

March 7, 2025

PROJECT NAME: CALESA TOWNSHIP - CHESTNUT GROVE

PROJECT NUMBER: 2025010020

APPLICATION: PRELIMINARY PLAT #32356

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: INFO
REMARKS: Road names have been issued. Please see Sheets 03.01 thru 03.08 for road names. Please be sure to label roads on all applicable sheets on all future submittals.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. 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.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 8 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.
- 9 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when assigned by 911.
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 11 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.
- 12 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: INFO
REMARKS: ESOZ - No
Springs Protection - Secondary
Flood Plain - No
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
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]."

14 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.22 - All lots identified

STATUS OF REVIEW: NO

REMARKS: Sheet 03.08 – There appears to be a lot number missing to the east of lot 232.

15 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.J - Metes and bounds description legal description

STATUS OF REVIEW: NO

REMARKS: Please provide.

16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.2.1.E - Drawing legend

STATUS OF REVIEW: NO

REMARKS: 1/24/25 - Provide a Legend on Sheet 03.01 to introduce symbology used throughout plat sheets (including C/L, private R/W, public R/W, Easements, grass areas, etc.).

17 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 1/24/25 - 1) Per PUD condition # 13, the approved circulation plan shows SW 52nd St should be designated public right-of-way. 2) A waiver and / or master plan update is required anywhere right-of-way of less than 40' is shown.

- 18 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - 1) A number of streets terminate in a dead end and are not intended for future connection. LDC 6.12.9.H requires dead end roads to terminate in a cul-de-sac at the terminal end and PUD condition #14 states "all cul-de-sacs need to meet the requirements of the Marion County Land Development Code for public safety concerns."
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: NO
REMARKS: Revise the plan to add the following advisory note:
"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DRI PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES."
The Project is subject to the Binding Letter of Interpretation of Modification (BLIM) to a DRI with Vested Rights: On Top of the World Communities, Inc. – Circle Square Woods dated July 21, 2014, (DEO-14-097) and Cross References BLIVR-574-018, BLIVR 577-016, BLIM 578-002, ADA 582-042, BLIM 500-003, BLIM 05-2007-012, BLIM 05-2009-005) as may be amended, INCLUDING PROVISIONS RELATED TO THE CONCURRENCY OF PUBLIC FACILITIES. The Project is authorized for all allowable land uses under the BLIM and land uses may be exchanged in accordance with the BLIM.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
STATUS OF REVIEW: NO
REMARKS:
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Revise the plan to provide the following note on the plan:
"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 Improvement Plan, Final Plat, Site Plan, or Building Permit review."
- 22 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: Please show zoning and land use on subject property and adjacent parcels
- 23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Show buffer types and sizes on plans.



**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

AR 32356

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/4/2025 Parcel Number(s): 35300-000-14 Permit Number: AR# 32356 (PREPLA#)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CALESA TOWNSHIP - CHESTNUT GROVE 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): Colen Built Development, L.L.C.
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: LD_Permits@colenbuilt.net

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

Firm Name (if applicable): Tillman and Associates Engineering, LL Contact Name: Cameron Hines, PE
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

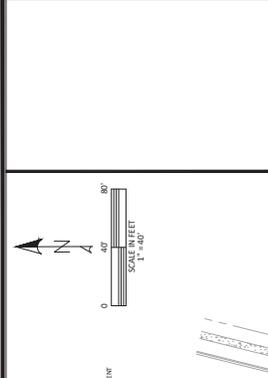
Section & Title of Code (be specific): 6.12.2 - Right-of-way
Reason/Justification for Request (be specific): Requesting a waiver for the use of 30' R/W's within the subdivision.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 3/7/25 BM Project # 2025010020 AR # 32356
3/4/25

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): _____

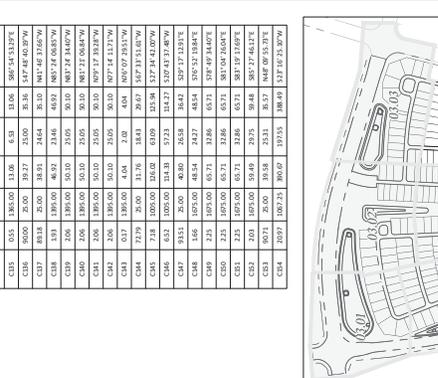
DATE	REVISIONS



LEGEND:
 DASHED LINE - DRAINAGE
 DOTTED LINE - CHANGING EASEMENT
 SOLID LINE - CENTERLINE

PARCEL CURVE DATA

STATION	BEARING	LENGTH	CURVE DATA
C101	N117°00'00\"/>		



FOR CONTINUATION - SEE SHEET 03.05

STATION	BEARING	LENGTH	CURVE DATA
C101	N117°00'00\"/>		

FOR CONTINUATION - SEE SHEET 03.06

STATION	BEARING	LENGTH	CURVE DATA
C102	N117°00'00\"/>		

FOR CONTINUATION - SEE SHEET 03.07

STATION	BEARING	LENGTH	CURVE DATA
C103	N117°00'00\"/>		

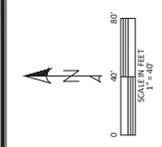
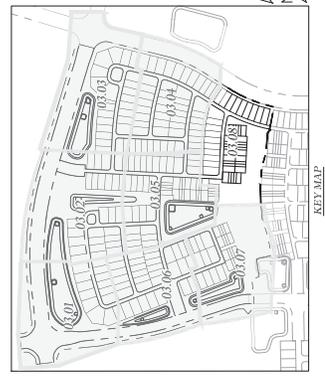
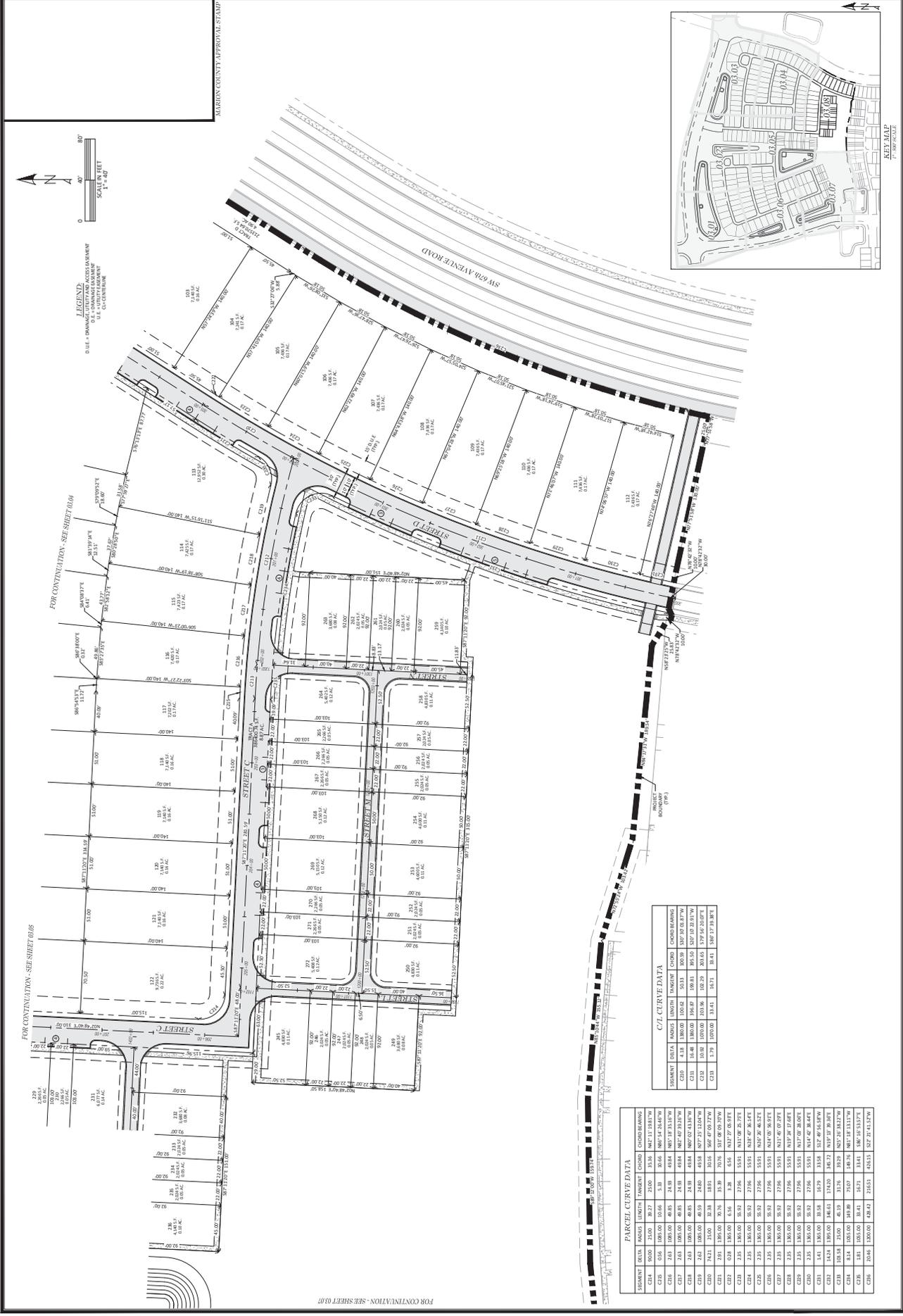
FOR CONTINUATION - SEE SHEET 03.08

STATION	BEARING	LENGTH	CURVE DATA
C104	N117°00'00\"/>		

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1220 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION # 262756

NO.	DATE	REVISIONS

PRELIMINARY PLAT
 CALESA TOWNSHIP - CHESTNUT GROVE
 MARION COUNTY, FLORIDA
 DATE: 1/6/2025
 DRAWING BY: JLS
 CHECKED BY: JLS
 DESIGNED BY: JLS
 SHEET: 03 OF 08



LEGEND:
 0.10" = 10.00' (1:100)
 0.20" = 20.00' (1:200)
 0.40" = 40.00' (1:400)
 0.80" = 80.00' (1:800)
 1.60" = 160.00' (1:1600)

FOR CONTINUATION - SEE SHEET 0304
 FOR CONTINUATION - SEE SHEET 0305

FOR CONTINUATION - SEE SHEET 0306
 FOR CONTINUATION - SEE SHEET 0307

FOR CONTINUATION - SEE SHEET 0308
 FOR CONTINUATION - SEE SHEET 0309

FOR CONTINUATION - SEE SHEET 0310
 FOR CONTINUATION - SEE SHEET 0311

FOR CONTINUATION - SEE SHEET 0312
 FOR CONTINUATION - SEE SHEET 0313

FOR CONTINUATION - SEE SHEET 0314
 FOR CONTINUATION - SEE SHEET 0315

FOR CONTINUATION - SEE SHEET 0316
 FOR CONTINUATION - SEE SHEET 0317

FOR CONTINUATION - SEE SHEET 0318
 FOR CONTINUATION - SEE SHEET 0319

FOR CONTINUATION - SEE SHEET 0320
 FOR CONTINUATION - SEE SHEET 0321

PARCEL CURVE DATA

SEGMENT	ID	BEARS	LENGTH	TANGENT	CHORD	CHORD BEARINGS
C01	2000	20.00	20.00	315.00	31.62	180.00
C02	2000	20.00	20.00	315.00	31.62	180.00
C03	2000	20.00	20.00	315.00	31.62	180.00
C04	2000	20.00	20.00	315.00	31.62	180.00
C05	2000	20.00	20.00	315.00	31.62	180.00
C06	2000	20.00	20.00	315.00	31.62	180.00
C07	2000	20.00	20.00	315.00	31.62	180.00
C08	2000	20.00	20.00	315.00	31.62	180.00
C09	2000	20.00	20.00	315.00	31.62	180.00
C10	2000	20.00	20.00	315.00	31.62	180.00
C11	2000	20.00	20.00	315.00	31.62	180.00
C12	2000	20.00	20.00	315.00	31.62	180.00
C13	2000	20.00	20.00	315.00	31.62	180.00
C14	2000	20.00	20.00	315.00	31.62	180.00
C15	2000	20.00	20.00	315.00	31.62	180.00
C16	2000	20.00	20.00	315.00	31.62	180.00
C17	2000	20.00	20.00	315.00	31.62	180.00
C18	2000	20.00	20.00	315.00	31.62	180.00
C19	2000	20.00	20.00	315.00	31.62	180.00
C20	2000	20.00	20.00	315.00	31.62	180.00
C21	2000	20.00	20.00	315.00	31.62	180.00
C22	2000	20.00	20.00	315.00	31.62	180.00
C23	2000	20.00	20.00	315.00	31.62	180.00
C24	2000	20.00	20.00	315.00	31.62	180.00
C25	2000	20.00	20.00	315.00	31.62	180.00
C26	2000	20.00	20.00	315.00	31.62	180.00
C27	2000	20.00	20.00	315.00	31.62	180.00
C28	2000	20.00	20.00	315.00	31.62	180.00
C29	2000	20.00	20.00	315.00	31.62	180.00
C30	2000	20.00	20.00	315.00	31.62	180.00
C31	2000	20.00	20.00	315.00	31.62	180.00
C32	2000	20.00	20.00	315.00	31.62	180.00
C33	2000	20.00	20.00	315.00	31.62	180.00
C34	2000	20.00	20.00	315.00	31.62	180.00
C35	2000	20.00	20.00	315.00	31.62	180.00
C36	2000	20.00	20.00	315.00	31.62	180.00
C37	2000	20.00	20.00	315.00	31.62	180.00
C38	2000	20.00	20.00	315.00	31.62	180.00
C39	2000	20.00	20.00	315.00	31.62	180.00
C40	2000	20.00	20.00	315.00	31.62	180.00
C41	2000	20.00	20.00	315.00	31.62	180.00
C42	2000	20.00	20.00	315.00	31.62	180.00
C43	2000	20.00	20.00	315.00	31.62	180.00
C44	2000	20.00	20.00	315.00	31.62	180.00
C45	2000	20.00	20.00	315.00	31.62	180.00
C46	2000	20.00	20.00	315.00	31.62	180.00
C47	2000	20.00	20.00	315.00	31.62	180.00
C48	2000	20.00	20.00	315.00	31.62	180.00
C49	2000	20.00	20.00	315.00	31.62	180.00
C50	2000	20.00	20.00	315.00	31.62	180.00

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

