

March 21, 2024

PROJECT NAME: SELF STORAGE - OCALA

PROJECT NUMBER: 2023050138

APPLICATION: MAJOR SITE PLAN #30953

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 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.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: (1) Any improvements within the FDOT ROW need to be coordinated directly with FDOT. (2) 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.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Additional Traffic comments  
STATUS OF REVIEW: INFO  
REMARKS: 1/11/24 - The driveway connection to SR 35 will require permitting through FDOT.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 1/30/24 - add waivers if requested in the future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate  
STATUS OF REVIEW: INFO  
REMARKS:
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)  
STATUS OF REVIEW: INFO  
REMARKS:
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts  
STATUS OF REVIEW: INFO  
REMARKS: as-built requirements updated 4/13/23 - as-builts will be required before DEP clearance of sewer signed out by MCU. Bill of Sale for all utility assets to be conveyed to MCU prior to DEP Clearances.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: defer to MCFR; public water available by MCU
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO          REMARKS:
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.5 - Access Control Box  
STATUS OF REVIEW: INFO  
REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.
- 14 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength  
STATUS OF REVIEW: INFO  
REMARKS: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]  
STATUS OF REVIEW: INFO  
REMARKS: The subject parcel is within the Primary Springs Protection Zone.  
Please add note to cover page that indicates this.

16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.11 - Landscape installation

STATUS OF REVIEW: INFO

REMARKS: Installation shall mean survival in perpetuity.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Will there be signs?

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: \*\*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]."

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued and staff would support the waiver in this case.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: The site survey does not show any drainage easements on the the property. General Note 4 on the cover sheet makes reference to vacating existing interior drainage easements. Please clarify.

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map and National Wetland Inventory map. Please indicate the site location on each of these maps.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: The Owner's certification on the cover sheet needs to be signed by the current owner of the property.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires that borings used for DRA design need to extend a minimum of 10' below the bottom of the proposed ponds. (2) Please show boring locations on the plans. (3) Percolation tests were performed at 3' deep. Based on the grading proposed, it appears that these tests were performed in soils that will be removed as part of the grading. Please clarify how these results are relevant to the finished grade bottom of the DRA.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please add DRA cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of

any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria  
STATUS OF REVIEW: NO  
REMARKS: Please label the berm width around the perimeter of the DRA. Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) We do not currently allow the FDOT Rainfall depth to be used for the 100-year, 24-hour or 25-year, 24-hour design storms. The SJRWMD isohyetal maps needs to be used and in this area the 25-year 24-hour depth = 8.3" and 100-year 24-hour depth = 11.5" (2) Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized with impervious or a separate category with a CN = 100. (3) Please submit a DRA recovery analysis from the 100-year, 24-hour storm for review. Dry DRAs are required to fully recover within 14 days after the design storm. If they do not, the DRA must be designed to hold an additional design storm post-pre volume.
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.C - Discharge Conditions  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(6) - Freeboard  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.D - Recovery Analysis  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria  
STATUS OF REVIEW: NO  
REMARKS: Minimum finished floor elevation is required to be a minimum of one foot higher than the one percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met.
- 33 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria  
STATUS OF REVIEW: NO  
REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs less

than 4' deep require the side slopes to be sodded and the bottom to be seeded and mulched at minimum. DRA bottoms may also be sodded.

- 34 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.6.C - Best Management Practices  
STATUS OF REVIEW: NO  
REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.
- 35 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis  
STATUS OF REVIEW: NO  
REMARKS: Please submit HGL calculations for the conveyance system for review.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes  
STATUS OF REVIEW: NO  
REMARKS: Please label pipe material type on the plans.
- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance  
STATUS OF REVIEW: NO  
REMARKS: Please submit a construction entrance detail (with anti-tracking features) for review.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References  
STATUS OF REVIEW: NO  
REMARKS: Please provide details for the splash pads proposed at the bubble up structures for review.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications  
STATUS OF REVIEW: NO  
REMARKS: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.
- 41 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.12 - Operation and Maintenance  
STATUS OF REVIEW: NO  
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or

member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

42 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

43 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 1/11/24 - 1. The driveway connection to SE 35th Street needs to be removed. It is located in a tight curve and too close to the intersecting street on the opposite side of the road. The driveway also does not provide greater access than the proposed right-in/right-out on Baseline Road. 2. Show that the driveways meet FDOT sight distance criteria and place a note on the plans stating such.

44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 1/11/24 - Provide sidewalk on SE 35th Street.

45 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)

STATUS OF REVIEW: NO

REMARKS: 1/30/24 - fee due with resubmittal

46 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: 1/30/24 - include all information in title block for all sheets

47 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application on front page

STATUS OF REVIEW: NO

REMARKS: 1/30/24 - type of application is major site plan

48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections

STATUS OF REVIEW: NO

REMARKS: Sheer C-501: 1. call out plug valve to be 316SS 2. keep prop bore pit onsite. 3. callout 48" cover over force main. 4. forcemain crossing can be 2" HDD, cased. Revise/callout. 5. north of the lift station, adjust the fittings to be within the property boundary before crossing SR 35. 6. no 90\* bends in sewer force main; adjust to 2x45\* 7. FM crossing calls for jack & bore. FDOT must approve, otherwise must be directional drill. Need P+P for drill, material to be used, depth, etc. 8. May require ARV on both sides of SR-35.

- 49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version  
STATUS OF REVIEW: NO  
REMARKS: All UT details revised 4/13/23 - you can find the CAD versions here:  
<https://utilities.marionfl.org/i-want-to/find-construction-related-forms> and Adobe set available upon request  
carrie.hyde@marionfl.org. No details for FM or ARV if needed
- 50 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis  
STATUS OF REVIEW: NO  
REMARKS: Sheet C-905 - Ebara Pump table - seems too low; identify how this was determined
- 51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:  
STATUS OF REVIEW: NO  
REMARKS: Sheet C-501 Note 2 - change to ""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 Officer at 352-307-6163."
- 52 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: NO  
REMARKS: \$130 - to pay by phone call 352-671-8686 and advise this is for the Utility Review Fee for AR 30953. In order to clear this checklist item, this fee must be cleared PRIOR to resubmittal.
- 53 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: NO  
REMARKS: cloud all changes as a result of this review
- 54 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet C-501 General Note #1 - revise note that all onsite water & sewer behind property line will remain under private ownership.
- 55 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet C-501 (1) Sewer Note #5 - connection will be wet tap into existing force main (2) Where are force main notes?
- 56 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.D - Fire Department Connections  
STATUS OF REVIEW: NO  
REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

- 57 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: NO  
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. Please note on the plans that fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 58 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Correct road names supplied  
STATUS OF REVIEW: NO  
REMARKS: Sheet 09 has SE 35th St labeled incorrectly as SE 34th St and SE 58th Ave incorrectly labeled as State Road 35. Sheets C-201, C-202, C-301, C-302, C-401, C-501, and C601 have SE 58th Ave incorrectly labeled as State Road 35. Sheet C-302 has SE 57th Ct incorrectly labeled as SE 34th S.
- 59 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet C-101 has an incorrect Section, Township, Range listed as S30, T15S, R23E - it should be S25, T15, R22. The pages with Title Bars have the incorrect address of 3584 SE 58th Ave listed – it should be TBD SE 58th Ave. This needs to be corrected on all Title Bars throughout the plans. The Title Bars also have an incorrect Section, Township, Range listed as S30, T15S, R23E - it should be S25, T15, R22. This needs to be corrected on all Title Bars throughout the plans
- 60 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site  
STATUS OF REVIEW: NO  
REMARKS: Please Provide.
- 61 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System  
STATUS OF REVIEW: NO  
REMARKS: Please Provide.
- 62 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values  
STATUS OF REVIEW: NO  
REMARKS: Please Provide.
- 63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger  
STATUS OF REVIEW: NO  
REMARKS: 1. Provide Tree symbol legend 2. Not all trees are labeled with size
- 64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.3 - Tree protection  
STATUS OF REVIEW: NO  
REMARKS: Show tree protection in detail and on plan

- 65 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.4 - Shade tree requirements  
STATUS OF REVIEW: NO  
REMARKS: 64 shade trees required (site area/3,000sf), 40 provided - add remaining trees or request waiver
- 66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements  
STATUS OF REVIEW: NO  
REMARKS: Provide sizes for all existing trees
- 67 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements  
STATUS OF REVIEW: NO  
REMARKS: 36" tree to be assessed for viability by a certified arborist or landscape architect
- 68 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development  
STATUS OF REVIEW: NO  
REMARKS: Provide calculations
- 69 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO  
REMARKS: 1. North and West buffer requires staff discussion regarding preserving existing trees and wall requirement.
- 70 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas  
STATUS OF REVIEW: NO  
REMARKS: Shumard oaks cannot be within 20' of the building, please confirm distances
- 71 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements  
STATUS OF REVIEW: NO  
REMARKS: will there be outdoor lighting? if so, a photometric plan is required
- 72 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: NO  
REMARKS: Land use and zoning is provided for project, however no land uses or zoning classifications are provided for adjacent properties on front page provided.
- 73 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking  
STATUS OF REVIEW: NO  
REMARKS: Lot width not provided, please add to front page.

- 74 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: NO  
REMARKS: Please also clearly specify on site plan the buffer types to be provided on all locations according to LDC Sec 6.8.6
- 75 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)  
STATUS OF REVIEW: NO  
REMARKS: Please provide Modified Environmental Assessment for Listed Species or EALS Exemption Application including habitat assessment/management plan as necessary.
- 76 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route  
STATUS OF REVIEW: NO  
REMARKS: Minimum required spaces is not being met. Ratio of parking space requirement is 1 space : 3,000 SF. = 41 spaces needed, here. Please provide ITE documentation cited on plan, specifically the use code for consideration and review.
- 77 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain  
STATUS OF REVIEW: NO  
REMARKS: Please provide overlay zones, such as springs protection zone.



**Marion County  
Board of County Commissioners**

AR 30953

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: 03/11/24 Parcel Number(s): 29697-020-00 Permit Number: 30953

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Self Storage - Ocala 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): Real Capital Leasing, LLC  
Signature: \_\_\_\_\_  
Mailing Address: 330 E. Crown Point Rd City: Winter Garden  
State: FL Zip Code: 34787 Phone # 770-359-9636  
Email address: Brandon Kublanow

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

Firm Name (if applicable): BOHLER ENGINEERING LLC Contact Name: KYLE MOREL  
Mailing Address: 600 N WESTSHORE BLVD. SUITE 950 City: TAMPA  
State: FL Zip Code: 33609 Phone # 813-812-4100  
Email address: FL-PERMITS@BOHLERENG.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.4.3 PRELIMINARY PLAT REQUIREMENTS  
Reason/Justification for Request (be specific): Unable to obtain 100' of contours beyond the western property line because the property abuts multiple residential properties.

**DEVELOPMENT REVIEW USE:**

Received By: Email 3/19/24 Date Processed: 3/19/24 BM Project # 2023050138 AR # 30953

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): \_\_\_\_\_



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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) 6.11.8 PARKING REQUIREMENTS 6.11.8 PARKING REQUIREMENTS

Reason/Justification for Request (be specific): Requesting a reduction in required spaces due to the proposed use of the site.

Requesting a reduction to 10 required parking spaces for the proposed site.

Section & Title of Code (be specific) 6.8.6 BUFFERS 6.8.6 BUFFERS

Reason/Justification for Request (be specific): Requesting a waiver to not provide a screening wall along the Type B buffer along the western property boundary.

Our justification is that there is already a 6' wood fence along the length of the property boundary, our proposed building will not have any windows or doors along the western property boundary

and a combination of proposed and existing landscaping will be used to screen the site along the western property boundary.

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): \_\_\_\_\_



















**GENERAL NOTE:**

1. ALL DRAINAGE WATER AND SEWER DISTRIBUTION COLLECTION LINES SHALL BE PERMITTED UNDER A BONDING AGREEMENT OR OTHER UTILITY AGREEMENT AS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.
2. ALL PERSONNEL ARE TO RESPECT ANY WARNING SIGNS OR BARRIERS. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL BARRIERS AND SIGNAGE THROUGHOUT THE PROJECT. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL BARRIERS AND SIGNAGE THROUGHOUT THE PROJECT.
3. ALL AS-BUILT'S SHALL COMPLY WITH THE CURRENT IFC.
4. ANY NEEDS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE DESIGN AND PERMIT DIVISION'S APPROVAL OF THE SFP CONNECTION/CLARENCE PACKAGE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IFC SECTION 7.
6. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR MARION COUNTY UTILITIES DEPARTMENT.

**SANITARY SEWER NOTES:**

- GENERAL:**
  1. DISTANCE AND LENGTH SHOWN ON PLAN AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
  2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEPHONE EXISTING SANITARY SEWER LINE PRIOR TO CONSTRUCTION THROUGH THE NEXT SEGMENTAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL TELEPHONE THE NEAREST EXISTING SANITARY SEWER MAIN TO DETERMINE DEPTH OF EXISTING MAIN LINE.
- PIPE AND FITTINGS:**
  1. SEWER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2239. ALL FITTINGS SHALL BE PERMITTED PER ASSOCIATED RECOMMENDED PRACTICES FOR THE INSTALLATION OF PVC SEWER PIPE.
  2. BENDING AND JOINTS SHALL BE MADE WITH 45 DEGREE ELBOWS AND SERVICES SHALL BE MADE WITH NO JOINTS LARGER THAN 1/4" IN DIAMETER. JOINTS OF 1/2" OR LARGER SHALL BE USED IN WATER OR OTHER PRESSURE SERVICE ONLY. ALL OTHER JOINTS SHALL HAVE JOINT LARGER THAN 1/4" IN DIAMETER.
- CLEANOUTS:**
  1. CLEANOUTS SHALL BE SET FLUSH TO LINE AND GRADE ON FIRM CLEAN SURFACE PROVIDING UNIFORM BEARING UNDER THE BATE.
  2. ALL OPENINGS AND COUPLERS SHALL BE SEALED WATER TIGHT.

**WATER DISTRIBUTION NOTES:**

1. CONTRACTOR SHALL FOLLOW ALL LOCAL AND STATE REGULATIONS OUTLINED BY UTILITY PROVIDERS AND HAVE UTILITY PROVIDERS SIGN OFF ON ALL UTILITIES. THE UTILITY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION AND INSPECTION PROCEDURES AND AS-BUILT PROJECT CLOSURE REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF PART 107.34 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
3. CONTRACTOR TO COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY INTERFERED WATER UTILITIES FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO VERIFY TO BEIN WATER LINES AS NECESSARY TO MAINTAIN VERTICAL SEPARATION FROM SEWER SYSTEM PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

**SANITARY SEWER GRAVITY NOTES:**

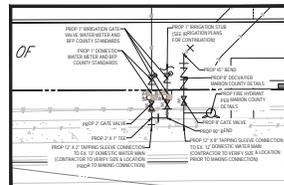
1. IF REQUIRED, THE CONTRACTOR SHALL RECONSTRUCT THE SEWER IN THE EXISTING MANHOLE TO ACCOMMODATE THE NEW FLOW DIRECTION.
2. WASTEWATER FLOW IN THE EXISTING SEWER MUST BE MAINTAINED DURING THE RECONSTRUCTION OF THE SYSTEM FOR REVIEW AND APPROVAL TO THE MARION COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO STARTING CONSTRUCTION.

**DATUM NOTE:**

ELEVATIONS ARE BASED ON MARION DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE NGD BENCHMARK NO. 091481 WITH A PUBLISHED ELEVATION OF 84.152'.

**FEMA NOTE:**

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 33082C460 WITH EFFECTIVE OF 08/08/2008.



**WATER CONNECTION DETAIL:**  
SCALE: 1" = 10'

**UTILITY CROSSING SCHEDULE:**

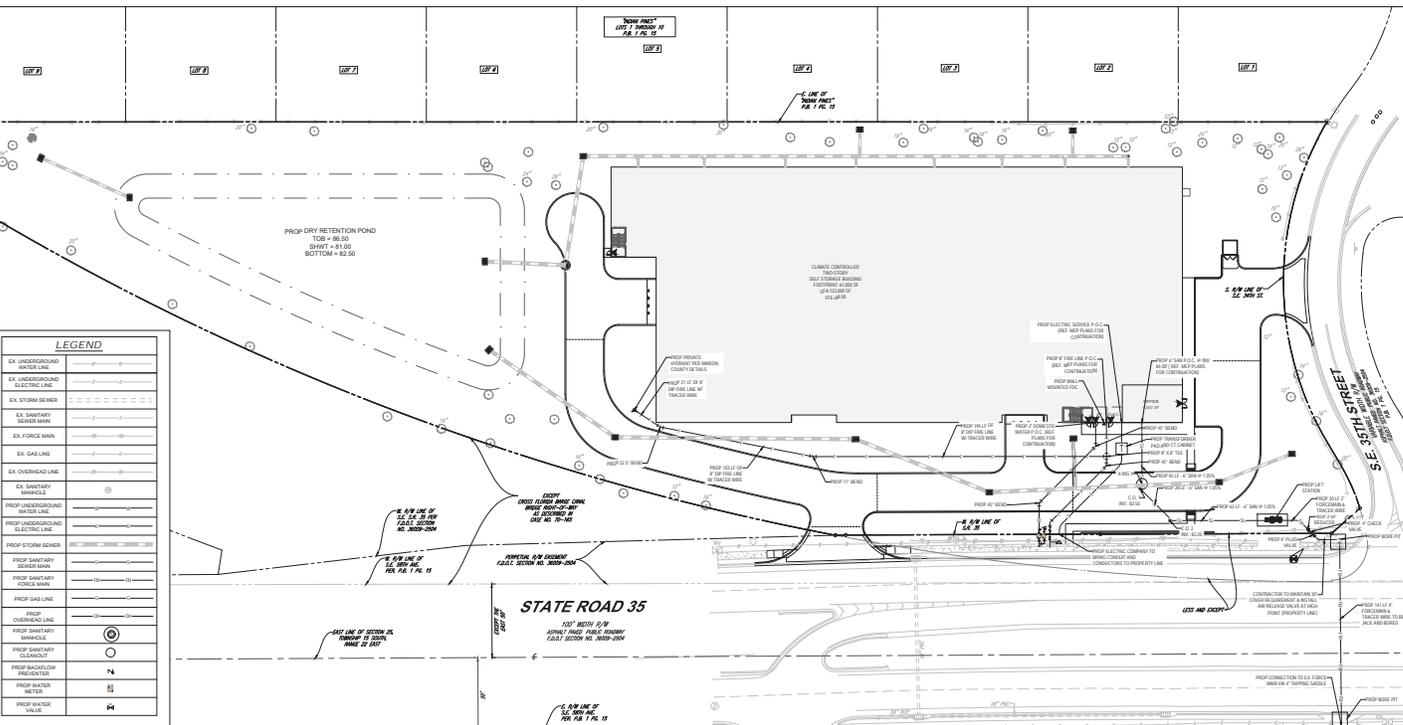
UTILITY	DEPTH	PROTECTIVE COVER
PROP 1\"/>		

**SANITARY CLEANOUT SCHEDULE:**

MANHOLE	DEPTH	PROTECTIVE COVER
PROP 1\"/>		

**LEGEND**

EX UNDERGROUND WATER LINE	---
EX UNDERGROUND ELECTRIC LINE	---
EX STORM SEWER	---
EX FORCE MAIN	---
EX GAS LINE	---
EX OVERHEAD LINE	---
EX SANITARY MANHOLE	○
PROP UNDERGROUND WATER LINE	---
PROP UNDERGROUND ELECTRIC LINE	---
PROP STORM SEWER	---
PROP SANITARY SEWER MAIN	---
PROP SANITARY FORCE MAIN	---
PROP GAS LINE	---
PROP OVERHEAD LINE	---
PROP SANITARY MANHOLE	○
PROP SANITARY CLEANOUT	○
PROP SANITARY PREVENTER	N
PROP WATER METER	M
PROP WATER VALVE	V



**BOHLER**  
SITE CONSTRUCTION PLANS  
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

**REVISIONS**

REV	DATE	COMMENT

**PROJECT INFO:**  
PROJECT NO.: 15-000000-00  
DRAWN BY: JRM  
CHECKED BY: JRM  
DATE: 01/10/2018  
UTB

**SITE CONSTRUCTION PLANS**

FOR  
**STORAGE CAP LEASING LLC**

5584 SE 58TH AVE  
MARION COUNTY  
GOCALA, FL 34808  
850.7155-236

**BOHLER**  
1801 N WESTBORO BLVD, SUITE 500  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101

**UTILITY PLAN**

SHEET TITLE  
**C-501**

ORIG. DATE: 11/05/2013















