROPOSED BUILDING CONSTRUCTION HAS A OUTDOOR LIGHTING (EXTERIOR LIGHTING) ON THE FACE OF THE BUILDING NEXT TO EACH OF THE ENTRY DOORS. THE LIGHTS SHALL HAVE A 60 WATT BULB AND SHALL BE SHIELDED. THE PHOTOMETRIC LIGHT SPREAD SHALL NOT OVER SHADOW ONTO THE ADJACENT PROPERTIES, AND COMPLY WITH MARION COUNTY SECTIONS 6.19.3 AND 6.19.4 OF THE LDC.

SIGNAGE:
THE PROPOSED SITE DEVELOPMENT SHALL NOT BE CONSTRUCTING ANY SIGNAGE ADVERTISING FOR THE WAREHOUSE UNIT.

NOI NOTE:
THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF NOI SENT TO FDEP FOR NPDES GENERAL CONSTRUCTION PERMIT REQUIREMENTS FOR THIS PROJECT WHICH IS 0.343 ACRES

SETBACKS

FRONT = 25 FEET
REAR = 10 FEET
SIDE = 10 FEET

INDEX

C001 – MINOR SITE PLAN
C002 – UTILITY & LANDSCAPING PLAN
C003 – IRRIGATION PLAN

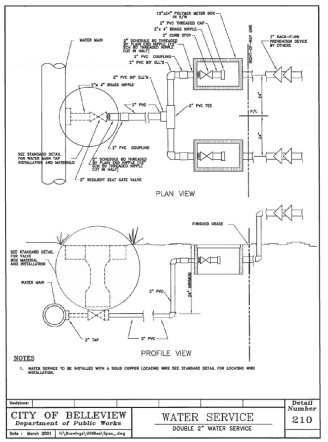
MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

No.	REVISION	DATE
1	RAI	1-16-26

MINOR SITE PLAN – COVER
MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

DATE: 2-5-25 DESIGN: MCA PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN DRAW: MS JOB NUMBER: 24-076
APPROVED: MCA CHECK: MCA FILE: ALDANA ...
SHEET C001

UTILITY PLAN



CITY OF BELLEVIEW Department of Public Works	WATER SERVICE DOUBLE 2" WATER SERVICE	Detail Number 210

GENERAL NOTES:

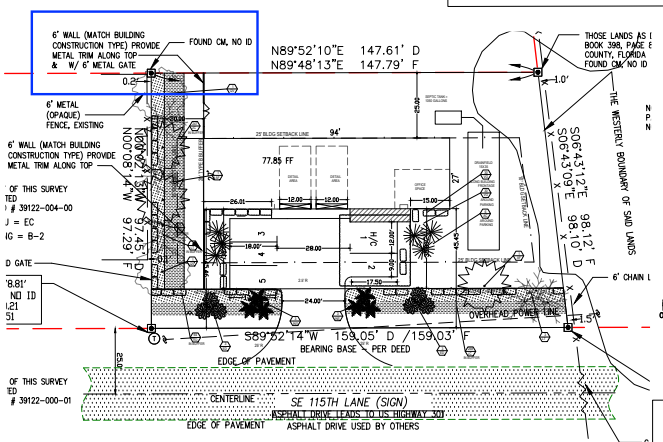
1. ALL CONSTRUCTION WITHIN THE MARION COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF BELLEVIEW AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) "UTILITY ACCOMMODATION MANUAL" (UAM).
2A. CHAPTER 56, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING WORK. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
2B. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION. THERE MAY BE UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
2C. THE CONTRACTOR WILL BE REQUIRED TO SUPPORT POWER POLES WHEN WORKING WITHIN FIVE (5) FEET OF POLES.
3A. SODDING OPERATIONS SHALL BEGIN WITH ONE (1) WEEK AFTER UTILITY IS INSTALLED, EXCEPT IN CASES OF FRONT AND BACK WHICH SHALL BE DONE IMMEDIATELY, ALL SODDING SHALL TAKE PLACE ACCORDING TO LIKE SOD.
3B. ALL MARION COUNTY RIGHT-OF-WAY SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY UTILITY WORK. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY AFFECTED BY THE PERMIT INSTALLATION UNTIL VEGETATION IS ESTABLISHED.
4. AT SUCH LOCATIONS WHERE MARION COUNTY SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH INTERFERE WITH PROPOSED UTILITY INSTALLATION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE
5. MAINTENANCE OF TRAFFIC (M.O.T.) SHALL CONFORM TO THE F.D.O.T. DESIGN STANDARDS (LATEST EDITION) 600, 603, 602, 605, & 607, AS APPROPRIATE. ADDITIONAL M.O.T. REQUIREMENTS ARE FOUND IN INDICIES 600-607. ALL M.O.T. IS THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. ANY CHANGES TO F.D.O.T. DESIGN STANDARD INDEXES SHALL BE APPROVED BY MARION COUNTY.
6. EROSION CONTROL SHALL BE IN COMPLIANCE WITH NPDES, INSTALLED BEFORE WORK BEGINS, AND SHALL BE INSTALLED APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. SHORING WILL REQUIRED TO CONFORM WITH PROVISION OF PART VI OF CHAPTER 553.60, F.D., THE "TRENCH SAFETY ACT," TO PROTECT EXISTING PAVEMENT, STRUCTURES, AND FOUNDATIONS.
8. PROJECT ENGINEER, NOR THEIR EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
9. WHEN CASINGS ARE USED FOR CROSSINGS OF FLAMMABLE GASES OR FLUID, THE CASING SHALL EXTEND TO THE TOE OF THE FRONT SLOPE AND SHALL BE VENTILATED AT OR OUTSIDE OF THE RIGHT-OF-WAY LINES.
10. WHERE SANITARY SEWER CROSSES OTHER UTILITIES, CONTRACTOR SHALL COORDINATE ANY NEEDED ADJUSTMENTS WITH THE UTILITY, HOWEVER, THE UTILITY WILL BACKCHARGE THE CONTRACTOR FOR SAID ADJUSTMENT.
11. IF SIDEWALKS, OR ANY OTHER IMPROVEMENTS ARE DAMAGED AS A RESULT OF CONSTRUCTION, THEY MUST BE REPAIRED TO MARION COUNTY DESIGN STANDARDS.

EROSION CONTROL NOTES:

1. NO MORE THAN ONE (1) ACRE OF PROJECT AREA MAY BE DISTURBED AT ONE TIME. ALL DISTURBED AREAS SHALL BE GRADED AND RESTORED WITH SOD ONLY.
2. 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. TEMPORARY EROSION CONTROL FEATURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION.
3. THE PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENTS MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT.
4. 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 PROJECT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/ SEDIMENTATION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS INDEX NOS.: 100-106 AND IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/ SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE PROJECT AND REMOVED UPON COMPLETION OF THE PROJECT.
6. CONSTRUCTION WATER – WATER SHALL BE COLLECTED A A DESIGNATED AREA ON-SITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW AND PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. 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 ONSITE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.

LANDSCAPE PLAN

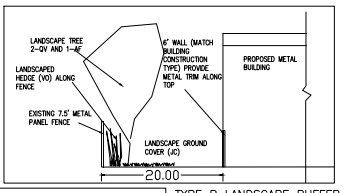
SHRUBS SHALL PLANTED AT 3' ON CENTER OR AS APPROPRIATE TO THE TYPE OF SHRUB SPECIES. GROUND COVER GROWN TO 24" TALL SHALL BE SPACED AT 2'-3".



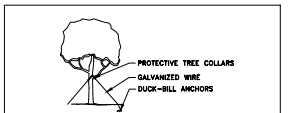
Landscaping Calculations PID: 39122-008-00

Type	Callout	Name	Scientific Name	Remarks	Sq.Ft.	Plant/SF		Total Plants	Native (Y/N)
Trees	AF	Florida Maple	Acer floridanum	65 Gal. or RFG 12'-13' ht. 6'-7' sprd., 3-1/2" cal. Min.	N/A	1.0		3	Y
	QV	Live Oak	Quercus Virinjiana	65 Gal. or RFG 12'-13' ht. 6'-7' sprd., 3-1/2" cal. Min.	N/A	1.0		2	Y
Ornamentals	AC	Palm Tree	Arecaceae	30 gal. 6'-7' x 3'-4', 3-1/2" cal. Min.	N/A	1.0		6	Y
	ED	Japanese Blueberry	Elaeocarpus Decipiens	25 Gal, 2' cal, 8' tall, single leader, full canopy	N/A	1.0		6	Y
	INS	Nellie Stevens Holly	Ilex Nellie Stevens	25 Gal, 2' cal, 8' tall, single leader, full canopy	N/A	1.0		6	Y
	LT	Ligustrum Tree	ligustrum lucidum	25 Gal, 2' cal, 8' tall, single leader, full canopy	N/A	1.0		6	Y
Hedge	VO	Viburnum	Virburnum Odoratissimum	3 gal., 20"-24" HT. x 16"-18" SPRD, 42" o.c.	585	1.0	3.5	167	Y
Ground Cover	JC	Blue Pacific Juniper	Juniperus Conferta	3 GAL., 12"-16" X 12"-16", 30" o.c.	1,288	1.0	2.5	515	N
	SP	Sod	Pacsae		N/A	Open Space	N/A	N/A	Y

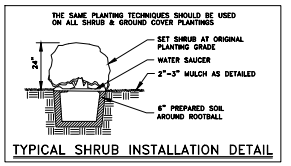
Marion County FL, Growth Services
Minor Site Plan
Plan #: 33140
Approval Date: 3/19/2026
Expiration Date: 3/19/2026



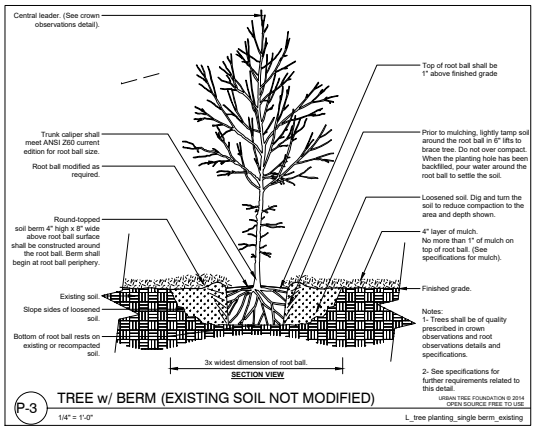
TYPE B LANDSCAPE BUFFER

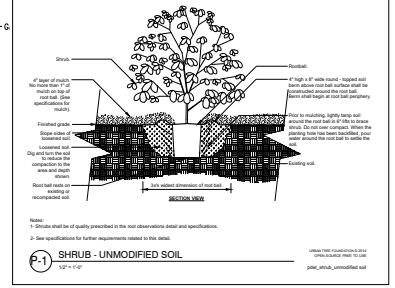


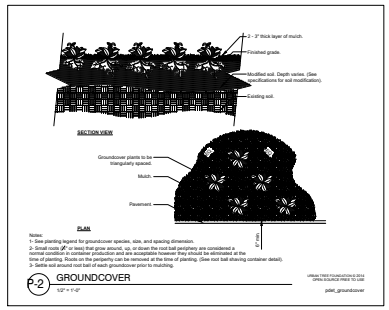
TYPICAL TREE GUYING DETAIL



TYPICAL SHRUB INSTALLATION DETAIL







LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH CYPRESS BARK MULCH FINE STRAW SHALL NOT BE USED
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE 2020 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED.
6. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
8. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60-80 GPD TO ALL NEW TREES.
9. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
10. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA.
11. SEED AND MULCH SHALL BE INSTALLED IN ALL DISTURBED AREAS.
12. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
13. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1)
14. PLANT MATERIAL MUST MEET ALL SIZE SPECIFICATIONS, NOT JUST CONTAINER SIZE.
15. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLETED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
16. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
17. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLETED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
18. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.18.15 & 6.9.10), TREE PROTECTION (6.7.3 E), MAINTENANCE (6.8.13 & 6.9.8) FERTILIZER USE (6.8.4) AND WATERING (6.9.9).
19. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS.
20. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRE 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 MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
22. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND

IRRIGATION NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
2. ALL NEW IRRIGATION SHALL BE MICRO-SPRAY HEADS, DRIP-IRRIGATION, AND/OR BUBBLER HEADS.
3. A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
4. IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY PAVED AREAS.
5. THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS UNTIL ESTABLISHMENT.
6. "RAIN-CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
7. BACK-FLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE CONNECTION OF ANY WELL OR METER.
8. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
9. ALL REQUIREMENTS IN SECTION 6.9.8 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.
10. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
11. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
12. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.9.6) WATERING INSTALLATION (6.9.9) AND INSTALLATION LICENSING REQUIREMENTS (6.9.10).
13. BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA	=	14,941.08 SF (0.343 AC)
SHADE TREES REQUIRED	=	4.98 (1 PER 3,000 S.F.)
EXISTING TREES	=	0
NEW TREES REQUIRED	=	5 (3.5 CAL. MIN.)
NEW TREES PROVIDED	=	5 (2 QV, 3 AF)
ORNAMENTAL TREES IN LIEU OF SHADE TREES SHALL BE 3:1 MINIMUM ORNAMENTAL TREES DBH = 1.25"		

OPEN SPACE REQUIRED:

TOTAL PROJECT AREA	=	14,941.08 SF (0.343 AC)
REQUIRED OPEN SPACE = 14,941.08 X 0.20 = 2,988 SF		
TOTAL OPEN SPACE PROVIDED = 9,811.92 SF		
TOTAL LANDSCAPED SPACE PROVIDED = 4,159 SF		

TYPE C – BUFFER CALCULATIONS

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 159 LF LESS DRIVEWAY (24LF) = 135 LF

SHADE TREES REQUIRED	=	(2/100 LF) PROVIDE 2.7 TREES = 3 TREES
SHADE TREES PROVIDED	=	0.00 DUE TO POWER LINE ON WEST BOUNDARY, SEE ORNAMENTAL TREES.
ORNAMENTAL TREES REQUIRED	=	4 (3/100 LF)
ORNAMENTAL TREES PROVIDED	=	3 LT, 6 INS, 6 ED
TOTAL BUFFER AREA	=	2,001 SF
LANDSCAPE/PLANT MATERIAL AREA REQUIRED	=	1,000 SF (50%)
LANDSCAPE /PLANT MATERIAL AREA PROVIDED	=	1,337 SF
PLANT MATERIAL AREA PROVIDED	=	670 JC, 667 MULCHED LANDSCAPED AREA

LANDSCAPING AREA CALCULATIONS:

TYPE B BUFFER = 1,337 SF
TYPE C BUFFER = 1030 SF
PARKING AREAS 697 SF
BLDG FRONTAGE = 205 SF

TOTAL = 3,269 SF

TYPE B – BUFFER CALCULATIONS (WEST)

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 97.45
SHADE TREES REQUIRED = (2/100 LF) PROVIDE 1.7 TREES = 2 TREES

ORNAMENTAL TREES REQUIRED	=	3 (3/100 LF)
ORNAMENTAL TREES PROVIDED	=	3 LT
TOTAL BUFFER AREA	=	1,949 SF
LANDSCAPE/PLANT MATERIAL AREA REQUIRED	=	974.5 SF (50%)
LANDSCAPE /PLANT MATERIAL AREA PROVIDED	=	1,030 SF
PLANT MATERIAL AREA PROVIDED	=	618 JC, 412 MULCHED LANDSCAPED AREA

INCHES DBH REQUIRED CALCULATIONS

TOTAL REQUIRED = 100 INCHES / AC = 34"
EXISTING INCHES PRESERVED = 0
REPLACEMENT INCHES = 34 INCHES REQUIRED
TOTAL PROVIDED:
NEW OAK = 2 X 3.5" = 7"
FLORIDA MAPLE = 3 X 3.5" = 10.5"
CREPE MYRTLE = 12 (4 X 3.5) = 14"
PALM TREE = 6 (2 X 3.5) = 7"
TOTAL INCHES PROVIDED = 38.5"

FLORIDA-FRIENDLY MATERIAL CALCULATIONS

TOTAL PLANT MATERIAL USED = 428
FF MATERIAL REQUIRED = 214 (50%)
FF MATERIAL PROVIDED = 428 (100%)

NATIVE MATERIAL CALCULATIONS

TOTAL PLANT MATERIAL USED = 428
NATIVE MATERIAL REQUIRED = 107 (25% INSIDE UGB)
NATIVE MATERIAL PROVIDED = 428 (100%)

NATIVE TREE CALCULATIONS

TOTAL NEW TREES = 5
NATIVE TREES REQUIRED = 2.5 (50%)
NATIVE TREES PROVIDED = 5 (60%)

BUILDING FRONTAGE LANDSCAPING

41' OF BUILDING FRONTAGE AVAILABLE ONLY.
bldg with =94' access to building = 29'
Planting require = 60% of bldg frontage less access
Planting width required = 65' x 60% = 39'

ENGINEER'S CERTIFICATION:

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

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39355
CA # 00009542
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

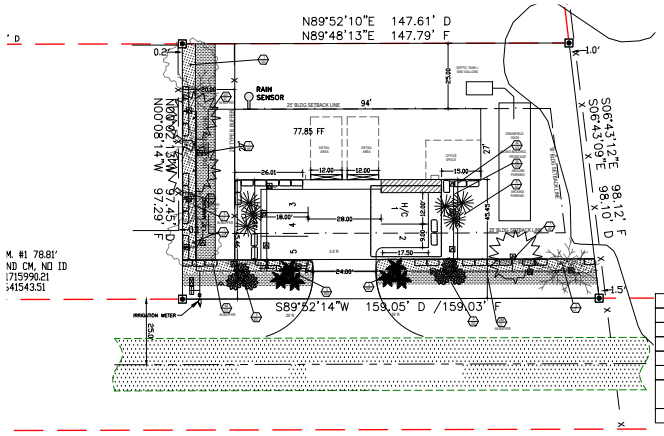
MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

MINOR SITE PLAN | UTILITY & LANDSCAPE PLAN

MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

No.	REVISION	DATE
1	RAI	1-16-26

DATE: 2-5-25 | DESIGN: MCA | PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN | DRAW: MS | JOB NUMBER: 24-076
APPROVED: MCA | CHECK: MCA | FILE: P:\ALDAMA ...
SHEET C002



IRRIGATION PLAN:
SCALE: 1" = 20'

Marion County FL, Growth Services
Minor Site Plan

Plan #: 33140
Approval Date: 3/19/2026
Expiration Date: 03/19/2028

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL
	HUNTER PCB SERIES BUBBLER HEADS FOR TREES
	HUNTER 1000 SERIES SPRAY HEADS
	HUNTER DRIP LINES FOR SHRUBS
	HUNTER X-CORE (6 STATION) CONTROLLER
	(4) 2" NELSON VALVES IN WATER-RESISTANT BOXES
	HUNTER RAIN-CLIK SENSOR MOUNT IN LOCATION WITH OPEN VIEW TO SKY.
	SLEEVING – SCH. 40 PVC.

IRRIGATION ZONE DATA

TREE ZONE 1	–	40.0 GPM
SHRUB ZONE 1	–	38.0 GPM
SOD ZONE 1	–	38.0 GPM
SOD ZONE 2	–	36.0 GPM

148 GPM x 15 = 2,220 GPR x 2
= 4,440 GPM / 7 = 634.28 GPD

GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

AG	AGRICULTURE, RURAL LANDS, NATURAL RESERVATION
SFR	SINGLE FAMILY, DUPLEX RESIDENTIAL
MF	MULTI-FAMILY RESIDENTIAL
COM	COMMERCIAL, RV PARKS, COMMERCIAL RECREATION
IND	INDUSTRIAL USES
PUB	PUBLIC USE (INCLUDING GOVERNMENT, INSTITUTIONAL, AND RELATED PROFESSIONAL OFFICES)
ROW	ARTERIAL OR COLLECTOR RIGHT-OF-WAY OR ROAD EASEMENT

LAND USE TABLE

PROPOSED USE	PERMITTED OR EXISTING USE						
	AG	SFR	MF	COM	IND	PUB	ROW
AG	-	-	-	-	-	-	-
SFR	E	-	C	A	B	C	C
MF	E	A	-	A	B	C	C
COM	D	B	B	-	B	C	C
IND	B	B	B	B	-	B	D
PUB	E	B	C	C	C	-	C
ROW							

VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PGV PRESSURE LOSS IN PSI Flow GPM	1" Globe	1½" Globe	2" Globe
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	3.3	3	1
30	9.1	3	1
35	16	3	2
40	20	3	2
50		4	1
60		5	2
80		5.5	3
100		9	5
120		11.5	6
135			8
150			10

PLD EMITTER LINE MAXIMUM LENGTH

EMITTER LINE LENGTH IN FEET (FOR 1.0 GPH EMITTERS)

PSI	EMITTER SPACING 12"	18"	24"
15	126	176	222
20	169	235	295
25	197	276	346
30	218	308	390
35	240	337	425
40	263	362	452
45	271	384	406
50	288	401	503

(LENGTH ON 0% SLOPE)
SEE MNFR'S SPECS

IRRIGATION NOTES

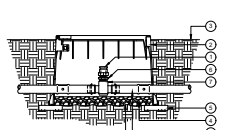
1. THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
2. ALL NEW IRRIGATION SHALL BE MICRO–SPRAY HEADS, DRIP–IRRIGATION, AND/OR BUBBLER HEADS.
3. A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
4. IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY PAVED AREAS.
5. THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS UNTIL ESTABLISHMENT.
6. "RAIN–CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
7. BACK–FLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE CONNECTION OF ANY WELL OR METER.
8. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS–BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
9. ALL REQUIREMENTS IN SECTION 6.9.8 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA–FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.
10. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
11. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
12. NOTES HAVE BEEN SHOWN REGARDING CLOSE–OUT REQUIREMENTS (6.9.6) WATERING INSTALLATION (6.9.9) AND INSTALLATION LICENSING REQUIREMENTS (6.9.10).
13. BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

LANDSCAPE/IRRIGATION PERMIT NOTES:
A PERMIT WILL BE ISSUED FROM MARION COUNTY BUILDING DIVISION PRIOR TO INSTALLATION OF IRRIGATION SYSTEMS. UPON COMPLETION OF THE LANDSCAPE AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS–BUILT DIAGRAM OF THE IRRIGATION SYSTEM. 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, AS PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.8.12 & 6.9.9

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE–OFFS.

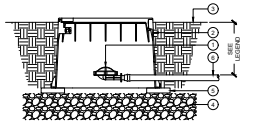
THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.



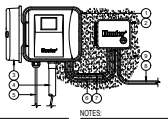
DETAIL LEGEND:
1. HUNTER AIR RELIEF VALVE
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. 3/4" MPT X 1/2" FPT BUSHING
7. PLD-075-TBTEE FITTING
8. PROFESSIONAL LANDSCAPE DRIPLINE
9. FILTER FABRIC

AIR RELIEF VALVE - TUBING



DETAIL LEGEND:
1. HUNTER AUTOMATIC FLUSH VALVE (AFV-B) WITH 5/8" [17 mm] BARB CONNECTION
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL. INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. HUNTER BLANK TUBING (PLD-BLNK) TO DRIPLINE ZONE. 5/8" [17 mm]

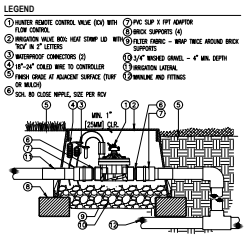
EMITTER ZONE AUTOMATIC FLUSH VALVE WITH BARB CONNECTION



DETAIL LEGEND:
1. IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
2. FLOW-CLIK MODULE AND PROVIDED CABLE
3. PLASTIC CONTROLLER DOOR
4. CONTROL WIRE CONDUIT TO PLANTER, SIZE AS REQUIRED
5. 120 VAC CABLE FOR CONNECTION TO GROUNDED 120 VAC POWER SOURCE (230 VAC FOR INTERNATIONAL MODELS)
6. TWO (2) WIRES TO SENSOR TERMINALS IN CONTROLLER - WHITE
7. TWO (2) WIRES TO 24 VAC TERMINALS IN CONTROLLER - YELLOW
8. TWO (2) WIRES TO FLOW-CLIK SENSOR - BLACK, RED
9. SURFACE TO MOUNT CONTROLLER PER PLAN

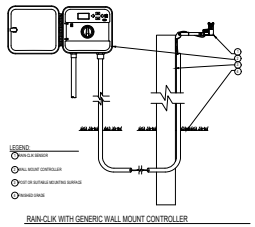
NOTES:
A. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
B. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). HARD WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
C. MODEL NUMBER AND SPECIFICATIONS PER PLAN.
D. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL WHEN FEASIBLE.

IRRIGATION CONTROLLER, WALL MOUNT WITH FLOW-CLIK

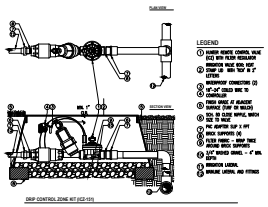


LEGEND
1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX; HEAT STAMP LID WITH "ICV" & 2" LITERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

IN-LINE VALVE (ICV-151G)

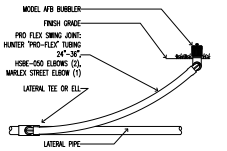


RAIN-CLIK WITH GENERIC WALL MOUNT CONTROLLER

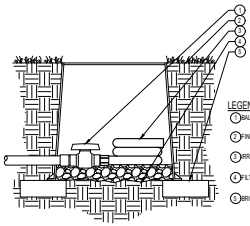


LEGEND
1. HUNTER AUTOMATIC FLUSH VALVE (AFV-B) WITH 5/8" [17 mm] BARB CONNECTION
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL. INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. 3/4" MPT X 1/2" FPT BUSHING
7. PLD-075-TBTEE FITTING
8. PROFESSIONAL LANDSCAPE DRIPLINE
9. FILTER FABRIC

DRIP CONTROL ZONE KIT (ICZ-101)



AFB BUBBLER



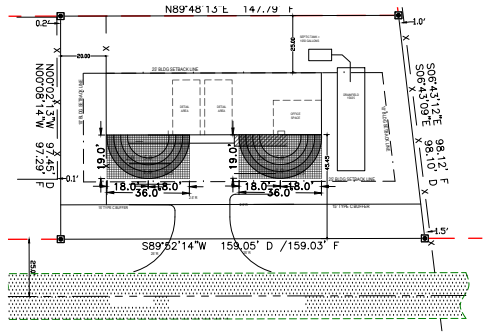
LEGEND:
1. BALL VALVE
2. FINISHED GRADE
3. IRRIGATION HOSE (LENGTH AS NECESSARY)
4. FILTER FABRIC
5. BRICK

FLUSH POINT - BALL VALVE

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

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39355
CA # 00009842
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHOTOMETRIC PLAN



MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

MINOR SITE PLAN | IRRIGATION PLAN

MAJESTY CORNER LLC
PROJECT: MSP 39122-008-00
MARION COUNTY, FLORIDA
SEC 31, TWP 16, RGE 23
OCALA, FLORIDA

No.	REVISION	DATE
1	RAI	1-16-26

DATE: 2-5-25 | DESIGN: MCA | PROJ. MAJESTY CORNER LLC
SCALE: AS SHOWN | DRAW: MB | JOB NUMBER: 24-076
APPROVED: MCA | CHECK: MCA | FILE: ALDANA ...
SHEET C003

Aldana Contracting LLC
Travis Aldana, CGC 1533310
3002 SE 1st Avenue, Ste. 300 • Ocala, Fl 34471 • (352) 307-7727

June 9, 2026

Marion County Development Review Committee

RE: Buffer Wall Requirement MSP 33140 (PID# 39122-008-00)

Dear Members of the Development Review Committee,

This letter is being submitted to document the adjacent property owner's agreement that the Type B buffer wall requirement along the shared east side property line is unnecessary.

The owner of the adjoining property (6345 SE 115 Lane, Belleview Fl 34420) has reviewed the proposed development and has indicated that he does not wish to require the installation of the Type B buffer wall otherwise required by the Marion County Land Development Code section 6.8.6. along the common property line. The adjacent property owner believes that his existing fence, together with the proposed landscaping shown on the approved site plan, will provide an adequate visual and physical buffer between the properties.

Accordingly, the adjacent property owner has expressed his consent to waive enforcement of the Type B buffer wall requirement along this property line and supports the use of the existing fence and proposed landscaping as a sufficient buffering solution.

We respectfully request that the Development Review Committee consider the adjacent property owner's position, consent and the existing site conditions when reviewing and evaluating our waiver request from this code requirement.

Sincerely,

Travis Aldana Sr.
Aldana Contracting LLC.

Enclosure: Adjacent Property Owner Consent

Aldana Contracting LLC
Travis Aldana, CGC 1533310
3002 SE 1st Avenue, Ste. 300 • Ocala, Fl 34471 • (352) 307-7727

Property Owner Consent:

I, the undersigned owner of property 6345 SE 115 Lane, Belleview, Fl (PID# 39122-004-00) that is the adjacent to parcel 39122-008-00, have reviewed the proposed development plans and acknowledge that I do not object to the waiver of the Typer B buffer wall requirement along out shared property line.

Property Owner Signature

Janet Recio
Printed Name

06/09/26
Date

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23815 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.7.

SUBJECT:
EON Consumer Welfare Mini-Warehouse - Major Site Plan - Plan Extension Request
Parcel #: 23819-001-03 #29416
Ardurra Group, Inc.

On July 17, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2026. The new expiration date would be September 11, 2027. There has been one previous extension granted.

SUBMITTAL SUMMARY REPORT
29416

PLAN NAME:	EON CONSUMER WELFARE MINI-WAREHOUSE	**LOCATION:**	5841 SW 25TH ST OCALA,
APPLICATION DATE:	11/15/2022	**PARCEL:**	23819-001-03
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Chuck Pigeon	Ardurra Group, Inc.
Engineer of Record	Chuck Pigeon	Ardurra Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/21/2023	08/28/2023	01/14/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/28/2023	01/14/2026	Approved

Comments

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied
YES 6.2.1.F - North arrow and graphic drawing and written scale Sheet C-07 is missing the north arrow.
YES Additional 911 comments Sheet C-01 has Parcel Number incorrect as 23819-601-02 and 03, it should be 23819-001-02 and 03. The Section and Range are incorrect in the Title Bar of most sheets. Changemark done on sheet C-03, be sure to update all pages that apply.

Environmental Health (Plans) (Environmental Health)		08/28/2023	01/14/2026	Approved

Comments

YES Central Sewer CITY OF OCALA
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval CITY OF OCALA
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
N/A Additional Health comments

Fire Marshal (Plans) (Fire)		08/28/2023	01/14/2026	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/28/2023	01/14/2026	Approved

Comments

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Initial Comment Corrected: EC/IC
Revise the cover sheet (514C-01) to correct the Parcel Identification Number.
Revise the plan to correct zoning on the EAST from M-2 to I-C.
Follow up Comment Corrected:
Correct the zoning on the Cover page from B-5 to I-C (514C-01)
N/A 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?
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?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
N/A 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?]
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
YES 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/Atlernate/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?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 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?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Identify correct land use and zoning on the project site and adjacent properties. Project parcels are IC zoning with EC and P land use. The parcel to the north is M-2 zoning with CD land use. To the east is IC zoning with EC land use. To the south is B-5 zoning and COM land use. To the west is the City of Ocala.
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to MCU
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
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
INFO 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. will there be any signs?
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
INFO 2.12.27 - Show location of outside storage areas will there be any outside storage?
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/28/2023	01/14/2026	Approved

Comments

YES 2.12.18 - All trees 10" DBH and larger Plan states no existing trees, 2021 aerial shows multiple trees, when were trees removed?
N/A 2.12.25 - Marion Friendly Landscape Areas
PEND 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements
PEND 6.7.6 - Tree removal submittal requirements
PEND 6.7.8 - Protected tree replacement requirements
PEND 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers
YES 6.8.7 - Parking areas and vehicular use areas Waiver approved - waiver to used palms instead of shade trees at terminus islands, staff supports
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas show screening around dumpster
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
INFO 6.8.11 - Landscape installation all installed plant material shall survive in perpituity
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
N/A 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so, a photometric plan is required
N/A 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)		08/28/2023	01/14/2026	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $250.00 + ($5.00 x total site acreage) made payable to Marion County BCC 6/26/23 - fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 6/26/23 - add waivers if requested in the future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/28/2023	01/14/2026	Approved

Comments

YES Major Site Plan 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]."

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/28/2023	01/14/2026	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
N/A 6.13.2.C - Geotechnical Investigation Report
N/A 6.13.7 - Geotechnical Criteria
N/A 6.13.2 A(1)/(2) - Contributing Basins/Tc
N/A 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
N/A 6.13.4 - Stormwater Quantity Criteria
N/A 6.13.2.B(4) - Hydrologic Analysis
N/A 6.13.4.C - Discharge Conditions
N/A 6.13.2.B(6) - Freeboard
N/A 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
N/A 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
N/A 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		08/28/2023	01/14/2026	Approved

Comments

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
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
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

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/28/2023	01/14/2026	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
YES 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking
YES 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

SUBMITTAL SUMMARY REPORT (29416)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		08/28/2023	01/14/2026	Approved

Comments

N/A Marion County Utilities Contact Information
YES Parcel numbers identified in project match proposed site plan layout
YES 6.14.2.A(1) - Public water service area/provider City of Ocala
YES 6.14.2.A(1) - Public sewer service area/provider City of Ocala
YES 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider As a county parcel connecting to the City of Ocala utilities, the building permit will be required to demonstrate to MCU Permitting connection or agreement with City for service to clear review. Subject to annexation into the City at its timeline when connecting to CoO utilities. It is strongly recommend the City have an opportunity to review these plans for connection comments and review of construction details as the City is not a part of this Development Review routing/process. No fee for this review by MCU.
N/A 6.14.2.A - Water Connection Requirements
N/A 6.14.2.A - Sewer Connection Requirements
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone
N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
N/A 6.14.7 - Construction Inspection - PLAN NOTE:
N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
N/A 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
N/A 6.15.3 - Fire Protection/Fire Flow Capacity
N/A 6.15.4 - Water Main Piping Installation
N/A 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
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)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

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

August 18, 2025

PIGEON-ARDURRA LLC
CHUCK PIGEON
925 SE 17TH STREET
OCALA, FL 24471

SUBJECT: **WAIVER STATUS LETTER**
PROJECT NAME: EON CONSUMER WELFARE MINI-WAREHOUSE
PROJECT #2022110065 APPLICATION #29416 PARCEL #23819-001-03

Dear Mr Pigeon:

The following waiver for the above referenced project was reviewed by the Development Review Committee on August 18, 2025 and the decision was as follows:

On 7/16/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2025. The new expiration date would be September 11, 2026.

Motion by Ken McCann to approve an extension to September 11, 2026, which is one year from the current expiration date, seconded by Tony Cunningham

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8686 to be scheduled for the appeal process.

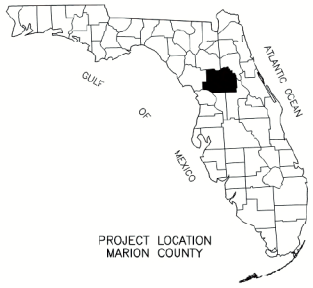
Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

29416

MAJOR SITE PLAN FOR
EON CONSUMER WELFARE, INC
MARION COUNTY, FLORIDA
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION # 29416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code except as waived. Any existing right-of-way disturbed during construction shall be restored and sodded, fixed and match only or used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK "A" OF RUNWAY INDUSTRIAL PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "2", PAGE 59, OFTHE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MARION COUNTY
PROJECT No. 2022110065
APPLICATION No. #29416

INDEX OF SHEETS

SHEET NO.	CONTENTS
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	SWPPP AND CSWMP PLAN
C-04	SWPPP DETAILS AND NOTES
C-05	SITE & GEOMETRY PLAN
C-06	GRADING & DRAINAGE PLAN
C-07	UTILITY PLAN ON SITE
C-08	UTILITY PLAN OFF-SITE
C-09	DRAINAGE DETAILS
C-10	UTILITY DETAILS
C-11	UTILITY DETAILS AND PROFILE
C-12	LIFT STATION DETAILS
C-13	SITE DETAILS
S-01	BOUNDARY AND TOPOGRAPHIC SURVEY
L001-L003	LANDSCAPE PLANS

PROJECT INFORMATION:

SITE ADDRESS: . OCALA, FL

PROJECT NAME:	EON CONSUMER WELFARE, LLC
FUTURE LAND USE DESIGNATION:	COMMERCIAL
PROPOSED LAND USE:	RETAIL/COMMERCIAL
TOTAL OWNERSHIP AREA:	2.15 ACRES
TOTAL PROJECT AREA:	2.15 ACRES
ZONING:	I-C
TAX PARCEL NUMBER:	23519-001-02 AND 03
SETBACKS:	
FRONT:	40 FEET
BACK:	25 FEET
SIDE:	10 FEET
MAX. BUILDING HEIGHT	50 FEET
EXISTING IMPERVIOUS:	NONE

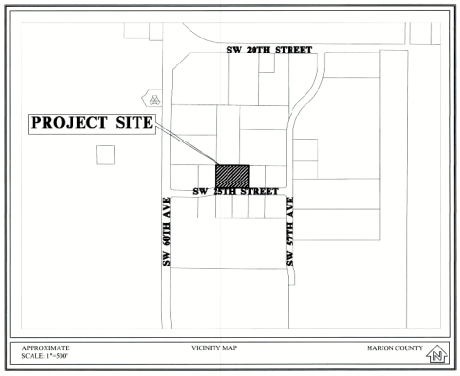
TOTAL IMPERVIOUS SURFACE:	70013 SF	1.61 AC	75%
PROPOSED BUILDINGS	34110 SF	0.79 AC	37%
PROPOSED SIDEWALKS	5950 SF	0.14 AC	6%
PROPOSED PAVEMENT	30034 SF	0.69 AC	32%

FLOOR AREA RATIO (FAR).	0.70 MAXIMUM 0.79 AC / 2.15 AC = 0.37
GROSS LEASABLE AREA:	34110 SF
FLOOD ZONE.	ZONE "X"
WATER SUPPLY SERVICE:	CONNECT TO CITY OF OCALA UTILITIES
SANITARY SEWER SERVICE:	CONNECT TO CITY OF OCALA UTILITIES
ELECTRIC:	SUMTER ELECTRIC COOPERATIVE (SECO)
GARBAGE COLLECTION:	PRIVATE COLLECTION
GAS SERVICE:	TECO
TRAFFIC ACCESS:	CONNECT TO SW 25TH STREET
SPRINGS PROTECTION:	THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

PROJECT WAIVERS:

THE FOLLOWING WAIVERS FROM THE LAND DEVELOPMENT CODE OF MARION COUNTY WERE APPROVED BY THE MARION COUNTY DRC ON AUGUST 14, 2023.

6.8.6.K(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH WEST PROPERTY WITH COUNTY DRA.
6.8.6.K(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH NORTH PROPERTY WITH COUNTY DRA.
6.11.3.C(1)-DRIVEWAY ACCESS-APPROVE TO PROVIDE 175 FOOT SPACING BETWEEN DRIVEWAYS AS PROPERTY DOES NOT HAVE ENOUGH FRONTAGE TO PROVIDE SPACING AND SECOND DRIVE ALLOWS FOR BETTER ACCESS FOR EMERGENCY VEHICLES.
6.8.7.D(2)-PARKING AREA AND VEHICULAR USE AREAS-APPROVED TO INSTALL THREE PALMS IN TERMINAL ISLANDS INSTEAD OF CANOPY TREES DUE TO THE PROXIMITY TO THE CANOPY TREES IN FRONT BUFFER.
6.13.8.B(7)-STORMWATER CONVEYANCE CRITERIA-APPROVE TO USE 18-INCH DIAMETER PIPES IN STORM SEWER SYSTEM PROPOSED AS SHOWN TO WORK HYDRAULICALLY.



NOTES:

1. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED 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.
2. CONTRACTOR SHALL CONTACT FLORIDA SUNSHINE ONE-CALL AT 1-800-432-4770 PRIOR TO COMMENCING ANY UNDERGROUND EXCAVATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE EXACT LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
3. 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.
4. BUILDING USE: MINI-WAREHOUSE

CONTACTS

OWNER:
MOMIN UD DOWLAH
9039 SE 7TH AVE RD.
OCALA, FL 34480
PHONE (786) 999-3113

CIVIL ENGINEER:
PIGEON-ARDURRA, LLC
925 SE 17TH AVE., SUITE A
OCALA, FL 34471
CONTACT: CHUCK A. PIGEON P.E.
PHONE (352) 861-7799

LANDSCAPE ARCHITECT:
EDK ENVIRONMENTAL
1920 SE 8TH STREET
OCALA, FL 34470
CONTACT: ANDY KESSELRING
PHONE (352) 622-8899

SURVEYOR:
ARDURRA GROUP NC
2182 NE 2ND STREET
OCALA, FL 34470
CONTACT: GARY MLAN, P.S.M.
PHONE (352) 622-7224

Pigeon-Ardurra, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida34471
(352) 861-7799 voice
(352) 861-7799 fax
REGISTRATION NUMBERS:
ENGINEERING NO. 28931 · SURVEYING & MAPPING LB NO. 8190

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. 811 OR 1-800-432-4770 www.callsunshine.com

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS HEREIN FOLLOWING COMPLETION OF CONSTRUCTION.

MOMIN UD DOWLAH
EON CONSUMER WELFARE, INC
DATE SIGNED: 09/12/23

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 EXCEPT AS WAIVED.

CHUCK A. PIGEON
PROFESSIONAL ENGINEER NO. 57918
STATE OF FLORIDA
9/12/2023

NO.	DATE	REVISIONS	BY:

RECEIVED
SEP 15 2023
Marion County
Office of County Engineer

SHEET C-01 OF 13

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

100%	75%	50%	51%	34%	17%	0%

	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MSL	MEAN SEA LEVEL
	ABOVE	MTD	MOUNTED
	ASPHALT COATED CORRUGATED METAL PIPE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	ASPHALT COATED CORRUGATED METAL PIPE ARCH	N	NORTH
	AMERICAN NATIONAL STANDARDS INSTITUTE	NA or N/A	NOT APPLICABLE
	APPROXIMATE	N & C	NAIL AND CAP
	ASPHALT	NE	NORTHEAST
	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
	AVENUE	NGS	NATIONAL GEODETIC SURVEY
B/C	BACK OF CURVE	No.	NUMBER
B/L	BASELINE	NORM	NORMAL
BLDG.	BUILDING	NS	NEAR SIDE
BLVD.	BOULEVARD	NTS	NOT TO SCALE
BM	BENCH MARK	NW	NORTHWEST
BW	BARBED WIRE	OC	ON CENTER
	CHORD BEARING	OD	OUTSIDE DIAMETER
	CENTERLINE	OE	OVERHEAD ELECTRIC
℄	CURB AND GUTTER	OH	OVERHEAD
	CUBIC FEET	P/L	PROPERTY LINE
	CHORD LENGTH	PAVT	PAVEMENT
	CONCRETE MONUMENT	PC	POINT OF CURVATURE
	CORRUGATED METAL PIPE	PCE	PERMANENT CONSTRUCTION EASEMENT
	CORRUGATED METAL PIPE ARCH	PCC	POINT OF COMPOUND CURVATURE
	COUNTY	PE	PROFESSIONAL ENGINEER
	CONCRETE	PEC	PEDESTRIAN or PEDESTAL
	CONSTRUCT	PEN	PENETRATION
	CORNER	PG	PAGE or PROFILE GRADE
	COUNTY ROAD	PGL	PROFILE GRADE LINE
	COURT	PI	POINT OF INTERSECTION
	CUBIC YARD	PRC	POINT OF REVERSE CURVATURE
	CLEAR ZONE	PRM	PERMANENT REFERENCE MONUMENT
3DA	DRAINAGE DETENTION AREA	PSI	POUNDS PER SQUARE INCH
3E	DRAINAGE EASEMENT	PSM	PROFESSIONAL SURVEYOR AND MAPPER
Ø	DIAMETER	PT	POINT OF TANGENCY
DEPT	DEPARTMENT	PVC	POINT OF VERTICAL CURVATURE or POLYVINYL CHLORIDE
DELM	DELINEATOR	PVCC	POINT OF VERTICAL COMPOUND CURVATURE
DHW	DESIGN HIGH WATER	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVRC	POINT OF VERTICAL REVERSE CURVATURE
DIM	DIMENSION	PVT	POINT OF VERTICAL TANGENCY
DIP	DUCTILE IRON PIPE	Q	PEAK DISCHARGE (CFS)
DRA	DRAINAGE RETENTION AREA	R/W or ROW	RIGHT OF WAY LINE
DWG	DRAWING	R	RADIUS or RANGE
E	EAST	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RCPA	REINFORCED CONCRETE PIPE ARCH
EL. or ELEV.	ELEVATION	RD	ROAD
ELEC.	ELECTRIC	RDWY	ROADWAY
ESMNT	EASEMENT	REF	REFERENCE
EXIST	EXISTING	REINF	REINFORCED
FDOT	FLOW LINE	RELOC	RELOCATED
	FLORIDA DEPARTMENT OF TRANSPORTATION	REM	REMOVED
FES	FLARED END SECTION	REPL	REPLACED
FH	FIRE HYDRANT	REQ or REQD	REQUIRED
FIN	FINISH	RNG	RANGE
FS	FAR SIDE	RPM	REFLECTIVE PAVEMENT MARKER
FT	FOOT or FEET	RT	RIGHT
	GAUGE or GAGE	S	SOUTH
	GROUND	SAN	SANITARY
H or HT	HEIGHT	SE	SOUTHEAST
HORIZ	HORIZONTAL	SECT	SECTION
HP	HIGH	SH or SHT	SHEET
HW	HIGH WATER	SHW	SEASONAL HIGH WATER
HWY	HIGHWAY	SMH	STORM MANHOLE
HYD	HYDRANT	SPEC	SPECIFICATION
ID	INSIDE DIAMETER	Sq. Ft or SF	SQUARE FEET
IN	INCH	Sq. In	SQUARE INCH
INC	INCLUDED or INCORPORATED	Sq. Yd or SY	SQUARE YARD
INSTL	INSTALL	SR	STATE ROAD
	INTERSECTION	SSE	STORM SEWER
INV	INVERT	ST	STREET
	JUNCTION	STA	STATION
L	LENGTH or ARC LENGTH	STD	STANDARD
LAT.	LATERAL or LATITUDE	STL	STEEL
LB	LICENSED BUSINESS	SW	SOUTHWEST
LBR	LINEROCK BEARING RATIO	T or TAN	TANGENT or ARC TANGENT LENGTH
LF	LINEAR FEET	TBM	TEMPORARY BENCHMARK
LIN	LINEAR	TEL	TELEPHONE
LN	LANE	TEMP	TEMPORARY
LP	LOOP	TP	TOE OF SLOPE
LS	LIFT STATION	TWP	TOWNSHIP
LT	LEFT	UE	UTILITY EASEMENT
LUM	LUMINAIRE'S	UG	UNDERGROUND
MAINT	MAINTENANCE	US	UNITED STATES
MAX	MAXIMUM	USC&GS	UNITED STATES COASTAL AND GEODETIC SURVEY (IMPERIAL GEODETIC SURVEY)
MES	MITERED END SECTION	VC	VERTICAL CURVE
MH	MANHOLE	VERT	VERTICAL
MHW	MEAN HIGH WATER	W	WEST or WIDTH
MI	MILE	WM	WATER MAIN or WATER METER
MIN	MINIMUM	WS	WATERSHED
MISC	MISCELLANEOUS	WT	WATER TABLE or WEIGHT
MLW	MEAN LOW WATER	X	COORDINATE DISTANCE (EAST – WEST)
MON	MONUMENT	Y	COORDINATE DISTANCE (NORTH – SOUTH)
MP	MILE POST	YR	YEAR
MPH	MILES PER HOUR		

LEGEND:

- ■ = FOUND 4" X 4" CONCRETE MONUMENT (SIZE & IDENTIFICATION AS NOTED)
- ● = FOUND IRON ROD & CAP (SIZE & IDENTIFICATION AS NOTED)
- ⊕ = FOUND NAIL & DISK STAMPED (AS NOTED)
- ○ = FOUND 5/8" IRON ROD WITH CAP STAMPED "PIGEON LB#6307" (UNLESS OTHERWISE NOTED)
- (X) = BOUNDARY CORNER NUMBER DESIGNATION
- = TEE DESIGNATION
- = HOLE DESIGNATION
- = WATER METER
- = FIRE HYDRANT
- = BACKFLOW PREVENTER
- = SERVICE POLE
- = MANHOLE SANITARY SEWER
- = MAILBOX
- = WATER VALVE
- = GUY POLE
- = BURIED UTILITY MARKER
- = WATER METER
- = GUY ANCHOR
- = SIGN
- = ELECTRICAL JUNCTION BOX
- = TELEPHONE JUNCTION BOX
- = STREET SIGN
- = DELINEATOR
- = WATER VALVE
- = IRRIGATION VALVE
- = IRON PIPE
- = POST OR PILE
- = GATE POST
- = FLOOD LIGHT
- = ELECTRIC METER
- = UTILITY POLE
- = LIGHT POLE WOOD
- = LIGHT POLE METAL
- = LIGHT POLE CONCRETE
- = WATER VALVE
- = FAUCET
- = CLEAN-OUT
- = MANHOLE STORM DRAINAGE
- = WATER VALVE
- = MONITORING WELL
- = TEMPORARY BENCHMARK
- = SHRUB OR BUSH
- = PALM TREE
- = CEDAR TREE
- = SWEET GUM TREE
- = OAK TREE
- = TREE UNKNOWN SPECIES
- = HOLLY TREE
- = PINE TREE
- = MAGNOLIA TREE

SEC = SECTION
TWP = TOWNSHIP 18 SOUTH
RNG = RANGE 17 EAST
MTS = MITERED END SECTION
PVC = POLYVINYL CHLORIDE
T.F. = TOILET FIXTURE
TJB = TELEPHONE JUNCTION BOX
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
DL = DIMENSION/DISTINGUISH BASED ON DESCRIPTION
O.R. BOOK = OFFICIAL RECORDS BOOK
P.B. = PAGE or PAGES
L18 = LINE TABLE DESIGNATION
C18 = CURVE TABLE DESIGNATION
D = DIMENSION/LENGTH ALONG LINES
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
R/W = RIGHT-OF-WAY
APPROX. = APPROXIMATE
BLDG. = BUILDING
BLK. = BLOCK
W/ = WITH
COR. = CORNER
TYP. = TYPICAL
S.R. = STATE ROAD
CONC. = CONCRETE
P.O.B. = POINT OF BEGINNING
LOM = LIMITS OF MAINTENANCE/MOWING
PL. = PLANTER (LANDSCAPE)
FF. = FINISHED FLOOR ELEVATION
EL. = ELEVATION

GENERAL NOTES:

1. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS / REPRESENTATIVES DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
2. ANY DEVIATION FROM THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL ENGINEER OF RECORD AND, IF APPLICABLE, FROM MARION COUNTY.
3. THE GENERAL CONTRACTOR FOR THE PROJECT IS HEREBY REQUIRED, AS PART OF THE CONTRACT, TO REVIEW EACH SHEET OF THE SET AND STUDY THEIR CORRELATION PRIOR TO BIDDING & CONSTRUCTION.
4. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO IMPLEMENT SITE SAFETY AT ALL TIMES PER LATEST OSHA STANDARDS.
5. CONTRACTOR SHALL CONTACT FLORIDA SUNSHINE ONE-CALL AT 1-800-432-4770 PRIOR TO COMMENCING ANY UNDERGROUND EXCAVATION. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE EXACT LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
6. CONSTRUCTION SHALL COMMENCE ONLY AFTER APPROVAL OF ALL APPLICABLE PERMITS. THIS PROJECT FALLS WITHIN THE JURISDICTION OF THE FOLLOWING REGULATORY / MUNICIPAL AGENCIES:
   - MARION COUNTY, FLORIDA
   - SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
   - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
   - FLORIDA DEPARTMENT OF TRANSPORTATION
7. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, AS PER THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 12083C0512E DATED APRIL 19, 2017.
8. 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 THE PROJECT SPECIFICATIONS.
9. THE CONTRACTOR SHALL IMMEDIATELY CONTACT PROJECT ENGINEER, PIGEON – ARDURRA, LLC, IF PLANS ARE UNCLEAR, REQUIRING INTERPRETATION OR CONFLICTING INFORMATION IS DISCOVERED.
10. THE CONTRACTOR SHALL COORDINATE ON-SITE WORK ACTIVITY, ACCESS AND MATERIALS STORAGE LOCATION WITH OTHER ON-SITE CONTRACTORS SO THAT WORK AT THE PROPOSED PROJECT SITE CAN COMMENCE IN HARMONY WITH OTHER SITE DEVELOPMENT ACTIVITIES.
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILT CERTIFIED SURVEYS, CERTIFIED TEST RESULTS, AND O&M MANUALS (IF APPLICABLE), TO ENGINEER FOLLOWING COMPLETION OF THE CONSTRUCTED ITEMS, AND IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL AGENCIES, A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY. RECORD DRAWING INFORMATION SHALL INCLUDE BUT NOT BE LIMITED TO FINISHED GRADE ELEVATIONS, SANITARY SEWER LINE LOCATIONS, MANHOLE AND STORM STRUCTURE RIM AND INVERT ELEVATIONS, PLUS LOCATION, DIMENSION AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS THAT VARY FROM THE DESIGN PLANS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, IF APPLICABLE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FDOT 2017 DESIGN STANDARDS, INDEX NO. 600 SERIES FOR TRAFFIC CONTROL THROUGH WORK ZONES.
15. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE AND/OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL BY ENGINEER.
16. ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE TO BE LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED BEFORE COMPACTION OF THE SUBGRADE OR AS OTHERWISE DIRECTED BY ENGINEER.
17. CONTRACTOR SHALL NOT INTERRUPT OPERATION OF EXISTING UTILITIES UNLESS OBTAINING WRITTEN PERMISSION FROM THE RESPECTIVE UTILITY OWNER.
18. TESTING: ALL TESTS SHALL BE IN ACCORDANCE WITH LOCAL AGENCY LAND DEVELOPMENT CODE REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
19. AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS, OR A FULL STAND OF PERENNIAL GRASS WILL BE REQUIRED PRIOR TO RECEIVING PROJECT APPROVAL.
20. NOTIFICATION TO OWNER AND ENGINEER IS REQUIRED 72 HOURS BEFORE CONSTRUCTION COMMENCEMENT. ALSO FOR PERFORMANCE OF DENSITY TESTING AND ASPHALTIC APPLICATION.
21. CONTRACTOR TO GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR.
22. THE CONTRACTOR WILL ENGAGE THE SERVICES OF A RECOGNIZED SOILS AND MATERIALS TESTING LABORATORY FOR COMPLIANCE TESTING. THE COST OF ANY RE-TESTING REQUIRED, OR IMPACTS OF TIME DELAYS CAUSED BY WORK, OR MATERIALS NOT MEETING STATED CONTRACT REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SCHEDULE TESTING SO THAT CONSTRUCTION ACTIVITIES ARE NOT DISRUPTED. MISCELLANEOUS TESTING ABOVE AND BEYOND NORMALLY SCHEDULED TESTING MAY BE REQUESTED BY THE OWNER AT ANY TIME. THE CONTRACTOR SHALL COOPERATE WITH SUCH ACTIVITIES.
23. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL FEDERAL, STATE, LOCAL AND PRIVATE ENTITIES POTENTIALLY AFFECTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN THE AREA, TO ENABLE FIELD LOCATION OF UTILITY LINES BEFORE CONSTRUCTION. A "ONE CALL" (1-800-432-4770) DOES NOT TOTALLY REPRESENT ALL UTILITIES POTENTIALLY AFFECTED. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE SITE TO DETERMINE EXISTING CONDITIONS. ANYTHING NOT COVERED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED IN WRITING BY THE OWNER.
25. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACT REQUIREMENTS AND ACTUAL CONSTRUCTION CONDITIONS AND SHALL NOT PROCEED WITH ANY WORK FOR WHICH THE CONFLICT HAS ARISEN UNTIL CONFLICT IS RESOLVED WITH THE OWNER'S REPRESENTATIVE.
26. ALL BURIED PIPELINES, CONDUITS, CABLES, ETC. SHALL HAVE A MINIMUM COVER OF 36 INCHES BELOW FINISHED GRADE UNLESS OTHERWISE CALLED FOR. ALL FACILITIES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS PLUS THESE CONTRACT DOCUMENTS.
27. ALL DUST SHALL BE CONTROLLED ON SITE ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE DISTURBED OR STRIPPED OF PAVEMENT OR VEGETATION. WATERING, APPLICATION OF CALCIUM CHLORIDE, OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT PAVEMENT, GRASSING, LANDSCAPING, AND OTHER SITE WORK SHALL BE INCORPORATED AS SOON AS POSSIBLE.
28. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER, OR FOR ADDITIONAL MATERIALS OR TIME REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING RECORD DRAWING INFORMATION INCLUDING, BUT NOT LIMITED TO, FINISHED GRADE ELEVATIONS, SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS, STRUCTURE TOP AND INVERT ELEVATIONS, PLUS LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL OTHER CONSTRUCTION

CLEARING NOTES:

1. REFERENCE LOCAL CODE FOR NATIVE VEGETATION REQUIREMENTS. CLEARING SHALL EXTEND ONLY TO THE LIMITS IDENTIFIED ON THE PLANS. TREES IDENTIFIED TO BE SAVED, IF APPLICABLE AND WITHIN THE CLEARING LIMITS, OF THE CONSTRUCTION LIMITS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO AND DURING CLEARING.
2. ALL EXOTIC VEGETATION AS DEFINED BY LOCAL CODE SHALL BE REMOVED FROM THE SITE CONSTRUCTION LIMITS. THE SITE SHALL BE MAINTAINED EXOTIC FREE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL DISPOSE OF ALL CLEARED AND GRUBBED MATERIALS BY HAULING, OR CHIPPING AND GRINDING AND TRANSPORT OFF-SITE.

SITE PLAN NOTES:

1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED, IF APPLICABLE.
2. GAS, POWER, PHONE AND CABLE TELEVISION UTILITIES TO BE ADJUSTED AND/OR INSTALLED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY TO HAVE UTILITIES HELD, ADJUSTED OR ALTERED TO FACILITATE SITE AND SWALE GRADING REQUIREMENTS.
3. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT, POST OR OTHER IDENTIFICATION IS IN DANGER OF BEING DESTROYED, AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL EMPLOY THE SERVICE OF A PROFESSIONAL REGISTERED SURVEYOR TO REESTABLISH THE MONUMENT AND REFERENCES AND PROPERLY NOTIFY LOCAL PUBLIC AGENCIES AND FILE ALL REQUIRED DOCUMENTATION ALL AT NO ADDITIONAL COST TO THE OWNER.

SURVEY DATA AND BENCH MARK NOTES:

1. SEE TITLE SHEET S-01 FOR PROJECT SPECIFIC SURVEY NOTES.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY UPON WHICH THESE PLANS ARE BASED WAS PREPARED BY ARDURRA GROUP, INC PROJECT NO. 514.01, FILE NO. 22-1556, DATED AUGUST 23, 2022. ELEVATIONS AND STATE PLANE COORDINATES ARE BASED ON THE GPS RTK NETWORK DATUM FROM F.D.O.T. DATABASE AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS. THE VERTICAL DATUM IS BASED ON NAVD-88 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD 83 (2011 ADJUSTMENT). FLORIDA ZONE WEST (902).

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 29416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
SEP 1 8 2023
Marion County
Office of County Engineer

CHUCK A. PIGEON
FLORIDA PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 56307
DATE: 9/14/2023

GENERAL NOTES

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.

NO.	DATE	REVISIONS	APP'R BY
		SECTION 18, TOWNSHIP 15 SOUTH, RANGE 17 EAST, MARION COUNTY, FLORIDA	

SCALE: AS SHOWN
DESIGN: CAP
DRAWN: LBC
CHECKED: CAP
PROJECT: E. EON
FILE: ---
FDOT FPID: N/A
JOB NO.: 514.01
SHEET: C-02

Pigeon-Ardurra, LLC
101 SE 17th Street Suite A
Ocala, FL 34471
(352) 895-7799 voice
(352) 895-7788 fax
CIVIL ENGINEERS • PLANNERS
SURVEYORS & GIS/BIM SPECIALISTS
REGISTRATION NUMBERS
ENGINEERING #EC13001414 • SURVEYING #LB 6307

File No. 514.01.----

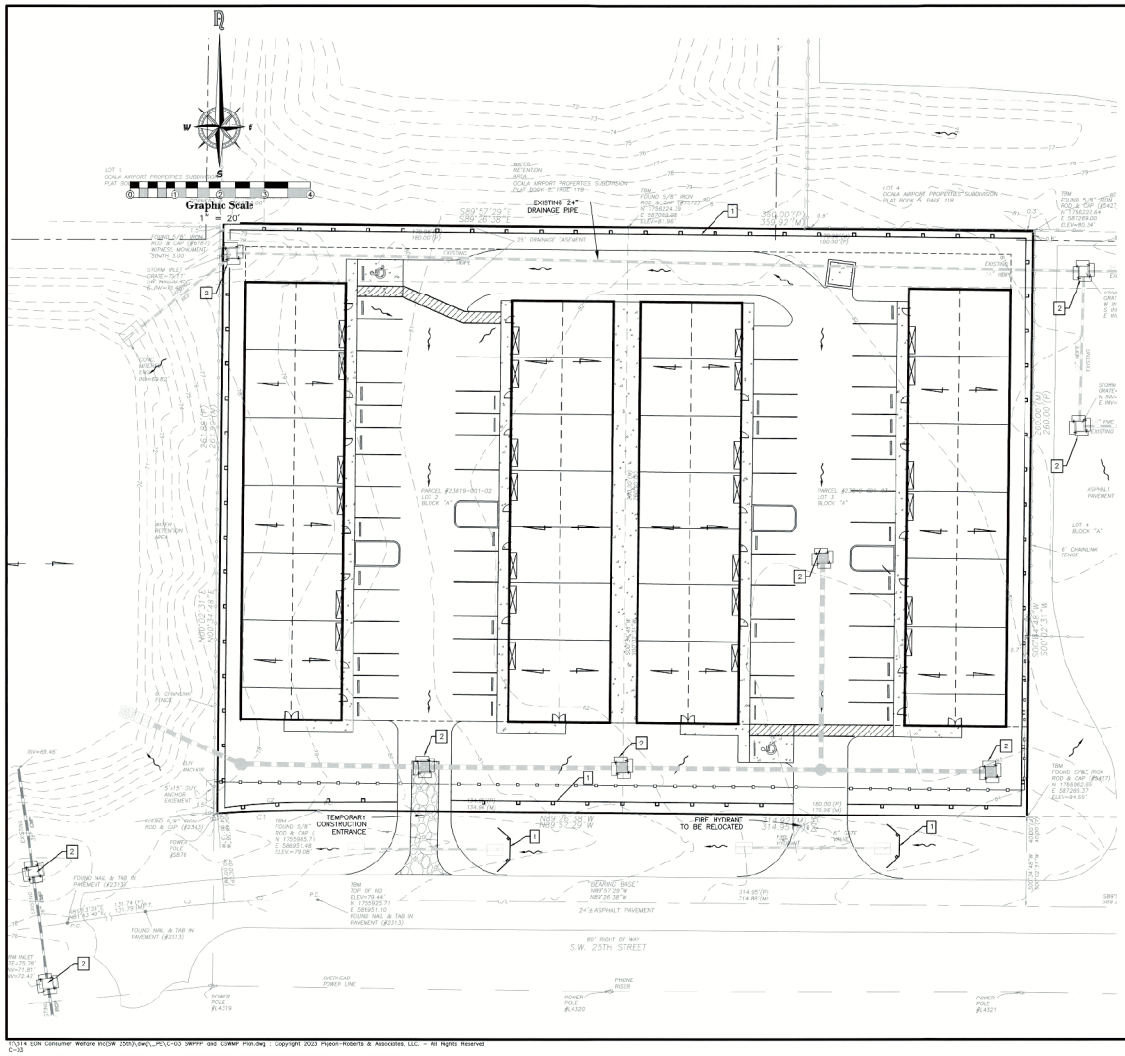
Job No. 514.01

C-02 of 13

PLOTTED: 7/22/2023

Plotted: 7/22/2023 9:57:37 AM Linda Pagan

T:\514 EON Consumer Welfare Inc(SW 25th)\dwg_PE\C-02 General Notes.dwg : Copyright 2023 Pigeon-Roberts & Associates, LLC. – All Rights Reserved
C-02 GENERAL NOTES



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 29415
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, unless otherwise noted. In the right-of-way described, during construction shall be maintained and available. Stamp and match may be used if approved by the County Engineer or designee.

NOTICE:
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
SEP 16 2023
Marion County
Office of County Engineer

CHUCK A. PIGEON
PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 49538
9/11/2023

SWPPP AND CSWMP PLAN

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.
SECTION 25, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	BY

SCALE: 1" = 20'
DATE: 05.31.2023
DRAWN: GAP
CHECKED: JDP
FIELD BOOK: ---
PAGE: ---
FILE: 514.01-SWPPP.dwg
JOB NO.: 514.01

Pigeon-Roberts, LLC
925 SE 17th Street
Ocala, Florida 34471
(352) 861-7759 fax
CIVIL ENGINEERS • PLANNERS
SURVEYORS • CONSULTANTS
REGISTRATION NUMBERS
ENGINEERING AUTH. #30591 • SURVEYING & MAPPING LB AUTH. #7917

File No.
514.01.----

Job No.
514.01

C-03 of 13

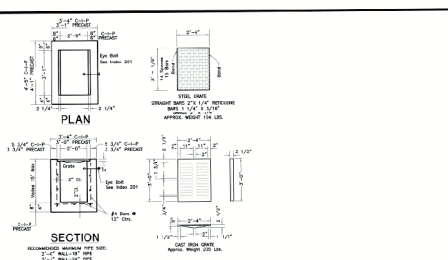
PLOTTED: 7/22/2023

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

Plotted: 7/21/2023 10:01:08 AM - Linda Pigeon

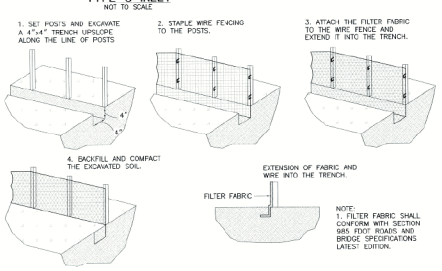
C:\514 EON Consumer Welfare Inc(SW 25th)\dwg_PE\C-03 SWPPP and CSWMP Plan.dwg : Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved

C-03



TYPE 'C' INLET

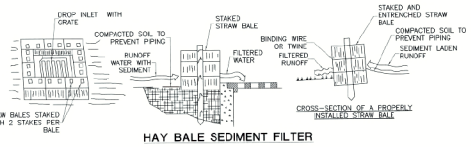
NOT TO SCALE



CONSTRUCTION DETAILS FOR SILT FENCES

(D-906)

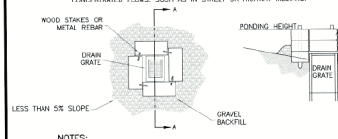
NOT TO SCALE



HAY BALE SEDIMENT FILTER

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EMBED THE BALES 4" INTO THE SOIL AND ORIENT CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWN-SLOPE OF THE STRUCTURE MAY BE NECESSARY.

SYNTHETIC HAY BALE

(D-911) N.T.S.

1.0 SITE DESCRIPTION

A. NATURE OF CONSTRUCTION ACTIVITY:
THIS PROJECT CONSISTS OF ESTABLISHING FOUR WAREHOUSE TYPE BUILDINGS INCLUDING PAVED ENTRANCES, PARKING AREAS AND REQUIRED UTILITIES.

B. MAJOR SOIL DISTURBING ACTIVITIES:
THE CONSTRUCTION OF WAREHOUSE BUILDINGS, PARKING, STORM SEWER SYSTEM, AND RELATED UTILITIES.

C. AREA ESTIMATES
TOTAL PROJECT AREA:
ONSITE: 2.00+/- ACRES
OFFSITE: 0.79+/- ACRES

D. TIMING OF SEDIMENT — CONTROL PRACTICES
1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM SITE ONTO ADJACENT PROPERTIES. INSTALLATION OF EITHER BALED SYNTHETIC HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING.
3. CONTRACTOR SHALL ESTABLISH AT THE INITIATION OF CONSTRUCTION A TEMPORARY CONSTRUCTION ENTRANCE AND SHALL MAINTAIN THE ENTRANCE UNTIL THE AREA IS PAVED.
4. THE SOIL IN THIS PROJECT AREA IS MAINLY: CANDLER SANDS (HYDROLOGIC SOIL GROUP A).

E. STABILIZATION OF NON STRUCTURAL PRACTICES
CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

F. DRAINAGE PATTERNS:
THE EXISTING DRAINAGE PLAN OF THE PROJECT CONSISTS OF LOOSE SANDY SOILS WITH HIGH INFILTRATION RATES THROUGHOUT THE PROJECT AREA. NEW DRAINAGE INLETS AND BUILDING ROOF DRAINS WILL CAPTURE STORMWATER RUNOFF FROM IMPERVIOUS SURFACES AND TRANSPORT TO AN EXISTING ADJACENT DRA.

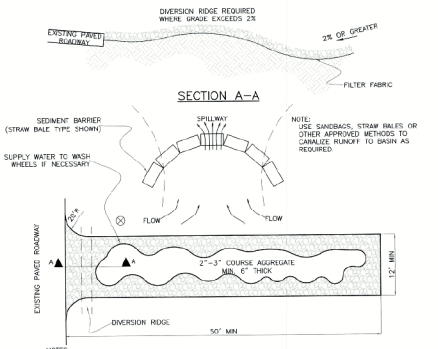
G. APPROXIMATE SLOPES:
IN GENERAL, MINIMUM TWO FOOT FLAT AREA AROUND BUILDING PADS BEFORE BEGINNING SLOPES. SLOPES NO STEEPER THAN 4:1. SLOPE TO MATCH PROPOSED GRADES. REFER TO GRADING PLAN.

H. AREAS OF SOIL DISTURBANCE
AREAS OF SOIL DISTURBANCE ARE WITHIN THE PROPERTY LIMITS.

I. AREAS THAT MAY NOT BE DISTURBED:
NO AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION SHALL BE DISTURBED.

J. LOCATION OF CONTROLS:
SEE SECTION 2.0 CONTROLS AND THE STORMWATER POLLUTION PREVENTION PLAN.

K. AREAS TO BE STABILIZED:
ALL DISTURBED AREAS ARE TO BE SODDED AS SOON AS PRACTICAL.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

2.0 CONTROLS

A. EROSION AND SEDIMENT CONTROLS
1. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED AS DIRECTED ON PLANS. ALL STABILIZATION PRACTICES SHALL BE PERFORMED AS SOON AS PRACTICAL AT LOCATIONS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED AND, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY, AND TO SURVIVE ADVERSE WEATHER CONDITIONS.
2. LOCATION OF STAKED SILT FENCE: STAKED SILT FENCE SHALL BE PLACED AS SHOWN. SILT FENCE SHALL BE USED AROUND ALL LOCATIONS OF EXCAVATED MATERIAL TEMPORARY STOCKPILED DURING CONSTRUCTION. CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT OR DEBRIS ALONG THE BARRIER LIMITS ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO DESIGN AND SUPPORT BARRIERS.
3. INLET PROTECTION: ALL STORM SEWER INLETS SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING FILTERED. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT OR DEBRIS ALONG THE BARRIER LIMITS. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES UNTIL THE UNDERCUT, BASE, OR PAVEMENT AND PRIMED.
4. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS TO ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN PRIOR TO FINAL PAYMENT.
5. ALL CLEARED AREAS FOR IMPROVEMENT SHALL BE WATERED TO PREVENT WIND EROSION.

B. STORMWATER MANAGEMENT
SURFACE WATER WILL BE COLLECTED IN THE PROPOSED DRAINAGE STRUCTURE INLETS AND FLOW INTO AN ADJACENT DRA.

C. OTHER CONTROLS
1. WASTE DISPOSAL: THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ALL FERTILIZERS, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
2. OFFSITE VEHICLE TRACKING: LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPAULIN. EXCESS DIRT ON THE ROAD SHALL BE REMOVED DAILY. AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DAMPENED WITH WATER AS REQUIRED FOR DUST CONTROL.
3. STATE OR LOCAL REGULATIONS: THE CONTRACTOR WILL ADHERE TO ALL STATE AND LOCAL REGULATIONS.
4. APPLICATION OF FERTILIZERS AND PESTICIDES: FERTILIZER AND SOIL STERILIZERS ARE PROHIBITED FROM USE.
5. TOXIC SUBSTANCES: TOXIC SUBSTANCES SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE EPA'S STANDARD PRACTICES.
6. HAZARDOUS MATERIALS: THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK. THE CONTRACTOR SHALL REQUEST, IN WRITING, WRITTEN PERMISSION FROM THE PROJECT ENGINEER.
7. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE ON THE PROJECT. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR. BECAUSE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AND INTENDED FOR EQUIPMENT USE ON THE PROJECT AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED A MSDS SUBMITTAL.
8. ANY KNOWN OR SUSPECTED HAZARDOUS CONTAMINATION FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS.
9. THE OWNER OR DESIGNATED REPRESENTATIVE ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION (REMOVAL) OF THE CONTAMINATION, AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE PROJECT ENGINEER.

3.0 MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION. MAINTENANCE AND REPAIR REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE PROJECT COST.

THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

A. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER.
B. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
C. ALL POLLUTION CONTROLS SHALL BE MAINTAINED AT ALL TIMES.
D. BUILT UP SEDIMENT WILL BE REMOVED FROM STAKED SILT FENCE WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE SILT FENCE.
E. INSPECTED DAILY.

4.0 INSPECTION

POLLUTION CONTROL MEASURES SHALL BE INSPECTED DAILY. WRITTEN DOCUMENTATION OF INSPECTIONS SHALL BE WRITTEN EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT OF 0.5 INCHES OR GREATER.

5.0 NON-STORMWATER DISCHARGES

DEWATERING, IF NECESSARY, WILL BE DISCHARGED INTO TEMPORARY SETTLING AREAS, AREAS OF STABILIZED SWALES ON SITE, PRIOR TO DISCHARGE INTO WATERS OF THE STATE.

THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL REPORTING AND RESPONSE. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE PROJECT ENGINEER.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 29416

RECEIVED
SEP 15 2023
Marion County
Office of County Engineer

CHERI K. PIGEON
PROFESSIONAL ENGINEER #73308
STATE OF FLORIDA

SWPPP DETAILS AND NOTES

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D BY

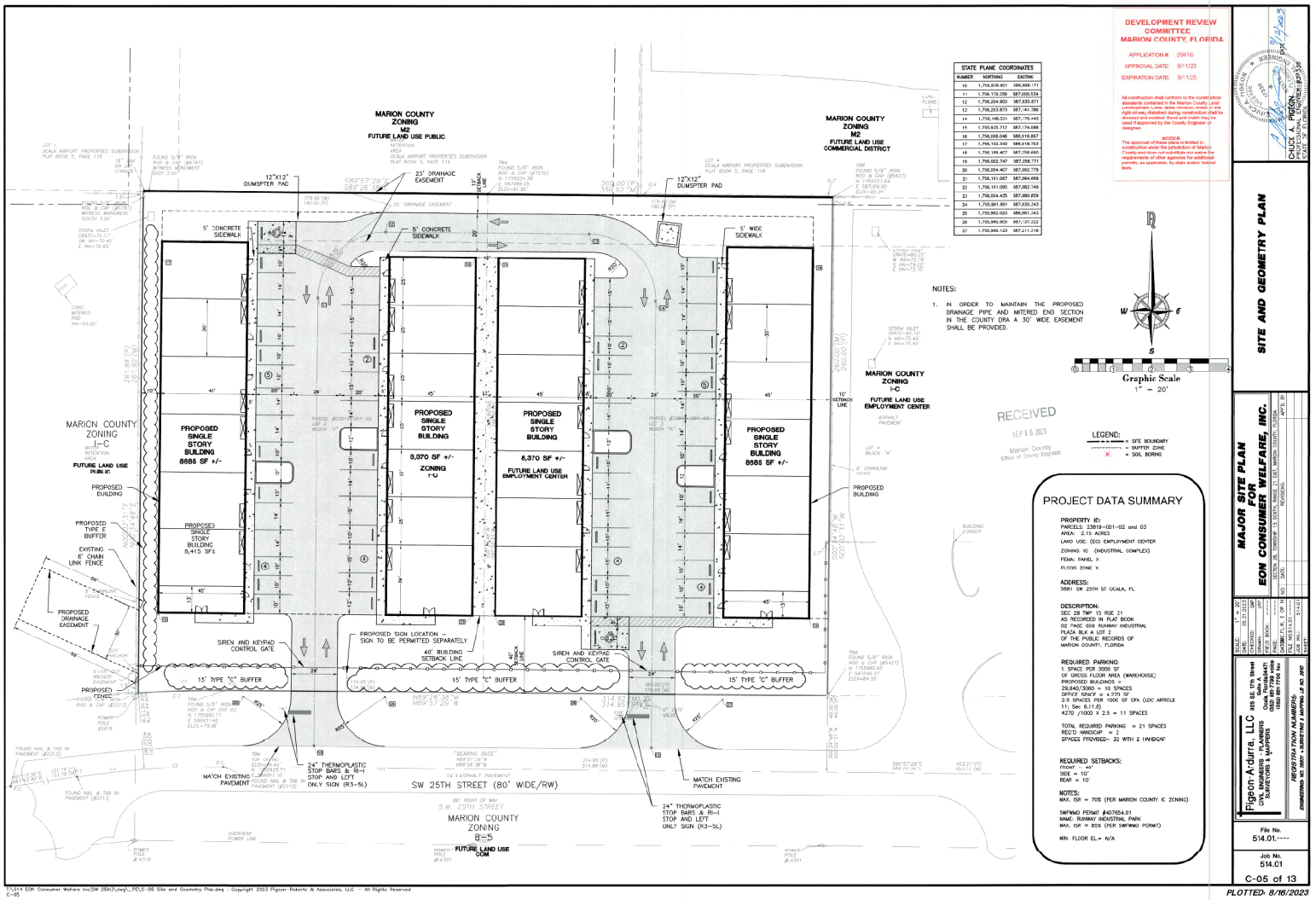
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CHECKED: CKP
PROJECT: E.W.S.
JOB NO.: 514.01
SHEET: C-04 of 13

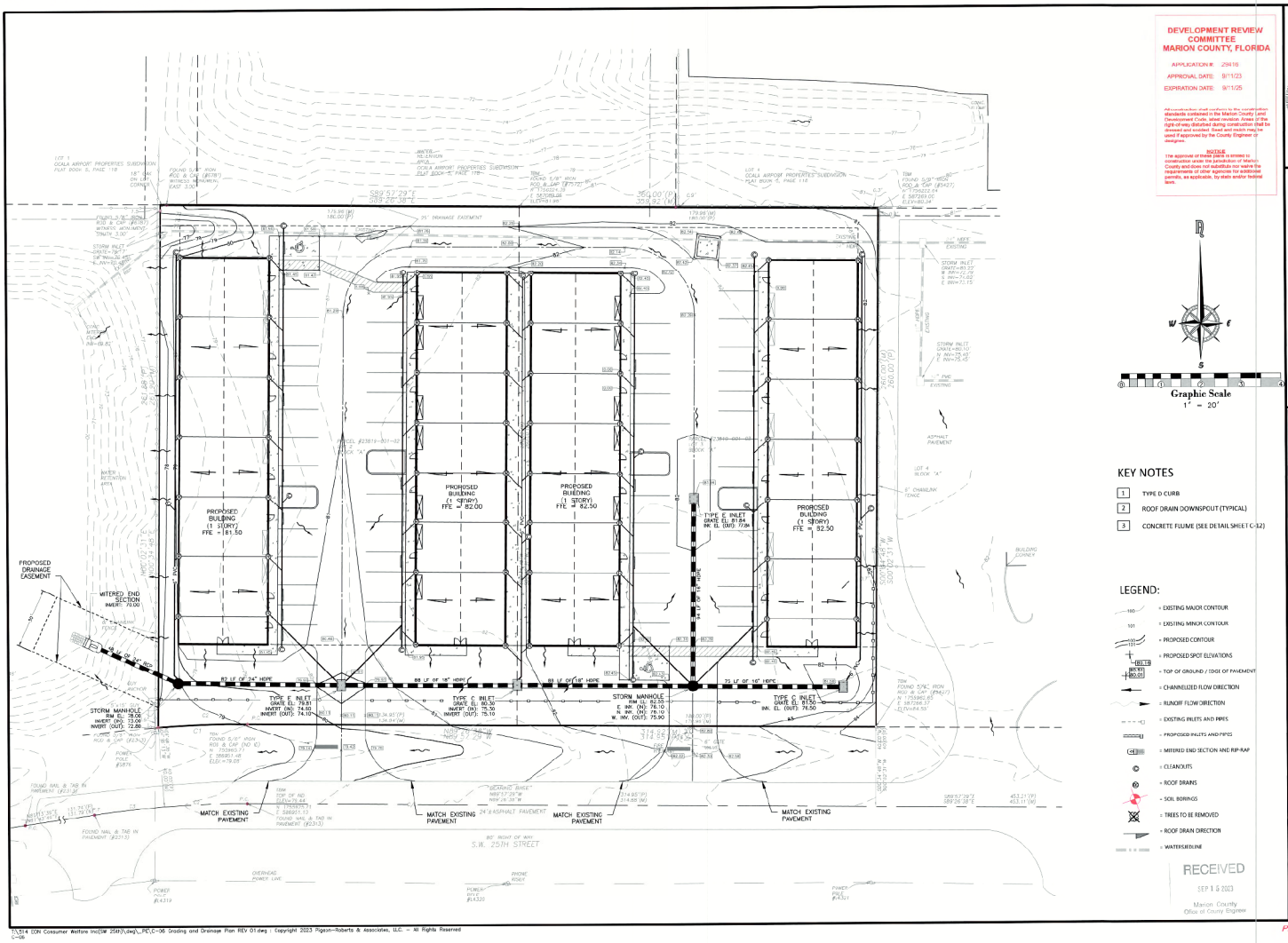
Pigeon-Ardura, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & APPRAISERS
CERTIFICATE OF AUTHORIZATION NO. 27000
REGISTRATION NUMBERS:
ENGINEERING: EB-0002813 / SURVEYING: LB-0002813
405 S.E. 17th Street
Suite A-54471
Ocala, FL 34471
(352) 687-7799 Voice
(352) 687-7798 Fax

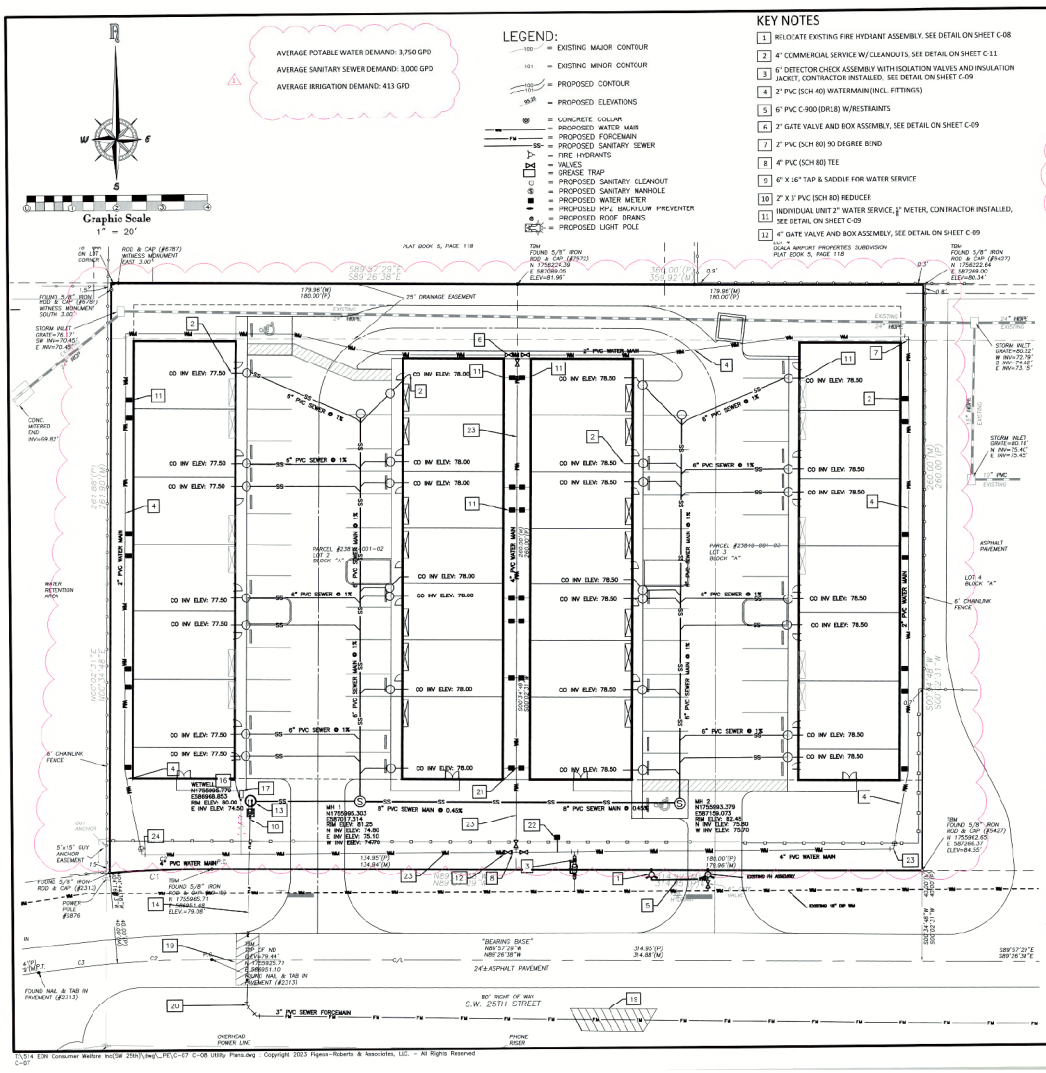
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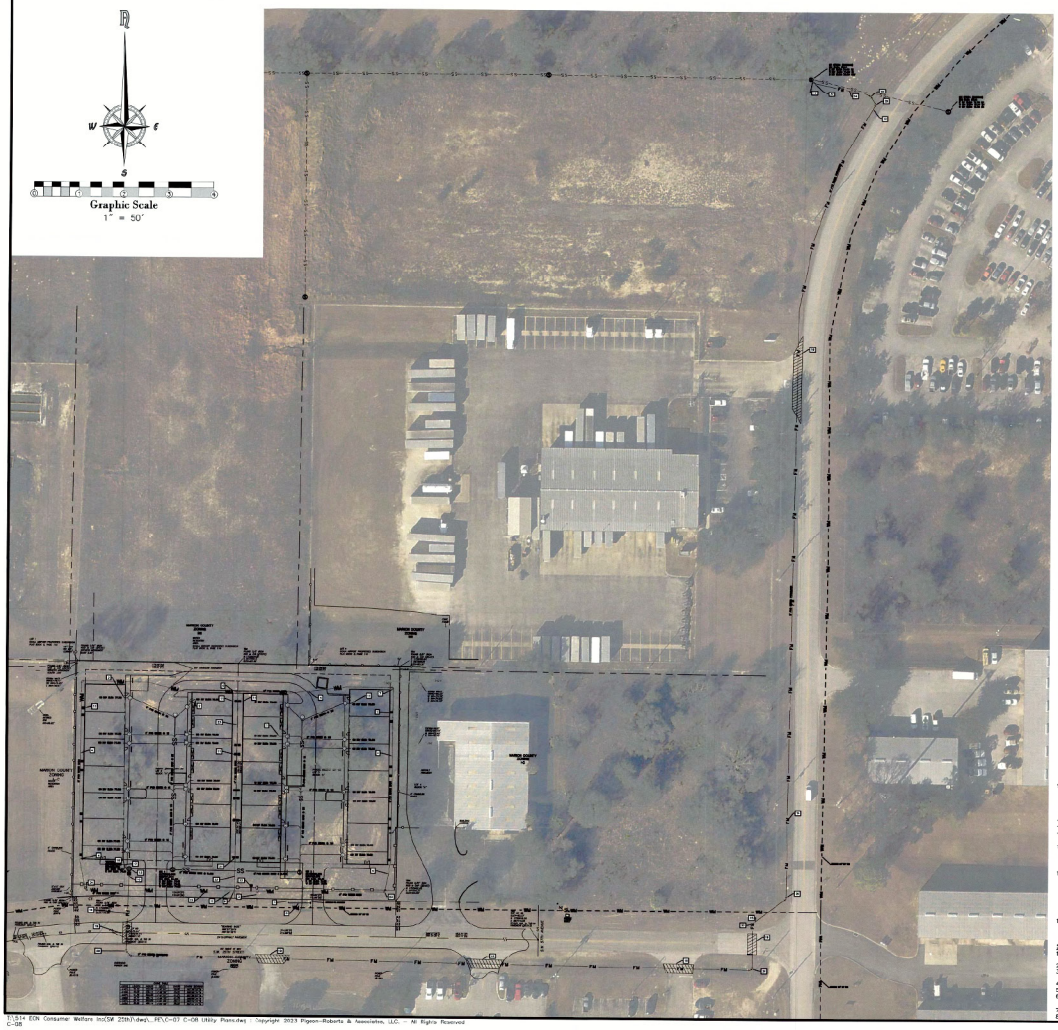
PLOTTED: 7/22/2023

11\514 EON Consumer Welfare Inc(SW 25th)\dwg_PE\C-04 SWPPP Details and Notes.dwg - Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved


MARION COUNTY ZONING M2 FUTURE LAND USE PUBLIC
MARION COUNTY ZONING M2 FUTURE LAND USE COMMERCIAL DISTRICT
MARION COUNTY ZONING I-C FUTURE LAND USE EMPLOYMENT CENTER
MARION COUNTY ZONING I-C FUTURE LAND USE PUBLIC
PROPOSED SINGLE STORY BUILDING 8685 SF +/-
PROPOSED SINGLE STORY BUILDING 8,415 SF±
PROPOSED SINGLE STORY BUILDING 8,370 SF +/- ZONING I-C
PROPOSED SINGLE STORY BUILDING 6,370 SF +/- FUTURE LAND USE EMPLOYMENT CENTER
PROPOSED SINGLE STORY BUILDING 8685 SF +/-
12'X12' DUMPSTER PAD
12'X12' DUMPSTER PAD
23' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
5' CONCRETE SIDEWALK
5' CONCRETE SIDEWALK
5' WIDE SIDEWALK
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED TYPE E BUFFER
EXISTING 6' CHAIN LINK FENCE
PROPOSED DRAINAGE EASEMENT
SIREN AND KEYPAD CONTROL GATE
SIREN AND KEYPAD CONTROL GATE
PROPOSED SIGN LOCATION – SIGN TO BE PERMITTED SEPARATELY
40' BUILDING SETBACK LINE
15' TYPE "C" BUFFER
15' TYPE "C" BUFFER
15' TYPE "C" BUFFER
24' THERMOPLASTIC STOP BARS & R1-1 STOP AND LEFT ONLY SIGN (R3-5L)
24' THERMOPLASTIC STOP BARS & R1-1 STOP AND LEFT ONLY SIGN (R3-5L)
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
SW 25TH STREET (80' WIDE/RW)
80' RIGHT OF WAY
S.W. 25TH STREET
MARION COUNTY ZONING R-5 FUTURE LAND USE COM
24'4 ASPHALT PAVEMENT
OVERHEAD POWER LINE
POWER POLE #4519
POWER POLE #4520
POWER POLE #4521
POWER POLE #4522
STORM INLET GRATE=73.17' SW INV=70.40' E INV=70.45
STORM INLET GRATE=72.39' W INV=74.09' E INV=73.15'
STORM INLET GRATE=72.22' X INV=72.40' E INV=73.45'
CONC. MITERED END INV=69.32'
FOUND 5/8" IRON ROD & CAP (#6362) WITNESS MONUMENT SOUTH 3.00'
FOUND 5/8" IRON ROD & CAP (#5427) N 1794372.64 E 587269.00 ELEV=80.24'
TBM FOUND 5/8" IRON ROD & CAP (#7512) N 1794372.39 E 587269.39 ELEV=81.98'
TBM FOUND 5/8" IRON ROD & CAP (#5427) N 1795961.71 E 586521.48 ELEV=79.08'
TBM FOUND 5/8" IRON ROD & CAP (#5427) N 1795961.64 E 587264.25 ELEV=84.35'
FOUND NAIL & TAB IN PAVEMENT (#2313)
FOUND NAIL & TAB IN PAVEMENT (#2313)
FOUND NAIL & TAB IN PAVEMENT (#2313)
LOT 1 OCALA AIRPORT PROPERTIES SUBDIVISION PLAT BOOK 5, PAGE 118
LOT 4 OCALA AIRPORT PROPERTIES SUBDIVISION PLAT BOOK 5, PAGE 118
RETENTION AREA OCALA AIRPORT PROPERTIES SUBDIVISION PLAT BOOK 5, PAGE 118
PARCEL #2301-02 LOT 2 BLOCK "A"
PARCEL #2301-03 LOT 3 BLOCK "A"
LOT "A" BLOCK "A"
ASPHALT PAVEMENT
6' CHAINLINK FENCE
BUILDING CORNER
LOWE FLUME
10' SETBACK LINE
10' SETBACK LINE
S89°57'29"E 589.26.16"
N89°57'29"W
N89°57'29"W
S89°57'29"E 453.21'(M)
S00°04'48"W 260.00'(M)
N00°04'48"E 260.00'(M)
314.95'(M) 314.95'(M)
314.95'(M) 314.95'(M)
179.98'(M) 179.98'(M)
179.98'(M) 179.98'(M)
151.74'(C) 151.99'(M)
151.74'(C) 151.99'(M)
261.80'(M) 261.80'(M)
261.80'(M) 261.80'(M)
"BEARING BASE" N89°57'29"W N89°26'38"W
N89°57'29"W
S89°57'29"E 589.26.16"
S89°57'29"E 453.21'(M)
S00°04'48"W 260.00'(M)
S00°04'48"W 260.00'(M)
N00°04'48"E


PROPOSED BUILDING (1 STORY) FFE = 81.50
PROPOSED BUILDING (1 STORY) FFE = 82.00
PROPOSED BUILDING (1 STORY) FFE = 82.50
PROPOSED BUILDING (1 STORY) FFE = 82.50
PROPOSED DRAINAGE EASEMENT
MITERED END SECTION INVERT: 73.00
TYPE E INLET GRATE EL: 79.81 INVERT (IN): 74.50 INVERT (OUT): 74.10
TYPE C INLET GRATE EL: 80.30 INVERT (IN): 75.50 INVERT (OUT): 75.10
STORM MANHOLE RIM EL: 82.50 E INV. (IN): 76.10 W. INV. (OUT): 75.90
TYPE E INLET GRATE EL: 81.84 INV. EL. (OUT): 77.84
TYPE C INLET GRATE EL: 81.50 INV. EL. (OUT): 76.50
STORM MANHOLE RIM EL: 78.06 INVERT (IN): 73.06 INVERT (OUT): 72.86
85 LF OF 24" HDPE
85 LF OF 18" HDPE
85 LF OF 24" HDPE
75 LF OF 18" HDPE
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
24' ASPHALT PAVEMENT
80' RIGHT-OF-WAY
S.W. 25TH STREET
S89°57'29"E 2652.78' (M&D)
N89°57'29"W 2652.78' (M&D)
BEARING BASE: N89°57'29"W NEW (R-34"W
POWER POLE #14319
POWER POLE #14320
POWER POLE #14321
OVERHEAD POWER LINE
PHONE RISER
FOUND NAIL & TAB IN PAVEMENT (#2313)
FOUND 5/8" IRON ROD & CAP (#2313)
FOUND 5/8" IRON ROD & CAP (#5876)
FOUND 5/8" IRON ROD & CAP (#5878)
FOUND 5/8" IRON ROD & CAP (#5437)
FOUND 5/8" IRON ROD & CAP (#5437)
FOUND 5/8" IRON ROD & CAP (#5437


AVERAGE POTABLE WATER DEMAND: 3,750 GPD
AVERAGE SANITARY SEWER DEMAND: 3,000 GPD
AVERAGE IRRIGATION DEMAND: 413 GPD
LEGEND:
= EXISTING MAJOR CONTOUR
= EXISTING MINOR CONTOUR
= PROPOSED CONTOUR
= PROPOSED ELEVATIONS
= CONCRETE COLLAR
= PROPOSED WATER MAIN
= PROPOSED FORCEMAIN
= PROPOSED SANITARY SEWER
= FIRE HYDRANTS
= VALVES
= GREASE TRAP
= PROPOSED SANITARY CLEANOUT
= PROPOSED SANITARY MANHOLE
= PROPOSED WATER METER
= PROPOSED RPZ BACKFLOW PREVENTER
= PROPOSED ROOF DRAINS
= PROPOSED LIGHT POLE
Graphic Scale
1" = 20'
KEY NOTES
1 RELOCATE EXISTING FIRE HYDRANT ASSEMBLY. SEE DETAIL ON SHEET C-08
2 4" COMMERCIAL SERVICE W/ CLEANOUTS. SEE DETAIL ON SHEET C-11
3 6" DETECTOR CHECK ASSEMBLY WITH ISOLATION VALVES AND INSULATION JACKET, CONTRACTOR INSTALLED. SEE DETAIL ON SHEET C-09
4 2" PVC (SCH 40) WATERMAIN(INCL. FITTINGS)
5 6" PVC C-900 (DR18) W/RESTRAINTS
6 2" GATE VALVE AND BOX ASSEMBLY. SEE DETAIL ON SHEET C-09
7 2" PVC (SCH 80) 90 DEGREE BEND
8 4" PVC (SCH 80) TEE
9 6" X 16" TAP & SADDLE FOR WATER SERVICE
10 2" X 1" PVC (SCH 80) REDUCER
11 INDIVIDUAL UNIT 2" WATER SERVICE, 1" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
12 4" GATE VALVE AND BOX ASSEMBLY, SEE DETAIL ON SHEET C-09
13 GRINDER PUMP STATION, SEE DETAIL ON SHEET C-11
14 3" PVC ASTM D-2241 SDR 21 FORCEMAIN
15 3" GATE VALVE AND BOX ASSEMBLY
16 HOSEBIB & BACKFLOW PREVENTER AT LIFT STATION, SEE DETAIL ON SHEET C-11
17 PROPOSED CONTROL PANEL, SEE DETAIL ON SHEET C-11
18 FORCEMAIN TIE-IN TO EXISTING MH, SEE DETAIL ON SHEET C-10
19 ASPHALT TRENCH WIDTH REPLACEMENT, SEE DETAIL ON SHEET C-09
20 3"PVC (SCH 80) 45 DEGREE BEND
21 WATER SERVICE PIPING PRIOR TO WATER METER BOX IS 2" PE PIPING
22 IRRIGATION 1" WATER SERVICE, 1" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
23 4"PVC C-900 (DR18) W/RESTRAINTS
24 4"PVC (SCH 80) 90 DEGREE BEND W/ 4" X 2" REDUCER
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 29416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be grassed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
This approval of the development does not constitute approval by Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
GENERAL NOTES:
1. THE LOCATIONS SHOWN FOR EXISTING BURIED UTILITIES ARE BASED UPON AVAILABLE AS-BUILT AND SURVEY INFORMATION. CONTRACTOR SHALL FIELD-VERIFY THE EXACT LOCATIONS (BOTH VERTICAL AND HORIZONTAL) OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY HAND-DIGGING TEST PITS PRIOR TO TRENCHING. ANY DEVIATIONS SHALL BE COORDINATED WITH ENGINEER AND WITH ANY AFFECTED MANUFACTURERS OR SUPPLIERS.
2. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL, LATEST EDITION.
3. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF BUILDING UTILITY CONNECTIONS.
4. ALL ABOVE GROUND PIPING, UNLESS SPECIFICALLY EXEMPTED SHALL HAVE FLANGED, WELDED, SCREWED, OR OTHER RIGID CONNECTIONS.
5. ALL BURIED PIPING, UNLESS SPECIFICALLY EXEMPTED, SHALL HAVE PUSH-ON JOINTS.
6. LAY PIPE AT UNIFORM GRADE BETWEEN PLUGGED POINTS.
7. SIZE OF FITTINGS SHOWN ON THE PLANS SHALL CORRESPOND TO THE ADJACENT STRAIGHT RUN OF PIPE UNLESS OTHERWISE CALLED FOR.
8. ALL FLEXIBLE CONNECTORS OR FLANGED COUPLING ADAPTERS SHALL BE WITH THRUST TIES, OR ANCHORS, UNLESS OTHERWISE NOTED. THRUST PROTECTION SHALL BE ADEQUATE FOR THE TEST PRESSURES SPECIFIED.
9. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, EXCEPT FLANGED, WELDED, OR SCREWED PIPING, SHALL BE PROVIDED WITH THRUST RESTRAINT AT ALL DIRECTION CHANGES, UNLESS OTHERWISE NOTED. SEE THRUST DETAILS AND NOTES WHERE PROVIDED.
10. ON PIPE SIZE 4" AND LARGER ALL TEES, CROSSES, PLUGS, BENDS (HORIZONTAL AND VERTICAL), DEFLECTING 11.25 DEGREES OR MORE, SHALL BE INSTALLED WITH RESTRAINED JOINTS.
11. SPECIAL PIPE FOUNDATIONS, IF REQUIRED, SHALL BE DETERMINED IN THE FIELD AND THE TYPE REQUIRED SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE.
12. DEWATERING COSTS FOR PIPE AND STRUCTURE INSTALLATIONS SHALL BE INCLUDED IN THE PIPE AND STRUCTURE PRICE.
13. VERTICAL SEPARATION AT CROSSINGS
SEWER LINES CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 18 INCH SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE PLACED IN A SLEEVE FOR 10 FEET CENTERED ON THE POINT OF CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING AS INDICATED ABOVE, AND A FULL LENGTH OF WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADDITIONAL VERTICAL SUPPORT SHALL BE PROVIDED FOR THE SEWER AS DEEMED NECESSARY BY THE ENGINEER TO PREVENT DAMAGE TO THE WATER MAIN. ALL UTILITIES CROSSING STORM DRAINAGE SHALL HAVE A VERTICAL SEPARATION OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. TYPICAL INSTALLATION SHALL HAVE WATERMAIN INSTALLED ABOVE STORM AND SEWER INSTALLED BELOW STORM.
14. HORIZONTAL SEPARATION BETWEEN PARALLEL LINES
GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
15. CONTRACTOR SHALL REFERENCE INTERIOR PLUMBING PLANS FOR EXACT LOCATIONS OF ALL UTILITIES.
16. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS BEFORE CONNECTING TO EXISTING WATER SYSTEM.
17. CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS AT ALL TIMES PER LATEST OSHA STANDARDS.
18. UTILITIES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
19. DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD ADJUST AS NEEDED TO COMPLETE INSTALLATION OF WATER AND SEWER SYSTEM.
20. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER'S CONTRACTOR SHALL NOT REMOVE ADJACENT FENCING AND TREES OR SHRUBS WITHOUT PRIOR APPROVAL BY ENGINEER.
21. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL FEDERAL, STATE, LOCAL, AND PRIVATE ENTITIES POTENTIALLY AFFECTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN THE AREA TO ENABLE FIELD LOCATION OF UTILITY LINES BEFORE CONSTRUCTION. A "ONE CALL" (1-800-432-4770) DOES NOT TOTALLY REPRESENT ALL UTILITIES POTENTIALLY AFFECTED. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTORS ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
22. WATER AND WASTEWATER SYSTEMS SHALL NOT BE PLACED IN SERVICE (FOR TEMPORARY OR PERMANENT USE) UNTIL ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED. TEST REPORTS AND AS-BUILTS FOR THOSE SYSTEMS COMPLETED SHALL BE SUBMITTED AND CLEARANCE OBTAINED FROM APPLICABLE UTILITIES AND PERMITTING AGENCIES BEFORE ANY SUCH USE.
23. CLEANOUTS LOCATED WITHIN CONCRETE AND/OR PAVEMENT SHALL BE ADJUSTABLE AND METAL (NICKEL OR EQUIVALENT).
24. ALL EXISTING OR PROPOSED WATER AND SEWER APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
25. ASPHALT MEETING REQUIREMENTS OF CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL ARE TO BE SUPPLIED TO CITY OF OCALA PRIOR TO ISSUANCE OF THE C.O. PROVIDE VALVE TIE-SHEETS ON ALL INSTALLED VALVES.
SANITARY SEWER NOTES:
1. SANITARY GRAVITY SEWER MAINS SHALL BE PVC PIPE ASTM D-3034, SDR 26 UNLESS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS OR CONSTRUCTION PLANS.
2. INVERTS GIVEN ARE AT THE PIPE CONNECTION OF THE STRUCTURES.
3. AFTER COMPLETION THE CONTRACTOR SHALL CLEAN ALL DEBRIS FROM SEPTIC TANK AND LINE AND FLUSH NEW AND EXISTING SEWER LINES WITHIN THE PROJECT LIMITS.
4. SANITARY SEWER SHALL BE SLOPED AT A MINIMUM 0.25 INCH PER FOOT (2%) UNLESS NOTED OTHERWISE.
5. PIPE LENGTHS ARE CALCULATED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. SANITARY SEWER FORCEMAINS SHALL BE PVC PER ASTM D-2241, DR 21 UNLESS OTHERWISE SPECIFIED. ALL FORCEMAINS SHALL BE PRESSURE TESTED AT MINIMUM PRESSURE OF 100 PSI FOR TWO (2) CONSECUTIVE HOURS.
7. CONTRACTOR HAS OPTION TO SUBSTITUTE RESTRAINED PIPE FOR OPEN CUT 3" FORCEMAINS.
8. PROPOSED GRINDER PUMP STATION. SEE SHEET C-11C
9. SEWER CONTAINING FITTINGS SMALLER THAN 4" SHALL BE PVC, SCHEDULE 80, SOLVENT WELD AND HAVE A MINIMUM PRESSURE CLASS OF 150 PSI.
10. FDEP SEWER PERMIT NEEDED TO BE OBTAINED BEFORE ANY CONSTRUCTION AND FDEP CLEARANCE IS REQUIRED PRIOR TO C.O.
WATER NOTES:
1. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 36" INCHES.
2. ALL PVC WATER PIPE SHALL BE LAID WITH METAL SOLID COPPER WIRE (THHN) 10 GAUGE STRAPPED TO THE PIPE
3. WATER LINES UP TO AND INCLUDING 3" SHALL BE PVC PIPE SCHEDULE 40 AND HAVE A MINIMUM PRESSURE CLASS OF 150 PSI. WATER LINES 4" – 12" SHALL BE PVC PIPE IN ACCORDANCE WITH AWWA C-900, DR18 AND HAVE A MINIMUM PRESSURE CLASS OF 150 PSI UNLESS OTHERWISE SHOWN.
4. WATER LINE FITTINGS SMALLER THAN 4" SHALL BE PVC, SCHEDULE 80, SOLVENT WELD AND HAVE A MINIMUM PRESSURE CLASS OF 150 PSI. WATER LINE FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON WITH A MINIMUM PRESSURE CLASS OF 150 PSI.
5. ALL WATER MAINS SHALL BE PRESSURE TESTED AT MINIMUM OF 150 PSI FOR TWO (2) CONSECUTIVE HOURS AND SHALL NOT EXCEED 5 PSI PRESSURE DROP DURING THIS TIME UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATIONS.
6. CONTRACTOR HAS THE OPTION TO SUBSTITUTE TEES FOR THE CORRECT SIZE AS OPPOSED TO A TEE AND REDUCER
7. CONTRACTOR HAS THE OPTION TO SUBSTITUTE DIRECTIONAL BORE FOR OPEN CUT FOR ONSITE 2" WATERMAINS.
8. CONTRACTOR SHALL COORDINATE WATER MAIN CONNECTIONS/SHUTDOWNS WITH OWNER.
9. ALL EXPOSED EXTERIOR PAINT COLOR FOR FIRE LINE SHALL BE SHERWIN WILLIAMS SAFETY RED AND SAFETY BLUE FOR STORAGE PUBLIC OWNED WATER LINES.
STORM PIPE (ROOF DRAIN LINES) NOTES:
1. SEE SHEET C-08 FOR GRADING AND DRAINAGE INFORMATION.
2. STORM SEWER MAIN DETAILS AND MATERIAL SPECIFICATIONS SHALL BE ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
3. PVC ASTM 3034, SDR 35 AND PVC FITTINGS MAY BE SUBSTITUTED FOR ADS DRAIN PIPE.
4. STORM SEWER SHALL BE SLOPED AT A MINIMUM 0.5%. REFER TO GRADING AND DRAINAGE PLAN.
5. MINIMUM DEPTH OF COVER OVER STORM SEWER PIPE SHALL BE 24" INCHES, UNLESS NOTED OTHERWISE.
GAS NOTES:
1. GAS SERVICE INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS UTILITY AND THE OWNER TO PROVIDE GAS SERVICE TO EACH REQUIRED UNIT, IF APPLICABLE)
FIRE NOTES:
1. FIRE LINE SHALL BE IN ACCORDANCE WITH NFPA 24 AND SHALL BE PRESSURE TESTED AT A MINIMUM OF 200 PSI FOR A PERIOD OF 2 HOURS.
MAJOR SITE PLAN
FOR
EON CONSUMER WELFARE, INC.
UTILITY PLAN
ON-SITE
RECEIVED
SEP 1 6 2023
Marion County
Office of County Engineer
Pigeon-Ardura, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
405 S.E. 17th Street
Ocala, Florida 34471
(352) 867-0778
(352) 867-7709 fax
REGISTRATION NUMBERS:
ENGINEERING: EB 3931 • SURVEYING & MAPPING LB NO. 3931
File No.
514.01
Job No.
514.01
C-07 of 13
PLOTTED: 7/22/2023
Plotted: 7/22/2023 10:31:39 AM - Lydia Pigeon
T:\514 EON Consumer Welfare Inc(SE 25th)\dwg_PE\C-07 C-08 Utility Plans.dwg - Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
C-07
MINIMUM REQUIRED VISIBILITY ESTABLISHED OR MAKING POINTS & COPIES



LEGEND:

- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED FORCEMAIN
- = PROPOSED SANITARY SEWER
- = FIRE HYDRANTS
- = VALVES
- = PROPOSED SANITARY CLEANOUT
- = PROPOSED SANITARY MANHOLE
- = PROPOSED WATER METER
- = PROPOSED RPZ BACKFLOW PREVENTER

KEY NOTES

1. RELOCATE EXISTING FIRE HYDRANT ASSEMBLY, SEE DETAIL ON SHEET C-09
2. 4" COMMERCIAL SERVICE W/ CLEANOUTS, SEE DETAIL ON SHEET C-11
3. 6" DETECTOR CHECK ASSEMBLY WITH ISOLATION VALVES AND INSULATION JACKET, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
4. 2" PVC (SCH 40) WATERMAIN (INCL FITTINGS)
5. 6" PVC C-900 (DR18) W/RESTRAINTS
6. 2" GATE VALVE AND BOX ASSEMBLY, SEE DETAIL ON SHEET C-09
7. 2" PVC (SCH 80) 90 DEGREE BEND
8. 4" PVC (SCH 80) TEE
9. 6" X 16" TAP & SADDLE FOR WATER SERVICE
10. 2" X 3" PVC (SCH 80) REDUCER
11. INDIVIDUAL UNIT 2" WATER SERVICE, 1" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
12. 4" GATE VALVE AND BOX ASSEMBLY, SEE DETAIL ON SHEET C-09
13. GRINDER PUMP STATION, SEE DETAIL ON SHEET C-11
14. 3" PVC ASTM D-2241 SDR 21 FORCEMAIN
15. 3" GATE VALVE AND BOX ASSEMBLY
16. HOSEBIB & BACKFLOW PREVENTER AT LIFT STATION, SEE DETAIL ON SHEET C-11
17. PROPOSED CONTRO. PANE.. SEE DETAIL ON SHEET C-11
18. FORCEMAIN TIE-IN TO EXISTING MH, COAT MH, SEE DETAIL ON SHEET C-10
19. ASPHALT TRENCH WIDTH REPLACEMENT, SEE DETAIL ON SHEET C-09
20. 3"PVC (SCH 80) 45 DEGREE BEND
21. WATER SERVICE PIPING PRIOR TO WATER METER BOX IS 2" PE PIPING
22. IRRIGATION 1" WATER SERVICE, 3/4" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
23. 4"PVC C-900 (DR18) W/RESTRAINTS
24. 4"PVC (SCH 80) 90 DEGREE BEND W/ 4" X 2" REDUCER

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 25416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right of way disturbed during construction shall be dressed and sodded. Sod and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal

RECEIVED
SEP 15 2023
Marion County
Office of County Engineer

GENERAL NOTES:

1. THE LOCATIONS SHOWN FOR EXISTING BURIED UTILITIES ARE BASED UPON AVAILABLE AS-BUILT AND SURVEY INFORMATION. CONTRACTOR SHALL FIELD-VERIFY THE EXACT LOCATIONS (BOTH VERTICAL AND HORIZONTAL) OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA BY HAND EXCAVATING TEST PITS PRIOR TO TRENCHING. ANY DEVIATIONS SHALL BE COORDINATED WITH ENGINEER AND WITH ANY AFFECTED UNDERTAKERS OR SUPPLIERS.
2. ALL WATER AND SEWER CONSTRUCTION SHALL ADHERE TO THE PROJECT SPECIFICATIONS AND QUALITY CONTROL OF THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
3. ALL BURIED PIPING, UNLESS SPECIFICALLY EXEMPTED, SHALL HAVE PUSH-ON JOINTS.
4. LAY PIPE AT UNIFORM GRADE BETWEEN INDICATED POINTS.
5. SIZE OF FITTINGS SHOWN ON THE PLANS SHALL CORRESPOND TO THE ADJACENT STRAIGHT RUN OF PIPE UNLESS OTHERWISE CALLED FOR.
6. ALL FLEXIBLE CONNECTORS OR FLANGED COUPLING ADAPTERS SHALL BE WITH THRUST TIES, OR ANCHORS, UNLESS OTHERWISE NOTED. THRUST PROTECTION SHALL BE ADEQUATE FOR THE TEST PRESSURES SPECIFIED.
7. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, EXCEPT FLANGED, WELDED, OR SCREWED PIPING, SHALL BE PROVIDED WITH THRUST RESTRAINT AT ALL DIRECTION CHANGES, UNLESS OTHERWISE NOTED. SEE THRUST DETAILS AND NOTES WHERE PROVIDED.
8. VERTICAL CLEARANCE AT CROSSINGS:
   GRAVITY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERTS OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER AND CANNOT BE RAISED, THE SEWER SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS OF THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. ALL UTILITIES CROSSING STORM DRAINAGE SHALL HAVE A VERTICAL CLEARANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. TYPICAL INSTALLATION SHALL HAVE WATERMAIN INSTALLED ABOVE STORM AND SEWER INSTALLED BELOW STORM.
9. HORIZONTAL SEPARATION BETWEEN PARALLEL LINES:
   SANITARY SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHERE CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, MEANS IS ADEQUATE, SUCH AS LOCAL MINOR IS ACCEPTABLE IF MANNER A 12 FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
10. CONTRACTOR SHALL NOTIFY THE OWNER 72 HOURS BEFORE CONNECTING TO EXISTING SEWER SYSTEM.
11. UTILITIES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
12. UTILITY MAPS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD ADJUST AS NEEDED TO COMPLETE INSTALLATION OF WATER AND SEWER SYSTEM.
13. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE AND/OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL BY ENGINEER.
14. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL FEDERAL, STATE, LOCAL, AND PRIVATE ENTITIES POTENTIALLY AFFECTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN THE AREA, TO ENABLE FIELD LOCATION OF UTILITY LINES BEFORE CONSTRUCTION. A "ONE CALL" (1-800-432-4770) DOES NOT TOTALLY REPRESENT ALL UTILITIES POTENTIALLY AFFECTED. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTORS ACTIVITIES, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. WATER AND WASTEWATER SYSTEMS SHALL NOT BE PLACED IN SERVICE (FOR TEMPORARY OR PERMANENT USE) UNTIL ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED. TEST REPORTS AND AS-BUILTS FOR THOSE SYSTEMS COMPLETED SHALL BE SUBMITTED AND CLEARANCE OBTAINED FROM APPLICABLE UTILITIES AND PERMITTING AGENCIES BEFORE ANY SUCH USE.

SANITARY SEWER NOTES:

1. SANITARY GRAVITY SEWER MAINS SHALL BE PVC ASTM D-3034, SDR 26 UNLESS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS OR CONSTRUCTION PLANS.
2. MANHOLE DEPTH ARE AT THE PIPE CONNECTION OF THE STRUCTURES.
3. AFTER COMPLETION THE CONTRACTOR SHALL CLEAN ALL DEBRIS FROM SEPTIC TANK AND LINE AND FLUSH NEW AND EXISTING GRAVITY LINES WITHIN THE PROJECT LIMITS.
4. SANITARY SEWER SHALL BE SLOPED AT A MINIMUM 0.25 INCH PER FOOT (2%), UNLESS NOTED OTHERWISE.
5. PIPE LENGTHS ARE CALCULATED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. SANITARY SEWER FORCEMAINS SHALL BE PVC ASTM D-2241, SDR 21 UNLESS OTHERWISE SPECIFIED. ALL FORCEMAINS SHALL BE PRESSURE TESTED AT MINIMUM PRESSURE OF 150 PSI FOR TWO (2) CONSECUTIVE HOURS.
7. CONTRACTOR HAS OPTION TO SUBSTITUTE DIRECTIONAL BORE FOR OPEN CUT 3" FORCEMAINS.
8. PROPOSED GRINDER PUMP STATION, SEE SHEET C-11.

DATE: 9/6/2023
CHUCK A. PIGEON
FLORIDA REGISTERED ENGINEER #57338
CERTIFICATE OF AUTHORIZATION #27593

UTILITY PLAN OFF-SITE

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.
SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D BY
1	10/13/2023	PER COUNTY COMMENTS	CAP

SCALE: 1" = 50'
DATE: 09/5/2023
DESIGNED: ETL
DRAWN: ---
PLAT BOOK: ---
CHECKED: C.A.P.
PAGE: ---
JOB NO.: 514.01
SHEET: C-08 of 13

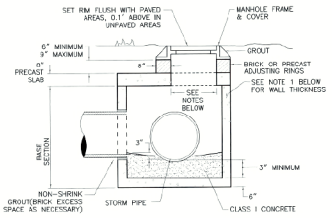
Pigeon-Arduirra, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS · LANDSCAPE ARCHITECTS
825 S.E. 17th Street
Suite A-1
Ocala, Florida 34471
(352) 351-7705 voice
(352) 237-7705 fax
CERTIFICATION NUMBERS
ENGINEERING #EB-0000736 & LANDSCAPE ARCH #LC 26000

File No. 514.01----

Job No. 514.01

C-08 of 13

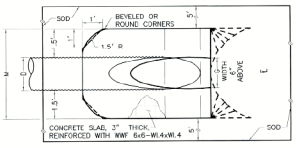
Plotted: 9/6/2023 10:54:03 AM - Lorna Pigeon
F:\514 EON Consumer Welfare Inc\SW 25th\Dwg\...REV\C-07 C-08 Utility Plans.dwg - Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
C-08



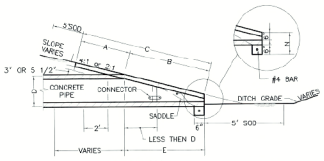
NOTES:
1. STANDARD 4' DIAMETER STRUCTURE WITH MINIMUM WALL THICKNESS OF FIVE (5) INCHES OR 1/12 THE INSIDE DIAMETER, UNLESS OTHERWISE NOTED ON PLANS.
2. MANHOLE TO BE INSTALLED WITH 24" RING AND COVER UNLESS OTHERWISE SPECIFIED.
3. FILL ANNULAR VOID BETWEEN PIPE AND PRECAST WALL SHALL BE FILLED WITH NON-SHRINK GROUT AND FLUSH WITH MANHOLE WALLS. FILLER BRICK MAY BE USED FOR EXCESS ANNULAR SPACE BETWEEN PIPE AND WALL OPENING.

STANDARD PRE-CAST STORM MANHOLE FOR DEPTHS 5 FEET OR LESS

NOT TO SCALE



TOP VIEW-SINGLE PIPE

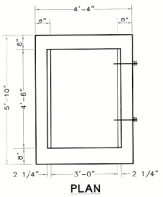


SECTION

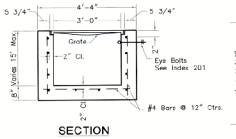
*SLOPE: 4:1 MITER FOR PIPES 18" AND SMALLER 2:1 FOR PIPES 24" AND LARGER

CONCRETE MITERED END SECTION

NOT TO SCALE



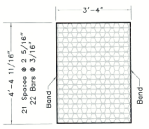
PLAN



SECTION

NOTES:
SEE INDEX NO. 425-001, SH. 4 & 5 FOR REINF. MOD. FOR DEPTHS 13' TO 15'

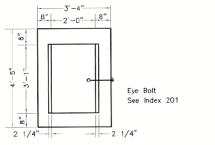
Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe



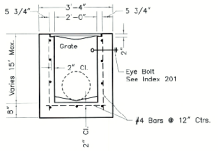
Straight Bars 2"x 3/16"
Reticuline Bars 1 1/4" X 3/16"
Bands 1 1/2" X 1/4"
Approx. Weight 215 Lbs.

TYPE 'E' INLET

NOT TO SCALE



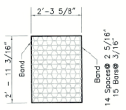
PLAN



SECTION

RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL-18" PIPE
3'-1" WALL-24" PIPE

NOTES:
SEE INDEX NO. 425-001, SH. 4 & 5 FOR REINF. MOD. FOR DEPTHS 13' TO 15'



STRAIGHT BARS 2"X 3/16"
RETICULINE BARS 1 1/4" X 3/16"
BANDS 1 1/2" X 1/4"
APPROX. WEIGHT 100 LBS.

NOTE: REFER TO FDOT INDEX 425-352 & 425-001.

PROVIDE REQUIRED CHAIN(S) AND SECURITY OF GRATE

TYPE 'C' INLET

NOT TO SCALE

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 25416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

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RECEIVED
SEP 15 2023
Marion County
Office of County Engineer

CHUCK A. PIGEON
PROFESSIONAL ENGINEER
STATE OF FLORIDA

DRAINAGE DETAILS

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.
SECTION 25, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY

SCALE: AS SHOWN
DATE: 05/31/2023
DRAWN: GJP
CHECKED: CAP
FIELD BOOK: ----
PROJECT: E. OF N. CAM
FILE NO.: 514.01----
JOB NO.: 514.01
SHEET NO.: C-09

Pigeon-Ardura, LLC
922 S.E. 17th Street
Ocala, Florida 34471
(352) 732-8822
CA# 29990
CIVIL ENGINEERS • PLANNERS
SURVEYORS • CONSULTANTS

REGISTRATION NUMBER
PIGEON-ARDURA, LLC NO. 2020
ENGINEERING NO. 29331 • SURVEYING & MAPPING LB NO. 8190

File No.
514.01----

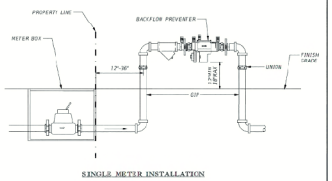
Job No.
514.01

C-09 of 13

Plotted: 7/22/2023 10:56:26 AM - Louis Pigeon
T:\514 EON Consumer Welfare Inc(SW 25th)\dwg_PE\C-08 C-12 Utility Details.dwg - Copyright 2023 Pigeon-Ardura & Associates, LLC. - All Rights Reserved
C-09

MINIMUM REQUIRED VISIBILITY STANDARD FOR MARKING PRINTS & COPIES
DATE | BY | DATE | BY | DATE | BY | DATE | BY
DR | CHK | APP | DATE

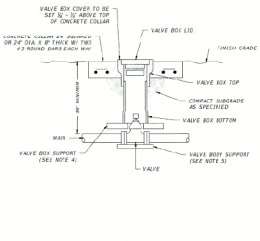
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28415
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25
All construction shall conform to the construction standards contained in the Marion County Land Development Code in effect at the time of permit application and the approval of this plan. Any deviation shall require written approval and must reply to used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



SINGLE METER INSTALLATION

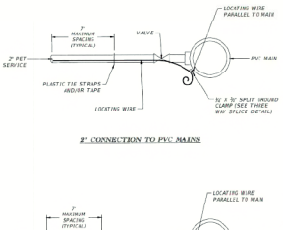
NOTES
1. INSULATE ALL ABOVE GROUND PIPING FOR FREEZE PROTECTION.
2. INSTALL BOLLARDS FOR PROTECTION IN TRAFFIC AREAS.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SINGLE & MULTIFAMILY BACK FLOW PREVENTER INSTALLATION LESS THAN 3"	SECTION WATER W-11



NOTES
1. WHERE ONE VALVE BOX EXTENSION IS REQUIRED USE STANDARD VALVE BOX EXTENSIONS.
2. WHERE MORE THAN ONE VALVE BOX EXTENSIONS ARE REQUIRED USE 6" D.I.P. CUT TO PROPER LENGTH SO VALVE BOX BOTTOM IS CONTINUOUS SECTION.
3. VALVE BOX LID TO BE FURNISHED WITH THE WORD "WATER". FOR WATER MAIN INSTALLATION "SEWER" FOR FORCE MAIN INSTALLATION, "REUSE" FOR REUSE MAIN INSTALLATION, OR "FIRE" FOR DEDICATED FIRE MAIN INSTALLATION.
4. FOR ALL VALVES USE FOUR (4) OR FIVE (5) SOLID COMMON BRICKS LAID FLAT.
5. 4" x 8" x 16" SOLID PRECAST CONCRETE BLOCK TO BE INSTALLED UNDERNEATH VALVE BOX FOR SUPPORT.
6. FOR ALL PRESSURE MAINS, TERMINATE LOCATING WIRE INSIDE VALVE BOX, SEE DETAIL G-15E.

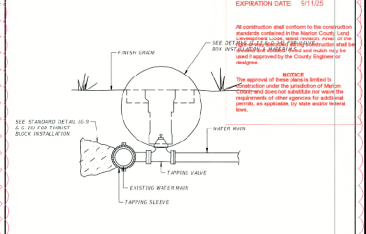
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	VALVE BOX INSTALLATION IN GRASS OR AREAS NOT SUBJECT TO TRAFFIC	SECTION GENERAL G-14



2" CONNECTION TO PVC MAINS

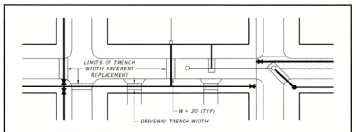
1" CONNECTION TO PVC MAINS

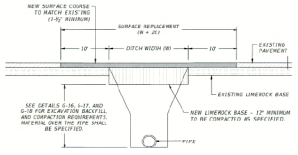
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	LOCATING WIRE SYSTEM SERVICE CONNECTION TO PVC MAIN	SECTION GENERAL G-15C



NOTES
1. PRESSURE TEST ALL SADDLES AND VALVES PRIOR TO WET TAP.
2. PRESSURE TEST ALL SPECIFIED.
3. ALL WATER MAIN TAPS TO INCLUDE, TAPPING SLEEVE AND VALVE, THRUST BLOCK ONLY FOR SIZE ON SIZE PIPES (EXAMPLE: 8" ON 8").

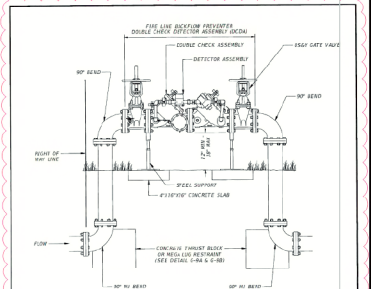
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	WATER MAIN TAP 4" AND ABOVE	SECTION WATER W-26

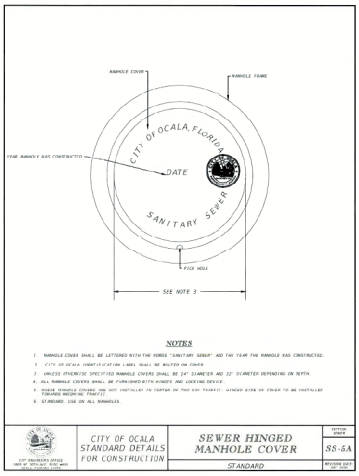




1. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO A MINIMUM DEPTH OF 1-1/2" (INCHES).
3. BACKFILL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND F.D.O.T. STANDARD SPECIFICATIONS.
4. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE. TYPICAL STREETS VARY FROM 1" TO 4" THICK, REGARDLESS, ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS WHERE MATERIAL TYPE IS NOT SPECIFIED, THE REPLACEMENT PAVEMENT SHALL BE 1-½" OF SUPERPAVE ASPHALT.
5. MAINS UNDER PAVEMENT SHALL BE REPLACED WITH FULL LANE REPLACEMENT. NO SMALL ASPHALT PATCHES CONTAINED WITHIN A SINGLE LANE.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	TRENCH WIDTH PAVEMENT REPLACEMENT	SECTION GENERAL G-39

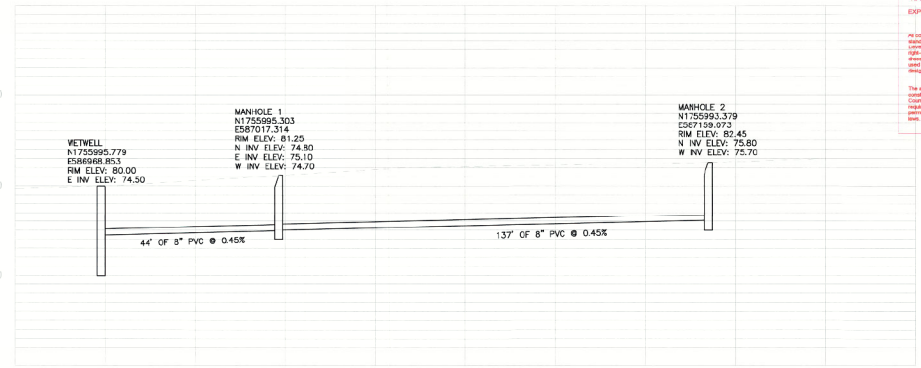

FIRE LINE BACKFLOW PREVENTER DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
DOUBLE CHECK ASSEMBLY
DETECTOR ASSEMBLY
UL&F GATE VALVE
90° BEND
90° BEND
RIGHT OF WAY LINE
12" MIN. 24" MAX.
4'-0" MIN.
4'-0" MIN.
4'-0" MIN



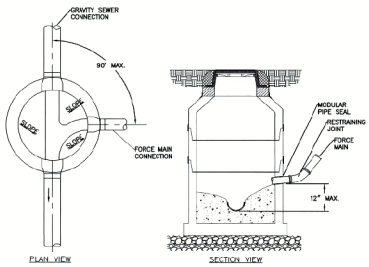
NOTES

1. MANHOLE COVER SHALL BE LETTERED WITH THE WORDS "SANITARY SEWER" AND THE YEAR THE MANHOLE WAS CONSTRUCTED.
2. CITY OF OCALA IDENTIFICATION LABEL SHALL BE WELDED ON COVER.
3. UNLESS OTHERWISE SPECIFIED MANHOLE COVERS SHALL BE 24" DIAMETER AND 32" DIAMETER DEPENDING ON DEPTH.
4. ALL MANHOLE COVERS SHALL BE FURNISHED WITH HOOKS AND LOCKING DEVICE.
5. INSIDE MANHOLE COVERS ARE NOT INSTALLED IN TAXIWAY OR TWO WAY TAXIWAY. HINGED SIDE OR COVER TO BE INSTALLED TOWARD INCOMING TRAFFIC.
6. STANDARD USE ON ALL MANHOLES.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	SEWER HINGED MANHOLE COVER	SECTION SS-5A
	STANDARD	REVISION DATE 10" DEC

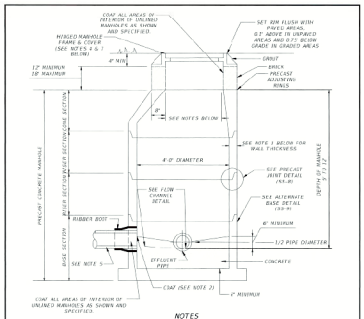


GRAVITY SEWER PROFILE
SCALE: 1" = 30' HORIZONTAL
1" = 5' VERTICAL



NOTES:
1. FORCE MAIN GREATED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1" ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR NEW FORCE MAIN.
3. MANHOLE RECEIVING FORCE MAIN SHALL BE LINED PER CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL.
4. CONTRACTOR TO COORDINATE THE PRESENCE OF CITY OF OCALA INSPECTOR DURING CORING, COATINGS AND CONNECTIONS TO EXISTING MANHOLES.
5. SAUERESEN, RAVEN OR GML SPRAY ON LINERS.

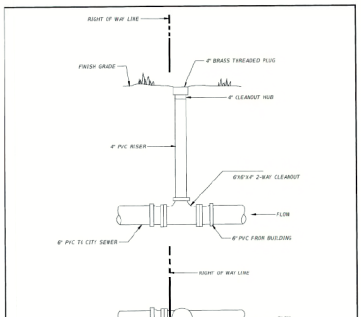
FORCEMAIN TIEIN TO EXISTING MANHOLE



NOTES

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED AS SPECIFIED. WHERE FORCE MAINS ARE TO BE CONNECTED OR THE MANHOLE LIES IMMEDIATELY UPSTREAM FROM THE WET WELL THE COMPLETE INTERIOR OF THE MANHOLE SHALL BE LINED AS SHOWN AND SPECIFIED.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPE TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" HINGED RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALL.
6. LUMERICK WILL BE PLACED AROUND RING & COVER TO BOTTOM OF ASPHALT.
7. EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	PRECAST CONCRETE MANHOLE 5' TO 12' DEPTH	SECTION SS-3
		REVISION DATE 10" DEC



NOTES

1. ALL CLEANOUTS ON SITE NEED TO HAVE CONCRETE PADS.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	COMMERCIAL SEWER CLEANOUT	SECTION SS-15
		REVISION DATE 10" DEC

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION # 29416
APPROVAL DATE 5/11/23
EXPIRATION DATE 5/11/25

All construction area concern to me construction standards contained in the Marion County Land Development Regulations. Any damage to the public right-of-way disturbed during construction shall be restored and modified. Sound and match only be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
SEP 1 5 2023
Marion County
Office of County Engineer

CHUCK A. PIGEON
PROFESSIONAL ENGINEER, FL 37338
STATE OF FLORIDA

UTILITY DETAILS AND PROFILE

MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC.
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	9/15/23	PER COMMENTS

SCALE: NO SCALE
DESIGNED: CAP
DRAWN: JRC
CHECKED: CAP
FILE#: 514.01
DWG: C-11
PLC #23140
JOB NO: 514.01
DATE: 7/21/23

Pigeon-Arduirra, LLC
CIVIL ENGINEERS - PLANNERS
SURVEYORS & CONSULTANTS
605 SE 17th Street
Suite 1
Ocala, Florida 34471
(352) 351-7779
(352) 351-7779 fax
REGISTRATION NUMBERS
ENGINEERING NO. 3659 • SURVEYING & MAPPING LB NO. 8190

File No. 514.01.----
Job No. 514.01
C-11 of 13

PLOTTED: 7/22/2023

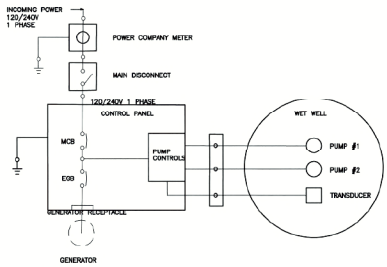
MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

DOCUMENT	SHEETS	DATE	BY	DATE	TYPE	OK

Plotted: 7/21/2023 10:34:06 AM - Linda Pigeon

C:\214 EON Consumer Welfare Inc(SW 25th)\dwg_PC\C-09 C-12 Utility Details.dwg : Copyright 2022 Pigeon-Roberts & Associates, LLC. – All Rights Reserved

C-11



LIFT STATION ELECTRICAL BLOCK DIAGRAM

N.T.S

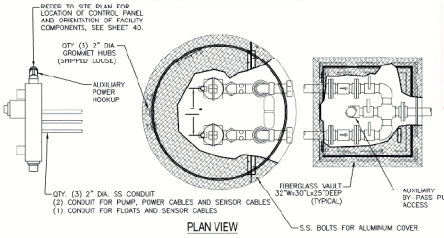
PUMP DATA TABLE		
PUMP MANUFACTURER	KEEN	
PUMP MODEL	KFG	2
IMPELLER DIAMETER	4.75	IN
PUMP DESIGN CAPACITY	49	GPM
PUMP DESIGN TDH	27	FT
SECONDARY CAPACITY		GPM
SECONDARY TDH		FT
HORSEPOWER	2	HP
VOLTAGE	230	V
PHASE	1	PH
DISCHARGE SIZE	1-1/4	IN
NOTES:		

ELEVATIONS		
A	TOP OF WET WELL	80.00
B	INLET INVERT	74.50
C	HIGH WATER ALARM	74.00
D	LAG PUMP ON	73.50
E	LEAD PUMP ON	73.00
F	PUMP OFF	71.50
G	BOTTOM OF WET WELL	70.00

4 FT WETWELL DIAMETER

FDEP REQUIREMENTS
PROVIDE 1" WATER LINE WITH A 1" RPZ.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

WET WELL/VALVE BOX LAYOUT



PLAN VIEW

ELECTRICAL

INCOMING POWER: 240 V 1 ϕ
(CONTRACTOR TO VERIFY)

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDROMATIC OR KEENE). EACH PUMP SHALL BE MOUNTED ON A 02" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 316SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SS-HOOK. 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 316 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL, DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WELL HAVE TWO PILOT-DUTY WELL MONITORS ONE SENSOR (MAINLY AND ONE SENSOR (STANDBY), TO SENSORS THE SAME). THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THE WET WELL SHALL BE CLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

HATCH COVER
THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE, RATED FOR 300 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY IES FABRICATION, HALLIDAY, OR EQUAL.

VALVE BOX
THE VALVE BOX SHALL BE FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 30"x30"x25".

VALVES
VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY SUPPLIER AND INSTALLED BY CONTRACTOR.

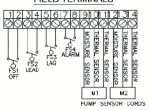
ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASIN AND VALVE BOX, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY SUPPLIER READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEYS PUMPS INC. OR ENGINEER APPROVED EQUAL.

EMERGENCY NOTICE SIGN
CONTRACTOR IS TO PROVIDE AND POST AN UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE.

FIELD TERMINALS

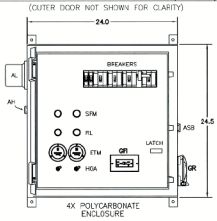


LEGEND

ABBR	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICE	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

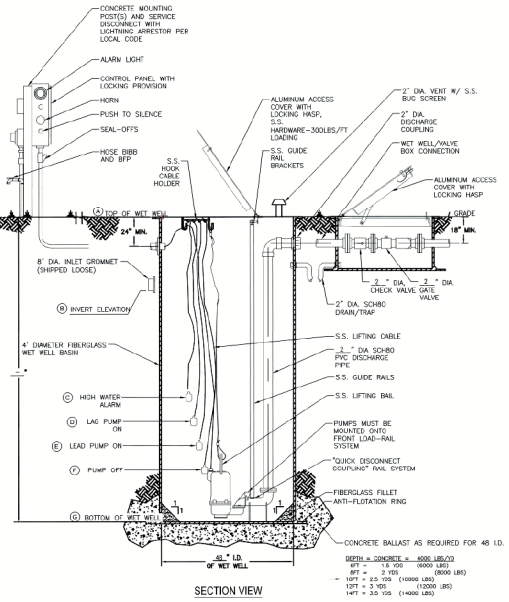
ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)

(OUTER DOOR NOT SHOWN FOR CLARITY)



PANEL NOTES

ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DEP 62-604
1) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
2) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
4) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYED LOCKS.
5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:
PUBLIC NOTICE:
IN CASE OF EMERGENCY CONTACT:
6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
7) FLOAT SWITCHES SHALL BE UL LISTED.
8) "UNIT" FAIL DETECTION



SECTION VIEW

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 29416
APPROVAL DATE: 9/7/23
EXPIRATION DATE: 9/7/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code unless otherwise noted. Any work in the right-of-way disturbed during construction shall be restored as needed. Reed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of this plan is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
SEP 1 5 2023
Marion County
Office of County Engineer

LIFT STATION GRINDER DETAIL

N.T.S

CHUCK A. PIGEON
STATE OF FLORIDA
37338
REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER
09/13/23

LIFT STATION DETAILS

MAJOR SITE PLAN
FOR
EON CONSUMER WELFARE, INC.
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
PARCEL ID#: 35800-000-00

NO.	DATE	REVISIONS	BY

SCALE: AS SHOWN
DATE: 09.13.2023
DESIGNED: ---
DRAWN: ---
FIELD BOOK: ---
CHECKED: C.A.P.
FILE: EON-LS-01
SHEET: C-12 of 13

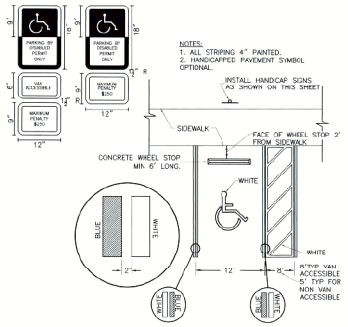
Pigeon-Roberts, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS
605 SE 5Th Street
Suite A
Ocala FL 34471
(352) 861-7784 voice
(352) 861-7788 fax
REGISTRATION NUMBERS
ENGINEERING #2 28581 · SURVEYING # 6691 LB #2 #28

File No.
514.01.----

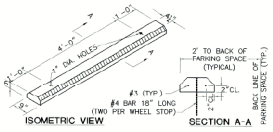
JOB NO.
514.01

C-12 of 13

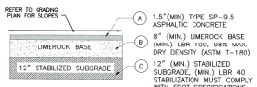
Plotted: 7/12/2023 10:35:50 AM - Linda Pigeon
N:\514 EON Consumer Welfare Inc\SW 115th\dwg\...PEV\C-08 C-12 Utility Details.dwg - Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
C-12



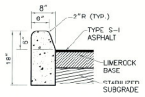
HANDICAP PARKING VAN ACCESSIBLE DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.

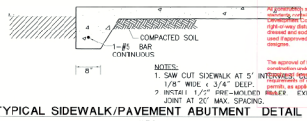


TYPICAL MEDIUM DUTY PAVEMENT SECTION
NOT TO SCALE
NOTES
1) ASPHALT MAY BE PLACED IN ONE OR TWO LIFTS.



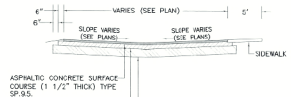
NOTE: 1/2" EXPANSION JOINTS SHALL BE PLACED THRU CURBS AT ALL RADIUS POINTS.

TYPE "D" CURB
N.T.S.



NOTES:
1. SAW CUT SIDEWALK AT 5' INTERVALS TO BE 1/8" WIDE x 3/4" DEEP.
2. INSTALL 1/2" PRE-MOLDED JOINT AT 20' MAX. SPACING.
BLUE EXPANSION

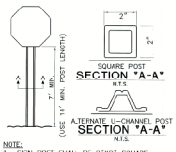
TYPICAL SIDEWALK/PAVEMENT ABUTMENT DETAIL
N.T.S.



ASPHALTIC CONCRETE SURFACE COURSE (1 1/2" THICK) TYPE SP-9.5.
6" THICK LIMEROCK BASE COURSE, DOUBLE LIFT. PRIMED ENTIRE WIDTH
STABILIZED SUBGRADE, LBR 40 (6" THICK MINIMUM)

1. REMOVE ALL EXISTING ORGANIC DEPOSITS BELOW PARKING LOT AREAS IN ACCORDANCE WITH GEOTECHNICAL REPORT EXCAVATION AND BACKFILL REQUIREMENTS.

TYPICAL PARKING LOT PAVEMENT SECTION
NOT TO SCALE



NOTE:
1. SIGN POST SHALL BE 2"X2" SQUARE GALVANIZED STEEL WITH MINIMUM 14 GAGE STEEL (4 LBS. / FT.)
2. SIGN POST SUBSTITUTE ALTERNATE "A-A" GALVANIZED STEEL (3 LBS. / FT.)

TYPICAL TRAFFIC CONTROL SIGN
N.T.S.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 23416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be sodded and mulched. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to compliance with the Marion County Land Development Code. It does not relieve the developer of the responsibility to obtain any other permits, as applicable, by state and/or federal agencies.

CHUCK A. PIGEON, P.E.
PROFESSIONAL ENGINEER #37238
STATE OF FLORIDA

RECEIVED
SEP 1 5 2023
Marion County
Office of County Engineer

SITE DETAILS

MAJOR SITE PLAN FOR
EON CONSUMER WELFARE, INC.
SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY

SCALE: NO SCALE
DATE: 05.31.2023
CHECKED: CAP
FIELD BOOK: ----
PAGE: ----
DRAWN: S.W. E. GR. W.
FILE: 8C514.01.---
PROJECT NO.: 514.01
SHEET: C-13

Pigeon-Ardura, LLC
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REGISTRATION NUMBERS
ENGINEERING NO. 30001 • SURVEYING & MAPPING LB NO. 3101

File No.
514.01.----

Job No.
514.01

C-13 of 13

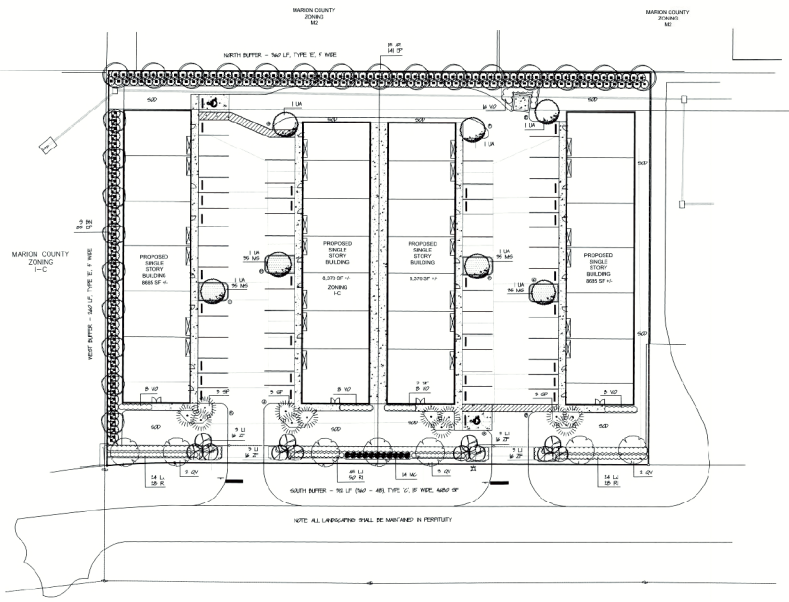
PLOTTED: 7/22/2023

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING RINGS & CORES

COLOR	SIZE	TYPE
BLACK	1/4"	FINE
GRAY	1/16"	MEDIUM
WHITE	1/32"	COARSE

Plotted: 7/22/2023 10:38:27 AM - Linda Pigeon

N:\S-X EON Consumer Welfare Inc(SW 25th)\dwg_PE\C-13 Site Details.dwg - Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved



LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" - 4" OF FINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE SUN GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GRADED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE STAKED OR GUYED AS INSTALLED
8. THERE WILL BE NO EXISTING TREES PRESERVED ELSEWHERE ON SITE UTILIZATION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT AS TO BE DONE AND SHALL CERTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. PALMS MAY BE TRIMMED/CUT BUT MUST MAINTAIN A FULL HEALTHY BUD
14. ALL TREES, PALMS WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND ARRANGEMENT BY HEIGHT SHALL BE SUBJECT TO REVIEW
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
16. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 90' – 120' GPD TO ALL NEW TREES AND PALMS
17. DURING INSTALLATION OF ALL PALMS THEIRNEY PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
18. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
19. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 5' VISTA/LOW OVERHANG AREA
20. NEW SOD SHALL BE INSTALLED IN ALL DISTURBED AREAS OUTSIDE OF THE LANDSCAPE BEDS
21. SOD SHALL BE ARGENTINE BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
22. SOD SHALL BE ROLLED AND WATERED PRIOR TO ACCEPTANCE
23. REMOVE ALL STICKS, ROCKS, AND OTHER DEBRIS PRIOR TO SODDING
24. ALL WIRE / MESH BACKING MUST BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
25. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC., MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 60% LOAM, AND 10% TURF-MIX.
26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
27. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
28. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PERCOLATION WAYS ARE NOT BLOCKED
29. DO NOT PLANT NEW TREES TOO DEEP (BURIED THE TRUNK FLARE) AS WET THAT AT OR ABOVE THE SURROUNDING SOIL LEVEL
30. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
31. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 360)
32. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
33. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
34. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
35. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.7 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 6.7.5 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6.7.8 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6.8.1), TREE PROTECTION (6.7.5 E), MAINTENANCE (6.8.1 - 6.8.5), FERTILIZER USE (6.8.4), AND MATERIALS (6.7.5)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY ITS DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.5 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.5 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6.8.1
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY IFAS/FNGS
13. INSTALLATION SHALL MEAN SERVICE, IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

LANDSCAPE MATERIAL LIST

SHADE TREES

16	AR	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA MAPLE	NATIVE	#1 DIA, 10' CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
9	BN	BETULA NIGRA	RIVER BIRCH	NATIVE	#1 DIA, 10' CAL, 12' TALL, MULTI-TRUNK, FULL CANOPY
7	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	#1 DIA, 10' CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
7	UA	ULMUS ALATA	WINGED ELM	NATIVE	#1 DIA, 10' CAL, 12' TALL, SINGLE LEADER, FULL CANOPY

ORNAMENTAL TREES

11	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	NATIVE
11	SP	SABAL PALMETTO	FLORIDA PALM	NATIVE

#1 DIA, 10' CAL, 8' TALL, MULTI-TRUNK, FULL CANOPY
#1 DIA, 10' CAL, 12' TALL, SINGLE LEADER, FULL CANOPY

SHRUBS & GROUNDCOVERS

334	EP	ELEAGNUS PUNGENS	SILVER LEAF	
73	LJ	LIGUSTRUM JAPONICA	GYNERIERS PRIVET	
140	MS	MIMOSA STRIGILLINA	SUMMER MIMOSA	NATIVE
124	RI	RAPHIOLEPIS INDICA	INDIA HAWTHORN	NATIVE
48	VZ	VIBURNUM ODORATUM	WALTERS VIBURNUM	NATIVE
64	JT	JASMIN FLORIDIAN	CONFE	NATIVE

5 GAL, 24" – 30" FULL SET 5' o.c.
1 GAL, 12" – 15" FULL SET 9" o.c.
1 GAL, 18" – 20" SPREAD, EVENLY BRANCHED
3 GAL, 24" – 30" FULL SET 3' o.c. ALTERNATE SET 2.5' o.c.
5 GAL, 30" – 36" FULL SET 5' o.c.
5 GAL, 18" – 20" SPREAD, FULL, SET 2.5' o.c.

10,000 SF – ARGENTINE BAHIA SOD

LANDSCAPE / OPEN SPACE

PROJECT AREA	=	379,814 SF (8.72 AC)
LANDSCAPE AREA REQUIRED	=	14,068 SF (15%)
LANDSCAPE AREA PROVIDED	=	37,496 SF (10.1%)

SHADE TREE CALCULATIONS

PROJECT AREA	=	379,814 SF
SHADE TREES REQUIRED	=	152 (1 / 2500 SF)
SHADE TREES PROVIDED	=	156

TREE PRESERVATION

PROJECT AREA	=	379,814 SF (8.72 AC)
TOTAL MITIGATION REQUIRED	=	218" (25" / AC)
MITIGATION PROVIDED	=	0"
PAYMENT INTO TREE FUND	=	$55,986.96 (218" @ $256.82 / INCH)

TREES ON THE SITE WERE REMOVED SOMETIME PRIOR TO THE TREE SURVEY
MITIGATION BASED ON MARION REPLACEMENT

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE	=	350 LF
LANDSCAPE AREA REQUIRED	=	175 LF (50%)
LANDSCAPE AREA PROVIDED	=	247 LF

NATIVE PLANTS

TOTAL PLANT MATERIAL	=	191
NATIVE PLANTS REQUIRED	=	115 (35% INSIDE LDB)
NATIVE PLANTS PROVIDED	=	116+ (61.4%)

BUFFER CALCULATIONS

SOUTH BUFFER - 765 LF (340' - 425), TYPE 'C', 15' WIDE 4600 SF

SHADE TREES REQUIRED	=	43.4 (1 / 100 LF)
SHADE TREES PROVIDED	=	43 (1 / 100 LF)
ORNAMENTAL TREES REQUIRED	=	57.4 (1 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	61 (1 / 100 LF)
LANDSCAPE AREA REQUIRED	=	2760 SF (60%)
LANDSCAPE AREA PROVIDED	=	4600 SF

WEST BUFFER - 340 LF, TYPE 'E', 6' WIDE

SHADE TREES REQUIRED	=	17.4 (1 / 100 LF)
SHADE TREES PROVIDED	=	18 (4 AR, 9 BN, 1 QV)
DOUBLE STAGGERED ROWS OF CONTINUOUS HEDGE		

NORTH BUFFER - 340 LF, TYPE 'E', 6' WIDE

SHADE TREES REQUIRED	=	14.4 (1 / 100 LF)
SHADE TREES PROVIDED	=	16 (4 AR)
DOUBLE STAGGERED ROWS OF CONTINUOUS HEDGE		

LANDSCAPE ISLANDS

TOTAL VUA AREA	=	104,074 SF
LANDSCAPE ISLANDS REQUIRED	=	9,009 SF (9%)
LANDSCAPE ISLANDS PROVIDED	=	9,154 SF

A	1,441 SF	G	721 SF
B	1,128 SF	H	1,262 SF
C	1,212 SF	I	1,262 SF
D	1,212 SF	J	1,128 SF
E	1,441 SF	K	1,128 SF
F	1,441 SF		

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 23419
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded, seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for authorization or permits, as applicable, by state and/or federal laws.

NO.	DATE	DESCRIPTION	BY
1	7.25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
SCALE: 1" = 30'
JOB NO.:
DATE: 5 / 23
DRAWING NO.:
FILE NAME:
PM: RB
PE:

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1200 SE 18th STREET
OCALA, FLORIDA 34471
LANDSCAPE ARCHITECTURE, SITE PLANNING,
SELF STORAGE FACILITIES, COMMERCIAL, RESIDENTIAL DESIGN

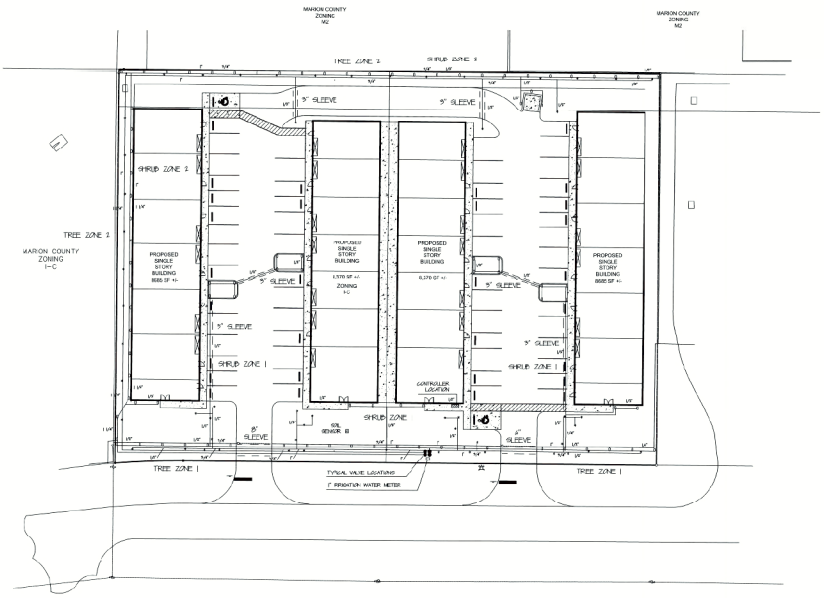
LANDSCAPE PLAN
EON WAREHOUSE
MARION COUNTY FLORIDA

SHEET L001 of

RECEIVED
SEP 11 2023
Marion County
Office of County Engineer

SCALE 1" = 30'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #6509



IRRIGATION LEGEND

- ○ HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- ✳ HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- □ 1" WATER METER – IRRIGATION ONLY
- ▤ SOIL SENSOR LOCATION
- ▭ HUNTER X-CORE (4 STATION) CONTROLLER
- ● 1" NELSON VALVES IN WATER-RESISTIVE BOXES
- = = SLEEVING – SCH. 40 PVC.

IRRIGATION ZONE DATA

TREE ZONE 1	=	9.0 GPM
TREE ZONE 2	=	17.4 GPM
SHRUB ZONE 1	=	10.8 GPM
SHRUB ZONE 2	=	7.6 GPM

54.4 GPM x .9 = 48.96 GPM x 3 = 146.88 GPM / 7 = 49 GPD

GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE U.O.N. OF FULL CIRCLE AS SHOWN (PARTIAL PROHIBITED)
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES AND BUILDINGS
5. IRRIGATION SYSTEM SHALL BE CONNECTED TO NEW 1" WATER METER. (IRRIGATION USE ONLY) INSTALLED BY THE GENERAL WHEN SHOWN. SEE CIVIL PLANS TO COORDINATE
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL IMPACT THE EXISTING SITE CONDITIONS AND PROPOSED IRRIGATION LAYOUT AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT, AS NEEDED, PRIOR TO ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
8. SITE WORKER WILL PROVIDE AN ELECTRICAL OUTLET IN SITE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTIVE BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE UNDERSIDING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC. AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD TRANSMITTER RENDE SHALL BE INSTALLED TO MANAGE IRRIGATION DURING SUFFICIENT RAINFALL, AND SEASONS. IN ADDITION, AN ACCLIMA TDT SENSOR WITH SOIL CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL REVISIT WITH THE PROJECT 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE NEW METER PER APPLICABLE CODES
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 15 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL TIMES TO ENSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL COMPLY WITH DISTRICT, OWNER, AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEMS BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREE AND SHRUB INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO ENSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MANAGE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY ET40 @ ESTI/FRANKLIN/ACIS12
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, MINIMUM CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 4"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER IDENTIFY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET IUNE GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY DEVELOPMENT REVIEW COMMITTEE. ALL REQUIREMENTS OUTLINED IN SECTION 4.3.4 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
2. ALL REQUIREMENTS IN SECTION 4.5.3(B) REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 4.5.3 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 4.5.3(D) REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. WATER HAVE BEEN GIVEN REGARDING CLOSE-OUT REQUIREMENTS (4.5.3(A) WATERING INITIATION (4.5.3) AND INSTALLATION LICENSING REQUIREMENTS (4.5.3)

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 29416
APPROVAL DATE 9/11/23
EXPIRATION DATE 9/11/25

All corrections shall conform to the standards contained in the Marion County Land Development Code and all work within the public right-of-way disturbed during construction shall be dressed and sodded, seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

NO.	DATE	DESCRIPTION	BY
1	7/23	COUNTY COMMENTS	RAK

DRAWN BY: RAK
SCALE: 1" = 30'
JOB NO.:
DATE: 5 / 23
DRAWING NO.:
VIEW NAME:
SC

ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE
1900 SE 18th STREET
P.O. BOX 5121
OCALA, FLORIDA 34478
(352) 732-8886
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

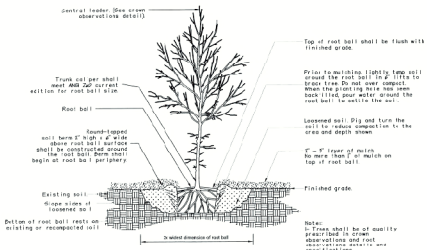
IRRIGATION PLAN
EON WAREHOUSE
MARION COUNTY FLORIDA

SHEET NO. 01

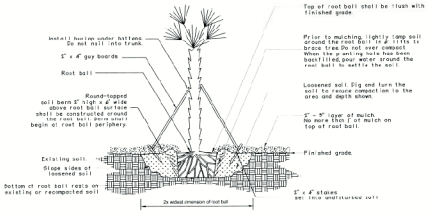
RECEIVED
SEP 18 2023
Marion County
Office of County Engineer

SCALE 1" = 30

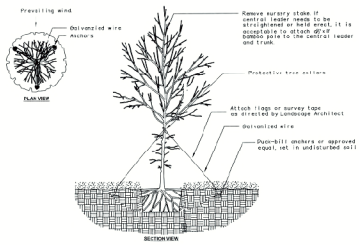
RICHARD A. WESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #656



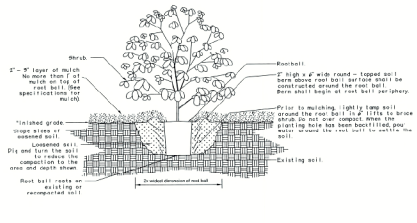
TREE INSTALLATION



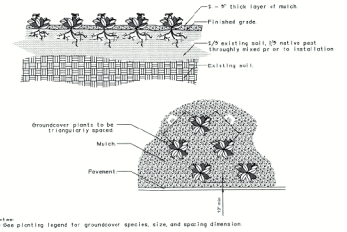
PALM INSTALLATION



TREE STAKING – TREES < 2" CALIPER

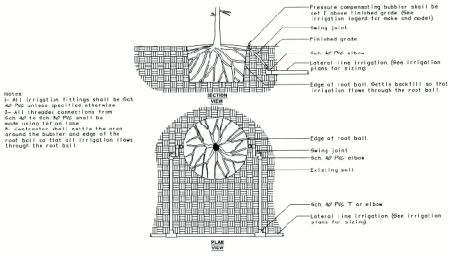


SHRUB INSTALLATION



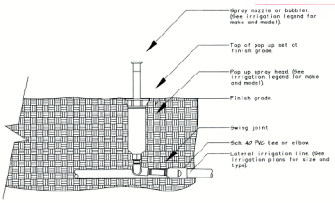
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION



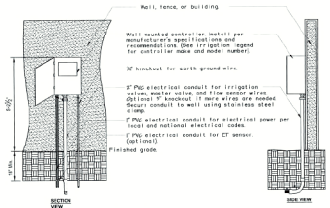
Notes:
1- All irrigation fittings shall be Sch 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the top edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT



Notes:
1- 4" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD



Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be installed adjacent to the controller. Grounding rods and wire shall connect the grounding rod to the controller using a #6 gauge bare copper wire per manufacture's specifications.
3- Rain sensor device shall be installed within 36" of the controller, a minimum of 8' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 29416
APPROVAL DATE: 9/11/23
EXPIRATION DATE: 9/11/25

All construction shall conform to the county's adopted standards contained in the Marion County Land Development Code, latest revision. Areas within the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer for drainage.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
SEP 13 2023
Marion County
Office of County Engineer

SCALE 1" = 30'
0 15 30 45 60 75 90

N

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #959

NO.	DATE	COMMENTS/DESCRIPTION	BY
	7/23		RAK

DRAWN BY: RAK
DATE: 5 / 23
SCALE: 1" = 30'
DRAWING NO.:
REVISIONS: PG / FB
JOB NO.:

ENVIRONMENTAL DESIGN
ASSOCIATES, LANDSCAPE ARCHITECT
1805 SE 8th STREET
P.O. BOX 3412
OCALA, FLORIDA 34478
352 622-2899
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE & IRRIGATION DETAILS
EON WAREHOUSE
MARION COUNTY FLORIDA

SHEET L-23 OF ____

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23816 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.8.

SUBJECT:
Lebeau Tiny Home - Waiver Request to Water Line Connection
Parcel #: 35682-001-09 # WaiverSTA-001030-2026
Florida Prime Construction

LDC 6.14.2.B(1)(A) Connection requirements
CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests to allow the existing residence and proposed tiny home/accessory dwelling to remain on the existing private, potable well. The existing well is already serving the residence and will remain subject to applicable DOH review/approval. No central sewer is available. MCU correspondence states the modified option is estimated at $3,000-$5,000 for a 2-inch service extension with separate meters, while full code compliance could require roughly 900-950 feet of 8-inch water main, with estimates ranging from about $40,000 up to $100,000. These costs are substantial and disproportionate where a functioning potable well already exists. Additional owner costs would include rerouting plumbing, trenching, restoration, permits, inspections, meter fees, and disconnecting domestic service from the well. The waiver promotes economical flexibility and avoids unnecessary hardship without reducing public health oversight.

LDC 6.14.2.(A)(3) Connection requirements
CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.
APPLICANT request - Strict application creates an unnecessary and excessive financial burden compared with the limited public benefit achieved. The property has an existing potable well, there is no central sewer service, and DOH will continue regulating well/septic approvals. Granting the waiver is limited to this parcel and does not prevent future utility expansion or future connection if conditions change. The requested waiver supports flexible, economical, and environmentally sound development by avoiding unnecessary excavation, infrastructure construction, and private plumbing reconstruction while maintaining a safe regulated water source. Therefore, we request a waiver to the connection requirements.

SUBMITTAL SUMMARY REPORT
WaiverSTA-001030-2026

PLAN NAME:	Lebeau - Waiver StandAlone	**LOCATION:**	10405 SW 71ST CT OCALA,
APPLICATION DATE:	07/05/2026	**PARCEL:**	35682-001-09
DESCRIPTION:	Water Line Connection Waiver		

CONTACTS	NAME	COMPANY
Applicant	DeAnna Terenzi	FLORIDA PRIME CONSTRUCTION LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/06/2026	07/15/2026	07/21/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/15/2026	07/15/2026	Informational
Comments	Defer to Utilities			
Fire Marshal (Plans) (Fire)	Roxanna Coleman	07/15/2026	07/06/2026	Approved
Comments	DEFER TO MCU			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/15/2026	07/08/2026	Not Required
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/15/2026	07/06/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/15/2026	07/14/2026	Approved
Comments	Defer to Utilities			
OCE Property Management (Plans) (Office of the County Engineer)		07/15/2026	07/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 7/9/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/15/2026	07/06/2026	Informational
Comments	Defer to Marion County Utilities. Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/15/2026	07/15/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/15/2026	07/06/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/15/2026	07/14/2026	Informational
Comments	The project is within the Marion County Utilities service area. With the addition of the proposed structure, the parcel has a connection distance of 800 feet for both public water and public sewer. The existing public water main is approximately 325 feet from the property and is within the required connection distance. Marion County Utilities has attempted to work with the applicant to identify feasible connection options; however, the applicant has declined to pursue the opportunity to stay served by their existing well. Accordingly, Marion County Utilities does not support the requested waiver from the public water connection requirement. LDC Section 6.14.2(3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.			

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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

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Detailed Supporting Statement for Water Connection Waiver

Applicant/Owner: _____
Property Address: _____
Parcel Number: _____
Permit/Application Number: _____

1. Summary of Waiver Request

The Applicant respectfully requests a standalone waiver allowing the existing residence and proposed tiny home/accessory dwelling to remain served by the existing private potable well rather than requiring connection to Marion County Utilities (MCU) central water service. The waiver is requested from Marion County Land Development Code Sections 6.14.2.B(1)(a) and 6.14.2.A(3).

2. Basis for Request

- The existing residence is already served by a functioning private potable well.
- The proposed tiny home/accessory dwelling will remain subject to all applicable Department of Health review and approval for well/septic service.
- No central sewer is available within the applicable service distance based on MCU correspondence; septic approval is deferred to the appropriate state agency.
- MCU correspondence confirms that a waiver is required if the owner wants both homes to stay on a private well and not connect to central water.
- Requiring connection creates substantial cost and construction burden with limited public health or safety benefit because potable water already exists on site.

3. MCU Correspondence Relied Upon

The waiver request relies on MCU email correspondence provided by staff. Those emails state that the permit was rejected pending resolution of the water connection issue, that central sewer is not within 800 feet, that central water is within 800 feet, and that MCU cannot approve the site plan with a well unless a water connection waiver is approved by the Board of County Commissioners. The correspondence also states that the waiver process begins through Civic Access, involves a non-refundable $300 waiver fee, staff committee review, and final Board of County Commissioners action.

The emails further state that MCU considered a modified 2-inch water service extension option estimated at approximately $3,000-$5,000, and that full compliance could require extension of a much longer 8-inch water main with costs referenced as approximately $40,000 to as much as $100,000 depending on the required scope. Staff also noted field confirmation that a 2-inch water line ended approximately 105 feet short of the parcel right lot line, and that a full code extension could be roughly 900-950 feet of 8-inch water main.

4. Financial Hardship and Practical Burden

The connection cost is not limited to MCU line work. The owner would also face private construction costs that may include disconnecting domestic service from the existing well, rerouting water lines from the existing home to the meter location, trenching across the property, restoration of disturbed areas, plumbing modifications, inspections, permits, meter and connection charges, and contractor mobilization. These costs are substantial when compared with the limited benefit of replacing an existing potable well that is already serving the property.

5. Public Health, Safety, and Welfare

Granting the waiver does not remove public health oversight. The existing well and proposed well/septic arrangement remain subject to review and approval by the Department of Health and other applicable agencies. No public health

deficiency has been identified in the provided correspondence. The requested waiver simply permits continued use of an existing regulated water source while avoiding unnecessary infrastructure construction.

6. Consistency with Waiver Standard

Section 2.10.1 of the Land Development Code authorizes the Development Review Committee to waive certain code requirements where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design. This request meets that standard because continued use of the existing well promotes economical flexibility, minimizes unnecessary disturbance, avoids disproportionate costs, and maintains agency oversight of potable water service.

7. Proposed Findings for Approval

- The property is presently served by a functioning private potable well.
- The proposed additional dwelling will remain subject to Department of Health review and approval.
- No central sewer service is available within the applicable distance; therefore the site will remain dependent on septic review.
- Mandatory connection would impose substantial and disproportionate financial hardship.
- Granting the waiver will not adversely affect public health, safety, or welfare.
- Granting the waiver will not prevent future connection to MCU central water if conditions change or if future utility expansion makes connection reasonable.
- The waiver is limited to this property and these structures and does not create a general exemption for surrounding parcels.

8. Requested Relief

The Applicant respectfully requests approval of a waiver from Marion County Land Development Code Sections 6.14.2.B(1)(a) and 6.14.2.A(3), permitting the existing residence and proposed tiny home/accessory dwelling to remain served by the existing private potable well, subject to all applicable Department of Health and agency requirements, without requiring extension of or connection to MCU central water service as a condition of building permit approval.

9. Recommended Exhibits to Attach

- Exhibit A - MCU email correspondence regarding rejection, waiver requirement, connection alternatives, costs, and process.
- Exhibit B - Site plan showing existing residence, proposed tiny home/accessory dwelling, existing well, septic areas, and distance to available water main.
- Exhibit C - Three contractor estimates for private plumbing reroute, trenching, restoration, and connection work.
- Exhibit D - Well contractor letter confirming existing well condition and capacity, if available.
- Exhibit E - Department of Health well/septic documentation, if available.
- Exhibit F - Photographs of existing well, pressure tank, water treatment equipment, and relevant site conditions.

ArcGIS Web Map3



7/21/2026, 1:22:47 PM

Marion County
Parcels
Streets

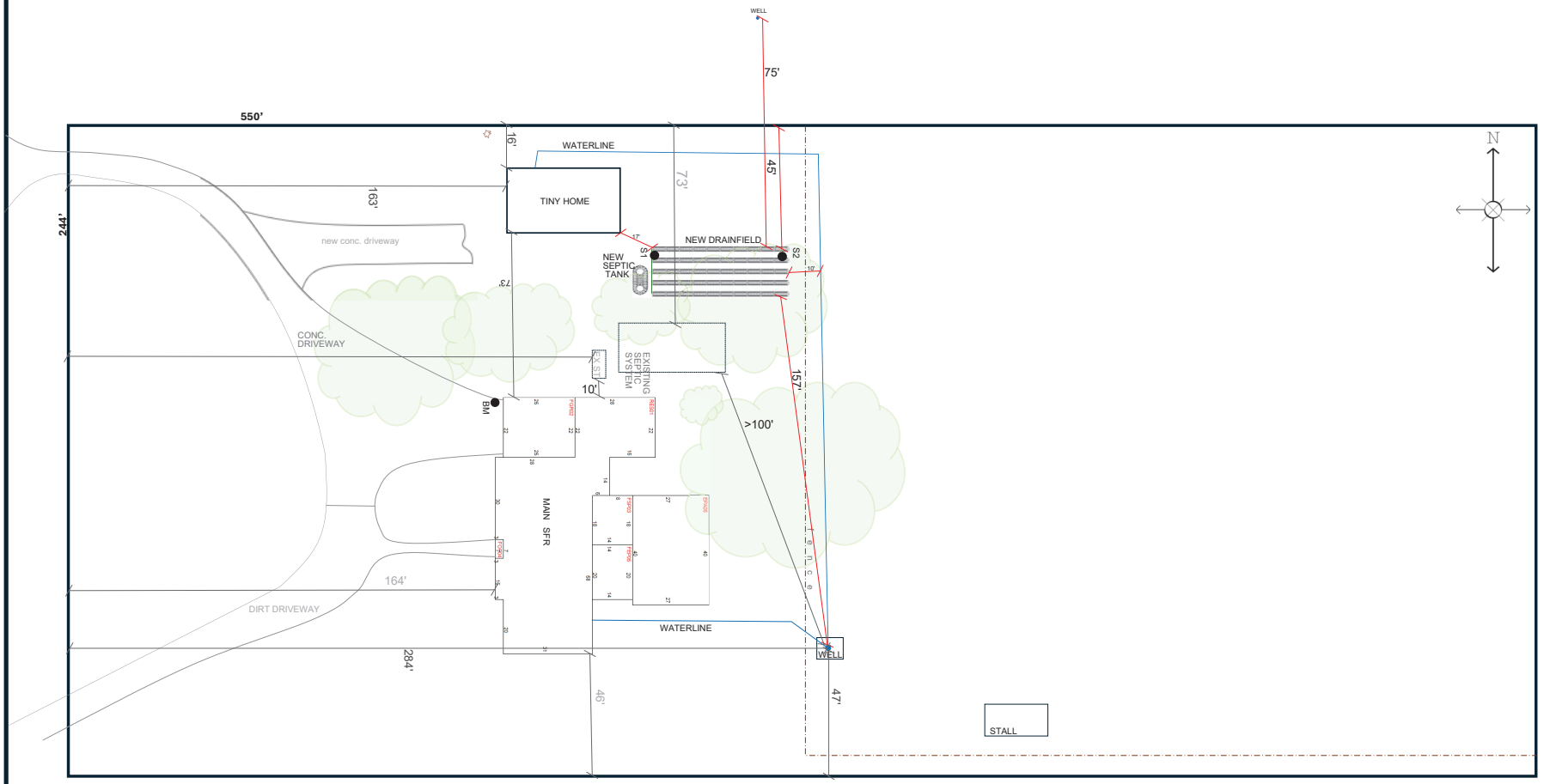
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:1,613

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Marion County BOCC, Marion County Property Appraiser



CAMERON ENVIRONMENTAL CONSULTING SERVICES
2345 NE 8th Rd, Ocala FL 34470
www.CameronEnvironmental.com

CECS
SITEPLANS

CECS
Denworth F. Cameron
CEHP# 25-1900

PROPERTY INFORMATION
COUNTY: MARION
PARCEL ID: 35682-001-09
ADDRESS: 10405 SW 71ST CT. OCALA, FL 34476

Prepared for : Susan Lebeau

For septic design and permitting only. Not a survey. Verify all dimensions on site.
Install per 62-6 F.A.C., manufacturer specs, and permit conditions.

10405 SW 71ST CT.

200

35682-001-09 - 2nd home - water connection (extension) waiver



5/1/2026, 12:01:10 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Marion County BOCC, Marion County Board of County Commissioners, Marion County

Marion County
MCFR Hydrants
Hydrant
Parcels
Streets
WaterDistribution Net Junctions
Water Lateral Lines
Water Mains
Potable Water
Potable Water 8+ Inches
Water System Valves
Gate
Other
Water Network Structures
Treatment Plant
Other
Water Hydrants
Water Service Connections
Sewer Pressurized Mains
Sewer Gravity Mains
Sewer Service Connections
Sewer Fittings
Sewer Manholes
Sewer Network Structures
Lift Station
Aerial2024
Red: Band_1
Green: Band_2
Blue: Band_3

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | FDOT | FGDL Download - Source: FDEP | Marion County Utilities Department, Marion County, Florida | Marion County | OCE |

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23818 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.9.

SUBJECT:
Golf Central Waiver - Waiver Request to Major Site Plan
Parcel #: 3292-000-022 # WaiverSTA-001051-2026
Affordable Building Products of FL., LLC

LDC 2.21.1.A(1) - Applicability
CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet;
APPLICANT - Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572. The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits. The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean-to and a 40' x 72' x 10' open canopy to serve the existing golf course. Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property. These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

- Increase the intensity of the existing use or change the property's current use.
- Generate additional vehicle trips or increase traffic entering or exiting the site.
- Require modifications to existing driveways, parking areas, or internal circulation.
- Increase potable water demand or wastewater generation.
- Create additional occupancy requiring expanded utility infrastructure.
- Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.

SUBMITTAL SUMMARY REPORT
WaiverSTA-001051-2026

PLAN NAME:	Golf Central Waiver	**LOCATION:**	20650 SW 80TH PLACE RD DUNNELLON,
APPLICATION DATE:	07/08/2026	**PARCEL:**	3292-000-022
DESCRIPTION:	Waiver Request for permit applications BLDC-2026-01571 & 015712.		

CONTACTS	NAME	COMPANY
Applicant	Kasey Hodge	Affordable Building Products of FL., LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	07/10/2026	07/21/2026	07/21/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Roxanna Coleman	07/21/2026	07/10/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	07/21/2026	07/20/2026	Informational
Comments	Recommend DENIAL - Planning staff does not support waiver from Major Site Plan straight to building permit review. A Minor Site Plan will be required at least.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/21/2026	07/16/2026	Informational
Comments	CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control to address a volume of runoff equal to the proposed impervious area addition time an amount of rainfall based on the 100-year, 24-hour storm event. 2) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls. The subject parcel (3292-000-022) is a 69.79 -acre and according to the MCPA, there is approximately 41,015 sf existing impervious area on-site. The applicant is proposing to add 6,980 sf. The total existing and proposed impervious area is 47,995 sf. The site will be approximately 38,995 sf over the allowed 9,000 sf per the Marion County LDC. There are Flood Prone Areas on the property. Staff recommends approval with conditions.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/21/2026	07/13/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/21/2026	07/21/2026	Informational
Comments	No flows are proposed. Project is within the FGUA service area. Marion County Utilities has no comment on the waiver request.			

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

Waiver Request to Major Site Plan

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid.

Please be specific in the reason/justification for the request below.

Section Number & Title of Code: LDC 2.21.1.A(1) - Major Site Plan

Details from Code:

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds (select all that are applicable):

- [x] (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
- [ ] (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
- [ ] (3) A 24-inch diameter pipe, its equivalent, or larger, is utilized to discharge stormwater runoff from the project area.

Reason/Justification for Request:

Narrative for Request to Waive Major Site Plan Review

Project: Permit Nos. BLDC 2026 01571 & BLDC 2026 01572

The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above referenced permits.
The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean to and a 40' x 72' x 10' open canopy to serve the existing golf course. Both structures are open air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property.
These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:
Increase the intensity of the existing use or change the property's current use.
Generate additional vehicle trips or increase traffic entering or exiting the site.
Require modifications to existing driveways, parking areas, or internal circulation.
Increase potable water demand or wastewater generation.
Create additional occupancy requiring expanded utility infrastructure.
Alter the existing access points to the property.
The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process.

For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.



Narrative for Request to Waive Major Site Plan Review

Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572

The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits.

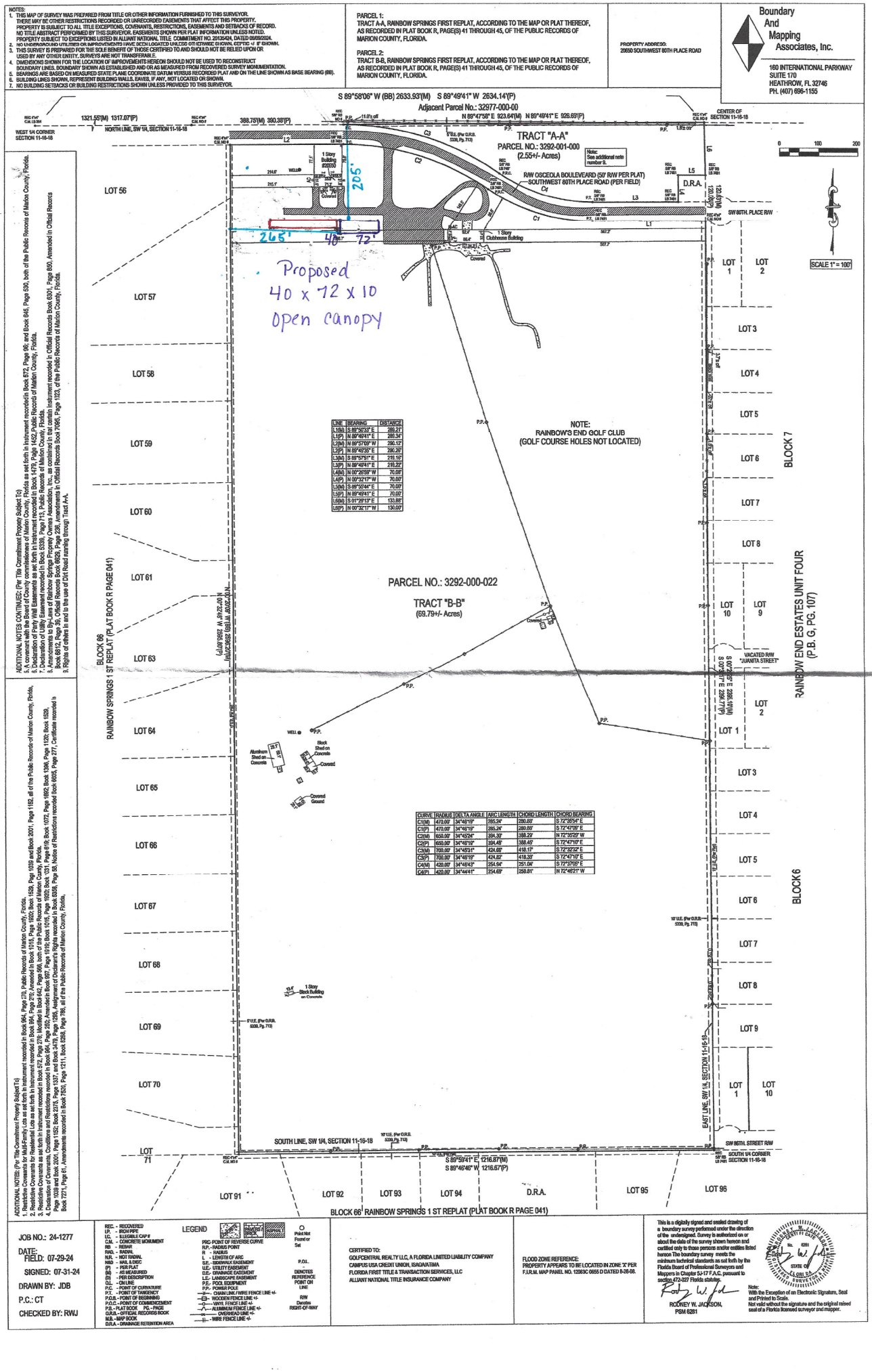
The proposed improvements consist of a **25' x 164' x 12.5' freestanding open lean-to** and a **40' x 72' x 10' open canopy** to serve the existing golf course. Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property.

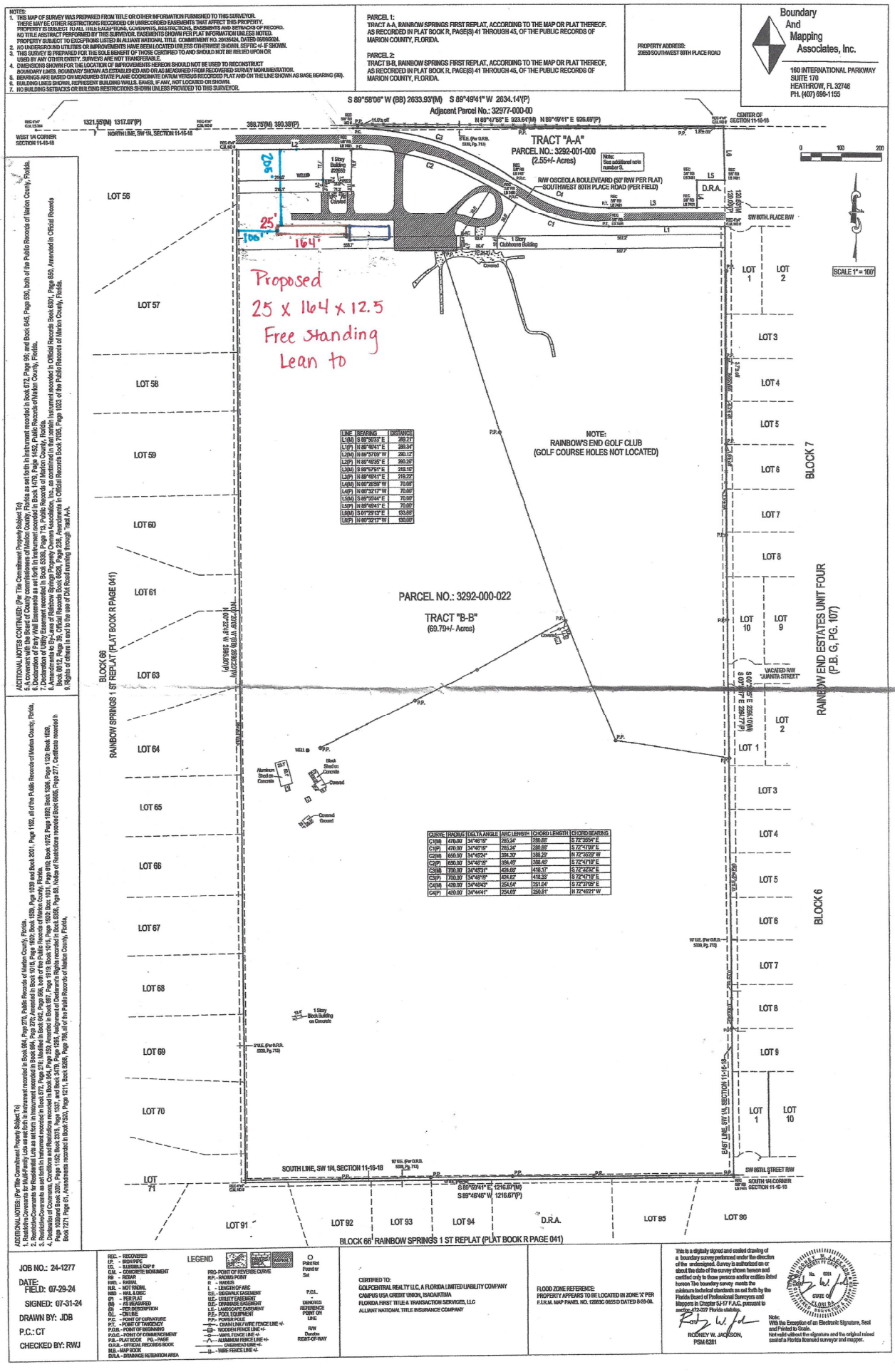
These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

- Increase the intensity of the existing use or change the property's current use.
- Generate additional vehicle trips or increase traffic entering or exiting the site.
- Require modifications to existing driveways, parking areas, or internal circulation.
- Increase potable water demand or wastewater generation.
- Create additional occupancy requiring expanded utility infrastructure.
- Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. No grading, roadway modifications, utility extensions, or other site improvements are proposed as part of this project.

For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.


NOTES:
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN ALLIANT NATIONAL TITLE COMMITMENT NO. 20152424, DATED 09/05/2024.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC TANK & LF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
5. BEARINGS ARE BASED ON MEASURED STATE PLANE COORDINATE DATUM VERSUS RECORDED PLAT AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.
PARCEL 1:
TRACT A-A, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
PARCEL 2:
TRACT B-B, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
PROPERTY ADDRESS:
20650 SOUTHWEST 80TH PLACE ROAD
Boundary And Mapping Associates, Inc.
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH. (407) 696-1155
S 89°58'06" W (BB) 2633.93'(M) S 89°49'41" W 2634.14'(P)
Adjacent Parcel No.: 32977-000-00
N 89°47'58" E 923.64'(M) N 89°49'41" E 926.69'(P)
CENTER OF SECTION 11-16-18
1321.55'(M) 1317.07'(P)
388.75'(M) 390.38'(P)
WEST 1/4 CORNER SECTION 11-16-18
NORTH LINE, SW 1/4, SECTION 11-16-18
TRACT "A-A"
PARCEL NO.: 3292-001-000
(2.55+/- Acres)
R/W OSCEOLA BOULEVEARD (50' R/W PER PLAT)
SOUTHWEST 80TH PLACE ROAD (PER FIELD)
D.R.A.
SW 80TH. PLACE R/W
1 Story Building #20650
1 Story Clubhouse Building
Covered
205'
265'
40'
72'
Proposed
40 x 72 x 10
Open canopy
SCALE 1" = 100'
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 70
LOT 71
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
BLOCK 7
BLOCK 6
BLOCK 66
RAINBOW SPRINGS 1 ST REPLAT (PLAT BOOK R PAGE 041)
RAINBOW END ESTATES UNIT FOUR (P.B. G, PG. 107)
NOTE:
RAINBOW'S END GOLF CLUB
(GOLF COURSE HOLES NOT LOCATED)
PARCEL NO.: 3292-000-022
TRACT "B-B"
(69.79+/- Acres)
VACATED R/W "JUANITA STREET"
Aluminum Shed on Concrete
Block Shed on Concrete
Covered Ground
1 Story Block Building on Concrete
EAST LINE, SW 1/4, SECTION 11-16-18
SOUTH LINE, SW 1/4, SECTION 11-16-18
SOUTH 1/4 CORNER SECTION 11-16-18
SW 85TH. STREET R/W
S 89°59'41" E 1216.67'(M)
S 89°46'46" W 1216.67'(P)
LOT 91
LOT 92
LOT 93
LOT 94
D.R.A.
LOT 95
LOT 96
BLOCK 66 RAINBOW SPRINGS 1 ST REPLAT (PLAT BOOK R PAGE 041)
ADDITIONAL NOTES CONTINUED: (Per Title Commitment Property Subject To)
5. A covenant with the Board of County commissioners of Marion County, Florida as set forth in instrument recorded in Book 672, Page 96; and Book 845, Page 590, both of the Public Records of Marion County, Florida.
6. Declaration of Utility Easement as set forth in Instrument recorded in Official Records Book 1478, Page 1452, Public Records of Marion County, Florida.
7. Declaration of Utility Easement recorded in Book 5338, Page 710, Public Records of Marion County, Florida.
8. Amendments to By-Laws of Rainbow Springs Property Owners Association, Inc., as contained in that certain Instrument recorded in Official Records Book 6301, Page 850, Amended in Official Records Book 6612, Page 35, Official Records Book 6826, Page 238, Amendments in Official Records Book 7066, Page 1723, of the Public Records of Marion County, Florida.
9. Rights of others in and to the use of Dirt Road running through Tract A-A.
ADDITIONAL NOTES: (Per Title Commitment Property Subject To)
1. Restrictive Covenants for Mid-Family Lots as set forth in Instrument recorded in Book 564, Page 270, Public Records of Marion County, Florida.
2. Restrictive Covenants for Residential Lots as set forth in Instrument recorded in Book 564, Page 276; Amended in Book 1015, Page 1929; Book 1939 and Book 2001, Page 1152, all of the Public Records of Marion County, Florida.
3. Restrictive Covenants as set forth in Instrument recorded in Book 572, Page 278; Modified in Book 642, Page 566, both of the Public Records of Marion County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 564, Page 282; Amended in Book 997, Page 1916; Book 1015, Page 1920; Book 1031, Page 618; Book 1072, Page 1852; Book 1386, Page 1120; Book 1529, Page 1039 and Book 2001, Page 1152; Book 2478, Page 1365; Assignment of Declarant's Rights recorded in Book 5506, Page 98; Notice of Restrictions recorded Book 6655, Page 877; Certificate recorded in Book 7211, Page 61; Amendments recorded in Book 7530, Page 1911; Book 5506, Page 1365, all of the Public Records of Marion County, Florida.
LINE | BEARING | DISTANCE
L1(M) S 89°50'34" E 269.31'
L1(P) N 89°49'41" E 265.34'
L2(M) N 89°57'09" W 290.12'
L2(P) N 89°49'35" E 290.26'
L3(M) S 89°57'57" E 216.16'
L3(P) N 89°49'41" E 216.22'
L4(M) N 00°26'59" W 70.09'
L4(P) N 00°32'17" W 70.00'
L5(M) S 89°52'04" E 70.09'
L5(P) N 89°49'41" E 70.00'
L6(M) S 01°29'13" E 133.88'
L6(P) N 00°32'17" W 130.00'
CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD LENGTH | CHORD BEARING
C1(M) 470.00' 34°46'19" 285.24' 280.89' S 72°36'54" E
C1(P) 470.00' 34°46'19" 285.24' 280.89' S 72°47'06" E
C2(M) 650.00' 34°45'24" 394.39' 388.29' N 72°35'29" W
C2(P) 650.00' 34°46'19" 394.45' 388.45' S 72°47'16" E
C3(M) 700.00' 34°45'31" 424.68' 418.17' S 72°32'32" E
C3(P) 700.00' 34°46'19" 424.82' 418.33' S 72°47'16" E
C4(M) 420.00' 34°46'40" 254.94' 251.04' S 72°37'05" E
C4(P) 420.00' 34°44'41" 254.69' 250.81' N 72°46'21" W
JOB NO.: 24-1277
DATE:
FIELD: 07-29-24
SIGNED: 07-31-24
DRAWN BY: JDB
P.C.: CT
CHECKED BY: RWJ
LEGEND
REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP'S
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
M&D - NAIL & DISC
(P) - PER PLAT
(M) - PER MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK
D.R.A. - DRAINAGE RETENTION AREA
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
CHAIN LINK FENCE LINE +/-
WOODEN FENCE LINE +/-
VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OVERHEAD LINE +/-
WIRE FENCE LINE +/-
Found Nail
Found or Set
P.O.L. DENOTES REFERENCE POINT ON LINE
R/W Denotes RIGHT-OF-WAY
CERTIFIED TO:
GOLFCENTRAL REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION, ISAOA/ATIMA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY
FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12083C 0655 D DATED 8-28-08.
This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472.027 Florida statute.
RODNEY W. JACKSON, PSM 6281
STATE OF FLORIDA
RODNEY W. JACKSON
LICENSED PROFESSIONAL SURVEYOR AND MAPPER
No. 6281
Note: With the Exception of an Electronic Signature, Seal and Printed to Scale. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.


NOTES:
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EASEMENTS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN ALLIANT NATIONAL TITLE COMMITMENT NO. 2013540, DATED 05/09/2024.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
5. BEARINGS ARE BASED ON MEASURED STATE PLANE COORDINATE DATUM VERSUS RECORDED PLAT AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.
PARCEL 1:
TRACT A-A, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
PARCEL 2:
TRACT B-B, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
PROPERTY ADDRESS:
29859 SOUTHWEST 80TH PLACE ROAD
Boundary And Mapping Associates, Inc.
160 INTERNATIONAL PARKWAY SUITE 170 HEATHROW, FL 32746 PH. (407) 695-1155
S 89°58'06" W (BB) 2633.93'(M) S 89°49'41" W 2634.14'(P)
Adjacent Parcel No.: 32977-000-00
N 89°47'58" E 923.61'(M) N 89°49'41" E 926.69'(P)
CENTER OF SECTION 11-16-18
WEST 1/4 CORNER SECTION 11-16-18
1321.55'(M) 1317.07'(P)
388.75'(M) 390.38'(P)
NORTH LINE, SW 1/4, SECTION 11-16-18
TRACT "A-A"
PARCEL NO.: 3292-001-000
(2.55+/- Acres)
Note: See additional note number 9.
R/W OSCEOLA BOULEVEARD (50' R/W PER PLAT) SOUTHWEST 80TH PLACE ROAD (PER FIELD)
D.R.A.
SW 80TH. PLACE R/W
SCALE 1" = 100'
Proposed
25 x 164 x 12.5
Free Standing
Lean to
25'
164'
1 Story Building #30800
1 Story Clubhouse Building
Covered
Covered Ground
Block Shed on Concrete
Aluminum Shed on Concrete
1 Story Block Building on Concrete
NOTE:
RAINBOW'S END GOLF CLUB
(GOLF COURSE HOLES NOT LOCATED)
PARCEL NO.: 3292-000-022
TRACT "B-B"
(69.79+/- Acres)
VACATED R/W "JUANITA STREET"
RAINBOW END ESTATES UNIT FOUR (P.B. G, PG. 107)
BLOCK 7
BLOCK 6
RAINBOW SPRINGS 1 ST REPLAT (PLAT BOOK R PAGE 041)
BLOCK 66
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 70
LOT 71
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
SOUTH LINE, SW 1/4, SECTION 11-16-18
S 89°50'41" E 1216.87'(M)
S 89°46'46" W 1216.67'(P)
SOUTH 1/4 CORNER SECTION 11-16-18
SW 80TH. STREET R/W
EAST LINE, SW 1/4, SECTION 11-16-18
BLOCK 66 RAINBOW SPRINGS 1 ST REPLAT (PLAT BOOK R PAGE 041)
LOT 91
LOT 92
LOT 93
LOT 94
D.R.A.
LOT 95
LOT 96
LINE | BEARING | DISTANCE
L1(M) S 89°50'53" E 269.21'
L1(P) N 89°46'41" E 280.34'
L2(M) N 89°57'05" W 280.12'
L2(P) N 89°46'55" E 280.35'
L3(M) S 89°57'51" E 219.15'
L3(P) N 89°46'41" E 219.22'
L4(M) N 00°25'59" W 70.00'
L4(P) N 00°32'17" W 70.00'
L5(M) S 89°50'44" E 70.00'
L5(P) N 89°46'41" E 70.00'
L6(M) S 01°29'13" E 133.85'
L6(P) N 00°32'17" W 133.85'
CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD LENGTH | CHORD BEARING
C1(M) 470.00' 34°46'19" 285.24' 280.85' S 72°35'54" E
C1(P) 470.00' 34°46'15" 285.24' 280.85' S 72°47'01" E
C2(M) 650.00' 34°45'24" 394.30' 388.29' N 72°36'29" W
C2(P) 650.00' 34°46'15" 394.45' 388.40' S 72°47'10" E
C3(M) 730.00' 34°45'31" 424.66' 418.17' S 72°35'25" E
C3(P) 730.00' 34°46'15" 424.82' 418.33' S 72°47'10" E
C4(M) 409.00' 34°49'43" 254.54' 251.04' S 72°37'05" E
C4(P) 409.00' 34°44'41" 254.69' 250.81' N 72°46'21" W
ADDITIONAL NOTES CONTINUED: (Per Title Commitment Property Subject To)
5. Covenants, conditions and restrictions recorded in Official Records as set forth in Instrument recorded in Book 672, Page 90; and Book 645, Page 530, both of the Public Records of Marion County, Florida.
6. Declaration of Party Wall Easements as set forth in Instrument recorded in Book 1478, Page 1452, Public Records of Marion County, Florida.
7. Declaration of Utility Easement recorded in Book 3339, Page 715, Public Records of Marion County, Florida.
8. Amendments to By-Laws of Rainbow Springs Property Owners Association, Inc., as contained in that certain Instrument recorded in Official Records Book 6391, Page 650, Amended in Official Records Book 6812, Page 39, Official Records Book 6826, Page 236, Amendments in Official Records Book 7095, Page 1023 of the Public Records of Marion County, Florida.
9. Rights of others in and to the use of Dirt Road running through Tract A-A.
ADDITIONAL NOTES: (Per Title Commitment Property Subject To)
1. Restrictive Covenants for Multi-Family Lots as set forth in Instrument recorded in Book 994, Page 276, Public Records of Marion County, Florida.
2. Restrictive Covenants for Residential Lots as set forth in Instrument recorded in Book 994, Page 276; Amended in Book 1015, Page 1920; Book 1539, Page 1039 and Book 2001, Page 1192, all of the Public Records of Marion County, Florida.
3. Restrictive Covenants as set forth in Instrument recorded in Book 972, Page 276; Modified in Book 842, Page 956, both of the Public Records of Marion County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 994, Page 282; Amended in Book 997, Page 1919; Book 1015, Page 1920; Book 1031, Page 978; Book 1072, Page 1693; Book 1096, Page 1120; Book 1539, Page 1039 and Book 2001, Page 1192; Assignment of Declarant recorded in Book 1031, Page 1915; Notice of Restrictions recorded in Book 6855, Page 277, Confirmed recorded in Book 7221, Page 61, Amendment recorded in Book 7503, Page 1211, Book 8268, Page 786, all of the Public Records of Marion County, Florida.
JOB NO.: 24-1277
DATE:
FIELD: 07-29-24
SIGNED: 07-31-24
DRAWN BY: JDB
P.C.: CT
CHECKED BY: RWJ
LEGEND
REC. - RECOVERED
I.P. - IRON PIPE
I.R. - IRON ROD
I.D. - IDENTIFICATION
C.M. - CONCRETE MONUMENT
P.K. - PARKER KALON
N&D. - NAIL & DISC
P.R.M. - PERMANENT REFERENCE MONUMENT
P.C.P. - PERMANENT CONTROL POINT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK
D.R.A. - DRAINAGE RETENTION AREA
PRC - POINT OF REVERSE CURVE
R/P - RADIAL
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OVERHEAD LINE +/-
WIRE FENCE LINE +/-
Point Not Found or Set
P.O.L. - DENOTES REFERENCE POINT OR LINE
R/W Denotes RIGHT-OF-WAY
CERTIFIED TO:
GOLFCENTRAL REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION, ISAOA/ATIMA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY
FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12083C 0625 D DATED 8-28-08.
This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472.027 Florida statutes.
RODNEY W. JACKSON, PSM 6281
STATE OF FLORIDA
Note: With the Exception of an Electronic Signature, Seal and Printed to Scale. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23819 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.10.

SUBJECT:
Gubitz Joint Trust Family Division - Family Division Waiver Request
Parcel #: 40134-009-06 # Fam Div -000753-2026
Daniel Gubitz

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tracts and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tracts and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT - Our 30-year-old grandson is moving down to help us take care of the 5.53 acres located at 10835 SE Hwy 464C, Ocklawaha and he will need a place to live. We are asking that one acre be split to him so he can build his home.

SUBMITTAL SUMMARY REPORT
Fam Div -000753-2026

PLAN NAME:

LOCATION: 10835 SE HWY 464C OCKLAWAHA,

APPLICATION DATE: 05/10/2026

PARCEL: 40134-009-06

DESCRIPTION: One family division

CONTACTS	NAME	COMPANY
Applicant	Daniel Gubitz	
Owner	Daniel Gubitz	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	07/08/2026	07/22/2026	07/22/2026	Approved
GS Development Review Depts Reviews v.1	06/19/2026	07/01/2026	06/30/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/22/2026	07/16/2026	Not Required
Comments	ROW is not a Reviewer on this type of Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/22/2026	07/16/2026	Approved
Utilities (Plans) (Utilities)	Heather Proctor	07/22/2026	07/13/2026	Informational
Comments	Project is within the Marion County Utilities service area; however, it is not currently within connection distance to public water or sewer. Marion County Utilities (MCU) has requested a 40-foot-wide access and utility easement to allow for the future installation, operation, and maintenance of public water and sewer infrastructure. The easement shown on the GS Site Sketch over Aerial Photo shall be recorded with Marion County through the appropriate department to ensure it is documented for future reference.			

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/22/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	07/01/2026	06/19/2026	Approved
Comments	Fire review has been conditionally approved. Based on the site plan provided please make sure the easement continues towards the shared access that leads towards SE Hwy 464C to ensure the parcel has access to a public roadway.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/22/2026	Approved
Corrections	2.16.1.B(10) - Family Division (**Resolved**) - **Corrective Action:** Request is eligible. - 2.16.1.B(10) - Family Division : If the parcel is located in the rural land, show the division is for use of immediate family members for primary residence. Verify the parcel is not located in a recognized subdivision or an Ag Lot Split. If the parcel is within the Farmland Preservation area show that the new tract and remaining parent tract Area at least 3 acres in size. If the tract is within the rural land but outside of the Farmland Preservation area, show that each new tract and remaining parent tract are at least one acre in size. If the parcel is in the urban area, verify that it is a Low Residential property exceeding two acres in size, and the division does not exceed the maximum density of one dwelling unit per gross acre. Verify that a parcel has not been divided more than three times as a family division. Verify the shared access onto a road shall be at least 40 feet in width and is provided by recorded deed or by recorded non-exclusive easement. Verify the parcel has not been subdivided to the same family member more than once in five years.			
Comments	Division requested will be the second of 3 allowed by family division provided an acre is kept and resulting parcel at least an acre in size with a minimum 40' wide non-exclusive easement for access.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/22/2026	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		07/01/2026	06/30/2026	Requires Re-submit
Comments	zoning needs to send back to revise site plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/01/2026	06/19/2026	Informational
Comments	Approved. The applicant is requesting to divide the 5.53-acre subject parcel (PID 40134-009-06) into two to create a 1-acre parcel and a 4.53-acre parcel. Adjacent parcels range in size from 2.25 acres to 21.03 acres. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.			

SUBMITTAL SUMMARY REPORT (Fam Div -000753-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		07/01/2026	06/30/2026	Requires Re-submit
Comments	zoning needs to send back to revise site plan			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/01/2026	06/19/2026	Informational
Comments	Conditional approval subject to providing a 40' wide easement across the parent parcel from CR 464C to the newly created lot to allow for shared use of the existing driveway.			
Utilities (Plans) (Utilities)	Heather Proctor	07/01/2026	06/25/2026	Requires Re-submit
Comments	The parcel is within the Marion County Utilities service area. It is currently outside of the connection distance for public water and wastewater. A utility easement is required along the entire 40-foot entrance to the new proposed parcel to accommodate potential future water and/or sewer connections. The easement must include utility access with the right of ingress and egress for installation, maintenance, and repair of utilities.			


LOT LINE
PROPOSED
1497SF HOME
UTILITIES
LINE
40' access
1.00 Ac
571.36
339.64
128.5
169.82
339.64
169.82
128.5
1146.97
577.78
577.78
577.78
169.82
169.82
40
FILTER

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: 5-14-26 Parcel Number(s): 40134-009-06 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: DJ PARCEL Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract F

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): DANIEL GUBITZ
Signature: _____
Mailing Address: 10835 SE HWY 464C City: OCKLAWAHA
State: FLORIDA Zip Code: 32179 Phone # 808-283-2754
Email address: DLTAL@MAUIGATEWAY.COM

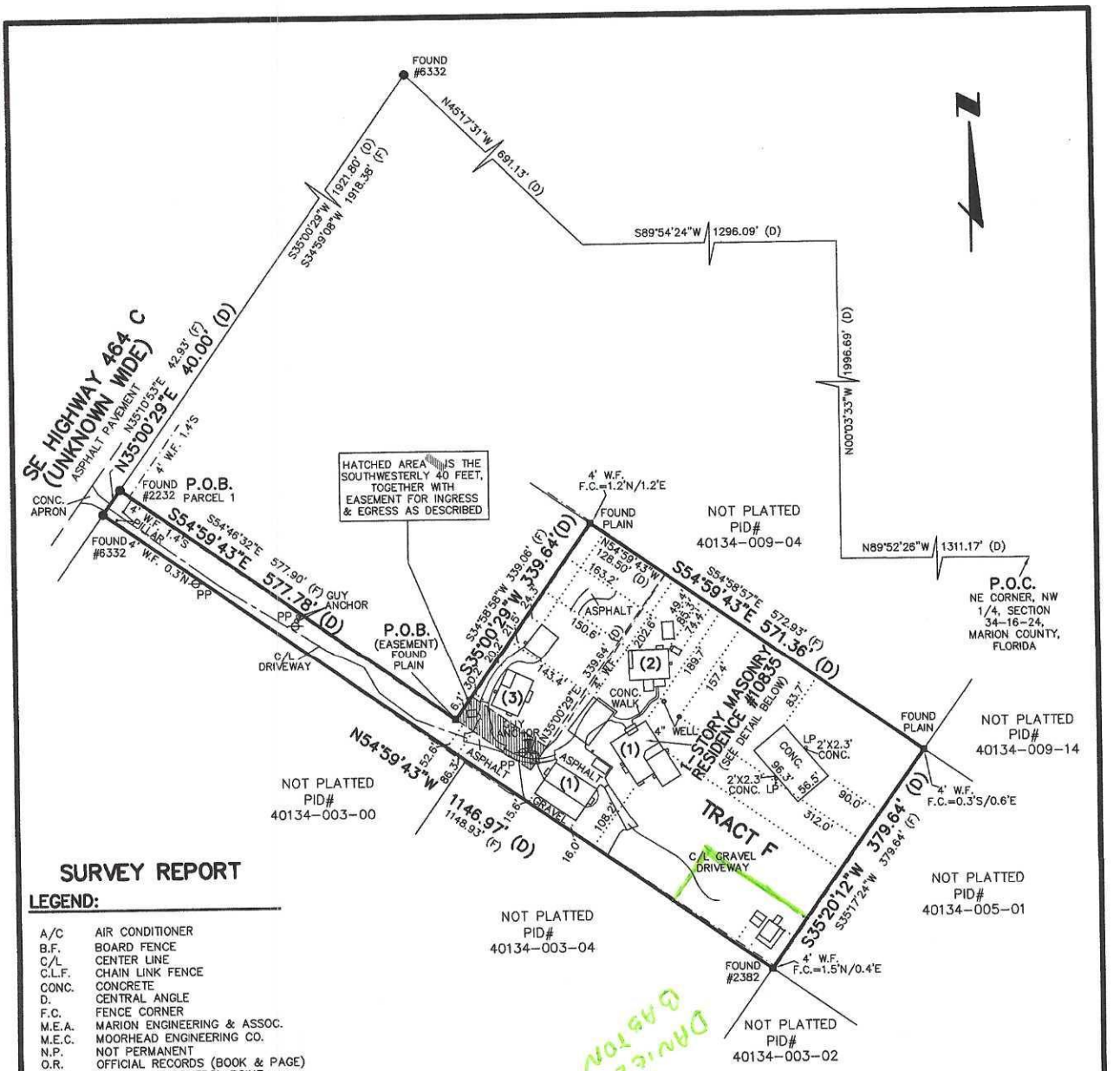
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): GUBITZ JOINT TRUST Contact Name: DANIEL GUBITZ
Mailing Address: 10835 SE HWY 464C City: OCKLAWAHA
State: FLORIDA Zip Code: 32179 Phone # 808-283-2754
Email address: DLTAL@MAUIGATEWAY.COM

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): OUR 30 YEARS OLD GRANDSON IS MOVING DOWN TO HELP US TAKE CARE OF THE 5.53 ACRES LOCATED AT 10835 SE HWY 464C OCLAWAHA AND HE WILL NEED A PLACE TO LIVE. WE ARE ASKING THA 1 ACRE BE SPLIT TO HIM SO HE CAN BUILD HIS HOME

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



SURVEY REPORT

LEGEND:

A/C	AIR CONDITIONER
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
O.R.	OFFICIAL RECORDS (BOOK & PAGE)
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT-OF-BEGINNING
P.O.C.	POINT-OF-COMMENCEMENT
PP	POWER POLE
P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
R/W	RIGHT-OF-WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(P)	PLAT
PP	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
●	IRON ROD
▲	NAIL & DISK
	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX

REFERENCES:

SEE BUILDING DETAIL, DESCRIPTION, SEAL AND CERTIFICATION ON SHEET TWO OF TWO

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

SURVEY CONDITIONS
FIELD CREW:
C.M.C. J.M.C.
J.C.L. J.P.N.
81°

SHEET ONE OF TWO:
SURVEY IS INVALID WITHOUT BOTH SHEETS.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY
CERTIFIED TO: GUBITZ JOINT TRUST
10835 SE HIGHWAY 464C
OCKLAWAHA, FLORIDA 32179

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3611 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

SCALE: 1"=150'
F.B.: 515 PG.: 21
FILE: 1260423

Record $27.00
DS $.70
Index $3.00

This instrument prepared by:
Robert D. Wilson
Wilson & Williams PA
954 E Silver Springs Blvd
Ocala, FL 34470

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/16/2026 12:33:45 PM
FILE #: 2026077583 OR BK 8936 PGS 1631-1633
REC FEES: $27.00 INDEX FEES: $3.00
DDS: $0.70 MDS: $0 INT: $0

QUIT CLAIM DEED

This indenture made on the 2nd day of June, 2026, **Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife and as Trustees of the Gubitz Joint Trust dated the 18th day of September, 2023,** whose address is 10835 SE Hwy 464C, Ocklawaha, FL 32179, "Grantor" to **Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife,** whose address 10835 SE Hwy 464C, Ocklawaha, FL 32179, "Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest (if any), claim and demand which the said Grantor has in and to, all that certain land, situate, lying and being in MARION County, Florida, and described as follows:

See Exhibit "A" Atthached

Subject to taxes for the current year and subsequent years, easements and agreements of record, if any.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances (This instrument was prepared and based solely upon information provided by grantor.)

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of said grantee forever.

THIS TRANSFER IS SUBJECT TO MINIMUM DOCUMENTARY STAMP TAX BECAUSE IT IS A DEED TO A TRUSTEE FROM A GRANTOR WHO HAS A POWER TO REVOKE THE TRUST INSTRUMENT (FAC12B-4.013)(33)(i)

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed in our presence as witnesses:
(Witnesses must sign, print and provide their address)

Witness#1: Brandi Sepulki
Print Name: Brandi Sepulki
Address: 954 E SS Blvd Ocala FL 34470

Witness#2: Star J Murphy
Print Name: Star J Murphy
Address: PO Box 908, Ocala, FL 34478

Daniel L. Gubitz, individually and as Trustee of the Gubitz Joint Trust dated the 18th day of September, 2023

Witness#1: Brandi Sepulki
Print Name: Brandi Sepulki
Address: 954 E SS Blvd. Ocala FL 34470

Witness#2: Star J Murphy
Print Name: Star J Murphy
Address: PO Box 908, Ocala FL 34478

LaDonna K. Gubitz, individually and as Trustee of the Gubitz Joint Trust dated the 18th day of September, 2023

STATE OF FLORIDA

COUNTY OF MARION

The foregoing was acknowledged before me by means of [x] physical presence or [ ] online notarization, this ____ day of June, 2026 by **Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife and as Trustees of the Gubitz Joint Trust dated the 18th day of September, 2023**, who is (a) ____ personally known to me or (b) X produced a driver's license as identification.

Notary stamp or seal

Notary Public

STAR J MURPHY
Notary Public - State of Florida
Commission # HH 451248
My Comm. Expires Oct 24, 2027
Bonded through National Notary Assn.

EXHIBIT A

PARCEL 1:

For a point of reference commence at the Northeast corner of Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way South 35 degrees 00 minutes 29 seconds West 1921.80 feet to the Point of Beginning; thence departing from said right of way South 54 degrees 59 minutes 43 seconds East 577.78 feet; thence North 35 degrees 00 minutes 29 seconds East 339.64 feet; thence South 54 degrees 59 minutes 43 seconds East 571.36 feet; thence South 35 degrees 20 minutes 12 seconds West 379.64 feet, thence North 54 degrees 59 minutes 43 seconds West 1146.97 feet to a point on the Easterly right of way of State Road 464; thence along said right of way North 35 degrees 00 minutes 29 seconds East 40.00 feet to the Point of Beginning.

TOGETHER with a 40 foot Easement for Ingress and Egress over the Southwesterly 40 feet of the following described lands: Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet, thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet to the Point of Beginning; thence continue South 54 degrees 59 minutes 43 seconds East, a distance 128.50 feet; thence North 35 degrees 00 minutes 29 seconds East, a distance of 339.64 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 128.50 feet, thence South 35 degrees 00 minutes 29 seconds West, a distance of 339.64 feet to the Point of Beginning.

PARCEL 2:

Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet; thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet to the point of beginning; thence continue South 54 degrees 59 minutes 43 seconds East, a distance of 128.50 feet; thence North 35 degrees 00 minutes 29 seconds East, a distance of 339.64 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 128.50 feet; thence South 35 degrees 00 minutes 29 seconds West, a distance of 339.64 feet to the point of beginning.

Together with and subject to a 40 foot easement for ingress and egress being more particularly described as follows: Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet to the point of beginning; thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet; thence continue South 54 degrees 59 minutes 43 seconds East, a distance 128.50 feet; thence South 35 degrees 00 minutes 29 seconds West, a distance of 40.00 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 706.28 feet to the Easterly right of way of State Road 464; thence along said right of way, North 35 degrees 00 minutes 29 seconds East, a distance of 40.00 feet to the point of beginning.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23820 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.11.

SUBJECT:
Kaitlyn Salerno Family Division - Waiver Request to Family Division
Parcel #: 4945-500-100 # Fam Div -000911-2026
Kaitlyn Salerno

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tracts and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tracts and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT - The owners of the current residence on the property, Barbara and Russell Salerno, would like to split 2.29 acres with daughter, Kaitlyn Salerno due to health reasons. Barbara and Russell will have one acre, and Kaitlyn will have 1.29 acres. We are requesting a flag lot parcel split.

SUBMITTAL SUMMARY REPORT
Fam Div -000911-2026

PLAN NAME:

LOCATION: 15580 SE 150TH AVE WEIRSDALE,

APPLICATION DATE: 06/12/2026

PARCEL: 49455-001-00

DESCRIPTION: Barbara Salerno and Russell Salerno, parents, are requesting one family split with Kaitlyn Salerno, daughter.

CONTACTS	NAME	COMPANY
Applicant	Kaitlyn Salerno	
Owner	Barbara Salerno	
Owner	Russell Salerno	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	07/08/2026	07/22/2026	07/22/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	07/22/2026	07/08/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/22/2026	07/19/2026	Approved
Fire Marshal (Plans) (Fire)	Ken McCann	07/22/2026	07/08/2026	Approved
Comments	Approved family division showing easement.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/22/2026	07/10/2026	Approved
Comments	Parcel of record splitting off a one-acre portion to daughter. 40' wide easement shown on site plan. Application is meeting family division waiver requirements to proceed.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/22/2026	07/09/2026	Informational
Comments	no comments			
OCE Property Management (Plans) (Office of the County Engineer)		07/22/2026	07/16/2026	Not Required
Comments	ROW is not a Reviewer on this type of Plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/22/2026	07/08/2026	Informational
Comments	Approved. The applicant is requesting to divide the 2.29-acre subject parcel (PID 49455-001-00) into two to create a 1.29-acre parcel and a 1-acre parcel. Adjacent parcels range in size from 1.37 acres to 80 acres. There appears to be approximately 9,943 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.			

SUBMITTAL SUMMARY REPORT (Fam Div -000911-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/22/2026	07/20/2026	Informational

Comments

Sec. 2.16.4. - Completion and closeout.

D.
Family divisions.
(1)
If approved, the family members shall complete a Family Division Affidavit confirming the intent of the division for an immediate family member's primary residence. The form of the Family Division Affidavit shall be approved by the Office of the County Attorney and available from the Growth Services Department. The affidavit must be completed, signed under oath by all involved by family members who include the owner and grantees, notarized, and recorded in the public records immediately prior to the deed transferring ownership of the new tract to the immediate family member.
(2)
The Family Division Affidavit, boundary survey including location of interior improvements, the vesting deed for the parent tract, and a copy of the proposed deed transferring ownership of the new tract to the immediate family member shall be provided to the Growth Services Department. The Family Division will expire two years after DRC approval unless execution and recording of the Family Division Affidavit and deed has occurred.
(3)
If a family division is approved, a form approved by the Office of the County Attorney shall be recorded in the public records for all parcels involved in the family division and providing record notice of the stipulations, limitations, and requirements applicable to family divisions, including the limitations regarding subsequent family divisions for the same family member and the limitations on the sale of parcels created by family division.
(4)
An owner may apply for a waiver of the five-year holding period based on an unreasonable hardship not created by the owner and beyond the reasonable control of the owner. Such waiver shall be heard by the County Commissioners.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/22/2026	07/08/2026	Approved
Utilities (Plans) (Utilities)	Heather Proctor	07/22/2026	07/10/2026	Approved

Comments

Project is within the Marion County Utilities service area. Currently, public water and sewer are not available to serve the property. The proposed 40-foot utility easement provides sufficient room for the future installation of public water and sewer infrastructure and utility services.

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: 6/12/26 Parcel Number(s): 4945500100 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Family division Commercial ☐ or 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): Barbara Salerno / Russell Salerno
Signature: _____
Mailing Address: 15580 SE 150th Ave City: Weirsdale
State: Florida Zip Code: 32195 Phone # (352) - 431 - 5131
Email address: Brbrslrn@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): Kaitlyn Salerno Contact Name: Kaitlyn Salerno
Mailing Address: 15580 SE 150th Ave City: Weirsdale
State: Florida Zip Code: 32195 Phone # (352) - 455 - 1590
Email address: Kaitlyn Salerno@icloud.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): The owners of the current residence on the property, Barbara and Russell Salerno would like to split 2.29 acres with daughter, Kaitlyn Salerno. Due to health reasons. Barbara and Russell will have 1.29 acres Kaitlyn will have 1.[redacted] acres. We are requesting a flag lot parcel split.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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

Date: 6/12/26 Parcel Number(s): 4945500100 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Family division Commercial ☐ or 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): Barbara Salerno / Russell Salerno
Signature: _____
Mailing Address: 15580 SE 150th Ave City: Weirsdale
State: Florida Zip Code: 32195 Phone # (352)-431-5131
Email address: Brbrslrn@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): Kaitlyn Salerno Contact Name: Kaitlyn Salerno
Mailing Address: 15580 SE 150th Ave City: Weirsdale
State: Florida Zip Code: 32195 Phone # (352)-455-1590
Email address: Kaitlyn Salerno@icloud.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): The owners of the current residence on the property, Barbara and Russell Salerno would like to split 2.29 acres with daughter, Kaitlyn Salerno. Due to health reasons. Barbara and Russell will have 1 acre, Kaitlyn will have 1.29 acres. We are requesting a flag lot parcel split.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____

Revised 6/2021

CITIZENS TITLE
210 UNIVERSITY DR
STE 301
CORAL SPRINGS, FL 33071

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 06/06/2005 12:46:25 PM
FILE #: 2005096119 OR BK 04059 PGS 0684-0686
RECORDING FEES 27.00
DEED DOC TAX 1,757.00

This Document Prepared By and Return to:
JOSEPH L. KOHN, P.A.
JOSEPH L. KOHN, ESQ.
210 UNIVERSITY DRIVE, SUITE 301
CORAL SPRINGS, FL 33071

Parcel ID Number: 49455-001-00

Warranty Deed

This Indenture, Made this day of May , 2005 A.D., **Between**
PEGGY ANN HARRISON and DONNIE R. HARRISON , husband and wife

of the County of MARION , State of FLORIDA , **grantors,** and
RUSSELL SALERNO and BARBARA D SALERNO , husband and wife

whose address is: 15580 SE 150TH AVENUE
WEIRSDALE, FL 32195
of the County of MARION , State of Florida , **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Marion State of Florida to wit:

SEE ATTACHED EXHIBIT "A"

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD2

CITIZENS TITLE
210 UNIVERSITY DR
STE 301
CORAL SPRINGS, FL 33071

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
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JOSEPH L. KOHN, ESQ.
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Laser Generated by © Display Systems Inc. 2003 (863) 763-5555 Form FLWD-2

Warranty Deed - Page 2

Parcel ID Number: 49455-001-00

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: R M Stevenson
Witness

Printed Name: Nancy Carpenter
Witness

Peggy Ann Harrison (Seal)
PEGGY ANN HARRISON
P.O. Address:

Donnie R Harrison (Seal)
DONNIE R. HARRISON
P.O. Address:

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of May, 2005 by PEGGY ANN HARRISON and DONNIE R. HARRISON, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

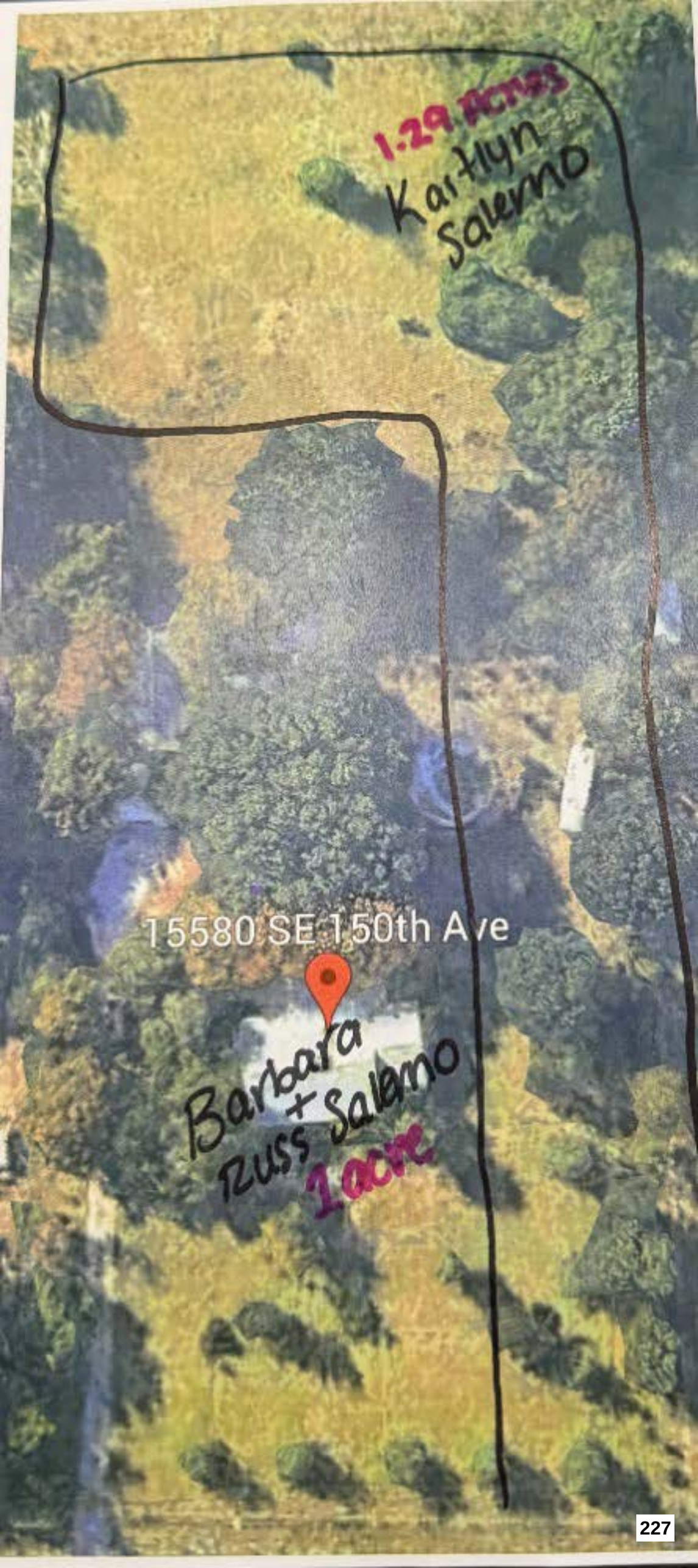
R MARIE STEVENSON
Notary Public - State of Florida
My Commission Expires Jan 20, 2009
Commission # DD 388360
Bonded By National Notary Assn.

Printed Name: R Marie Stevenson
Notary Public
My Commission Expires:

EXHIBIT "A"

BARD WEST 3:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE S.89º44'42"W. ALONG THE NORTH BOUNDARY OF THE SE 1/4 OF THE SAID SECTION 21 A DISTANCE OF 528.00 FEET; THENCE S.00º29'00"E. ALONG THE WEST BOUNDARY OF THE EAST 528.00 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21 A DISTANCE OF 260.27 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUE S.00º29'00"E ALONG SAID WEST BOUNDARY OF THE EAST 528.00 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 A DISTANCE OF 200.13 FEET; THENCE N.89º44'01"E. A DISTANCE OF 494.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SE 156 PLACE ROAD; THENCE N.01º28'15"E. ALONG AND WITH SAID RIGHT OF WAY LINE OF THE SE 156 PLACE ROAD A DISTANCE OF 200.22 FEET; THENCE DEPARTING FROM THE RIGHT OF WAY LINE S.89º44'01"W. A DISTANCE OF 500.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.29 ACRES, MORE OR LESS.


1.29 Acres
Karthyn
Salerno
15580 SE 150th Ave
Barbara
+
Russ Salerno
1 acre


Marion County FLORIDA
Internal
EMPLOYEE USE
49455-001-00
Show search results for 494...
Interactive Map
ONLY
Kathryn Salcino
1.00 Acre
A-1
30' T
Barbara Ann Salcino
1.29 Acres
40 ft easement
SE 150TH AVE
09100
To be removed
0
50
100ft

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23821 **Agenda Date:** 7/27/2026 **Agenda No.:** 6.12.

SUBJECT:
Planning & Zoning Commission Items for July 27, 2026
Marion County Growth Services Department

<https://marionfl.legistar.com/Calendar.aspx>