

May 22, 2025

PROJECT NAME: CALESA TOWNSHIP - CHESTNUT GROVE

PROJECT NUMBER: 2025010020

APPLICATION: PRELIMINARY PLAT #32356

- 1 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.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 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 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.

- 7 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.
- 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: Please update when assigned by 911.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/13/25-add waivers if requested in future
- 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: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Project is located within other private or municipal utility service area.
STATUS OF REVIEW: INFO
REMARKS: Information listed on cover is: Bay Laurel Utilities. Marion County Utility viewer confirms utility service area is Bay Laurel Center Community Development District.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Parcel is within Bay Laurel Center Community Development District Service Area. For future site plans, a letter from Bay Laurel Center Community Development District stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure Bay Laurel Center Community Development District has seen and approved utility connections, as they are not part of MCU's review process.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: Please include PUD agreement on cover sheet.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...

STATUS OF REVIEW: INFO

REMARKS: Included. In the future, please indicate specific recreational uses, especially on Tract C

16 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]."



**Marion County
Board of County Commissioners**

AR 32356

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/8/2025

A. PROJECT INFORMATION:

Project Name: Calesa Township - Chestnut Grove
Parcel Number(s): 35300-000-14
Section 5&6, Township 16S, Range 21E Land Use DRI High Res Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 102.2 Number of Lots 272 Miles of Roads 3.19
Location of Property with Crossroads SW corner of SW 52nd Street and SW 67th Avenue Road
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 and Associates Engineering, LLC Contact Name: Cameron Hines
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
Mailing Address: 426 SW 15th Street 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: Colen Built Development. L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481
Phone # 352-387-7480 Alternate Phone # _____
Email address: LD_Permits@colenbuilt.net

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

Revised 6/2021

CLEAR FORM



PROJECT AREA-0222 ASG
PORTION OF PARCEL #438000-11

PARCEL
#5200-005-14
ZONING PUD
FLU HDR

PARCEL
#5300-005-14
ZONING PUD
FLU HDR

PARCEL
#5250-005-14
ZONING PUD
FLU HDR

CALESA TOWNSHIP
PERLINO GROVE
(UNDER CONSTRUCTION)

PARCEL
#568-800-000
ZONING PUD
FLU HDR

CALESA TOWNSHIP
SUNRISE GLEN 2
(UNDER CONSTRUCTION)

NEW REPAIR OF REF PLATE
(UNDER CONSTRUCTION)

PARCEL
#55490-001-00
ZONING
A-1
FLU HDR

ZONING PLAT
DRAFT

PROPERTY BOUNDARY

MARION COUNTY APPROVAL STAMP

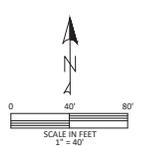
Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF APPROBATION #AP796

DATE	REVISIONS

PRELIMINARY PLAT - CHESTNUT GROVE
CALESA TOWNSHIP
MARION COUNTY, FLORIDA
AERIAL PHOTOGRAPH (2023)

DATE 4/22/2025
DRAWN BY AS
CHKD BY CAH
JOB NO. 24-9150

SHT. 02.01



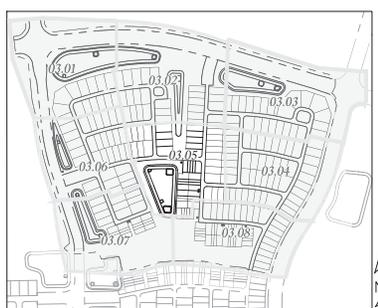
LEGEND:
 D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C = CENTERLINE

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C55	5.48	1400.00	153.14	76.63	153.08	N89°55'51.02"W
C56	7.11	1400.00	209.65	104.97	209.50	S87°34'24.42"W

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C57	1.78	1655.00	50.22	25.11	50.22	S81°25'57.83"W
C58	1.78	1655.00	50.22	25.11	50.22	S89°12'51.81"W
C59	1.82	1655.00	51.42	25.71	51.43	S89°01'02.57"W
C60	88.60	25.00	38.66	24.40	34.92	S41°37'43.02"W
C61	92.23	25.00	39.80	25.54	35.73	S48°17'08.51"E
C62	1.52	1895.00	50.44	25.22	50.43	S89°20'20.36"E
C63	1.65	1895.00	54.45	27.23	54.45	N83°45'12.18"E
C64	1.65	1895.00	54.45	27.23	54.45	N82°00'25.09"E
C65	1.65	1895.00	54.45	27.23	54.45	N80°27'39.09"E
C66	88.60	25.00	38.66	24.40	34.92	N44°58'26.07"W
C67	4.00	1655.00	115.18	57.62	115.16	N89°13'55.38"W
C68	90.00	25.00	39.27	25.00	35.36	S47°48'40.19"W
C69	90.00	25.00	39.27	25.00	35.36	N42°11'59.81"W
C70	90.00	25.00	39.27	25.00	35.36	N47°48'40.19"E
C71	90.00	25.00	39.27	25.00	35.36	S47°11'59.81"E
C72	11.20	1585.00	300.77	155.38	309.28	S87°12'43.92"W
C73	102.97	25.00	44.93	31.41	39.12	S97°07'50.31"W



MARION COUNTY APPROVAL STAMP

Tillman & Associates
 ENGINEERS, LLC
 ONE ENGINEERING & ARCHITECTURE CENTER
 1725 SE 16th Ave, Bldg 100, Ocala, FL 34477
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATION OF AUTHORIZATION 026796

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT - CHESTNUT GROVE
 CALLESA TOWNSHIP
 MARION COUNTY, FLORIDA

DATE: 4/22/2025
 DRAWN BY: JLS
 CHECKED BY: CMH
 JOB NO. 24-9150

PRELIMINARY PLAT
 SHEET 03.05

