

November 3, 2025

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6.C - Best Management Practices
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 15 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.
- 16 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.
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 19 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: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 20 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 grading and

drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

- 21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: INFO
REMARKS: 4/28/25 - Driveway access and related pavement markings and signage must be permitted by FDOT in consultation with OCE Traffic.
- 22 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: 4/17/25-add waivers if requested in future
- 23 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 Plans 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.
- 24 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Requires limited use water system permit through the Department of Health in Marion County. Although no utility work is being done an operating permit for this well will be required. An application, water system diagram, and water testing will be required.
Please reach out to Rebecca.Roy@FLHealth.gov
- 25 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well must be 100' from septic system, currently they are ~60' away. Variance may be required.
- 26 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System permit required for well.
- 27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.
- 28 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: Sheets 4 - 6 - Please remove label for S US Hwy 441 on any future submittals. I will not reject for this at this time however if any future submittals are done this needs to be removed.

29 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: Indicates use of well/sewer. Defer to MCU/DOH for any needed permits.

30 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: Within property boundaries:

ESOZ

Secondary Springs Protection Zone

FEMA Flood Zones X/AE

9/2 Please indicate on cover sheet.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: After further review, this project should probably have been routed as a minor site plan. The original amount of impervious triggered the need for the major site plan. The proposed amount of impervious falls below the threshold and would qualify for the minor site plan. Because the project was routed as a major site plan, it is subject to the requirements of a major site plan. The only way to be relieved of the requirements of a major site plan is to seek a waiver to the requirements. Please contact the reviewer to discuss pursuing the waiver.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." The note is required to be on the cover sheet.

33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Using the latest version of the ITE Trip Generation Manual, provide the number of weekday daily trips and maximum peak HR trips on the cover sheet under a section labeled "Traffic Statement".

4/28/25 - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions.

34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: NO

REMARKS: [09/18/2025] see comments below:

1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the

information in the resubmittal.

2. Please describe what the specific uses and programs are on site.

[original comments] The property is located within B-2 zoning classification and Rural Land land use designation. B-2 is not compatible with RL land use designation. Policy 120 letter is required. Please see Additional Planning Comments below.

35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?

STATUS OF REVIEW: NO

REMARKS: [09/18/2025] Policy 120 request letter is submitted and noted on the cover sheet. However, the request letter is not approved yet. Please see other Land Use review comments.

[original comments] When Policy 120 letter is approved, please add a note indicating Policy 120 letter on the Cover Sheet.

36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

STATUS OF REVIEW: NO

REMARKS: [09/18/2025] Portions of the parcel on the east side are located within Flood Zone. Please provide information as commented below.

[original comment] Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage.

37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: [09/18/2025] See comments below:

1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.

2. Please describe what the specific uses and programs are on site.

[original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.4 - Shade tree requirements

STATUS OF REVIEW: NO

REMARKS: Provide shade tree calculations 1/3,000sf of project site

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

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

STATUS OF REVIEW: NO

REMARKS: Provide landscape area calculations showing 20% is met

- 41 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Confirm Oak trees and winged elm trees along US 441 are a minimum of 30' from OHW, evergreen understory trees would be allowed at a 1:1 basis if a conflict exists
- 42 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: Terminus parking islands shall have a canopy tree
- 43 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: Will there be a dumpster? if so, show screening
- 44 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of plans
- 45 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Provide signed and sealed irrigation plan
- 46 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.6 - Completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of plans
- 47 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so please provide a signed and sealed photometric plan
- 48 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please provide required buffer type along ROW, per LDC Sec. 6.8.6. Any garbage collection area shall meet screening requirements, per LDC Sec. 6.8.9
9/2 Show location, dimensions and labels of buffering on plan.
- 49 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: NO
REMARKS: Please indicate FEMA flood zone or flood prone areas
9/2 Include flood zone designation (X) on cover sheet.
- 50 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 (EALS) or EALS exemption application, per LDC Sec. 6.5

9/2 Requested exemption contingent on approval.

51 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Commercial B-2 zoning in agricultural Rural Lands. Property needs to obtain recognition as existing non-residential use per Comprehensive Plan Policy 10.1.5, which indicates that:

"The County shall insure that conforming commercial and industrial uses existing as of April 7, 1994, the initial adoption date of the plan, shall be considered conforming uses.

1. Proof of Development: Property owners shall be required to provide sufficient documentation to the County to obtain a conformity letter for such existing development.

2. Permitted Use(s): The pre-existing use(s) may expand onto any property with the same ownership, properly zoned and contiguous to the existing commercial or industrial use as of the referenced date. The pre-existing use shall be limited to the number of use(s) on the site and was developed in conformity with the Zoning classification at that time. The recognized pre-existing use may change as long as the use is allowable within the Zoning classification.

3. Subdivision of Property with Pre-Existing Use(s): Should the property which includes a pre-existing use recognized under this policy be legally subdivided, then the conforming use letter shall apply only to the portion of the property which historically included the majority of the pre-existing use with primary consideration for the hard improvements such as structures, public water and sewer, driveway and parking supporting the recognized use.

4. Property Compliance: If a property with a vested letter obtains a Comprehensive Plan amendment and Zoning Change for consistency purposes, then the vested letter shall be void and the property shall comply with all applicable Comprehensive Plan, Zoning, and LDC requirements.

5. Appeals: The County shall implement an appeal procedure as further defined in the LDC."

To request a conformity letter, please contact the Growth Services director at Chuck.Varadin@marionfl.org.

9/2 This item will remain no until policy 120 letter has been approved.

52 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: NO

REMARKS: Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025

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

Office of the County Engineer

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

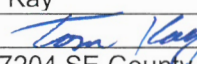
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/14/2025 Parcel Number(s): 02709-000-00 Permit Number: 32721

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Orange Lake Overlook Restoration 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): Tom Kay
Signature: 
Mailing Address: 7204 SE County Road 234 City: Gainesville
State: Florida Zip Code: 32641 Phone #: (352) 373-1078
Email address: jeffrey@alachuaconservationtrust.org

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

Firm Name (if applicable): JBrown Professional Group Inc. Contact Name: Jack Charnas
Mailing Address: 3530 NW 43rd St City: Gainesville
State: Florida Zip Code: 32606 Phone #: (353) 375-8999
Email address: jack.arnas@jbpro.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 6.10
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: 11/3/25 Project # 2025030052 AR # 32721

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): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.2.5

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(1)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(2)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(3)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(12)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(1)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.2.B(2)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(4)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(6)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(8)

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.C

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.3

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.4

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.4.C

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.4.D

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6.C

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.7

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.8

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ 6.13.12

Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater
improvements.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

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Section & Title of Code (be specific) _____

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From: [Jack Charnas, PE](#)
To: [Vickers, Kevin](#); [Development Review](#)
Cc: [Pool, Aaron](#); [Cambre, Jason](#); [Ezekiel Durand](#)
Subject: RE: Waiver Request for AR 32721
Date: Thursday, October 30, 2025 8:14:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

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Good Morning Mr. Vickers,

I have responded below to your comments in **red**, please let me know if you would like a revised application today.

- You've included a section 6.2.5 – this section of code doesn't exist. Please clarify intent. **This was a typo, please remove it from the list.**
- You've included section 6.13.2.B and several subsections. Since you've included 6.13.2.B in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. **We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.**
- You've included section 6.13.4 and several subsections. Since you've included 6.13.4 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. **We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.**
- You've included section 6.13.6 and several subsections. Since you've included 6.13.6 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the

subsections and just list the main section of code that covers them. Also, it looks like 6.13.6 was listed twice in the application. Please clarify intent. **We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.**

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

JBPPro



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Gainesville (HQ)
St. Augustine
Tallahassee

Our Services

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Construction Services

From: Vickers, Kevin <Kevin.Vickers@marionfl.org>

Sent: Wednesday, October 29, 2025 3:16 PM

To: Jack Charnas, PE <jack.arnas@jbpro.com>; Development Review
<DevelopmentReview@marionfl.org>

Cc: Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>; Ezekiel
Durand <Ezekiel.durand@jbpro.com>

Subject: RE: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Jack,

In reviewing the sections of code included in this waiver, we have a few questions/clarifications:

- You've included a section 6.2.5 – this section of code doesn't exist. Please clarify intent.

You've included section 6.13.2.B and several subsections. Since you've included 6.13.2.B in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them.

- You've included section 6.13.4 and several subsections. Since you've included 6.13.4 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them.
- You've included section 6.13.6 and several subsections. Since you've included 6.13.6 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. Also, it looks like 6.13.6 was listed twice in the application. Please clarify intent.

Thanks,



Kevin Vickers, P.E.

Engineering Project Manager

Office of the County Engineer

Marion County Board of County Commissioners

412 SE 25th Ave.

Ocala, FL 34471

Main: 352-671-8686 | Direct: 352-671-8695

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From: Jack Charnas, PE <jack.arnas@jbpro.com>

Sent: Tuesday, October 28, 2025 10:18 AM

To: Development Review <DevelopmentReview@marionfl.org>; Vickers, Kevin <Kevin.Vickers@marionfl.org>

Cc: Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>

Subject: RE: Waiver Request for AR 32721

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Good Morning Marion County,

Please see the attached Waiver request application form and site plan. We have mailed out the same package with the review fee this morning and expect it to arrive towards the end of this week/beginning of next week. Please let us know in the meantime if there is anything else you need from us to keep this process moving.

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

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St. Augustine
Tallahassee

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Landscape Architecture
Construction Services

From: Development Review <DevelopmentReview@marionfl.org>

Sent: Tuesday, October 14, 2025 9:39 AM

To: Jack Charnas, PE <jack.arnas@jbpro.com>; Vickers, Kevin <Kevin.Vickers@marionfl.org>;
Ezekiel Durand <Ezekiel.durand@jbpro.com>

Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron
<Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>

Subject: RE: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Good morning,

Please find attached a copy of the Development Review Waiver Request application.

Feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

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From: Jack Charnas, PE <jack.arnas@jbpro.com>
Sent: Tuesday, October 14, 2025 9:23 AM
To: Vickers, Kevin <Kevin.Vickers@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>
Subject: RE: Waiver Request for AR 32721

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Received, thank you Kevin! We will return the waiver request form as soon as we receive it from staff.

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

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Tallahassee

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Construction Services

From: Vickers, Kevin <Kevin.Vickers@marionfl.org>
Sent: Tuesday, October 14, 2025 9:21 AM
To: Jack Charnas, PE <jack.arnas@jbpro.com>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron

<Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>

Subject: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Good Morning,

Attached is the draft list of code sections you will need to seek a waiver to. Please take a look through the code and make sure there's no other sections you think should be added to this list. All sections need to be listed in the waiver request form.

I've copied DRC staff on this email. They can send you the waiver request form and answer any further questions you have about the DRC meeting process.

In the meantime feel free to reach out to me with any questions.

Thanks,



Kevin Vickers, P.E.

Engineering Project Manager

Office of the County Engineer

Marion County Board of County Commissioners

412 SE 25th Ave.

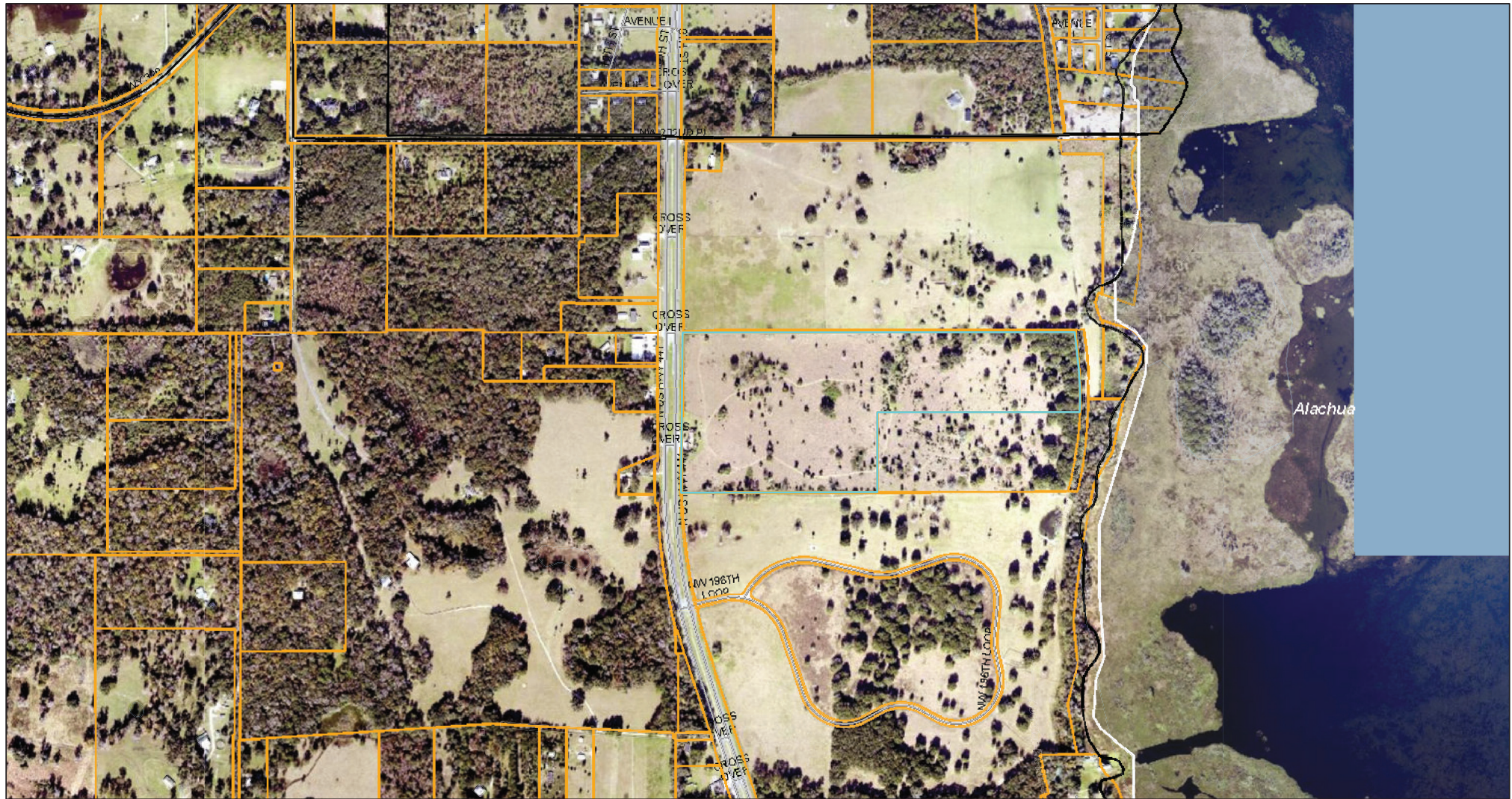
Ocala, FL 34471

Main: 352-671-8686 | Direct: 352-671-8695

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Marion County Florida - Interactive Map

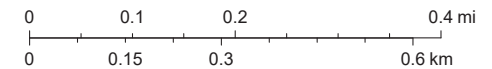


4/11/2025, 10:25:36 AM

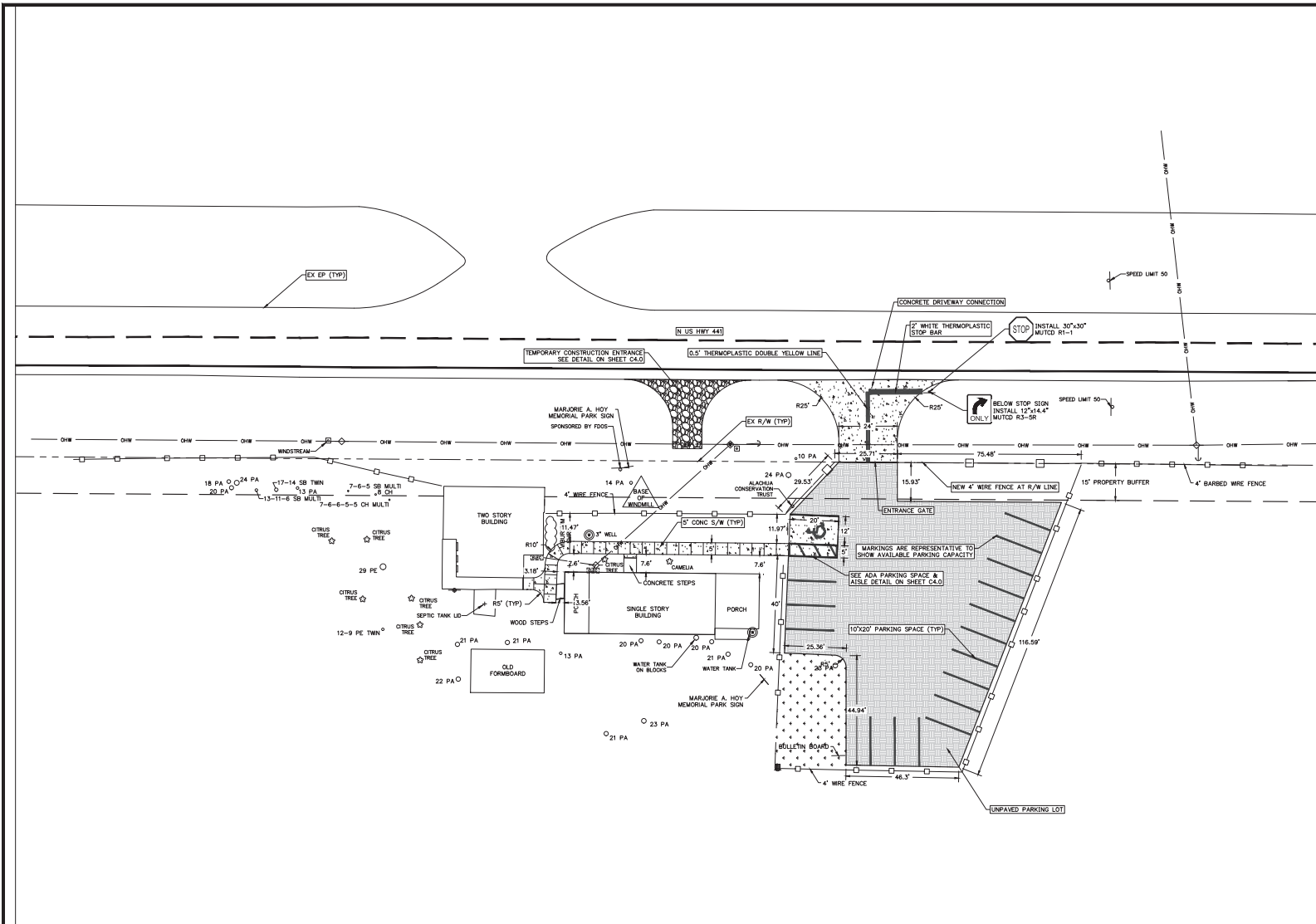
1:9,028

- Florida Counties
- Parcels
- Marion County
- Municipalities
- County Road Maintenance
- OCE Maintained Paved
- OCE Maintained Unpaved

- Not Maintained
- Not Maintained
- Streets
- Aerial 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County Property Appraiser, OCE, Marion County
BOCC



- GENERAL DIMENSION NOTES**
- BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO BOUNDARY & FIXED IMPROVEMENTS SURVEY DATED 10/01/2024.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 - ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED.
 - ALL STRIPING SHALL CONFORM TO FDOT STANDARD PLANS INDEX 711-001
 - IMPERVIOUS AREA**
 - EXISTING:**
BUILDING: 3,336 SF = .077 AC = .15%
PAVEMENT: 7,227 SF = .17 AC = .33%
TOTAL IMPERVIOUS AREA: 10,563 SF = .25 AC = .47%
 - PROPOSED:**
BUILDING: 3,336 SF = .077 AC = .15%
PAVEMENT: 3,068 SF = .070 AC = .13%
TOTAL IMPERVIOUS AREA: 6,404 SF = .15 AC = .28%
 - PERVIOUS AREA:**
 - EXISTING:** 2,297,681 SF = 52.75 AC = 99.55%
 - PROPOSED:** 2,301,840 SF = 52.84 AC = 99.72%
 - PARKING DATA**
 - VEHICLE PARKING CRITERIA PER MARION COUNTY CODE SEC. 6.11.B:**
4 SPACES/1,000 SF FOR NEIGHBORHOOD CENTER UNDER 100,000 SF
 - VEHICLE PARKING PROVIDED:**
TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
TOTAL SPACES PROVIDED: 17 SPACES PROVIDED
 - ADA PARKING CRITERIA:**
ADA SPACES REQUIRED: FOR 1-25 TOTAL SPACES = 1 ADA SPACE
ADA SPACES PROVIDED: 1 SPACE PROVIDED

LEGEND

- PROPOSED UNPAVED PARKING
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRASS TO REMAIN UNDISTURBED

Scale: 1" = 20'

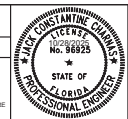
North Arrow: [Symbol]

REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/APPN

ENGINEER OF RECORD: JACK C. CHARNAS, P.E.
FLORIDA LICENSE NO. 98825

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JACK CHARNAS, PE ON THE DATE ADJACENT TO THE SEAL.

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3539 NW 43rd Street | Gainesville, Florida 32605
4428 US-1 S, Suite 1 | St. Augustine, Florida 32086

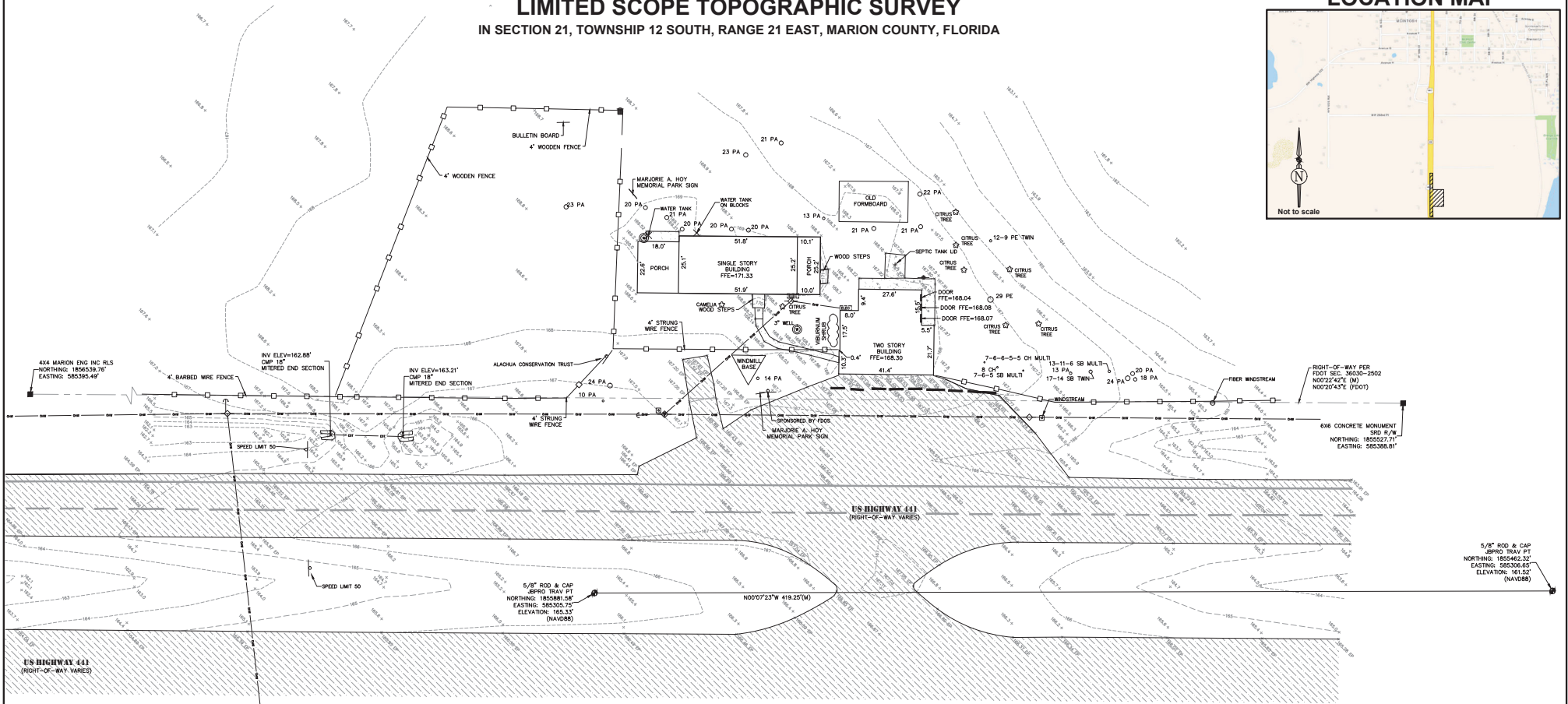
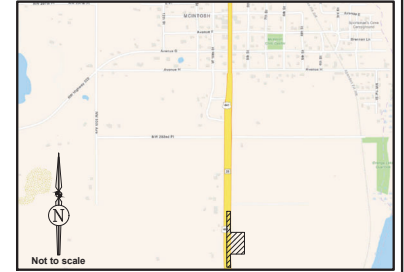
Gainesville (352) 575-8888 | St. Augustine (321) 788-8888
Toll Free (877) 66-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN		DATE: OCTOBER 2025
CLIENT: ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA	PROJECT: ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN	PROJECT NO: 0791-24-001
		SHEET NO: C2.0

LIMITED SCOPE TOPOGRAPHIC SURVEY

IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

LOCATION MAP



SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE SCOPE OF THIS SURVEY IS LIMITED TO THAT INFORMATION SHOWN HEREON.
3. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCE THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
5. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA WEST COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCE THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 10/01/2024.
7. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
8. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
9. REPRODUCED COPIES THAT ARE NOT AT 24\"/>

ABBREVIATIONS

- (M) = MEASURED DISTANCE
CMP = CORRUGATED METAL PIPE
EP = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
INV = INVERT
ELEV = ELEVATION
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NA83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAV88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
RW = RIGHT-OF-WAY
TRAV = TRAVERSE

- TREES:
CH = CHERRY LAUREL
PA = PALM
PI = PINE
PE = PERSIMMON
SB = SUGARBERRY
TWIN = TWIN TRUNK
MULTI = MULTIPLE TRUNK

SYMBOL LEGEND

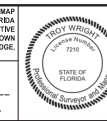
- BUILDING OUTLINE
FENCE LINE
OVERHEAD WIRE
STORM SEWER LINE
BENCHMARK
CONCRETE MONUMENT
WATER WELL
ELECTRIC METER
POWER POLE
POWER POLE WITH TRANSFORMER
GUY WIRE
SINGLE POLE SIGN
TELEPHONE PEDESTAL/SERVICE BOX
DUMPSTER
WATER FAUCET
ORNAMENTAL PLANT
OTHER MARKER
TREE-SIZE(INCHES) AND SPECIES
SPOT ELEVATION - SOFT SURFACE
SPOT ELEVATION - HARD SURFACE
CONTOUR LINES
ASPHALT SURFACE
CONCRETE SURFACE

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4422 US 1 S, Suite 118 | Augustine, FL
1826 Oxbottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 547.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Certificate of Authorization No. L83931
Florida License No. L57219
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V. Wright
Professional Surveyor and Mapper



LIMITED SCOPE TOPOGRAPHIC SURVEY
CERTIFIED TO:
1. ALACHUA CONSERVATION TRUST INC

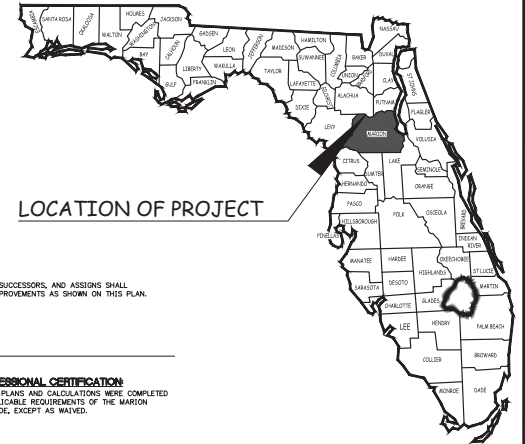
Scale: 1"=50'
Proj. No.: 1781-24-001
Drawn: J.S. Collins
Checked: J. Wright
Date: 10/01/2024
Field Book: N/A
Page: 1 of 1
Sheet: 1 of 1

GENERAL DEVELOPMENT INFORMATION

1. DEVELOPMENT INFORMATION
- A. PROJECT TITLE: ORANGE LAKE OVERLOOK RESTORATION
- B. PROJECT DESCRIPTION: THIS PROJECT INCLUDES REMOVAL OF ROADSIDE PARKING AND REGRADING THE DRIVEWAY, PARKING SURFACE GRADING AND STABILIZATION, AND ADDING ADA ACCESS TO THE SITE. THE SITE IS SERVED BY AN ON-SITE POTABLE WELL AND SEPTIC SYSTEM FOR WASTE WATER.
- C. PROJECT ADDRESS: 19865 N US 441, MIDWAY, FL 32867
- D. TAX PARCEL NO.S: 02709-000-00
- E. SEC./TOWN/RANGE: 21/12/2
- F. ZONING: B-2 (COMMUNITY BUSINESS) & A-1 (GENERAL AGRICULTURE) SEE POLICY 120 LETTER FOR COMPATIBILITY WAIVER
- G. FUTURE LAND USE: RL - RURAL LAND
- H. ADJACENT PARCELS: NORTHERN PARCEL: ADDRESS N/A (A-1, B-2 & RURAL LAND)
SOUTHERN PARCEL: 5885 NW 196TH LOOP (A-3 & RURAL LAND)
SOUTHEASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
EASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
WESTERN PARCEL: FOOT R/W FOR N US HWY 441
2. LOCATION OF SUBJECT PROPERTY: SEE LOCATION MAP THIS SHEET
3. CONTACT INFORMATION
- A. OWNER: ALACHUA CONSERVATION TRUST INC., CONTACT: JEFFREY FORBES
7504 SE COUNTY RD. 234
GAINESVILLE, FL 32641
(352) 373-1078
- B. ENGINEER: JBRWN PROFESSIONAL GROUP INC., CONTACT: ANDREW GEISEL, PE
(863) 659-8053
- C. SURVEYOR: JBRWN PROFESSIONAL GROUP INC., CONTACT: TROY WRIGHT, PSM
(352) 375-8999
- D. LANDSCAPE ARCHITECT: JBRWN PROFESSIONAL GROUP INC., CONTACT: MICHAEL HANS, PLA
(870) 326-3555

4. ADDITIONAL DESIGN DATA
- A. SETBACK REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.C)
- a. FRONT/STREET: 40 FT
- b. REAR: 25 FT
- c. SIDE: 10 FT
- B. BUFFER REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.D)
- a. FRONT/STREET: TYPE C (15 FT)
- b. REAR: TYPE C (15 FT)
- c. SIDE: TYPE E (5 FT)
- C. DEVELOPMENT STANDARDS REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.D)
- a. MAXIMUM HEIGHT: 50 FT
- b. PROPOSED HEIGHT: N/A - NO BUILDINGS PROPOSED
- c. MAXIMUM LOT AREA: NONE
- d. PROPOSED LOT AREA: N/A - NO LOTS PROPOSED
- e. MAXIMUM LOT WIDTH: NONE
- f. PROPOSED LOT WIDTH: N/A - NO LOTS PROPOSED
- g. MAXIMUM FLOOR RATIO: 1.0
- h. PROPOSED FLOOR RATIO: N/A - NO BUILDINGS PROPOSED
5. IMPERVIOUS AREA
- A. EXISTING:
- BUILDING: 3,336 SF = .077 AC = .15%
- PAVEMENT: 7,227 SF = .17 AC = .32%
- TOTAL IMPERVIOUS AREA: 10,563 SF = .25 AC = .47%
- B. PROPOSED:
- BUILDING: 3,336 SF = .077 AC = .15%
- PAVEMENT: 3,068 SF = .070 AC = .13%
- TOTAL IMPERVIOUS AREA: 6,404 SF = .15 AC = .28%
6. PERVIOUS AREA:
- A. EXISTING: 2,297,681 SF = 52.75 AC = 99.55%
- B. PROPOSED: 2,301,840 SF = 52.84 AC = 99.72%
7. PARKING DATA
- A. VEHICLE PARKING CRITERIA PER MARION COUNTY CODE SEC. 6.11.B:
- 4 SPACES/1,000 SF FOR NEIGHBORHOOD CENTER UNDER 100,000 SF
- B. VEHICLE PARKING PROVIDED:
- TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
- TOTAL SPACES PROVIDED: 17 SPACES PROVIDED
- C. ADA PARKING CRITERIA:
- ADA SPACES REQUIRED: FOR 1-25 TOTAL SPACES = 1 ADA SPACE
- ADA SPACES PROVIDED: 1 SPACE PROVIDED
- D. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY EXTENSION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, A BUILDING PERMIT.

CONSTRUCTION DRAWINGS OF ORANGE LAKE OVERLOOK RESTORATION FOR ALACHUA CONSERVATION TRUST



LOCATION OF PROJECT

OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

LICENSED DESIGN PROFESSIONAL CERTIFICATION

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

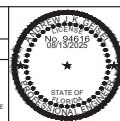


LOCATION MAP
N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	DEMOLITION AND EROSION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C3.1	DRIVEWAY PLAN
C4.0	DETAILS

REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/APPN

Andrew Geisel
ENGINEER OF RECORD
ANDREW J.K. GEISEL, P.E.
FLORIDA LICENSE NO. 94616
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW GEISEL, PE ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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SURVEYING | CONSTRUCTION SERVICES

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4428 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 375-8999 | St. Augustine (352) 789-8999
Toll Free: (844) 66-JBPro | Email: contact@jbpro.com

SHEET TITLE: COVER SHEET		DATE: AUGUST 2025
CLIENT: ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA		PROJECT NO: 0791-24-001
PROJECT: ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN		SHEET NO: C0.0

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST FDOT DESIGN MANUAL.

- ### WORK WITHIN FDOT RIGHT-OF-WAY

- ### GENERAL CONSTRUCTION NOTES

7. TRAFFIC CONTROL, WHEN EXISTING 6" SHALE, IS IN ACCORDANCE WITH LATEST MUTED OR POST STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONE.
8. MARION COUNTY SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION. THE NOTIFICATION SHALL INCLUDE THE LOCATION, PLACEMENT, INSPECTION OF THE SHIELD PUMP BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVED CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS AND PROVIDING PROTECTIVE MEASURES TO PREVENT DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY OF ANY UTILITY CONFLICT SUCH AS: CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY OF ANY UTILITY CONFLICT SUCH AS:
10. ALL EXISTING UTILITIES WITHIN THE 6" SHALE SHALL BE PROTECTED. FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL OF DEBRIS AND LOCAL MATERIAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
11. SEE DEMOLITION AND EROSION CONTROL PLAN FOR SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES.
12. XING FENCING AND/OR STAKE HAY BALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STATING CONSTRUCTION.
13. ALL DISTURBED AREAS OF GROWTH MATERIAL SHALL BE COMPLETELY GRASSED BY COMPLETION. CONSTRUCTION EVIDENCE OF GROWTH MATERIAL MUST BE PRESENT PRIOR TO FINAL RELEASE.
14. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT THE NOTIFICATION OF THE COUNTY ENGINEER.
15. CONTRACTOR TO PROVIDE FINAL VERIFICATION OF THE ABSENCE OF ANY LISTED SPECIES PRIOR TO BEGINNING ANY SOIL DISTURBANCE ACTIVITIES. IN THE EVENT LISTED SPECIES ARE DISCOVERED, WORK SHALL BE STOPPED IMMEDIATELY AND THE COUNTY ENGINEER SHALL BE NOTIFIED. THE COUNTY ENGINEER SHALL DETERMINE THE ACTION COMMISSION IS ACCORDED. ANY APPLICABLE PRESERVATION OR MITIGATION PLANS DEVELOPED SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERIC PERMIT (CGP) FOR STORMWATER

ALJ	ADJACENT	LONG	LONGITUDE
ALUM	ALUMINUM	LP	LEFT
APT	APARTMENT	LT	LEFT
ASPH	ASPHALT	MAINT	MAINTENANCE
BAJ	BARGE	MAX	MAXIMUM
BC	BACK OF CURB	MES	METERS END SECTION
BCMP	BETINOUS COATED CORRUGATED METAL PIPE	MH	MANHOLE
BUDG	BUILDING	MO	MONTH
BWM	BENCHMARK	MO	MONTH
BWG	BEGINNING OF PROFILE	N	NORTH
BSP	BUILDING REBAR/LINE	N/A	NOT APPLICABLE
CAP	CURVE & GUTTER	NE	NORTH EAST
CAT	CURVE ONE	NG	NATURAL GRADE
CCTV	CABLE TELEVISION	NO	NOT IN CONTRACT
CH	CURB AND TAPER	NO	NUMBER
CF	CURB FEET	NW	NORTH WEST
CI	CAST IRON	ON	ON CENTER
CL	CENTER LINE	POPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CLT	CURB LINE (TENCE)	PP	PROFESSIONAL INSPECTION
CM	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMU	CORRUGATED METAL PIPE ARCHED	PR	PRIMARY
COW	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PT	PERMANENT TREATMENT (NON ARSENIC)
COMM	COMMUNICATIONS	PUE	PUBLIC UTILITY EXPOSURE
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONC	CORRUGATED POLYETHYLENE PIPE	PWT	PAVED
CR	CURVED YARD	R/W	RIGHT OF WAY
DY	DITCH DRAIN INLET	RT	RIGHT OF FOOT ROAD
DE	DOUBLE CHECK BACKFLOW PREVENTER	RB	REACTION HALL
DEG	DEGREES	REF	REFINISHED CONCRETE
DES	DESIGN HIGH WATER LEVEL	RFP	REDUCED PRESSURE BACKFLOW PREVENTER
DI	DUCTILE IRON	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DM	DIMENSION	S/W	SIDEWALK
DUP	DUCTILE IRON PIPE	SE	SOUTH EAST
E	EAST	SEC	SECONDARY
E/M	EASEMENT	SF	SQUARE FEET
EL	ELEVATION	SG	SOFT GRASS
ELED	ELECTRIC	SI	SURFACE INLET
EOP	END OF PROFILE	SP	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
EOP	EDGE OF PAVEMENT	SPT	STANDARD PENETRATION TEST
ENP	ENCLOSURE, REINFORCED CONCRETE PIPE	SS	STAINLESS STEEL
EX	EXISTING	ST	STORM SEWER
FC	FACE OF CURB	STD	STANDARD
FDC	FIELD DEPARTMENT CONNECTION	STL	STEEL
FED	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	SW	SOUTH WEST
FEET	FLORIDA DEPARTMENT OF TRANSPORTATION	SY	STEEL
FF	FRESH FLOOD	TBC	TRAFFIC BEARING COEFF
FG	FRESH GRADE	TBM	TEMPORARY BENCHMARK
FM	FORCE MAIN	TEL	TELEPHONE
FM	FORCE MAIN	TRF	TRANSFORMER
FO	FIBER OPTIC	TV	TELEVISION
FOF	FLOOD FLOOD PLAIN	TP	TOP OF WALL
FT	FUTURE	TYP	TYPICAL
FT	FUTURE	UD	UNDER DRAIN
GALV	GALVANIZED	UTL	UTILITIES
GA	GATE VALVE	VOP	VITRIFIED CLAY PIPE
HC	HANDICAP	VON	VEHICLE
HR	HIGH POINT	W	WEST
INP	INVERT	W/	WITH
JBRD	JOBBER PROFESSIONAL GROUP, INC.	WM	WATER MAIN
L	LINEAR FEET	YR	YEAR
LI	LINE ONE		
LAT	LATITUDE		

— REF — REF —	EXISTING STORM SEWER LINE
_____	EXISTING OVERHEAD ELECTRIC LINE
— 76 —	EXISTING CONTOUR LINE
— (76) —	PROPOSED CONTOUR LINE
○ 12" OAK	EXISTING TREE TO REMAIN
	PROPOSED CONCRETE PAVEMENT & SIDEWALK
	PROPOSED UNFURROWED PARKING
● 35.00	PROPOSED FINISHED GRADE SLOPE ELEVATION
	PROPOSED DIRECTIONAL FLOW ARROW
— / — / — / — / —	PROPOSED SILT FENCE
— T — T — T —	PROPOSED TREE BARRICADE FENCE
—	PROPOSED SIDEWALK LINE

[illegible]

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SHEET TITLE:

CLIENT	
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LEGEND, ABBREVIATIONS, AND NOTES

UA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT:

ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN

DATE: _____

0000-0000-0000-0000

SHEET NO:

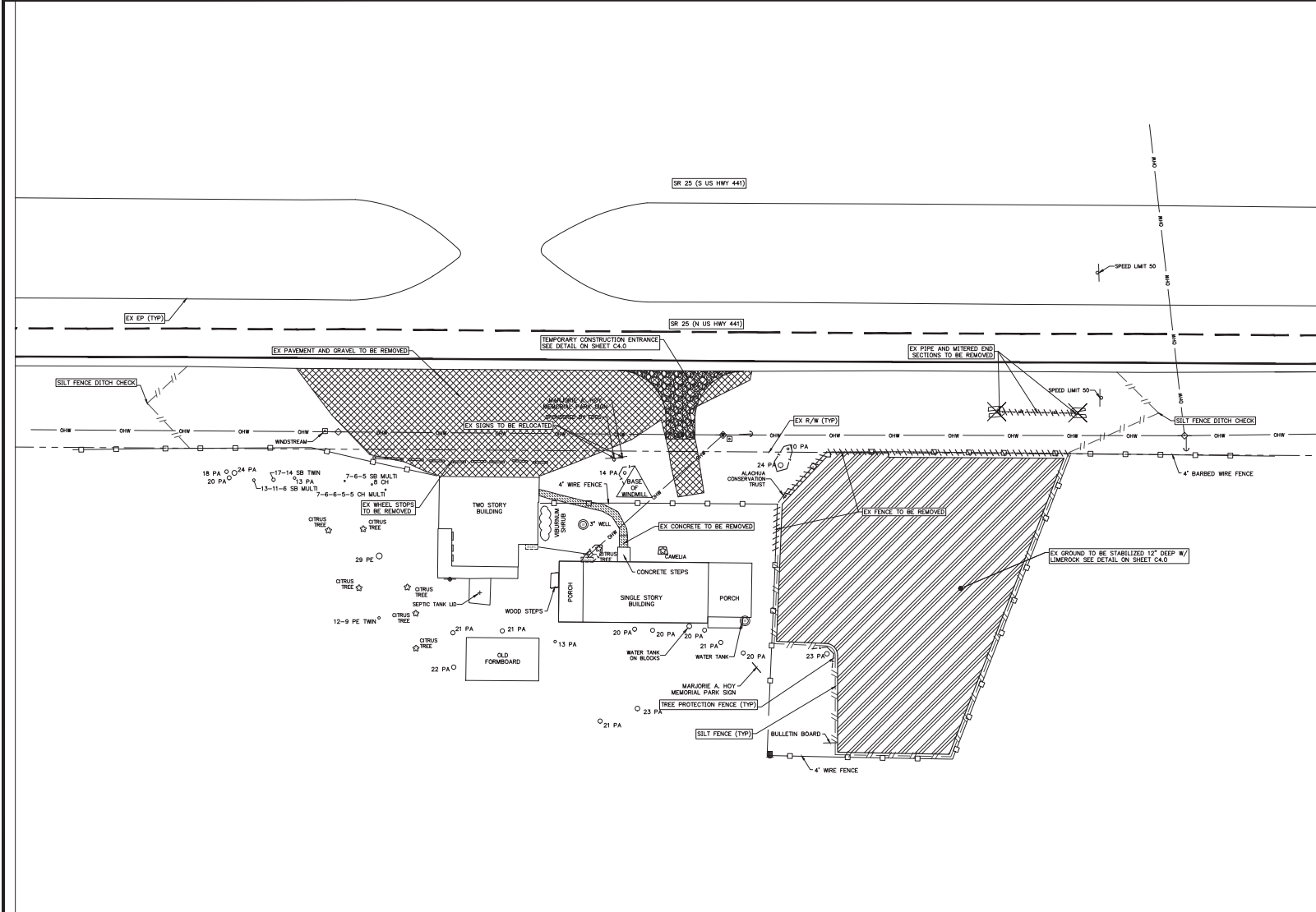
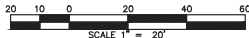
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GENERAL DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH RANGE OF 5.5 - 6.5.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DESIGNATE A TEMPORARY CONSTRUCTION ENTRANCE AND STOCKPILE AREA.
6. ALL SIGNAGE OR MINOR SITE FEATURES TO BE RELOCATED IN CURRENT POSITION OR AS NOTED AFTER GRADING.

LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GROUND TO BE STABILIZED
- EXISTING FENCE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING STRUCTURE TO BE REMOVED

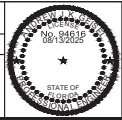


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NO.	DATE	DESCRIPTION	BY/APPV

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ANDREW J.K. GEISEL, P.E.
FLORIDA LICENSE NO. 94616

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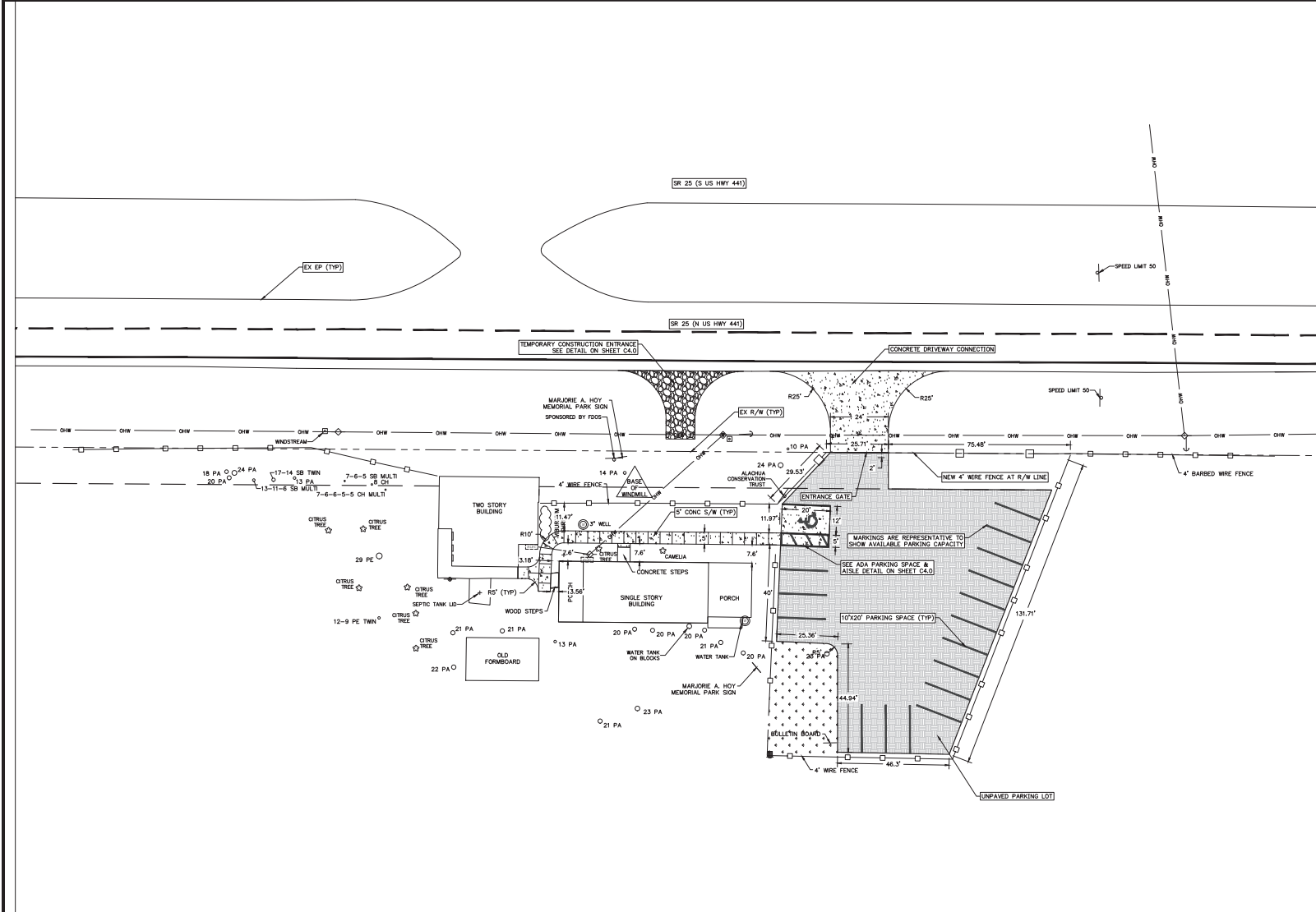
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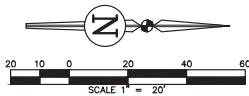
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SHEET TITLE: DEMOLITION AND EROSION CONTROL PLAN		DATE: AUGUST 2025
CLIENT: ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA	PROJECT: ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN	PROJECT NO: 0791-24-001
		SHEET NO: C1.0

- GENERAL DIMENSION NOTES**
1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO BOUNDARY & FIXED IMPROVEMENTS SURVEY DATED 10/01/2024.
 2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED.
 4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD PLANS INDEX 711-001
 5. TOTAL PROPOSED PARKING AVAILABLE = 19 SPACES
TOTAL ADA PARKING SPACES = 1 SPACE



- LEGEND**
- PROPOSED UNPAVED PARKING
 - PROPOSED CONCRETE PAVEMENT
 - EXISTING GRASS TO REMAIN UNDISTURBED

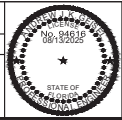


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SHEET TITLE:
DIMENSION PLAN

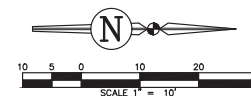
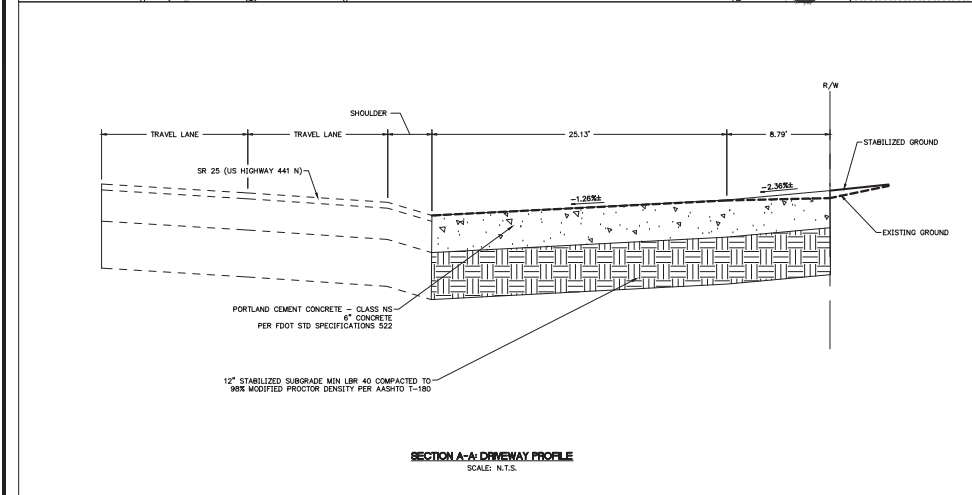
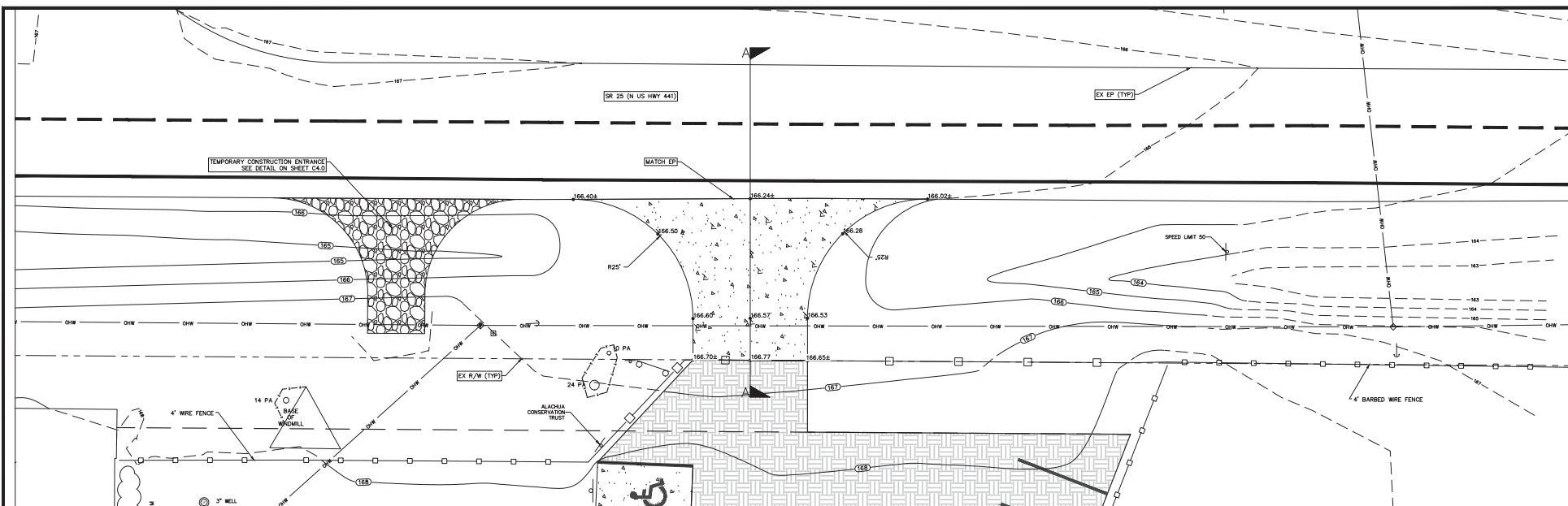
CLIENT:
ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT:
ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE:
AUGUST 2025

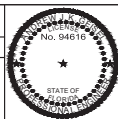
PROJECT NO:
0791-24-001

SHEET NO:
C2.0



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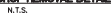
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SHEET TITLE: DRIVEWAY PLAN		DATE: AUGUST 2025
CLIENT: ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA		PROJECT NO: 0791-24-001
PROJECT: ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN		SHEET NO: C3.1



- NOTES**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANSUP OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



- NOTES**
1. IN THE EVENT THAT LIMBERG OUTCROP IS ENCOUNTERED DURING THE EXCAVATION OF THE ST. JOHNS RIVER WATER MANAGEMENT FACILITY, THE LIMBERG OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF 10.0 FEET. THE EXCAVATION SHALL BE TO A MINIMUM OF 10 FEET. THE AREA SHALL BE BACKFILLED TO THE DESIGN SURFACE ELEVATION WITH A MINIMUM OF 18 INCHES OF 3/4" MAXIMUM SIZE GRANULAR SOILS. A Mixture OF THE BACKFILL MATERIAL SHALL BE PLACED IN 18 INCH LAYERS. THE EXCAVATION SHALL BE PROTECTED BY TIED EQUIPMENT. BOTH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE MARSHALL COUNTY ENGINEER SHALL BE NOTIFIED WHEN LIMBERG OUTCROPS ARE ENCOUNTERED PRIOR TO EXCAVATION.
 2. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES ARE DETECTED IN THE REFERENCE SECTION OF THE EXCAVATION, THE FOLLOWING SHALL BE REQUIRED:
 - 2.1. THE CIVIL ENGINEER, THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARSHALL COUNTY ENGINEER SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO EXCAVATION.
 - 2.2. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO INVESTIGATE THE KARST FEATURES, DETERMINE THE CAUSE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE ATTACHED FORM AND KEEP SINKHOLE CAPACITY MEASUREMENTS ON FILE FOR DETAIL.
 - 2.3. GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT TO THE MARSHALL COUNTY ENGINEER, THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARSHALL COUNTY ENGINEER.



- NOTES**
1. IN EVENT THAT ANY KARST FEATURES SUCH AS SINHOLES, CAVES, UNSTABLE CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REPAIRS OR MEASURES SHOULD BE PERFORMED:
 2. SHALLOW REPAIR (SEE DETAIL):
 - 2.1. IF THE COLLAPSE IS SHALLOW (< 6" DEEP) AND THE VOIDS IN THE BEDROCK ARE NOT EXTENSIVE, THE SINHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOW-PERMEABILITY MATERIAL SUCH AS G.C. OR PORTLAND CEMENT MORTAR. THE REPAIR SHOULD BE SLOTTED TO ALLOW DRAINAGE OF WATER TO THE ORIGINAL BOTTOM. THE SLOTTING SHOULD NOT ACCOUNT FOR SETTLING.
 - 2.2. DEEP REPAIR (SEE DETAIL):
 - 2.2.1. IF THE COLLAPSE IS DEEP (THE REPAIR SHALL BE MORE THAN 6" DEEP), THE COLLAPSE SHALL BE REPAIRED BY EXCAVATING THE LIMESTONE BEDROCK. THE VOIDS IN THE BEDROCK SHALL BE REPAIRED BY CLEANING THE VOID, BACKFILLING WITH A LOW-PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PAVEMENT. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
 3. NOTIFICATION:
 - 3.1. THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWM) SHALL BE NOTIFIED OF ANY SINHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY. THE SRWM SHALL BE NOTIFIED THAT THE SINHOLE WILL BE REPAIRED. SHALL BE SUBMITTED TO THE SRWM FOR APPROVAL. THE SRWM SHALL BE NOTIFIED OF THE REPAIR. THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, AND THE REPAIR SHALL BE COMPLETED WITHIN 14 DAYS.



ENGINEER OF RECORD:	ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616
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SHEET TITLE:

CLIENT:

ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

DETAILS	
ST	PROJECT: ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN

DATE:	AUGUST 2025
PROJECT NO:	0791-24-001
SHEET NO:	C4.0