

March 22, 2024

PROJECT NAME: PIONEER RANCH PHASE 5

PROJECT NUMBER: 2023080013

APPLICATION: PRELIMINARY PLAT #30471

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.14.1.A - Master Plan submitted (for phased subdivisions)
STATUS OF REVIEW: INFO
REMARKS: Due to the changes in the road configuration and the phasing, a revised Master Plan needs to be submitted.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Further discussion regarding the modification of the existing easement will be required at the final plat. Coordination may be required with MC ROW group to vacate existing easement prior to (or conjunction with) the recording of the final plat.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.
- 6 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 Plan/Major Site Plan.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.

- 8 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:
- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/5/23 - add waivers if requested in the future
- 11 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.
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: The PUD Master Plan shall require approval by the Board of County Commissioners.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs?
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: 15' Landscape buffer along SW 95th appears to conflict with 15' SECO easement - staff discussion required
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: 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]."

For questions or issues, please contact Angi Rosario @ 352-671-8667



**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 30471

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 7/27/2023

A. PROJECT INFORMATION:

Project Name: Pioneer Ranch Ph 5
Parcel Number(s): Portion of 35700-000-04
Section 19 Township 16 S Range 21 E Land Use MR Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 14.8 Number of Lots 99 Miles of Roads 0.48
Location of Property with Crossroads SW HWY 200 & SW 95TH ST RD
Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Timothy C. Brooker
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # (352) 387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

Surveyor:
Firm Name: JCH Consulting Group, Inc. Contact Name: Christopher J. Howson, P.S.M., CFM
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: 95th Street Holdings, LLC Contact Name: Chris Armstrong
Mailing Address: 1415 SW 17th St City: Ocala State: FL Zip Code: 34471
Phone # (352) 624-0120 Alternate Phone # _____
Email address: chris@armstronghomes.net

Developer:
Developer: Same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

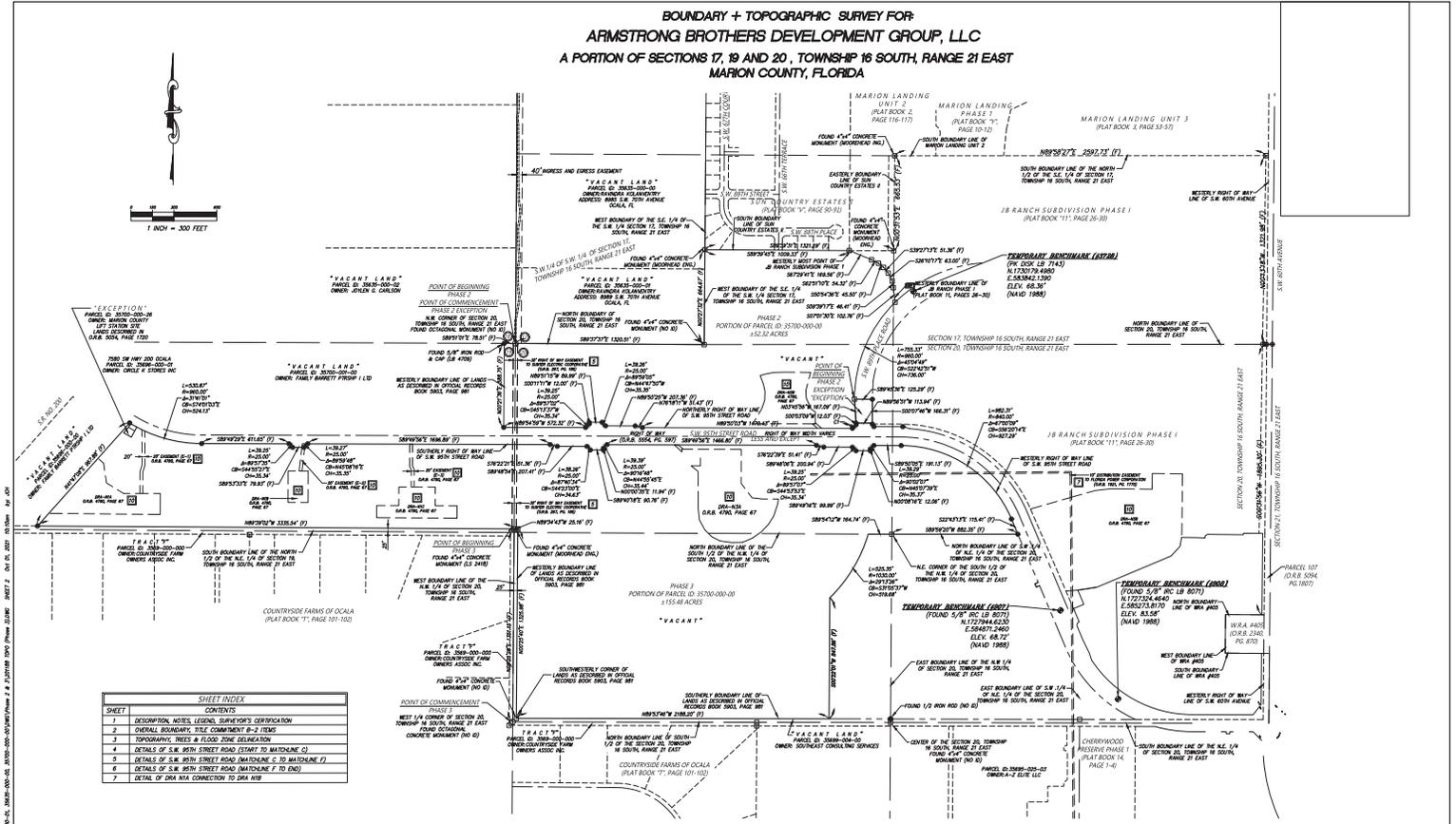
Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

**BOUNDARY + TOPOGRAPHIC SURVEY FOR
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA**



SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	GENERAL BOUNDARIES, TREE CORRECTION P-2 (END)
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.E. 8TH STREET ROAD (START TO MATCHLINE Q)
5	DETAILS OF S.E. 8TH STREET ROAD (MATCHLINE Q TO MATCHLINE F)
6	DETAILS OF S.E. 8TH STREET ROAD (MATCHLINE F TO END)
7	DETAIL OF SPA NVA CONNECTION TO SPA NVA

SHEET 2 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,
LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS			
TRK/PS	DATE	DRAWN	CHKD
21-03	8/28/21	KLI	CAH

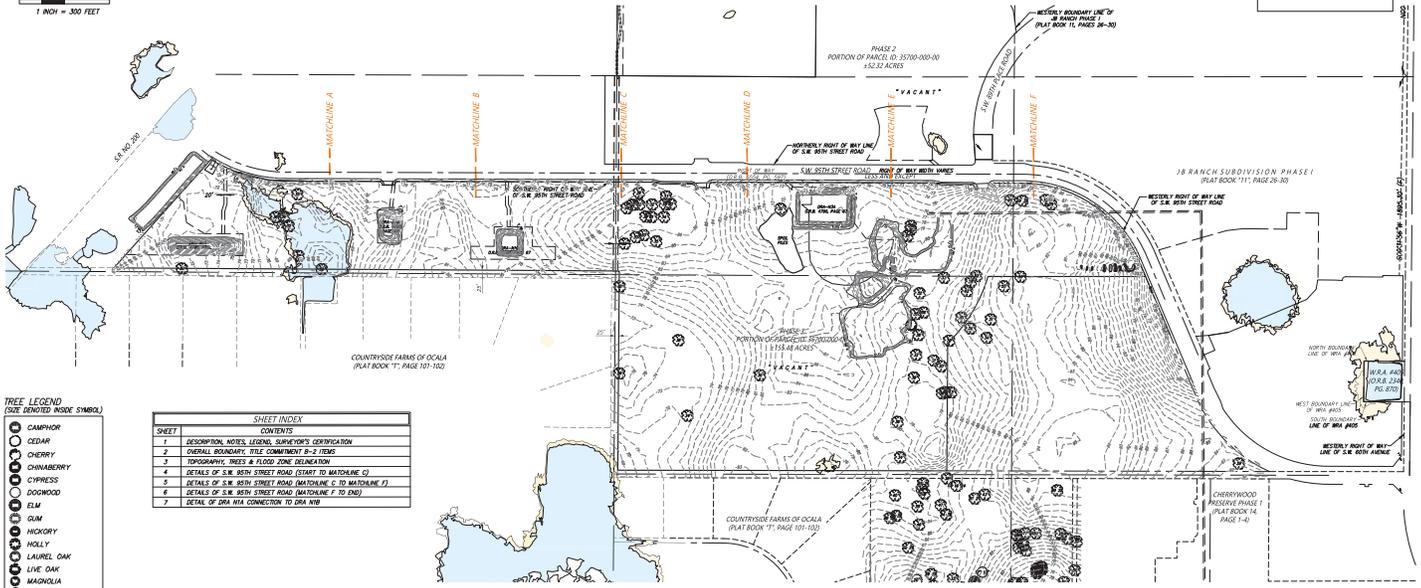


LOCATED IN SECTIONS 17, 19 & 20,
TOWNSHIP 16
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
ARMSTRONG BROTHERS DEVELOPMENT
GROUP, LLC

TRK/PS	FIELD DATE	JOB NO.	2 OF 7
21-03-05	08/27/21	201188TOP0PH13	
DRAWING DATE	BY	APPROVED	SCALE
08/03/21	KLI	CAH	1" = 300'

**BOUNDARY + TOPOGRAPHIC SURVEY FOR
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA**



- TREE LEGEND**
(SEE DOTTED LINE SYMBOLS)
- CAMPOR
 - CEDAR
 - CHERRY
 - CHINA BERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - LAUREL OAK
 - LINE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - OAK
 - PALM
 - PECAN
 - PINE TREE
 - SUGAR HICKORY
 - SYCAMORE

SHEET INDEX	
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1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT 8-2 ITEMS
3	TOPOGRAPHIC, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.E. 18TH STREET ROAD (MATCHLINE C)
5	DETAILS OF S.E. 18TH STREET ROAD (MATCHLINE D TO END)
6	DETAILS OF S.E. 18TH STREET ROAD (MATCHLINE E TO END)
7	DETAILS OF SW 1/4A CONNECTION TO SW 1/4B

SEE SHEETS 4 THROUGH 6 FOR BENCHMARKS

SHEET 3 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,
LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS			
TRK/PS	DATE	DRAWN	REVISION
21-03	09/28/21	KLI	ADD TOPOGRAPHY & TREES

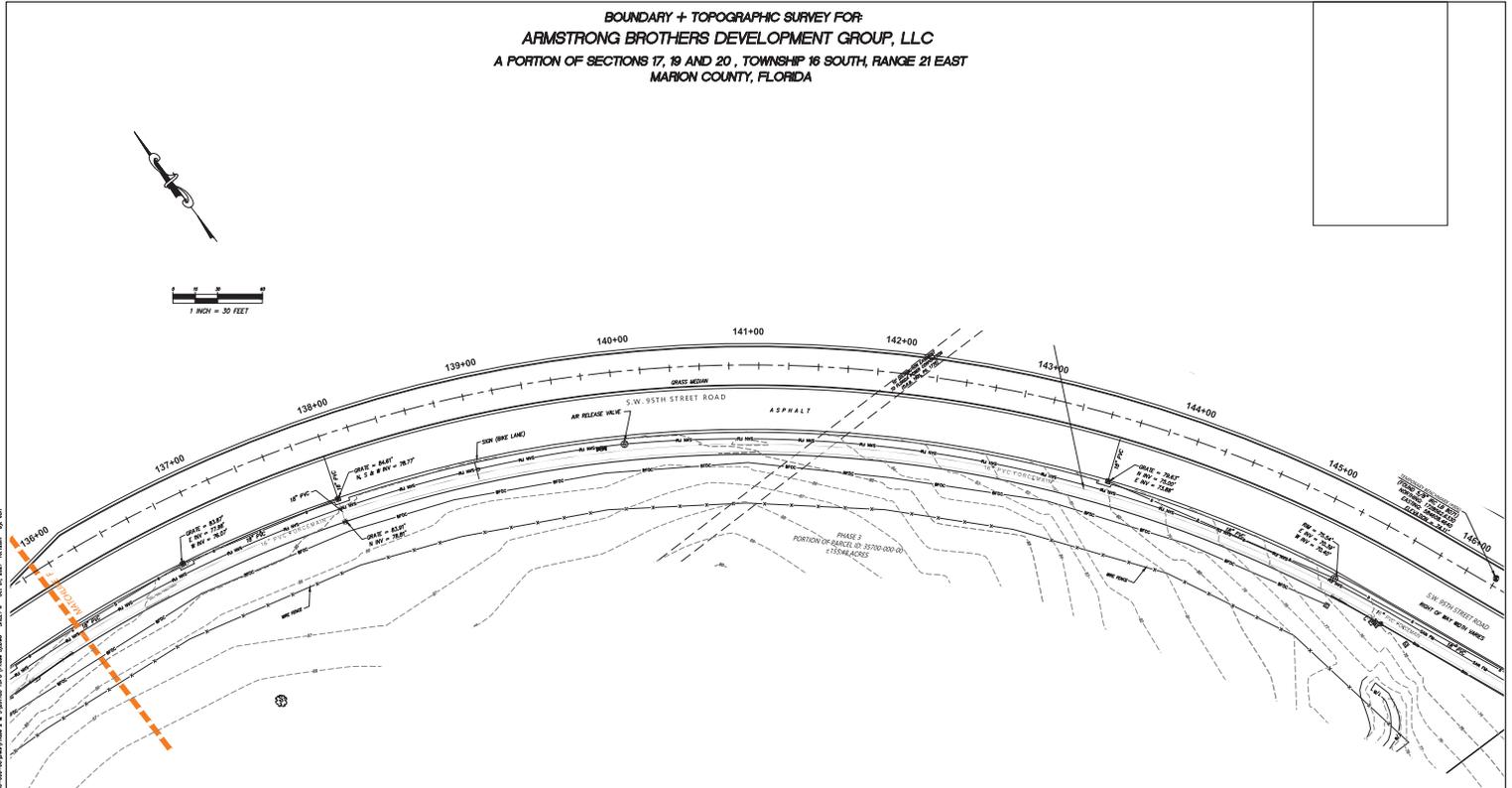
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL & GIS
ONE W. 10TH STREET, SUITE 200, SEASIDE, FLORIDA 32082
PHONE: 386-544-1100 FAX: 386-544-1101
WWW.JCHCONSULTING.COM

LOCATED IN SECTIONS 17, 19 & 20,
TOWNSHIP 16
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
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ARMSTRONG BROTHERS DEVELOPMENT
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TRK/PS	DATE	FIELD DATE	JOB NO.	3 OF 7
21-03-05	09/27/21	201188TOPOPH13		
DRAWING DATE	BY	APPROVED	SCALE	
08/02/21	M.A.	CAI	1" = 300'	

**BOUNDARY + TOPOGRAPHIC SURVEY FOR
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6	DETAILS OF S.W. 58TH STREET ROAD (MATCHLINE F TO END)
7	DETAIL OF SW VIA CONNECTION TO SWA HWY

SHEET 6 OF 7
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SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,
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21-03	6/28/21	KLI	ADD TOPOGRAPHY & TREES	GM



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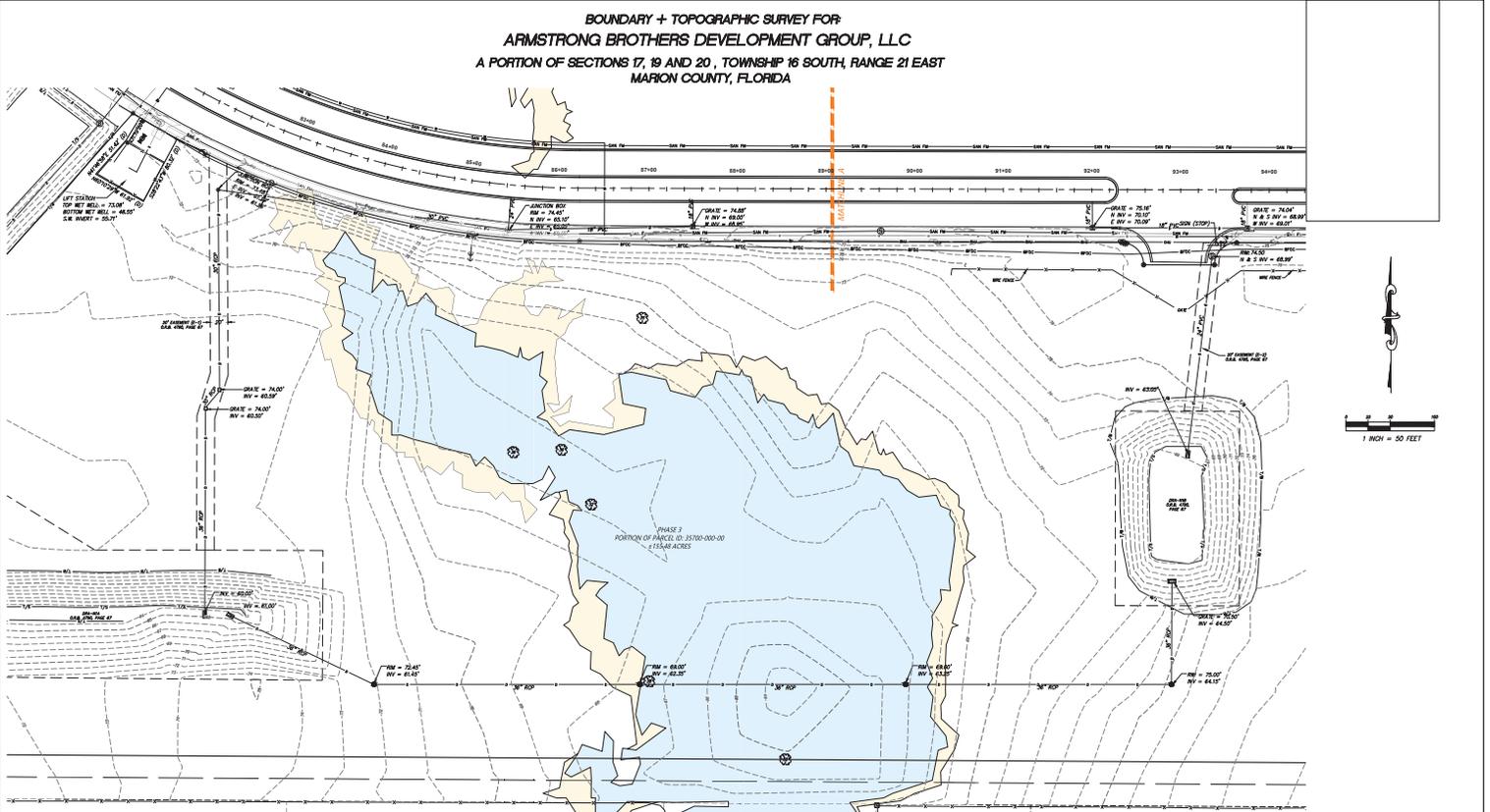
MARION COUNTY, FLORIDA

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TRK/PS	FIELD DATE	JOB NO.	6 OF 7
21-03-05	06/27/21	201188TOPOPH13	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	GM	1" = 30'

Computer: 21110-jch-topo-201188-topo-ph13.dwg, Plot: 201188-topo-ph13-01.dwg, Plot Date: 06/28/21 10:41 AM, Plot Scale: 1" = 30', Plot Size: 11x17

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SHEET 7 OF 7
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REVISIONS			
TRK/PO	DATE	DRAWN	REVISION
21-03	6/28/21	KLI	ADD TOPOGRAPHY & TREES


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL & GIS
 ONE W. STATE STREET, SUITE 200
 MARION COUNTY, FLORIDA 32003
 PHONE: 352-249-1100 FAX: 352-249-1101
 WWW.JCHGROUP.COM

LOCATED IN SECTIONS 17, 19 & 20,
 TOWNSHIP 16
 SOUTH, RANGE 21 EAST
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BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 ARMSTRONG BROTHERS DEVELOPMENT
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21-03-05	06/27/21	201188TOPOPH13	
DRAWING DATE	BY	APPROVED	SCALE
06/03/21	M.A.	CAI	1" = 50'

