

June 19, 2024

PROJECT NAME: CC - LIMESTONE ACCESS ROAD

PROJECT NUMBER: 2024010011

APPLICATION: IMPROVEMENT PLAN #31018

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Improvement Plan

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]."

- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot)
STATUS OF REVIEW: INFO
REMARKS: 5/6/24-fee due with resubmittal
2/14/24 – fee due with resubmittal - sk
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/14/24-add waivers if requested in future - sk
- 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: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.
- 7 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.
- 8 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.

- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Waiver will need to be requested if the following requirements are not met: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lineal system, borings are required at 250' intervals. (2) Please also note that 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. (3) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: Please provide more detailed grading at the driveway connection so drainage intent can be reviewed.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: NO
REMARKS: Add flow arrows or more detailed spot grades (or proposed topo lines) to the grading plan. Indicate proposed TOB for the swale system as it goes along the road.
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5.B(4) - Driveway width
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Dimension the driveway radius.
1/19/24 - Show the width and radius of the driveway. It needs to meet commercial driveway requirements.
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.4 - Plan and profile
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Provide a roadway profile.
- 14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 5/20/24 - Provide a roadway centerline with stationing.
- 15 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet 02.01 - NW 36th Avenue is labeled incorrectly as NW 36th Ct. Sheet 03.01 - We have named the road NW 36th Ave. Please label road on all future submittals.
- 16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Show all trees in project area - aerial shows large canopies in close proximity to road corridor, please show all tree types and sizes in corridor, or have a certified arborist letter verifying no trees over 10" in corridor.

- 17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Unable to locate tree protection detail on revised plans, please clarify sheet number
- 18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show trees to be removed
- 19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Show tree mitigation calculations
- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: show how trees will be mitigated for (Landscape and Irrigation Plans) or Tree mitigation fund
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Type C buffer may be required along Hwy 316 - planning to confirm
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities
STATUS OF REVIEW: NO
REMARKS: Show DRA's if applicable
- 23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Will parcel 06914-000-00 be re-zoned from M-1? If not, what is purpose of M-1 parcel?



**Marion County
Board of County Commissioners**

AR #31018

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: 5/29/24 Parcel Number(s): 06902-000-00, 06902-002-00, Permit Number: IP #31018
06906-000-00, & 06914-000-00

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: C C Limestone Access Road 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): David Arnold
Signature: _____
Mailing Address: PO Box 2077 City: Ocala
State: FL Zip Code: 34478-2077 Phone # 352-622-1220
Email address: davida1953@cox.net

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

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

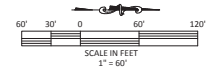
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading prior to improvement plan approval, at the developer's risk.

DEVELOPMENT REVIEW USE:

Received By: Email 5/29/24 Date Processed: 5/29/24 CF _____ Project # 2024010011 AR # 31018

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): _____



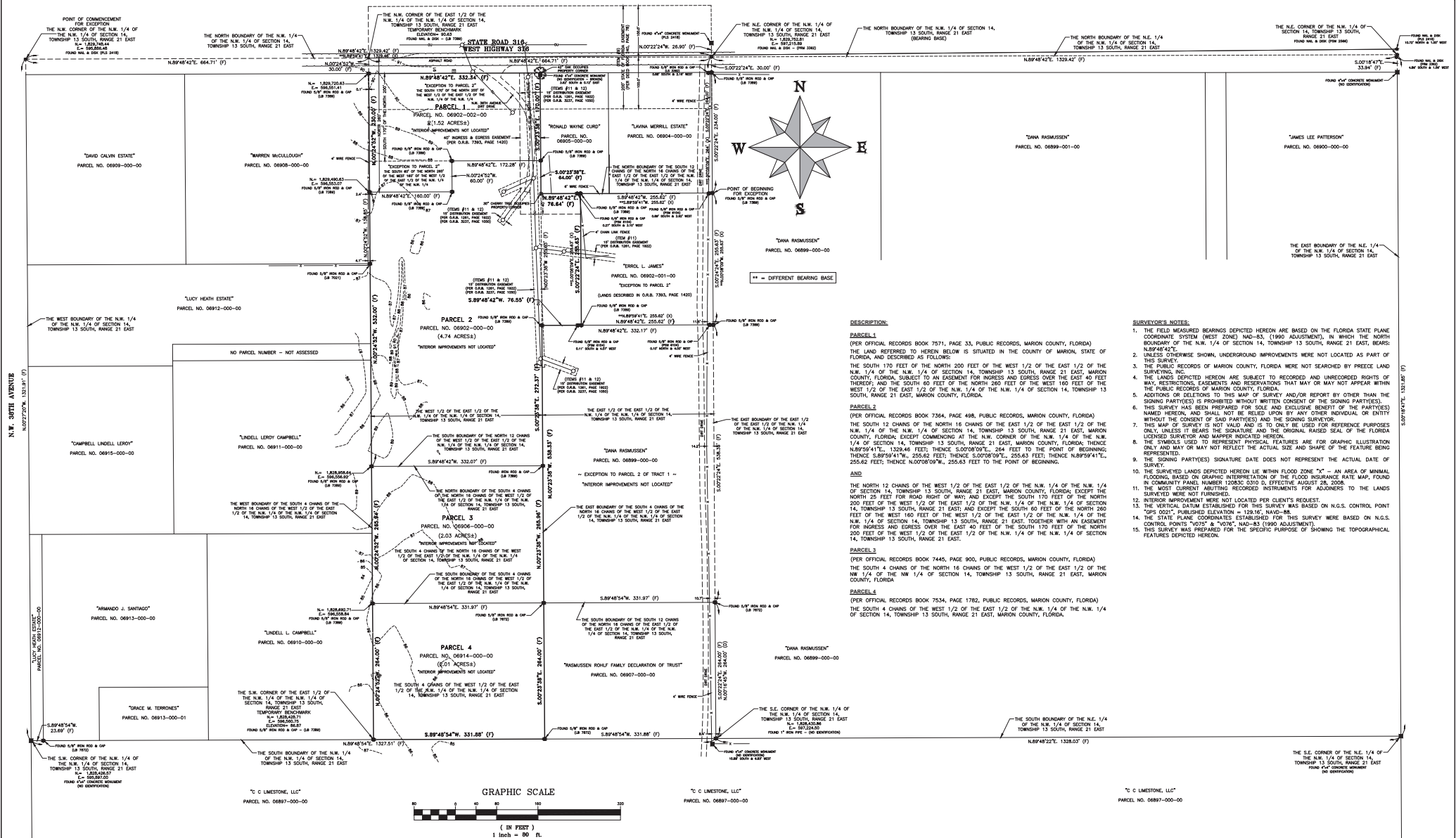
William & Associates
ENGINEERS, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-1540 Fax: (352) 387-4545

DATE	REVISIONS

IMPROVEMENT PLANS
 C C LIMESTONE ACCESS ROAD
 MARION COUNTY, FLORIDA
AERIAL PHOTOGRAPH

DATE: 06/18/24
 DRAWN BY: JA
 CHECKED BY: WJA
 JOB NO: 23-5270

SHT. 02.01



DESCRIPTION:

PARCEL 1
(PER OFFICIAL RECORDS BOOK 7571, PAGE 33, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROADS AND EGRESS OVER THE EAST 40 FEET THEREOF; AND THE SOUTH 80 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2
(PER OFFICIAL RECORDS BOOK 7384, PAGE 48B, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE NORTH 12 CHAINS OF THE NORTH 16 CHAINS OF THE EAST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMONS AT THE N.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89°48'42"E, 132.84 FEET; THENCE S.0°07'08"E, 254 FEET TO THE POINT OF BEGINNING; THENCE S.89°59'41"W, 255.62 FEET; THENCE S.0°07'08"E, 255.63 FEET; THENCE N.89°59'41"E, 255.62 FEET; THENCE N.0°08'09"W, 255.63 FEET TO THE POINT OF BEGINNING.

AND
THE NORTH 12 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 20 FEET FOR ROAD RIGHT OF WAY, AND EXCEPT THE NORTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 80 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, TOGETHER WITH AN EASEMENT FOR ROADS AND EGRESS OVER THE EAST 40 FEET OF THE SOUTH 170 FEET OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST.

PARCEL 3
(PER OFFICIAL RECORDS BOOK 7445, PAGE 900, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE NORTH 16 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 4
(PER OFFICIAL RECORDS BOOK 7534, PAGE 1782, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
THE SOUTH 4 CHAINS OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83 (1980 ADJUSTMENT), IN WHICH THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, BEARS N.89°48'42"E.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
- THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES) NAMED HEREON, AND SHALL NOT BE REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
- THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
- THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
- THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
- THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 1035C 0310 D, EFFECTIVE AUGUST 28, 2008.
- THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADDONERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
- INTERIOR IMPROVEMENTS WERE NOT LOCATED PER CLIENT'S REQUEST.
- THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "03S 0001", PUBLISHED ELEVATION = 129.16', NAVD-83.
- THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS "03S 0001" & "03S 0002" (1980 ADJUSTMENT).
- THIS SURVEY WAS PREPARED FOR THE SPECIFIC PURPOSE OF SHOWING THE TOPOGRAPHICAL FEATURES DEPICTED HEREON.

LEGEND

(D) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	W = WELL
(F) = FIELD MEASUREMENT	TRC = TEMPORARY CONCRETE PIPE	WC = WATER CONTROL BOX
(O) = SEED DIMENSION	CMF = CORRUGATED METAL PIPE	WM = WATER METER
(C) = CALCULATED DIMENSION	WCR = WETTED CURB PIPE	WT = TELEPHONE WIRE BOX
(V) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	EB = ELECTRIC BOX
(R) = ROAD DIMENSION	HSC = HIGH DENSITY POLYETHYLENE	CS = CEMENT SETTING BOX
CB = CHORD BEARING	OU = OVERHEAD UTILITY(IES)	SC = STONE CONTROL BOX
CR = OFFICIAL RECORDS BOOK	BT = BENTONITE PREVENTER	WP = WOOD POWER POLE
PC = POINT OF CURVATURE	AF = AIR CONDITIONER	SI = STONE MARKER
PR = POINT OF REVISION CURVATURE	A/C = AIR CONDITIONER	ST = STONE MARKER
PL = LICENSED SURVEYOR	FLD = FLORIDA DEPARTMENT CONNECTION	W = WATER METER
LE = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
LS = LICENSED SURVEYOR	PRC = PERMANENT CONTROL POINT	SW = SAND WHEEL
FE = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	MS = MASONRY
TE = TELEPHONE RISER BOX	RLS = REGISTERED LAND SURVEYOR	SC = SANITARY CLEAN-OUT
WP = WOOD POWER POLE	LD = LICENSED LAND SURVEYOR	BL = BROKEN LINE; NOT DRAWN TO SCALE
CP = CONCRETE POWER POLE	LN = NUMBER	DC = DEPICTS CONCRETE
MP = METAL POWER POLE		

BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

FOR:
C C LIMESTONE, LLC.

STATE CERTIFIED SURVEYOR

PREECE LAND SURVEYING, INC.
(LICENSED BUSINESS NO. 7389)

(SURVEYOR'S CERTIFICATION)

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE: GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: SEPTEMBER 13, 2023

DRAWN:	J.R.C.	REVISIONS:	BY	DATE
CHECKED:	G.H.P.			
F.B.	PAGES			
110	1-2			
114	60			
FILE INFO:				
SCALE: 1" = 80'				
14-13-21				