



**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

December 15, 2023

KIMLEY-HORN AND ASSOCIATES, INC.
GENE BRUNO LOSITO, P.E.
1700 SE 17TH STREET, STE. 200
OCALA, FL 34471

SUBJECT: PLAN APPROVAL LETTER

PROJECT NAME: STONE CREEK BY DEL WEBB - POD 17 & 18 IMPROVEMENT PLAN
PROJECT #2023070014 APPLICATION #30370 PARCEL #

Dear Gene,

The above referenced Improvement Plan was approved by the Deputy County Engineer on December 14, 2023. The approval of this plan will expire on December 14, 2028. If an extension is needed in the future, please submit a written request to be considered by the Development Review Committee prior to the expiration date. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard:

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 8/17/23 - add waivers if requested in the future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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.)
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: No outside storage areas shown

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS:

Notify Bert Yancey, Road Construction Project Manager, at (352) 671-8683 or Bert.Yancey@marionfl.org, at least 72 hours prior to commencement of any site work.

No deviation from the approved set of plans will be allowed unless submitted by the project engineer for consideration and approved by the Office of the County Engineer or the Development Review Committee, as applicable.

A final site inspection will be scheduled upon receipt of the following: two signed and sealed As-Built plans, the Engineer's Certificate of Satisfactory Completion for non-subdivisions, digital files in both .dwg and .pdf format provided on disc, inspection and material testing report of all improvements, one copy of the survey field notes, and the Landscape and Irrigation As-Built Certification. This inspection must be completed and finalized prior to the issuance of a Certificate of Occupancy.

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



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AS-BUILT SUBMITTAL CHECKLIST

The following items must be submitted to the Office of the County Engineer, Development Review, at the above address, before the 375 As-Built site inspection on the building permit, the site inspection without building permit, or the subdivision inspection will be scheduled. All signatures and seals must be originals:

1. Two 24"x 36" As-Built plans on paper (with original signatures & seals). LDC 2.18.4.F(1) & 2.21.4.F(1)
2. One CD with As-Built plans in both .pdf & .dwg Autocad 2000 or newer format. LDC 2.18.4.F(1) & 2.21.4.F(1)
3. Original Engineer's Certificate of Satisfactory Completion for non-subdivisions or subdivisions, as appropriate (with original signature & seal). This form can be obtained from the Office of the County Engineer, Development Review. LDC 2.18.4.F(3) & 2.21.4.G
 - ü For more information regarding the above three requirements, please the Office of the County Engineer, (352) 671-8686.
4. Inspection and material testing of all improvements shall be submitted in one report. LDC 2.18.4.F(2) & 2.21.4.F(2)
 - ü This information may be provided on the CD or on paper.
 - ü For more information, please contact Bert Yancey, Bert.Yancey@marionfl.org, at the Office of the County Engineer, (352) 671-8686.
5. One copy of the survey field notes shall be provided and shall detail survey methods used. LDC 6.4.8.
 - ü This information may be provided on the CD or on paper.
 - ü For more information, please contact Theresa Smail, Theresa.Smail@marionfl.org, or Zachary Stegall, Zachary.Stegall@marionfl.org, at the Office of the County Engineer, (352) 671-8686.
6. Concerning the 450/451 inspection on the building permit: Upon completion of the landscaping 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. LDC 6.8.12 & 6.9.6.B
 - ü For more information, please contact the Susan Heyen, Susan.Heyen@marionfl.org, in the Parks & Recreation Department, (352) 671-8560.

Revised 7/2020