



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
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October 23, 2025

KIMLEY-HORN & ASSOCIATES
GRACE E. ERGLE, P.E.
1700 SE 17TH STREET, SUITE 200
OCALA, FL 34471

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: NEIGHBORHOOD STORAGE CENTER EXPANSION - MARICAMP

PROJECT #2004120051

APPLICATION: MAJOR SITE PLAN #33194

Dear Ms. Ergle:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- ❖ Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

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.

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.

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: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed modifications that impact the FDOT drainage systems need to be coordinated directly with FDOT.

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: 8/28/25-add waivers if requested in future

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.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities - Existing customer.

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: Capital charges and flow rates will be calculated during the permitting stage, before approval.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 – No flows are proposed for the building expansion. If additional flows are added with future revisions, sewer service must be extended to the new building.

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: Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 C06.01 - Utility note #12 - change the contact to Marion County Utilities Construction Division at (352) 307-6000 ex. 5.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts

STATUS OF REVIEW: INFO

REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size

STATUS OF REVIEW: INFO

REMARKS: See previous comment. 6.14.4

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.D - Meter Location
STATUS OF REVIEW: INFO
REMARKS: TBD with resubmittal. MCU to provide comment.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.E - Meter Easements
STATUS OF REVIEW: INFO
REMARKS: 9/15/25 – MCU will require an easement with ingress/egress rights to service and maintain the meters within the property boundary, as well as the connecting mains. MCU must be provided with either a private gate near the meter locations or a hard code at the main entrance to the facility, similar to emergency services access. Easements will need to be recorded with the County Clerk.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.F - Meter Boxes
STATUS OF REVIEW: INFO
REMARKS: 9/15/25 – Sheet C06.01 will need to show meter locations and size(s) on the plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: INFO
REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33194

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 9/15/25 – Per meeting with the EOR and Utilities Deputy Director, water will not be required to be extended to the farthest property line by the developer. Reference: LDC 6.14.2(A)(3).

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: INFO

REMARKS: Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please ensure the gate for the property is equipped with siren activation. This shall be a item required for certificate of occupancy.

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.

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.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: Sheet C04.01 - Please add existing building numbers to this sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. Defer to MCU

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: Signs are noted. Please note all new signs will require separate sign permits.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage area? Please indicate on site plan.

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: FEMA Flood Zone X

No ESOZ
Primary Springs Protection Zone

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /
JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: SunBiz Checked. Please provide documentation showing Jarrod Yates as an authorized signor for the company.
Project Map checked and cleared. -EMW 9.4.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

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 if desired.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please provide documentation that Jarrod Yates has authority to sign on behalf of Public Storage Operating Company.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: The LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. There only appears to be one test performed for the DRA being constructed.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

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"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: (1) DRA typical section appears to suggest that overexcavation and material replacement is to take place. Is that the plan? (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."

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: 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. Maintenance path/berm not depicted on grading plan. Pond typical detail also doesn't have berm width dimensioned.

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"

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please provide drainage basin maps that include the offsite drainage coming through this site. There appears to be offsite area coming to this site that is not considered in the analysis. (2) DRA-1 is discharging to the FDOT pond during the 100-year 24-hour storm. Please provide calculations demonstrating that the post development discharge volume and rate being routed to the FDOT drainage pond are not greater than predevelopment conditions.

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"

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"

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"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis". Tailwater condition may need to be updated.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.

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 an agent/officer of owner. Please have the person signing also print their name for verification. 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.

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.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Traffic statement needed, to include new usage and existing usage.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - 24' wide, paved cross-access with public easement required from driveway entry to southern property boundary closest to SE Maricamp Rd.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 8/28/25-missing phone number

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

STATUS OF REVIEW: NO

REMARKS: 9/15/25 How will the site be irrigated? If by private well, show approximate location on Utility Plan.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: 9/15/25 C10.01 Update detail UT 200 - With revision, it is now UT116 A & UT116B.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: NO

REMARKS: 9/15/25 - If hydrants are to stay on the MCU line, hydrants will be public and easements for service will be required to be shown on the plans and recorded with the County Clerk's Office.

Info: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.4 - Water Main Piping Installation

STATUS OF REVIEW: NO

REMARKS: 9/15/25 Water mains owned by MCU located under asphalt must be shown as ductile iron and labeled accordingly on the plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.5 - Water Service and Connection

STATUS OF REVIEW: NO

REMARKS: 9/15/25 New water service will be required to connect all buildings with flows and potable water in accordance with LDC 6.14.2.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size

STATUS OF REVIEW: NO

REMARKS: 9/15/25 - C06.01 Will need to show meter locations and size(s) on plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: 9/15/25 – Plan Note: Sheet C06.01 must show and label “End of County Maintenance” at the appropriate sewer and water locations.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: NO

REMARKS: Hydrants shall be located not less than 40 ft (12 m) from the buildings or structures to be protected. (NFPA 24, 7.2.3). Both hydrants proposed are too close to the building.

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). The height of the building is not listed and is unknown if the FDC is outside the collapse zone. The FDC detail is called out as a 4 inch Storz connection. These are not an approved connection for Marion County. Please update the detail to provide a 2.5 inch siamese connection.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please provide assessment or exemption letter.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS:

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Please provide updated numbers including the expansion.

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: Please provide note on concurrency on cover page.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheet C04.01 - Please add SE Maricamp Rd to this sheet and updated on all future submittals.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.4 - Shade tree requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.3 - Landscape design standards

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3.C(5) - Landscaping of public stormwater management facilities

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3.D(4) - Landscaping of private stormwater management facilities

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.11 - Landscape installation

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.3 - Irrigation design standards

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.5 - Irrigation system installation

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.6 - Completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.4 - Exterior lighting design standards

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, signed and sealed Landscape and Irrigation plans for review

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: Please provide above zoning information (proposed/required) on cover sheet. Please indicate PROPOSED setbacks, building height, and FAR on site plan sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Please provide LDC-required buffer (types/width) along SE Maricamp Road and WRA parcel, or submit waiver for buffer requirement(s).

Will there be any garbage collection areas? If so, please provide detail drawing indicating compliance with screening requirements pursuant to LDC Sec. 6.8.9

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 Environmental Assessment for Listed Species meeting all requirements in LDC Sec. 6.5.4, OR provide EALS exemption request (ER) explicitly indicating criteria in LDC Sec. 6.5.3 have been met.

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: Please provide parking calculations for ALL uses (office, storage, etc.) and indicate required parking on site plan sheet (including for office). Where applicable, please provide written narrative of business operations and indicate WHERE parking spaces can be properly supplemented by proposed aisles. Where parking is provided, please indicate screening/landscaping requirements for parking areas are met, per LDC Sec. 6.8.7. Please indicate ADA accessible parking.

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

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENG PJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENG SUR - Survey	(352) 671-8686
ENG TRF - Traffic	(352) 671-8686
FRM SH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 12-08-2025 Parcel Number(s): 31394-000-00 Permit Number: 33194

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Neighborhood Storage Center Expansion - Maricamp 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): PS Florida One, LLC
Signature: _____
Mailing Address: 701 Western Ave, Suite 200 City: Glendale
State: CA Zip Code: 91201 Phone # 352-387-7480
Email address: aprealestate@publicstorage.com

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

Firm Name (if applicable): PS Florida One, LLC Contact Name: Matthew Hobson
Mailing Address: 701 Western Ave, Suite 200 City: Glendale
State: CA Zip Code: 91201 Phone # 352-387-7480
Email address: aprealestate@publicstorage.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 - Topographic Contours
Reason/Justification for Request (be specific): Per conversations with staff, this is a wavier request to allow for one-foot contours 50 ft beyond the project boundary instead of 100 feet beyond.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Waiver to request a paved cross-access easement not be required due to the
topography and existing utilities located in the area.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel
as existing landscape and buffer meet all requirements

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): _____

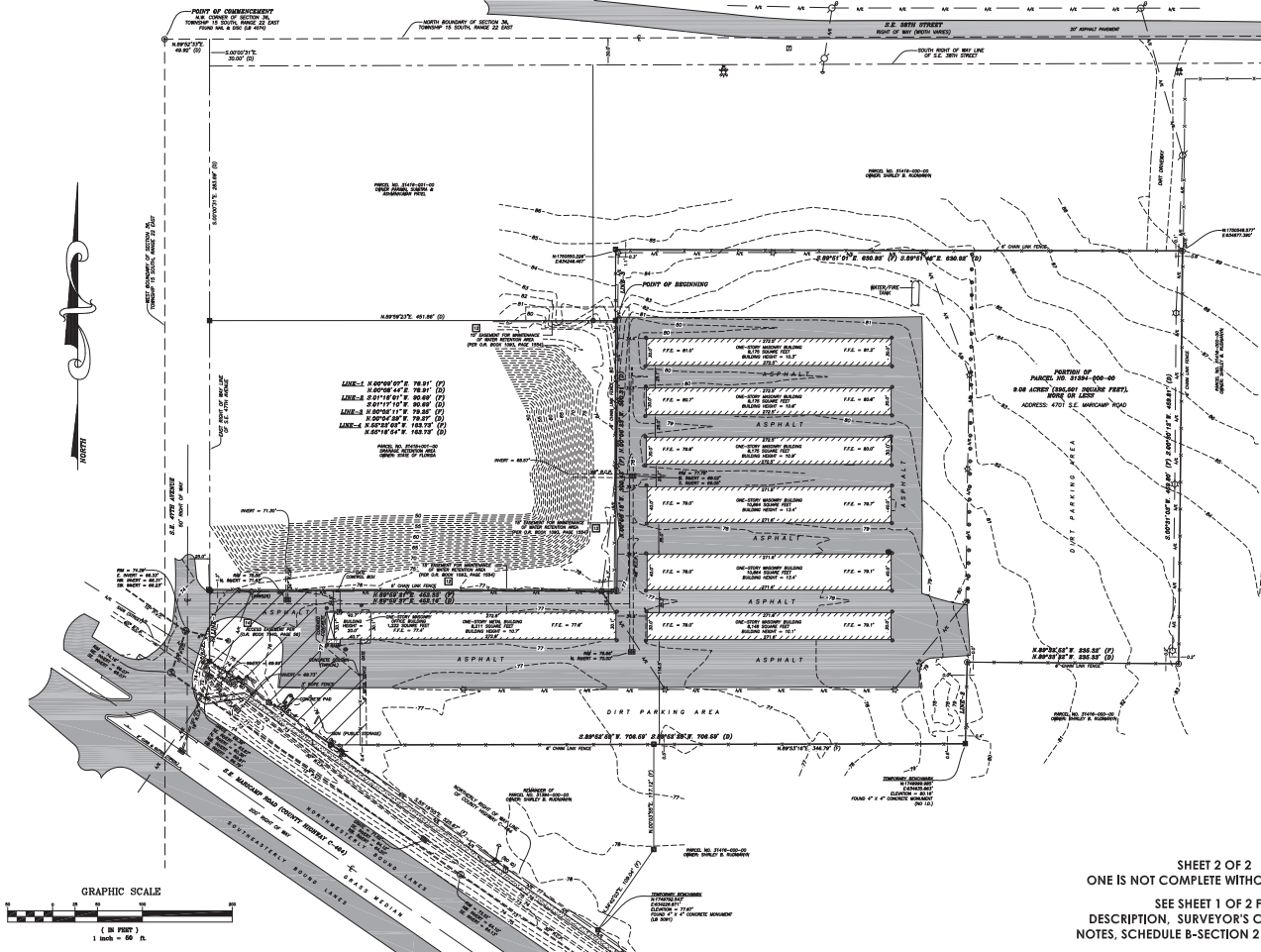
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2 FOR
DESCRIPTION, SURVEYOR'S CERTIFICATION,
NOTES, SCHEDULE B-SECTION 2 ITEMS & LEGEND

[illegible]

DESIGNED:	
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 50'	

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
PHONE: 301-584-1111 • FAX: 301-584-1112
WWW.RMBARRINEAU.COM

**ALTA/NSPS LAND TITLE
SURVEY FOR:
PS FLORIDA ONE, INC.**

REFERENCES:
F.B. 448, PGS. 61-63
SEE JO# 04657

FILE: T15-R22-S36

LO# 09152
DWG# 09152ALTA
SHT 2 OF 2

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNDER CONSTRUCTION INDICATED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE DESIGNER.

ALL PAVING, CONSTRUCTION MATERIALS AND WORKMANSHIP WITHIN CONCRETE RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER. THE CITY ENGINEER SHALL REVIEW THE EDITION OF EROSION PREVENTION STANDARDS (LATEST EDITION IF NOT COVERED BY LOCAL ORDINANCES) AND SHALL BE AVAILABLE TO THE CONTRACTOR FOR CONSULTATION.

ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE PROTECTED BY EROSION PREVENTION MEASURES TO PREVENT EROSION AND SEDIMENTATION.

TRAFFIC CONTROL, ON ALL PORT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA HIGHWAY PRACTICE MANUAL (LATEST EDITION) AND THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

ALL AREAS RELOCATED AS PAYMENT SHALL BE RELOCATED IN ACCORDANCE WITH THE TYPE OF DISTURBANCE AND THE TYPE OF MATERIALS AND EROSION PREVENTION MEASURES.

WHERE EXISTING PAYMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE EXISTING PAYMENT AND THE INSTALLATION OF THE NEW PAYMENT WITH THE SAME TYPE AND EROSION PREVENTION MEASURES AS THE EXISTING PAYMENT.

WHERE NEW PAYMENT MEETS EXISTING PAYMENT, THE CONTRACTOR SHALL SAW OUT THE EXISTING PAYMENT AND REPLACE IT WITH THE SAME TYPE AND EROSION PREVENTION MEASURES AS THE EXISTING PAYMENT.

THE CONTRACTOR SHALL INSTALL PERMANENT FIBRIC AROUND ALL DRAINAGE STRUCTURES FOR THE DRAINAGE STRUCTURES. THE DRAINAGE STRUCTURES SHALL BE INSTALLED IN THE EXISTING DRAINAGE STRUCTURES. THE DRAINAGE STRUCTURES SHALL BE INSTALLED IN THE EXISTING DRAINAGE STRUCTURES.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. ALL EXPOSED SOILS SHALL BE PROTECTED FROM EROSION. EROSION CONTROL MEASURES SHOULD BE PERMANENTLY SITED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE EXPOSURE OF SOILS. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF WINDS OR WAVES OVER THE GRAVEL CONSTRUCTION EXCEEDS 40 MPH, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND SHALL BE RESPONSIBLE FOR THE MEANS TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT IF IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SLOPED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADS OR INTO ADJACENT AREAS SHALL BE IMMEDIATELY REMOVED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRACING SEDIMENT IN THE DETENTION POND AND SHALL BE RESPONSIBLE FOR THE MEANS TO REMOVE SEDIMENT FROM DRAINAGE SYSTEMS IN CONNECTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILES AND SPILLAGE AREAS SHALL BE PROTECTED FROM EROSION BY THE CONSTRUCTION OF EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT IF IT IS CARRIED OFF THE SITE.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE EROSION.

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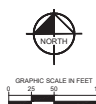
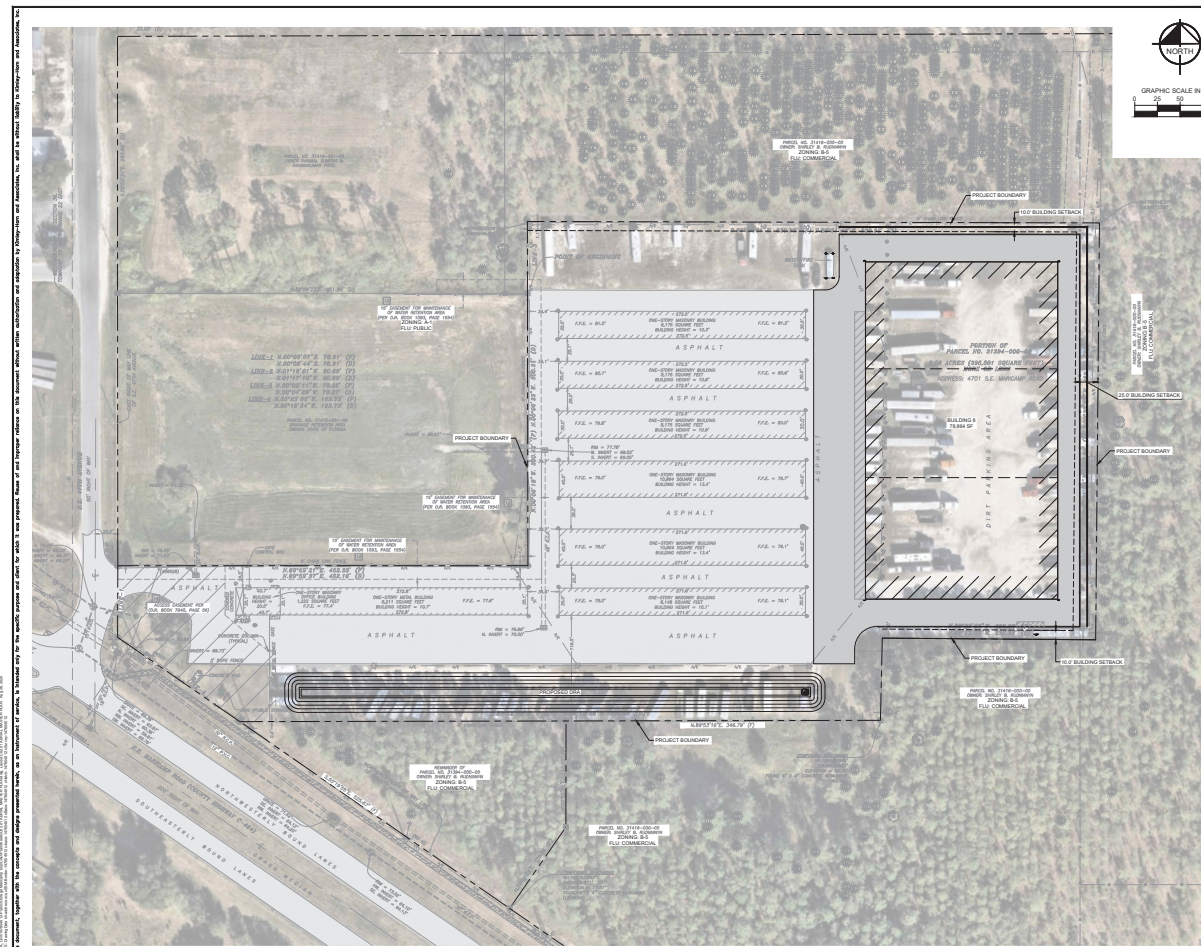
1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, ETC. ARE TO REMAIN. ITEMS TO BE REMOVED OR TO BE RELOCATED SHALL BE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPENDED ON FOR THE EXISTING DESIGN OF THE PROJECT. THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING STRUCTURES. ITEMS TO BE REMOVED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED

[illegible]

1. GRAVITY SEWERS SHALL CROSS UNDER WATER MAINS. MINIMUM COVER: FORCE MAINS AND STORM SEWERS SHALL CROSS UNDER WATER MAINS MINIMUM COVER: FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 12 INCHES BETWEEN THE TOP OF THE WATER MAIN AND THE BOTTOM OF THE LOWER PIPE. GRAVITY SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF BETWEEN THE INVERTED RISE ABOVE PIPE AND THE CROWN OF THE LOWER PIPE.
2. PURSUANT TO F.A.C. 62-555.314, WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSS UNDER WATER MAINS, THE CROSSING SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 18 FEET. THE POINT OF CROSSING SHALL BE CENTERED SO THAT THE JOINTS OF THE WATER MAINS ARE NOT EXPOSED TO THE SEWER.
3. PURSUANT TO F.A.C. 62-555.314, WATER MAINS SHALL BE LOCATED AT LEAST 8 FEET (PREFERABLY TO FEET) HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 3 FEET (PREFERABLY TO FEET) HORIZONTALLY FROM PIPES CARRYING TREATED WASTEWATER. ON THE PLANS, THE DISTANCE SHALL BE MEASURED FROM INSIDE EDGE OF PIPE TO INSIDE EDGE OF PIPE.
4. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SEWER LATERALS, FORCE MAINS, LIFT STATIONS, AND TESTING MANHOLES SHALL COMPLY WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR DEVELOPMENT CODE AND ALL APPLICABLE REE REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE 12 INCHES IN DIAMETER.



Now what's below.
 Call before you dig.
 FLORIDA, INC.

[illegible]

Kimley»»Horn

© 2025 WILEY-HOBBS AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
BILLY@WHA-FL.COM 352-438-5000

L'ENSEIGNEMENT PROFESSIONNEL

P.E.
FLORIDA LICENSE NUMBER
99531

IOVA PROJECT
147654012
DATE
AUGUST 2025

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DESIGNED BY	IQ1A

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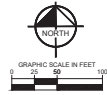
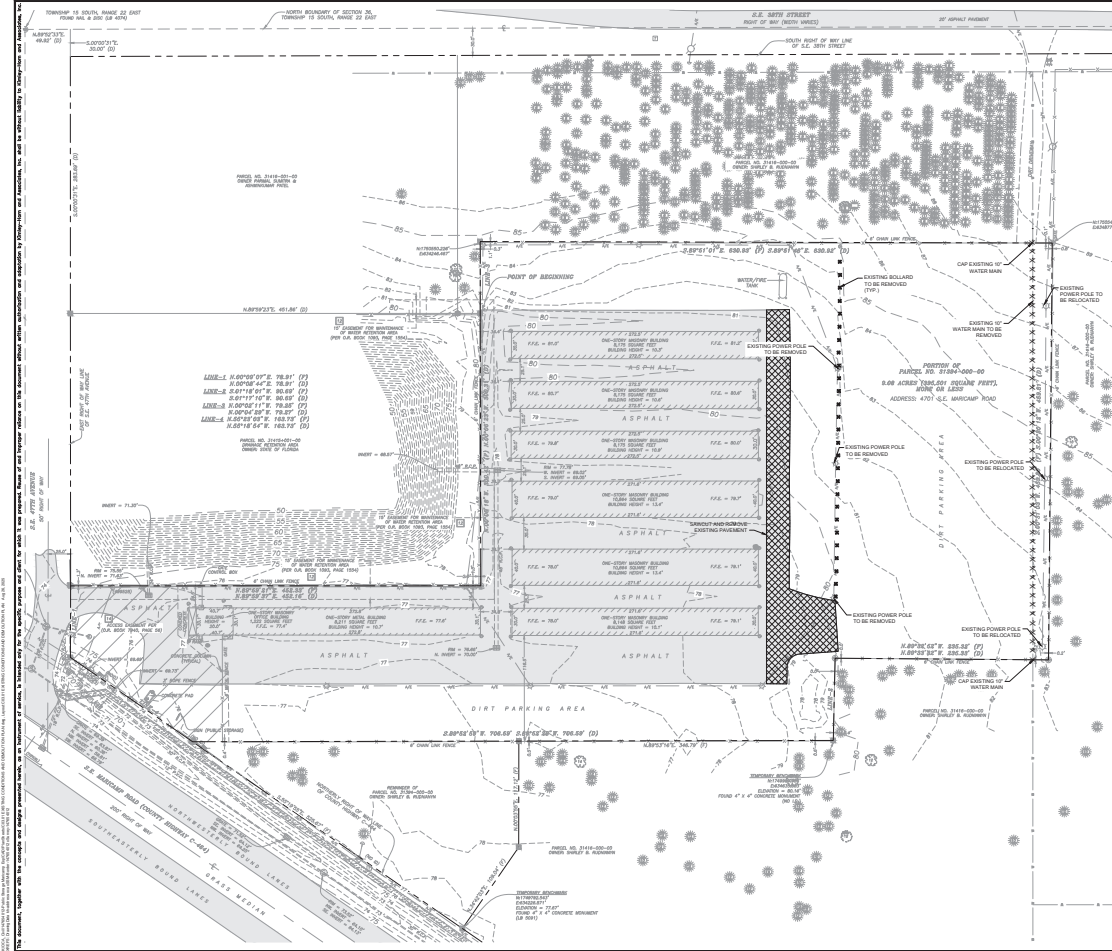
PUBLIC STORAGE
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COMPANY

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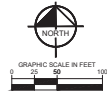
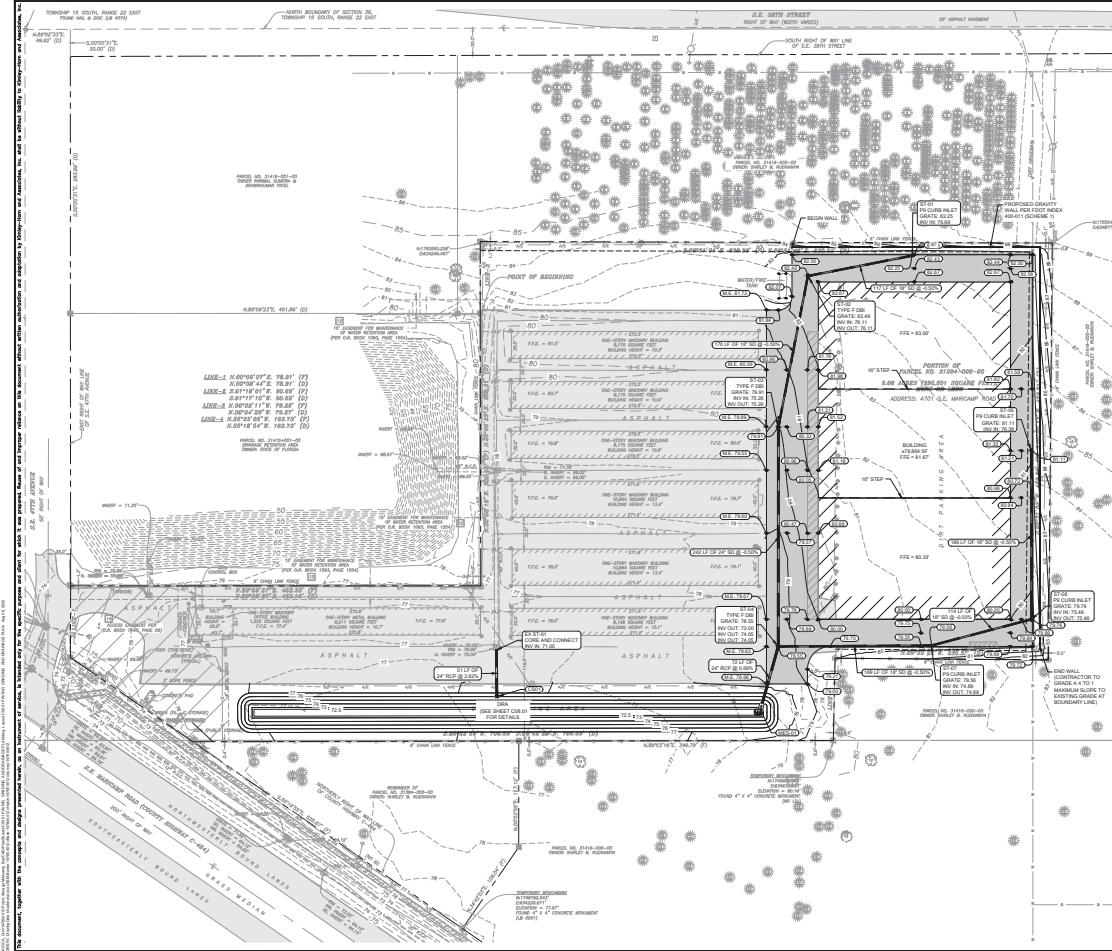
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- XXXX EXISTING EASEMENT TO BE REMOVED

DEMOLITION NOTES:

1. ALL EXISTING UTILITIES, INCLUDING STORMWATER, ARE TO REMAIN UNLESS INDICATED OTHERWISE.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING UTILITIES. UTILITIES LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED, ARE TO BE REMOVED. EXISTING UTILITIES, INCLUDING EXISTING EASEMENTS, ARE TO BE REMOVED. EXISTING UTILITIES, INCLUDING EXISTING EASEMENTS, ARE TO BE REMOVED. EXISTING UTILITIES, INCLUDING EXISTING EASEMENTS, ARE TO BE REMOVED.

THIS DOCUMENT, INCLUDING ALL ATTACHED SCHEDULES, IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. (KHA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA. THE USER OF THIS DOCUMENT AGREES TO HOLD KHA HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST KHA BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD KHA HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST KHA BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD KHA HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST KHA BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

Kimley-Horn	
1700 N. 17TH AVENUE, SUITE 200, CHESAPEAKE, VA 20159 TEL: 540-541-0000 FAX: 540-541-0001 WWW.KIMLEY-HORN.COM	
KHA PROJECT NO. 2018-001 DATE: 08/15/2018 PROJECT: MARICAMP EXPANSION SHEET: C03.01	
PUBLIC STORAGE MARICAMP EXPANSION PREPARED FOR PUBLIC STORAGE OPERATING COMPANY MARION COUNTY, FLORIDA	
SHEET NUMBER C03.01	



- LEGEND**
- TREES TO BE PRESERVED
 - PROPOSED SPOT ELEVATION
 - STORM DRAINAGE STRUCTURE LABEL
 - PROPOSED CURB INLET
 - PROPOSED DRAINAGE INLET
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED STORMPIPE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED FLOW DIRECTION ARROWS
 - PROPOSED ROOF DRAIN CONNECTION (CONNECT FOR ARCHITECTURAL PLANS)

- NOTES**
- ALL DRAINAGE ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
 - UNLESS SPECIFICALLY NOTED STORM PIPE MATERIALS SHALL BE ASBESTIC, 18" STORM DRAINAGE AND CONFORM WITH THE LATEST EDITION OF THE ROAD BROWNS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE SECOND DRAINAGE.
 - ALL DISTURBED AREAS IN THE RIGHT-OF-WAY TO BE SOODED WITH SEED.
 - ROOF DRAIN CONNECTION SERVICE PIPES TO MAINTAIN 1/8" MINIMUM SLOPE, CONNECT TO MAIN STORM PIPES WITH WATERPROOF, SEALED CONNECTION. CONTRACTOR TO SEE ENGINEER'S TASK PRODUCT OR ENGINEER-APPROVED EQUAL.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW
DIAL 811
New South Wales
Call 131 or 132

Kimley-Horn

PAVING GRADING AND DRAINAGE PLAN

PUBLIC STORAGE MARICAMP EXPANSION PREPARED FOR PUBLIC STORAGE OPERATING COMPANY

FLORIDA
MARION COUNTY
SHEET NUMBER
C05.01

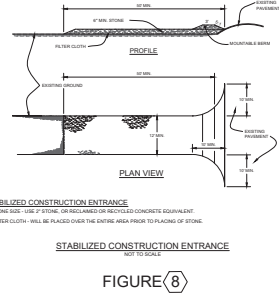
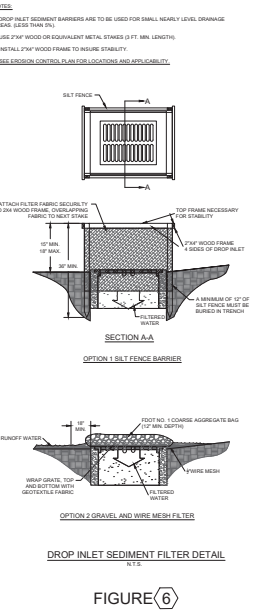
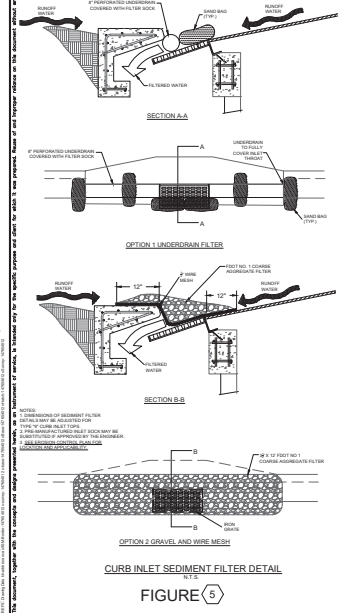
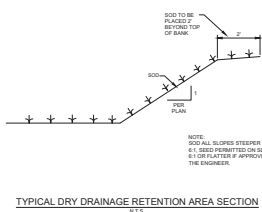
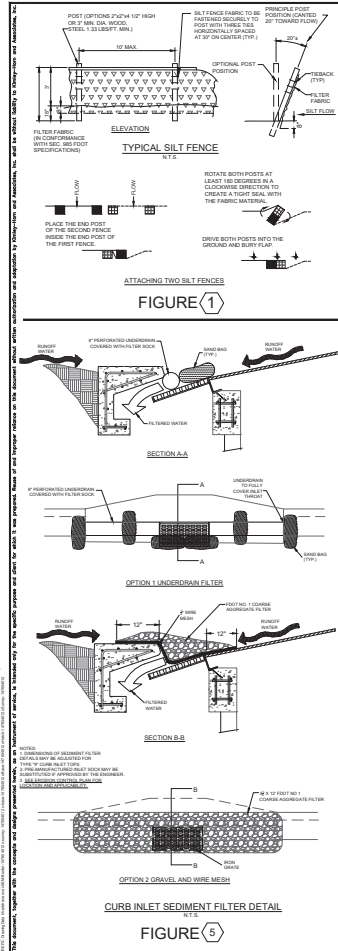
DATE	REVISION

PROJECT NO. 2018-001-00
SHEET NO. 05 OF 08

DATE: 08/15/2018
DRAWN BY: J. H. HORN
CHECKED BY: J. H. HORN
APPROVED BY: J. H. HORN

PROJECT NO. 2018-001-00
SHEET NO. 05 OF 08

DATE: 08/15/2018
DRAWN BY: J. H. HORN
CHECKED BY: J. H. HORN
APPROVED BY: J. H. HORN



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1700 N. 17TH STREET, SUITE 200, ORLANDO, FL 32801
www.kimley-horn.com

EROSION CONTROL DETAILS

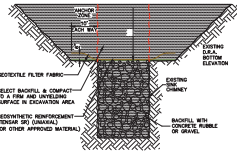
PUBLIC STORAGE MARICAMP EXPANSION PREPARED FOR PUBLIC STORAGE OPERATING COMPANY

FLORIDA

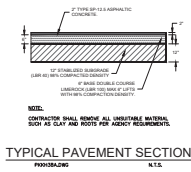
C07.02

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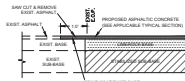
- NOTES:
1. IF LIMESTONE IS ENCOUNTERED ON A SINKHOLE OR SOLUTION PIPE FOUND DURING CONSTRUCTION, CONSTRUCTION OF THE BURN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
 2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE OCCURRENCE USING A DESIGN APPROVED METHOD.
 3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.



TYPICAL SINK CHIMNEY
REPAIR DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



NEW ASPHALT PAVEMENT
TIE-IN TYPICAL SECTION
N.T.S.



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FLORIDA LICENSE NUMBER
00031
DATE
01/15/10

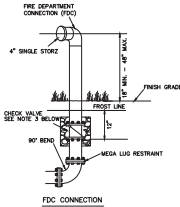
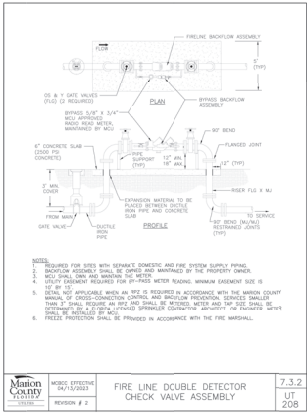
CIVIL DETAILS

PUBLIC STORAGE
MARICAMP EXPANSION
PREPARED FOR
PUBLIC STORAGE OPERATING
COMPANY

FLORIDA
MARION COUNTY
SHEET NUMBER
C09.01

REVISIONS

Kimley-Horn, Incorporated 300 North 1st Street, Suite 200, Tampa, FL 33602-5400 Phone: (813) 241-1111 Fax: (813) 241-1112 Email: info@kimley-horn.com Website: www.kimley-horn.com



- NOTES:
1. ALL ABOVE-GROUND PARTS OF THE FDC ASSEMBLY, INCLUDING PIPING, SHALL BE PAINTED "SAFETY RED".
 2. PROVIDE AN INLINE CHECK VALVE WHERE INLINE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM.
 3. PROVIDE AN INLINE CHECK VALVE WHERE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM. METAL CHECK BETWEEN FDC AND HYDRANT LOCATION.
 4. FDC MAY BE MOUNTED ON DOUBLE CHECK DETECTOR ASSEMBLY'S (DCDA).

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UTILITY DETAILS

DATE: 01/11/2017
DRAWN BY: J. HORN
CHECKED BY: J. HORN
APPROVED BY: J. HORN

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NO.	DATE	REVISION
1	01/11/2017	ISSUED FOR PERMIT