

April 25, 2024

PROJECT NAME: CRS - 11180 SE MARICAMP RD, OCALA, FL

PROJECT NUMBER: 2024040030

APPLICATION: CONCEPTUAL REVIEW #31393

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Potable water well permit will need to be applied for through the Department of Health in Marion County. This well will be a public water supply and will need to be licensed through the Florida Department of Environmental Protection as well.

The septic system serving this establishment will need to be at least 100' from the potable well. Septic permit will need to be applied for through the Department of Health in Marion County.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The concept plan proposes development of commercial retail store located on parcel 3758-030-001 which is 2.22 acres and is currently zoned B-2. The plan proposes 1 DRA. Per the MCPA, the existing impervious coverage on the property is 3,362 SF. The total proposed impervious coverage for the site not identified. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Please ensure LDC 6.13 is met with the Major Site Plan.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. This development will require a traffic assessment. A traffic methodology must be submitted through Eplans for review and approval prior to conducting the assessment which also requires separate review through eplans prior to final site plan approval.

2. A 24' paved cross access easement is required parallel to SE Maricamp Road and must include the proposed driveway on SE 111th Court.

3. SE 111th Court must be improved to current subdivision road design standards to the end of the driveway radius.

4. Sidewalk is required on SW 111th Court along with connections onsite from this sidewalk and the sidewalk on SE Maricamp Road.

- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no tree removal prior to DRC site plan approval
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Assuming the CRS has two bathrooms, Code calculations determine the closest available public water from MCU is outside connection distance; defer to DOH. No public sewer within connection distance; defer to DOH.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: The concept plan has proposed underground fire tanks for fire department water supply. Fire department connection is not shown on the plans. Vehicular protection shall be provided for the fire department connection.
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: The entrance to the site is showing only 14 feet width. Fire department access shall be a minimum of 20 feet width. Fire department access road is over 150 feet in length and an approved turn around shall be provided. Please reach out to our office to get our department's specification on the size of the apparatus. A turn radius diagram shall be provided to ensure the apparatus can turn around.
- 12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: The fire department connection for the dry hydrant shall be red in color.
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire Comments
STATUS OF REVIEW: INFO
REMARKS: A letter from Marion County Utilities shall be provided that states they will not require you to extend the water main line to the property. If Marion County Utilities requires a water main extension to the property, then a flow fire hydrant shall be required.

- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Approved, zoning has identified no issues however all documentation referenced in this application will be needed when site plan is submitted.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Submit EALS or Exemption at the Site Plan phase.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]
STATUS OF REVIEW: INFO
REMARKS: Sidewalk is required on site and connects to the roadway.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.13.1.C – A conceptual layout of the project.
Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.
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 31393

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: 04/02/2024

A. PROJECT INFORMATION:

Project Name: CRS - 11180 SE Maricamp Rd, Ocala, FL
Parcel Number(s): 3758-030-001
Section 25 Township 16S Range 23E Land Use COM Zoning Classification B-2
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: CONCEPTUAL PLAN
Property Acreage 2.22 Number of Lots 1 Miles of Roads _____
Location of Property with Crossroads Located at the SE corner of the intersection between SE Maricamp Rd and SE 111th Ct
Additional information regarding this submittal: The intent is to develop a +/- 10,640 SF Commercial Retail Store with associated parking, utilities, and stormwater infrastructure.

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.)*

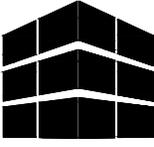
Engineer:
Firm Name: Vector Civil Engineering, LLC Contact Name: Holly Irish
Mailing Address: 1449 SW 74th Drive, Suite 200 City: Gainesville State: FL Zip Code: 32607
Phone # (352) 333-3233 Ext. 206 Alternate Phone # _____
Email(s) for contact via ePlans: holly@vectorcivileng.com

Surveyor:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Developer:
Developer: Concept Development, Inc Contact Name: Enza Puckett
Mailing Address: 1449 SW 74th Drive, Suite 200 City: Gainesville State: FL Zip Code: 32607
Phone # (352) 333-3233 Ext 207 Alternate Phone # _____
Email address: epuckett@conceptcompanies.net

Revised 6/2021

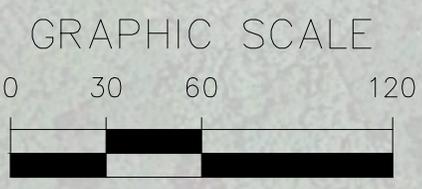
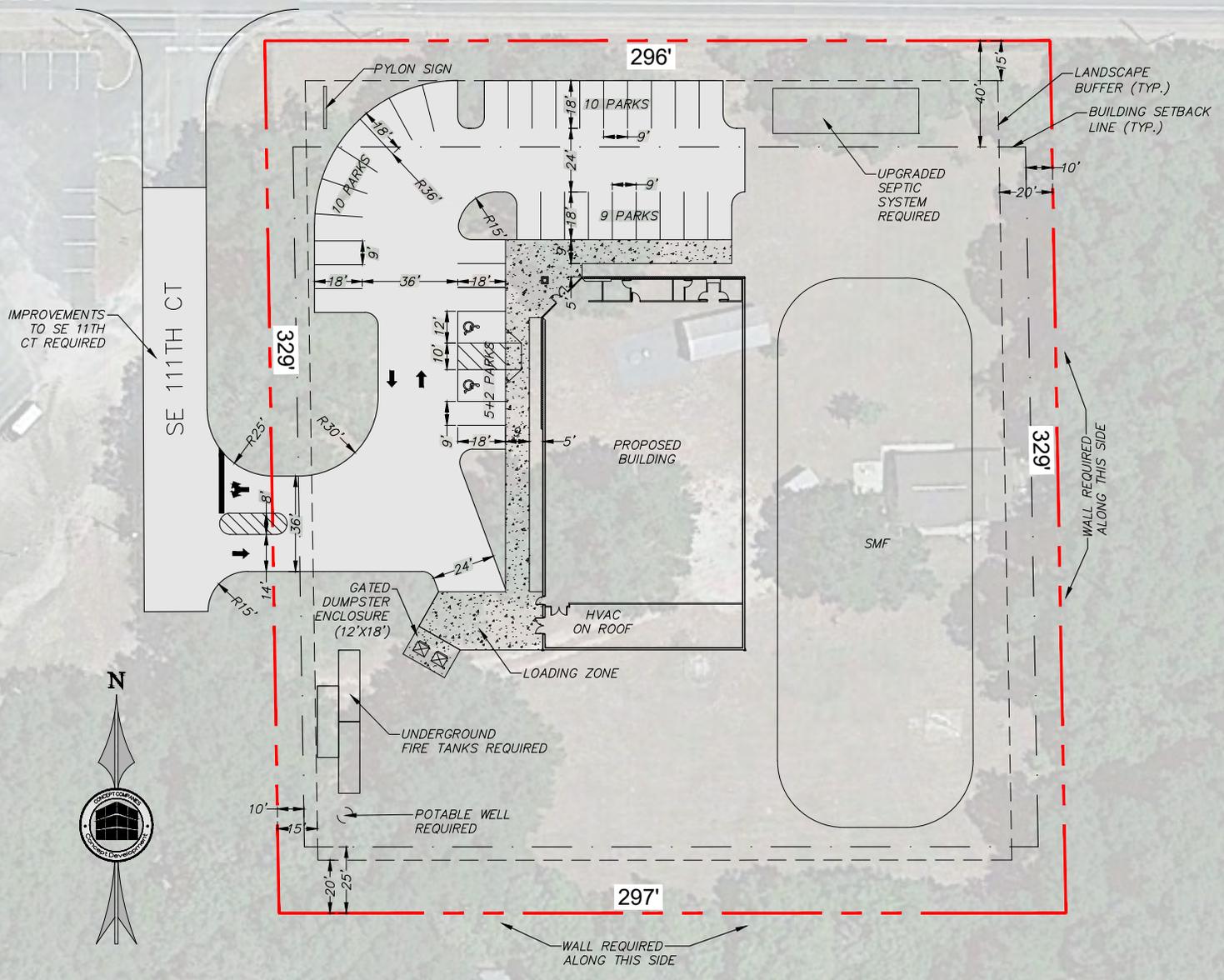
PRELIMINARY SITE PLAN		CITY, STATE STREET:		OCALA, FL 11180 SE MARICAMP RD		 1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607 License# CGC1515491 / WWW.CONCEPTCOMPANIES.NET
BUILDING: 1-STORY, PEMB	PROPOSED USE:	DEVELOPER:		DATE:		
BLDG/SALES SF: 10,640/8,513	SINGLE TENANT COMMERCIAL RETAIL STORE	NAME:	BRIAN CRAWFORD	04-04-24		
ACREAGE: ±2.22		PHONE #:	(352)333-3233 x205			
PARKING SPACES: 36		DESIGNER:	ETHAN SCHAEFER			

PART OF TAX PARCEL NO.
3758-030-001

IMPROVEMENTS TO SE 111TH
CT REQUIRED

SE MARICAMP RD (SR 464)

POTABLE WELL REQUIRED
SEPTIC SYSTEM REQUIRED



PART OF TAX PARCEL NO.
3758-030-001

IMPROVEMENTS TO SE 111TH
CT REQUIRED

POTABLE WELL REQUIRED
SEPTIC SYSTEM REQUIRED