July 2, 2024

PROJECT NAME: GOLDEN OCALA WEC - STORAGE/MAINTENANCE BUILDING 2 MODIFICATION

(REVISION TO AR 30683)

PROJECT NUMBER: 2023090087

APPLICATION: MAJOR SITE PLAN REVISION #31559

1 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.

2 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.

3 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: 6/20/24-add waivers if requested in future

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

STATUS OF REVIEW: INFO

REMARKS:

5 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.

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: n/a

7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO

REMARKS: Revision to previously approved AR 30683 - page 04.03 added to include phasing.

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

**REVIEW ITEM:** Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Approved landscape and irrigation per AR#30683

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: INFO

REMARKS: Verified with sunbiz. 6.20.24 HR

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 31559

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: 05/15/2024

Α.	PRO	JECT	INFO	RMA	TION:

Project Name: Golden Ocala WEC - Storage/Mai	ntenance Building 2 Modi	ification	
Parcel Number(s): 21068-000-01, 21068-001-02	, 21087-001-02		
Section Township Range	Land Use WEC	Zoning Classifica	tion PUD
Section Township Range Commercial ✓ Residential ☐ Industrial ☐ I	nstitutional Mixed U	se Other	
Type of Plan: MAJOR SITE PLAN		<u> </u>	
Property Acreage 24 acres Number	r of Lots	Miles of Ros	ads
Location of Property with Crossroads SW Corr			
Additional information regarding this submitta			ance Building, Laundry
Building, and Manure Building - Modification to AF			
B. CONTACT INFORMATION (Check the d	annronriate hov indicating	the naint for contact t	for this project Add all emails
to receive correspondence during this plan review.)	ipproprime oox indicating t	me point joi contact j	or this project. And <u>ait</u> emails
<b>✓</b> Engineer:			
Firm Name: Tillman & Associates Engineering, L	LC Contact Na	me: George S. Hor	ton, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100			
	Alternate Phone #		
Email(s) for contact via ePlans: permits@tillman			
Eman(s) for contact via ci fans. pormice amina	nong.com		
Surveyor:			
<del></del>	Contact No	ma:	
Firm Name:Mailing Address:	Contact Iva	State:	7in Code:
Dhona #	Alternate Phone #	State	Zip Couc
Phone #Email(s) for contact via ePlans:			
Email(s) for contact via erians:			
P			
Property Owner: Equestrian Operations, LLC, Ar	rena Horse Snows of Ocala,	LLC,	
Owner: & Golden Ocala Equestrian Land, LLC Mailing Address: 600 Gillam Road Phone # 352-402-4368	Contact Na	me: wary Roberts	7' 0 1 45477
Mailing Address: 600 Gillam Road	City: vviimington	State: OH	Zip Code: 45177
Phone # 352-402-4368	_Alternate Phone #		
Email address: dustin.owens@rlcarriers.com, ma	ry@roberts-design.com		
Developer: Equestrian Operations, LLC, Arena Horse	e Shows of Ocala, LLC,		
Developer: & Golden Ocala Equestrian Land, LLC Mailing Address:	Contact Na	me: Mary Roberts	
Mailing Address:	City: Wilmington	State: OH	Zip Code: 45177
Phone #	_Alternate Phone #		
Email address: dustin.owens@rlcarriers.com, ma	ry@roberts-design.com		

Revised 6/2021

CLEAR FORM

LDC 6.8.2 - LANDSCAPE PLAN REQUIREMENTS & LDC 6.9.2 - IRRIGATION PLAN - 11/20/23

DC.6.18.64(1)(b)(e) - STORMWATER QUALITY CRITERIA - 11/28/23 <sup>2.4.11.68</sup> 27(1) (SP. 53)(7)(1) TOP OF RANK, SIDE SLOPES, AND SEED & MULCH IN POND BOTTOM WITH CONDITIONS TO MEET FOOT SPECIFICATIO.

C 6.8.7.D - PARKING AREAS AND VEHICULAR USE AREAS - 01/08/2024

'6.5.9 - SERVICE AND EQUIPMENT AREAS - 0.1701/2021 YER FROM SCHEENING AND PLANTINGS AGAINST THE BUILDING AND FROM SHIELDING OF SERVICES AREAS A LARGE TREE AND USE SCREEN HAS BEEN DESIGNED TO SCREEN THE OVERALL AREA, RATHER THAN EACH BUILDING.

... - GENERAL PLANTING REQUIREMENTS - 01/AV-2024

GENERAL PLANTING REQUIREMENTS TO USE TYPICAL WEC PLANTING PALLET. 98 PERCENT OF ALL TREES

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#### LEGAL DESCRIPTION:

(LOCATED IN A PORTION OF PARCELS #21068-000-01, #21068-001-02 & 21087-001-02)

PROJECT REPRESENTATIVE:

GOLDEN OCALA GOLF & EQUESTRIAN CLUB CONTACT: DUSTIN OWEN 7340 NORTH U.S. HIGHWAY 27 OCALA FL, 34482 PHONE: (352) 282-4593

PREPARED BY: TILLMAN & ASSOCIATES ENGINEERING, LLC CONTACT: GEORGE S. HORTON, P.E. 720 SE 16th AVE, BLDG. 100 OCALA FLORIDA 34471 PHONE: (352) 387-4540, FAX (352) 387-4545

ENVIRONMENTAL: MODICA & ASSOCIATES, INC.

CONTACT: ELAINE IMBRUGLIA, PRESIDENT

302 MOHAWK ROAD CLERMONT, FL 34715 PHONE: (352) 394-2000

OWNER/APPLICANT:
GOLDEN OCALA EQUESTRIAN LAND, LLC
EQUESTRIAN OPERATIONS, LLC
ARENA HORSE SHOWS OF OCALA, LLC CONTACT: MARY ROBERTS, CHAIRMAN 600 GILLAM ROAD WILMINGTON, OH 45177 PHONE: (352) 402-4368

GEOTECH: GEO-TECH, INC.

CONTACT: CRAIG HAMPY, P.E. 1016 S.E. 3RD AVE OCALA FLORIDA 34471 PHONE: (352) 694-7711

SURVEYOR: ICH CONSULTING GROUP, INC. CONTACT: CHRISTOPHER J. HOWSON, P.S.M. 426 SW 15th STREET

OCALA, FLORIDA 34471

# MAJOR SITE PLAN GOLDEN OCALA WEC STORAGE/MAINTENANCE BUILDING 2

A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS: PROJECT BOUNDARY AREA = 30.1 ac NEW IMPERVIOUS AREA = 11.88 ac PERVIOUS AREA = 32.04 ac ALL BASIN AREAS COMBINED = 46.28 ac TOTAL IMP. AREA (EX. + PROP.) = 14.25 ac LOCATED IN A PORTION OF PARCELS #21068-000-01, #21068-001-02 & 21087-001-02 DESCRIPTION OF PURPOSE - STORAGE/MAINTENANCE BUILDING, LAUNDRY BUILDING, MANURE BUILDING, & CHILLER BUILDING FUTURE LAND USE: WORLD EQUESTRIAN CENTER ZONING: PUD



VICINITY MAP SCALE: 1" = 1.000

Utility Companies

WaterMarion County Utilities SECO Energy

Customer Service, (352) 307-6000 Jerry Bolduc, (352) 569-9633

### TRAFFIC STATEMENT

DESCRIPTION	ITE	UNITS	# UNITS	PM PEAK	ADT
MANURE BUILDING	N/A	N/A	N/A	N/A	EXISTING (NO CHANGE)
LAUNDRY BUILDING	150	EMP.	20	14	101 INTERNAL TRAFFIC
STORAGE/MAINTENANCE	150	KSF	45.2	9	79 INTERNAL TRAFFIC
CHILLER BUILDING	N/A	N/A	N/A	N/A	0 INTERNAL TRAFFIC
TOTAL	-	-	-	23	180

#### INDEX OF SHEETS

all 48 Hours before you die

COVER SHEET GENERAL NOTES AERIAL PHOTOGRAPH DEMOLITION PLAN 04.02 04.03 05.01-05.02 OVERALL SITE PLAN PHASING PLAN GEOMETRY PLAN MASTER DRAINAGE PLAN SITE GRADING PLAN DRA DETAIL UTILITY PLAN PAVING & GRADING DETAILS 09.01-09.03 DRAINAGE DETAILS UTILITY DETAILS
EROSION CONTROL PLAN
EROSION CONTROL DETAILS 11.01-11.02 12.01 12.02

BI\_01-BI\_05 SOIL BORING LOGS

S1-S10 BOUNDARY & TOPOGRAPHIC SURVEY (BY JCH CONSULTING GROUP, INC)

SHOP & LAUNDRY BUILDING (LANDSCAPE COVER) LC-0.1 TREE REMOVAL/PRESERVATION PLAN

L-11-16 PLANTING PLAN FLAN TING FLAN SITE LIGHTING SITE LIGHTING - PHOTOMETRIC IRRIGATION PLAN IRRIGATION PLAN - SLEEVING

L-2.0 L-2.1 L-3.0 L-3.1

 $\frac{SURVEYOR'S\ CERTIFICATION}{I\ HEREBY\ CERTIFY\ THAT\ THE\ SURVEY\ REPRESENTED\ HEREON\ IS\ IN\ ACCORDANCE\ WITH\ ALL}$ APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL

CHRISTOPHER J. HOWSON, P.S.M. CERTIFICATE NO. LS 6553 STATE OF FLORIDA

IDENT DIFFERS ALTERNITY

FUL COMDITIONS FOR THE WEC PROJECT REQUIRE ENROLLMENT IN BEST MANAGEMENT
PRACTICES IDENTIFIED BY A NOTICE OF INTENT, FILED WITH THE DEPARTMENT OF
AGRICULTURAL AND CONSIDER SERVICES, AS PERIODICALLY REVISED OR, COMPILIANCE WITH A
NUTRIENT MANAGEMENT FLAN PREPARED BY A PROFESSIONAL ENGINEER THAT IS A NICK
APPROVED TECHNICAL SERVICE PROVIDER (IF MAY ENCOLUMENT IS NOT REQUIRED BY FARCE).

MARY ROBERTS, CHAIRMAN

APPLICANT'S / OWNER'S CERTIFICATION
THEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY
MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MARY ROBERTS, CHAIRMAN

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAVIED.

GEORGE S. HORTON, P.E REGISTERED ENGINEER NO. 62585 STATE OF FLORIDA

BLDG.

SHEET MLA WEC - STRG./MAINT. COVER

MAJOR SITE P. GOLDEN OCAI MARION COUT

DATE 06-18-24 CHKD. BY RO JOB NO. 23-8466

энт. 01.01

