

October 29, 2024

PROJECT NAME: SOUTHERN TIMBER RV STORAGE (REVISION TO 30042)

PROJECT NUMBER: 2023040091

APPLICATION: MAJOR SITE PLAN REVISION #32080

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: INFO
REMARKS: Per submitted calculations the site change did impact the CN value. However, the Engineer has demonstrated that the DRA has the excess capacity to handle the slight increase to CN while maintaining freeboard as required by the LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 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: 10/14/24-add waivers if requested in future
- 4 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.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: MCU service area; revision to remove office eliminates utility connection requirements. No Utility fee for revision of previously approved site plan AR 30042

- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Staff understands the revision only includes converting the office area to a kiosk area. All land use items, including concurrency deferment, will remain the same as approved on AR 30042.
- 8 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: INFO
REMARKS: Provided with original Site plan AR 30042
- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Staff understands the revision only includes converting the office area to a kiosk area. All buffers, signage, and other items will remain the same as approved on AR 30042.
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site 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]."



**Marion County
Board of County Commissioners**

AR 32080

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: 4-18-2023

A. PROJECT INFORMATION:

Project Name: Southern Timber RV Storage
Parcel Number(s): 48373-000-00
Section ³⁰ Township ¹⁷ Range ²³ Land Use Commercial Zoning Classification B-2
Commercial Residential Industrial Institutional Mixed Use Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 4.96 Number of Lots 170 RV storage spaces Miles of Roads N/A
Location of Property with Crossroads 500 feet west of the intersection of US-301 and SE HWY 42
Additional information regarding this submittal: Revision to cover construction field change adjustments of wash slab relocation + proposed concrete slab for remote check-in kiosk in lieu of office building. Pavement revisions do not change the drainage design as the entire area of stabilized drive was designed at CN=98.

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

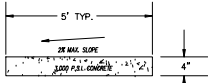
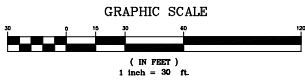
Engineer:
Firm Name: Radcliffe Engineering Contact Name: Michael W. Radcliffe
Mailing Address: 2611 SE Lake Weir Avenue City: Ocala State: FL Zip Code: 34471
Phone # (352) 629-5500 Alternate Phone #
Email(s) for contact via ePlans: info@radcliffeengineering.com

Surveyor:
Firm Name: Repsset Survey LLC Contact Name: Jonathan Flowers
Mailing Address: SE 44th Avenue City: Ocala State: FL Zip Code: 34480
Phone # (352) 875-4318 Alternate Phone #
Email(s) for contact via ePlans: j.flowers@repssetsurvey.com

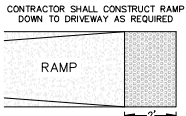
Property Owner:
Owner: Southern Timber Ventures, LLC Contact Name: Ralph Abadier
Mailing Address: 7750 Misty Lane City: Inverness State: FL Zip Code: 34450
Phone # (352) 212-4823 Alternate Phone #
Email address: rabadier@gmail.com

Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

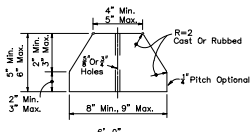
Revised 6/2021



Sidewalk Detail
Not to Scale



Sidewalk Ramp Detail
Not to Scale

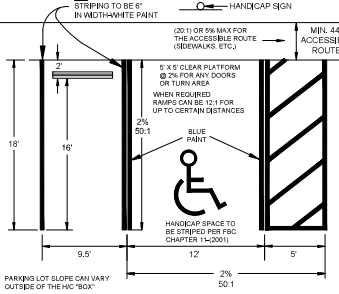
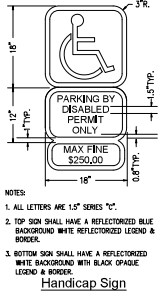


Concrete Bumper Guard
Not to Scale

RV STORAGE SPACES
COVERED = 100 SPACES
OPEN = 70 SPACES
TOTAL = 170 SPACES

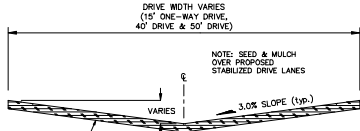
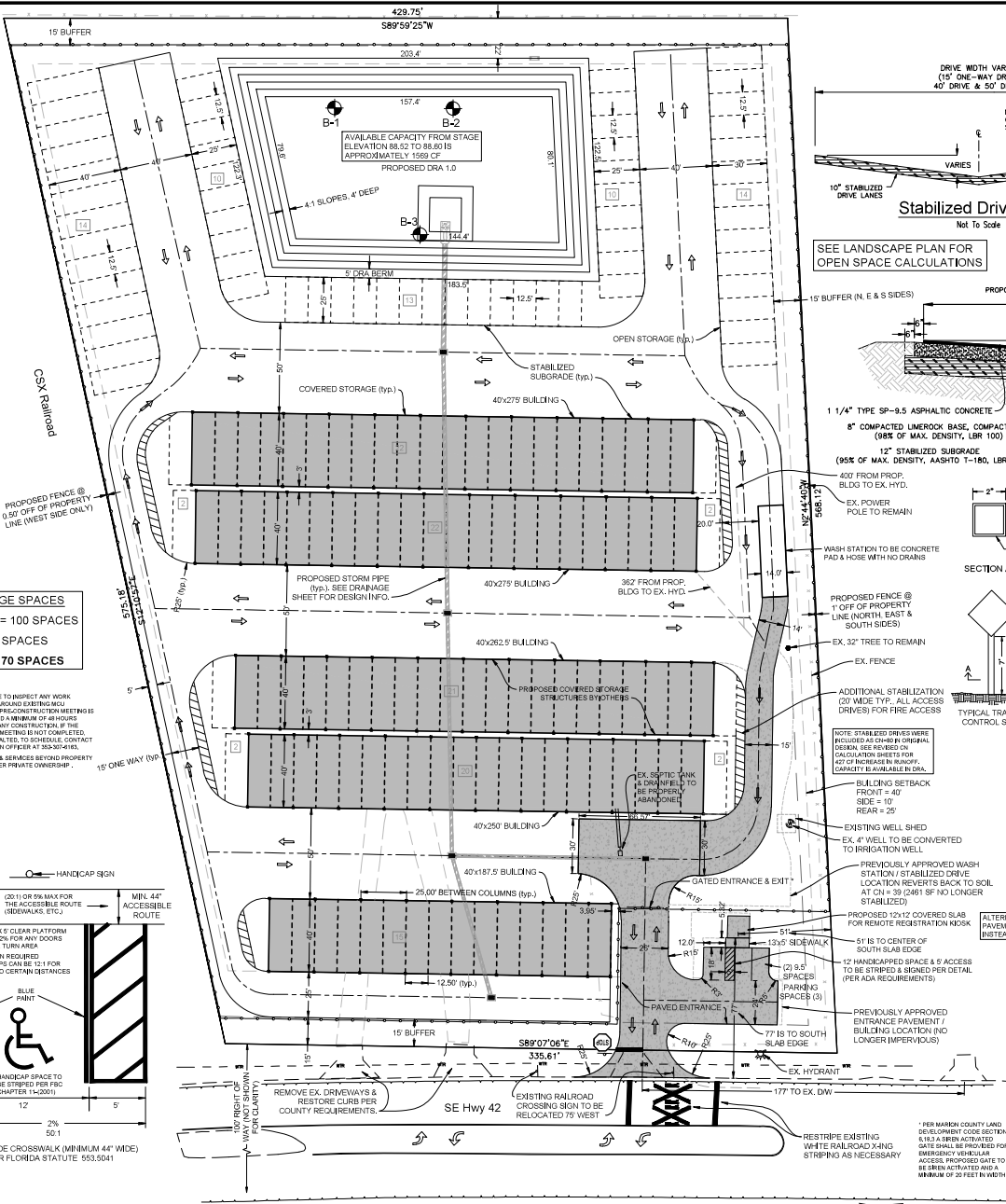
- NO PERSONS ARE TO INFER ANY WORK PERFORMED OR TO BE PERFORMED WITHOUT THE PRESENCE OF A LICENSED CONTRACTOR.
- PRE-CONSTRUCTION MEETINGS ARE REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HELD TO SCHEDULE CONTRACT NO. TO CONSTRUCTION OFFICER AT 353-337-4163.
- PER MICA, ALL WORK & SERVICES BEYOND PROPERTY LINE TO REMAIN UNDER PRIVATE OWNERSHIP.

REFER TO FDOT INDEX 711-001 FOR DETAILS.

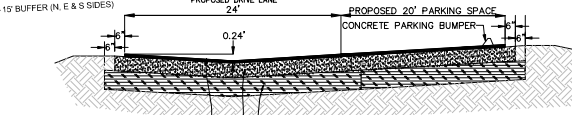


- NOTES:**
1. ALL LETTERS ARE 1.5" SERIES "C".
 2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED LETTERS & BORDER.
 3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK GRADE LETTERS & BORDER.

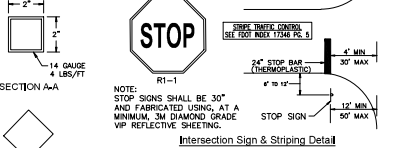
WHERE APPLICABLE, PROVIDE CROSSWALK (MINIMUM 44" WIDE) TO PROPOSED BUILDING PER FLORIDA STATUTE, 563.3041



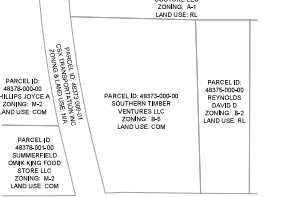
Stabilized Drive Detail
Not to Scale



Parking Pavement Section
Not to Scale



Intersection Sign & Striping Detail
Not to Scale



Adjacent Information Exhibit
Not to Scale

Site Plan Revision

STATEMENT OF INTENT:
THIS SHEET IS INTENDED TO SERVE AS A SITE PLAN MODIFICATION OF THE SOUTHERN TRAILER RV STORAGE MAJOR SITE PLAN PROJECT NO. 30040 APPROVED BY MARION COUNTY ON 11-20-2023. SEE APPROVED SITE PLAN FOR ADDITIONAL SITE PLAN INFORMATION.

MODIFICATION SUMMARY:

- WASH SLAB HAS BEEN ROTATED & RELOCATED APPROXIMATELY 180° NORTH OF THE APPROVED PROPOSED LOCATION.
- STABILIZED DRIVE BETWEEN PROPOSED ENTRANCE & RELOCATED WASH STATION HAS BEEN REPLACED WITH PROPOSED PAVEMENT (BOTH CN-98, THEREFORE NO ADDITIONAL RUNOFF).
- PROPOSED STABILIZED DRIVE AREA AROUND APPROVED WASH STATION LOCATION HAS BEEN REMOVED (OBVIOUS DECREASE IN IMPERVIOUS AREA).
- DRIVE LANE LEADING NORTH FROM PROPOSED ENTRANCE TO NEW WASH SLAB LOCATION HAS BEEN SHIFTED & SMOOTHED OUT FOR EFFICIENCY. IN DOING SO TWO GRASSY RV STORAGE SPACES HAVE BEEN REMOVED.
- PREVIOUSLY APPROVED PROPOSED BUILDING HAS BEEN REMOVED IN LIEU OF A 12X12 CONCRETE SLAB FOR REMOTE REGISTRATION KIOSK.
- ONE PROPOSED PARKING SPACE HAS BEEN REMOVED. THE THREE REMAINING PROPOSED PARKING SPACE LOCATIONS HAVE BEEN SHIFTED.

Michael W. Radcliffe Engineering, Inc.
Professional Engineer
No. 12345
Date: 11-20-2023
Project: 2023-03
Sheet: 4 of 23

Site Plan Revision
Sheet No. C003 of C009