



## SUBMITTAL SUMMARY REPORT 31601

**PLAN NAME:** OCALA PALMS 2024 AMENITY IMPROVEMENTS      **LOCATION:** 5234 NW 26TH ST  
OCALA,

**APPLICATION DATE:** 05/28/2024      **PARCEL:** 2151-000-001

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Engineer of Record	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/30/2024	09/09/2024	11/18/2025	Approved

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/09/2024	11/17/2025	Approved
<i>Comments</i> YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied New Sheet Golf Course Exhibit has NW 25th Loop incorrectly labeled as NW 25th Place. YES 6.2.1.F - North arrow and graphic drawing and written scale INFO Additional 911 comments Also please be aware that new sheet S001 Boundary & Topo Survey has NW 25th Loop incorrectly labeled as NW 25th Place. CAROLINE DENNISON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798				
Environmental Health (Plans) (Environmental Health)		09/09/2024	11/17/2025	Approved
<i>Comments</i> YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments N/A				
Fire Marshal (Plans) (Fire)		09/09/2024	11/17/2025	Approved
<i>Comments</i> 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 N/A NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments				

# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/09/2024	11/17/2025	Approved

## Comments

### ZONING- APPROVED

YES 2.12.4.C - Owner and applicant name  
YES 2.12.4.L(1) - Parcel number  
INFO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please provide this information.  
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  
YES 2.12.6 - Location of water and sewer. Does this need a special use permit?  
YES 2.12.9 - Show adjacent streets serving development  
YES 2.12.32 - Show 100yr flood zone  
INFO 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) 7/23/24 - exemption submitted to Chuck Varadin 7/10/24. Environmental assessment or exemption must be provided.  
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route  
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.  
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks  
YES 2.12.27 - Show location of outside storage areas  
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain  
N/A Additional Zoning comments

### LAND USE -

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 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?] Site plan needs to include that the parcel is within the secondary springs protection zone.  
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?  
N/A 4.1.4.J - [Greenway Setback Provided?]  
YES 2.12.16/6.5 - [EALS or EALS-ER provided?] Environmental assessment or exemption must be provided.  
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species found on-site, preservation/mitigation may be required.  
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]  
N/A 6.12.2.A - [Local Road right-of-Way Provided?]  
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]  
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?  
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]  
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?  
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]  
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]  
N/A 6.11.4.E - [Sight Triangle Provided?]  
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]  
N/A 6.12.12 - [Sidewalks Internal/External Provided?]  
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:

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# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		09/09/2024	11/17/2025	Approved

*Comments*

- N/A 2.12.18 - All trees 10" DBH and larger
- N/A 2.12.25 - Marion Friendly Landscape Areas
- N/A 6.7.3 - Tree protection
- N/A 6.7.4 - Shade tree requirements
- 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
- N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
- N/A 6.8.3 - Landscape design standards
- 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
- N/A 6.8.6 - Buffers
- N/A 6.8.7 - Parking areas and vehicular use areas
- N/A 6.8.8 - Building landscaping
- N/A 6.8.9 - Service and equipment areas
- N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
- N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
- N/A 6.8.10 - General planting requirements (specifications)
- N/A 6.8.11 - Landscape installation
- N/A 6.8.12 - Landscape completion inspection requirements
- N/A 6.9.2 - Irrigation plan requirements (details, legend, notes)
- N/A 6.9.3 - Irrigation design standards
- N/A 6.9.5 - Irrigation system installation
- N/A 6.9.6 - Completion inspection requirements
- N/A 6.19.3 - Outdoor lighting plan requirements
- N/A 6.19.4 - Exterior lighting design standards
- N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone

YES Additional Landscape comments Waiver required to not provide landscape and to use existing

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# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/09/2024	11/17/2025	Approved

## Comments

YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 9/4/24-fee due with resubmittal  
7/25/24-fee due with resubmittal  
5/30/24-fee due with resubmittal  
N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department  
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.  
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC  
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC  
N/A 2.1.3 - Order of plan approval  
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 9/4/24-Corrected  
7/25/24-incorrect type of application - It is a major site plan  
5/30/24-MISSING: type of application, county, and state on title block of subsequent sheets  
YES 2.12.4.A - Type of application on front page 9/4/24-Corrected  
7/25/24-incorrect type of application - It is a major site plan  
5/30/24-missing 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 - 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. 7/25/24-Corrected  
5/30/24-Engineer's Certification references "City of Ocala" not the Marion County Land Development Code.  
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 5/30/24-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  
N/A 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.

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# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/09/2024	11/17/2025	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]."

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# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/09/2024	11/17/2025	Approved

*Comments*

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)  
N/A 2.12.8 - Topographical Contours  
N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements  
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
N/A 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  
N/A 6.13.2.A(4) - Stormwater Features & Connective Elements  
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters  
N/A 6.13.3 - Type of Stormwater Facility Criteria  
N/A 6.13.4 - Stormwater Quantity Criteria  
YES 6.13.2.B(4) - Hydrologic Analysis  
N/A 6.13.4.C - Discharge Conditions  
YES 6.13.2.B(6) - Freeboard  
YES 6.13.4.D - Recovery Analysis  
YES 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  
N/A 6.13.6.C - Best Management Practices  
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  
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  
N/A 6.13.12 - Operation and Maintenance  
N/A 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.  
N/A Additional Stormwater comments

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# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/09/2024	11/17/2025	Approved
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown 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			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/09/2024	11/17/2025	Approved
<i>Comments</i>	N/A 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 YES 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals YES 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 YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

# SUBMITTAL SUMMARY REPORT (31601)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		09/09/2024	11/17/2025	Approved

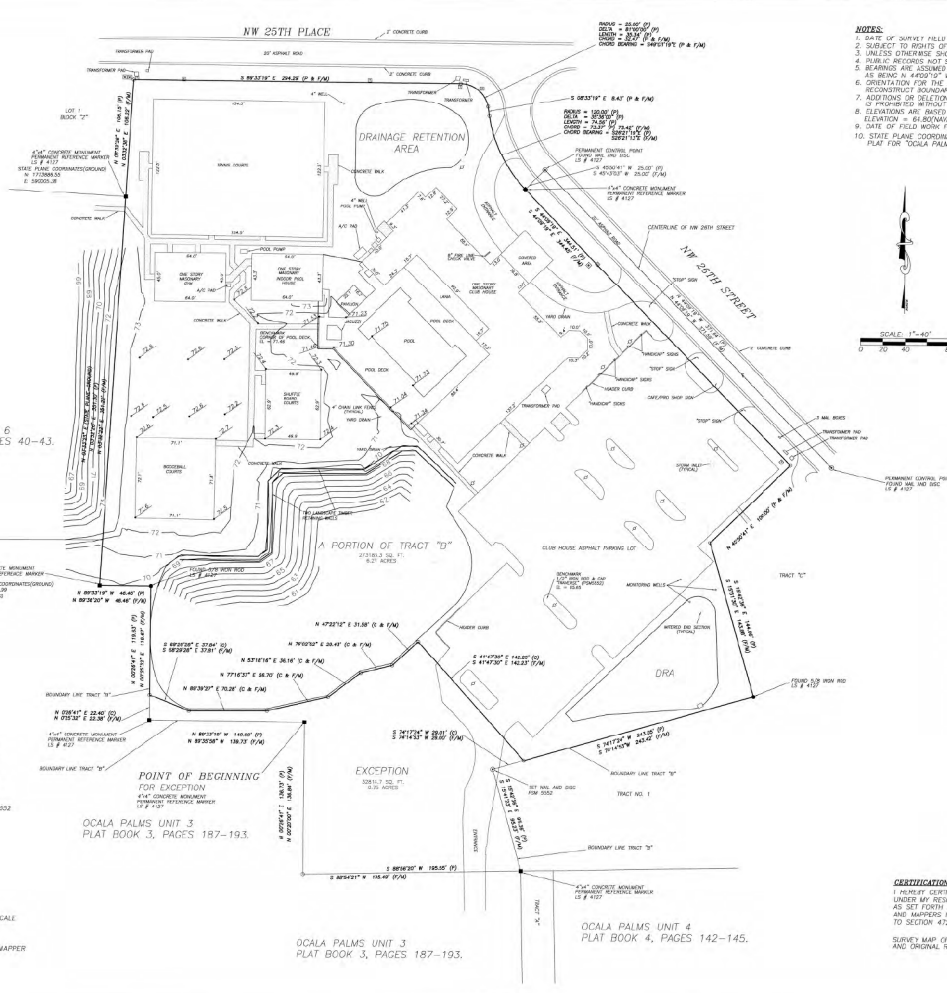
*Comments*

N/A Marion County Utilities Contact Information N/A  
YES Parcel numbers identified in project match proposed site plan layout 2151-000-001  
N/A 6.14.2.A(1) - Public water service area/provider  
N/A 6.14.2.A(1) - Public sewer service area/provider  
YES 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider Plan Sheet C001 includes note: "No water & sewer proposed" Venture Associates service area; private utilities if/when connections needed.  
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:  
YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities no fee; no utility improvements; Venture Associates service area  
N/A Additional Utilities comments  
N/A Additional Utilities comments  
N/A Additional Utilities comments  
N/A Additional Utilities comments  
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N/A Additional Utilities comments  
N/A Additional Utilities comments









OCALA PALMS UNIT 6  
PLAT BOOK 5, PAGES 40-43.

POINT OF BEGINNING  
FOR EXCEPTION  
4" x 4" CONCRETE MONUMENT  
PERMANENT REFERENCE MARKER  
(S.P. 1)

OCALA PALMS UNIT 3  
PLAT BOOK 3, PAGES 187-193.

OCALA PALMS UNIT 4  
PLAT BOOK 4, PAGES 142-145.

- LEGEND UNLESS OTHERWISE NOTED:**
- E = CENTERLINE OF RIGHT OF WAY
  - C.B. = CHORD BEARING
  - F.M. = FOUND 1/2" IRON ROD & CAP
  - F.M. = FOUND 1/4" CONCRETE MONUMENT
  - = CALCULATED POINT
  - = FOUND NAIL & DODG
  - = SET 1/2" IRON ROD & CAP P.W. 3302
  - (D) = DETD DIMENSION
  - (C) = CALCULATED DIMENSION
  - (P) = PLAT DIMENSION
  - (F.M.) = FIELD MEASUREMENT
  - (B) = BENCH MARK
  - (T.M.) = TELEPHONE BOX
  - (L) = LIGHT PILE
  - (L) = LIGHT ANCHOR
  - (F) = FIRE HYDRANT
  - (M) = METAL ELECTRIC
  - (Z) = BROKEN LINE, NOT DRAWN TO SCALE
  - (D) = DENOTES CONCRETE
  - (L.S.) = LICENSED SURVEYOR
  - (P.S.M.) = PROFESSIONAL SURVEYOR AND MAPPER
  - (D.M.C.) = DRAWING
  - (S.H.T.) = SHEET
  - (S.M.H.) = SMOOTH MARBLE
  - (A.V.C.) = AIR CONDITIONER

- NOTES:**
1. DATE OF SURVEY FIELD WORK: MARCH 30, 2013.
  2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD UNLESS OTHERWISE SHOWN, UNDERGROUND UTILITIES NOT LOCATED.
  3. BEARINGS NOT SEARCHED BY THOMAS LA SENNA LAND SURVEYING AS BEING 14452197.
  4. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER PLANS OR INSTRUMENTS MUST BE SEARCHED BY THE SURVEY PARTY FOR PLANS.
  6. ELEVATIONS ARE BASED ON THE CENTERLINE OF NW 25TH STREET ELEVATION = 81.80 (M.A.S.S.).
  7. DATE OF FIELD WORK FOR TOPOGRAPHIC SURVEY, OCTOBER 11, 2013.
  8. STATE PLANE COORDINATE INFORMATION IS BASED ON THE RECORDED PLAT FOR "OCALA PALMS UNIT 1".



**LEGAL DESCRIPTION (PARENT TRACT):**  
TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**LEGAL DESCRIPTION (A PORTION OF TRACT "B"):**  
TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT:  
SECTION 14 A PERMANENT REFERENCE MONUMENT LOCATED ON THE SOUTHWESTERN BOUNDARY LINE OF TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE ALONG SAID BOUNDARY LINE OF SAID TRACT "B" IN 89°33'19" W AT 140.00 FEET TO A PERMANENT REFERENCE MONUMENT, THENCE CONTINUE ALONG THE BOUNDARY OF AFORESAID TRACT "B", N 02°28'14" E AT 75.45 FEET, THENCE ALONG SAID BOUNDARY LINE OF TRACT "B", S 89°29'26" E AT 37.84 FEET, THENCE IN 89°39'27" E AT 29.28 FEET, THENCE N 77°02'17" E AT 56.70 FEET, THENCE N 33°16'14" E AT 16.16 FEET, THENCE N 76°03'53" E AT 28.43 FEET, THENCE N 42°02'18" E AT 31.08 FEET, THENCE S 47°47'30" E AT 142.25 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TRACT "B", THENCE ALONG SAID BOUNDARY LINE OF TRACT "B", S 14°17'24" W AT 29.01 FEET, THENCE CONTINUE ALONG SAID BOUNDARY LINE, E 19°42'02" E AT 45.36 FEET TO A PERMANENT REFERENCE MONUMENT, THENCE S 89°52'21" W AT 130.50 FEET, THENCE N 00°59'14" E AT 158.73 FEET TO THE POINT OF BEGINNING.

- EXCEPTED TO:**
1. BANK OF AMERICA, N.A.
  2. DIVERSIFIED MARKER, P.L.A.
  3. OCALA PALMS PARKING, LLC
  4. OCALA PALMS OPERATIONS, LLC
  5. FIRST AMERICAN TITLE INSURANCE COMPANY
  6. LAW OFFICES OF SHERIDAN L. HYMAN, P.L.L.C.
  7. LUMBER, DECORUM, COSTER, HANCOCK & REED, P.A.
  8. VENTURE ASSOCIATES CORPORATION

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-15, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.027, FLORIDA STATUTES.

SURVEY MAP OR THE OWNER'S MAPS ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THOMAS LA SENNA, P.L.S.M.  
FLORIDA CERTIFICATE NO. 5882

**DEVELOPMENT REVIEW COMMITTEE**  
MARION COUNTY, FLORIDA

APPLICATION NO. 31801  
APPROVAL DATE: 9/16/2013  
REVISION DATE: 9/16/2013

**NOTICE:**  
The approval of this plat does not constitute a guarantee of accuracy or a warranty of any kind. The applicant is responsible for the accuracy of the information provided. The approval of this plat does not constitute a guarantee of accuracy or a warranty of any kind. The applicant is responsible for the accuracy of the information provided.

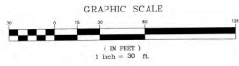
**RECEIVED**  
MARION COUNTY  
Office of the County Engineer

NO.	DATE	BY	REVISIONS
1	9/16/2013	TL	1 - 40'

THOMAS LA SENNA LAND SURVEYING  
4040 SE 10TH STREET, SUITE 200, OCEOLA, FLORIDA 33450  
TEL: 888-244-7444  
FAX: 888-244-7444

**BOUNDARY SURVEY FOR:**  
OCALA PALMS OPERATIONS, I.L.C.

DWG: 13-0111-SPL-PT  
FIELD BOOK 197  
JOB # 1301  
SHEET 1 OF 1

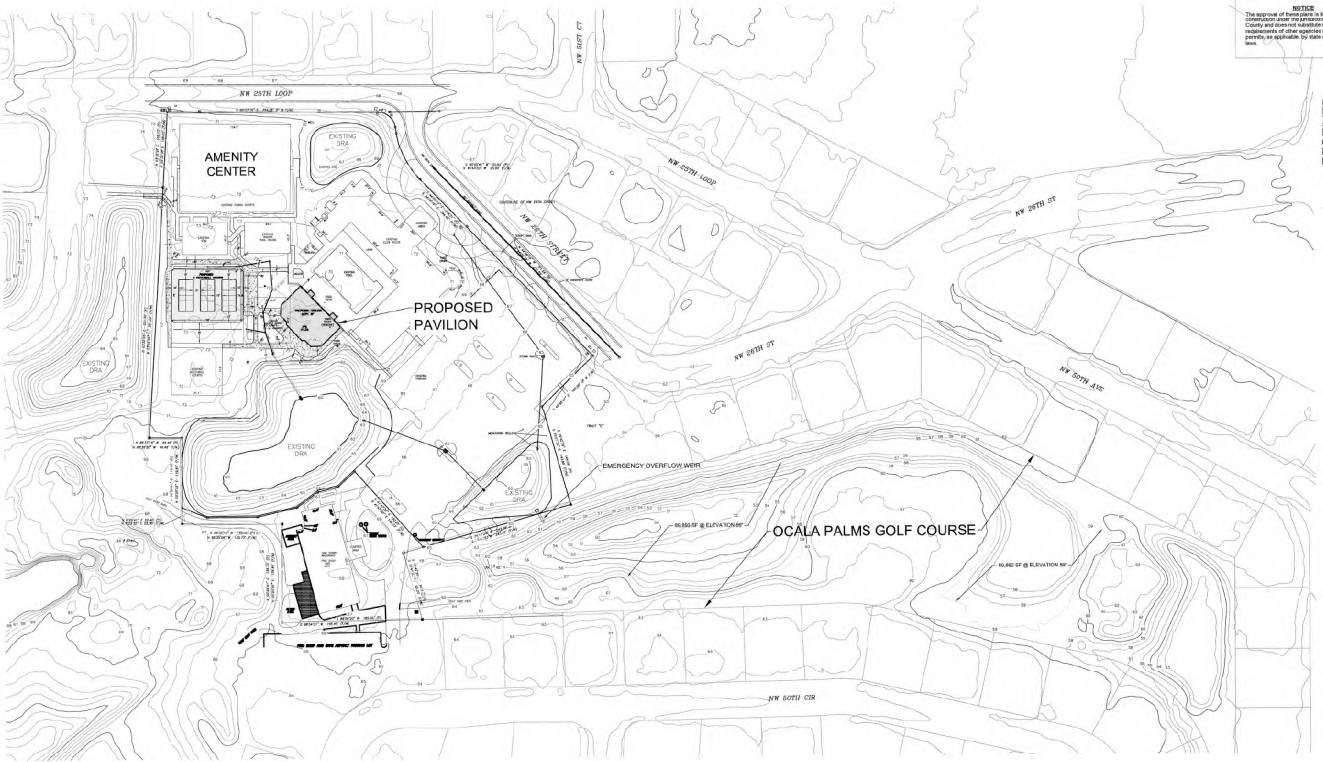


DEVELOPMENT REVIEW  
COMMITTEE  
MARKON COUNTY, FLORIDA  
APPLICATION # 31001  
APPROVAL DATE: 9/15/24  
EXPIRATION DATE: 9/15/26

All construction shall conform to the construction specifications of the Markon County Code, Chapter 100, and the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9. All construction shall be in accordance with the applicable provisions of the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9. All construction shall be in accordance with the applicable provisions of the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9.

NOTICE  
The approval of this project is limited to the construction of the proposed development. Markon County and its staff do not warrant the accuracy or completeness of other agencies for additional permits, not applicable by state and/or federal laws.

RECEIVED  
Mar 13, 2024  
Office of the County Engineer



Project Name	OCALA PALMS GOLF COURSE AMENITY IMPROVEMENTS
Project No.	24-0001
Sheet No.	1 of 1
Scale	AS SHOWN
Date	9/15/24
Author	J. W. BARNETT
Checker	J. W. BARNETT
Engineer	J. W. BARNETT
Professional Seal	
Company	J. W. BARNETT ENGINEERING, INC.
Address	12345 Main St, Orlando, FL 32801
Phone	(407) 555-1234
Fax	(407) 555-5678
Website	www.jwbarnett.com