August 9, 2024

PROJECT NAME: DOLLAR TREE INTERNATIONAL EXPANSION (REVISION TO 25768)

PROJECT NUMBER: 2020100110

APPLICATION: MAJOR SITE PLAN REVISION #30924

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction, if applicable.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest)

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the District permit prior to construction, if applicable.

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: 1/3/24 - add waivers if requested in the 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: 6.15.6 - Water Metering

STATUS OF REVIEW: INFO

REMARKS: Sheet M-1.1 - MCU will provide meter; must be above ground installation

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.5 - Access Control Box

STATUS OF REVIEW: INFO

REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: INFO

REMARKS: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Expansion does not impact tree or landscape requirements meet with previous submittal

10 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Buffers installed with phase one.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like

shopping centers they must submit a master sign plan

STATUS OF REVIEW: INFO REMARKS: Will there be signs?

12 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 30924

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:	12/05/2023	
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A. PROJECT INFORMATION:				
Project Name: Dollar Tree International Expansi	on			
Parcel Number(s): 41205-002-00				
Section 9.16 Township 17S Range 21E Commercial Residential Industrial Type of Plan: MAJOR SITE PLAN	Land Use	Zoning Classifica	tion	
Commercial Residential Industrial	Institutional Mixed	Other		
Type of Plan: MAJOR SITE PLAN				
Property Acreage 200 Number	er of Lots	Miles of Roa	ads	
Location of Property with Crossroads				
Location of Property with CrossroadsAdditional information regarding this submit	tal: Revision to previous	AR #25768		
B. CONTACT INFORMATION (Check the	appropriate box indicating	the point for contact f	for this project. Add <u>all</u> email	
to receive correspondence during this plan review.)				
∠ n .				
Engineer:		Bothony Eritz		
Firm Name: H+M Architects & Engineers, Inc.			7: C - 1 20205	
Mailing Address: 50 Security Drive	CITY: Jackson	State:	Zip Code: 30303	
Phone # 731-664-6300 Email(s) for contact via ePlans: bfritz@hmcom	Aiternate Phone #_/3	1-000-3064		
Email(s) for contact via epians. binz@iiiicon	ірапу.сопі			
Surveyor:				
Firm Name: Rogers Engineering, LLC	Contact N	ame: Rodney K. Rog	iers	
Mailing Address: 1105 S.E. 3rd Avenue				
	Alternate Phone #			
Email(s) for contact via ePlans: rkrogers@roge	ersena.com			
Property Owner:				
Owner: Dollar Tree International	Contact N	ame: Harley Jones		
Mailing Address: 50 Security Drive	City: Jackson		Zip Code: 38305	
	Alternate Phone #			
Email address: hjones@hmcompany.com	<u> </u>			
Developer:				
Developer: H+M Construction	Contact N	ame: Harley Jones		
Mailing Address: 50 Security Drive	City: Jackson	State: TN		
Phone #_731-664-6300	Alternate Phone #			
Email address: hjones@hmcompany.com				

Revised 6/2021

DOLLAR TREE **EXPANSION**

MAJOR SITE PLAN PERMIT APPLICATION FOR PROPOSED

PAVING AND NEW FACILITY CONSTRUCTION

SHEET INDEX		
CS-0.1	COVER SHEET	
CE-1.0	OVERALL HORIZONTAL SITE LAYOUT	
CE-1.1	HORIZONTAL SITE LAYOUT SHEET 1 OF 4	
CE-1.2	HORIZONTAL SITE LAYOUT SHEET 2 OF 4	
CE-1.3	HORIZONTAL SITE LAYOUT SHEET 3 OF 4	
CE-1.4	HORIZONTAL SITE LAYOUT SHEET 4 OF 4	
CE-2.0	OVERALL GRADING AND DRAINAGE PLAN	
CE-2.1	GRADING AND DRAINAGE PLAN SHEET 1 OF 4	
CE-2.2	GRADING AND DRAINAGE PLAN SHEET 2 OF 4	
CE-2.3	GRADING AND DRAINAGE PLAN SHEET 3 OF 4	
CE-2.4	GRADING AND DRAINAGE PLAN SHEET 4 OF 4	
CE-2.5	PIPE AND STRUCTURE TABLES	
CE-3.0	CONSTRUCTION DETAILS SHEET 1 OF 4	
CE-3.1	CONSTRUCTION DETAILS SHEET 2 OF 4	
CE-3.2	CONSTRUCTION DETAILS SHEET 3 OF 4	
CE-3.3	CONSTRUCTION DETAILS SHEET 4 OF 4	
CE-4.0	OVERALL EROSION CONTROL PLAN	
CE-4.1	POST EXPANSION DRAINAGE AREA	
CE-4.2	POST EXPANSION DRAINAGE AREA TABLE	
CE-6.0	SITE UTILITIES COORDINATION PLAN	
CE-8.0	BORING LOCATION MAP	
IR-1	IRRIGATION PLAN SHEET 1 OF 6	
IR-2	IRRIGATION PLAN SHEET 2 OF 6	
IR-3	IRRIGATION PLAN SHEET 3 OF 6	
IR-4	IRRIGATION PLAN SHEET 4 OF 6	
IR-5	IRRIGATION PLAN SHEET 5 OF 6	
IR-6	IRRIGATION PLAN SHEET 6 OF 6	
L-1	LANDSCAPING PLAN SHEET 1 OF 6	
L-2	LANDSCAPING PLAN SHEET 2 OF 6	
L-3	LANDSCAPING PLAN SHEET 3 OF 6	
L-4	LANDSCAPING PLAN SHEET 4 OF 6	
L-5	LANDSCAPING PLAN SHEET 5 OF 6	
L-6	LANDSCAPING PLAN SHEET 6 OF 6	
E1.1P	SITE PHOTOMETRIC PLAN	
M-1.1	SITE UTILITIES PLAN	

SIGNATURE: BRIAN SMITH

SHANE COCHRAN, P.E.

LICENSED DESIGN CERTIFICATION STATEMENT:

SIGNATURE: SHANE COCHRAN, P.E.

SURVEYOR / MAPPER CERTIFICATION STATEMENT:

LEDERY CERTIES THAT THE GLIDNEY DERDEGENTED HEREON IS IN

SIGNATURE: ROBERT L. ROGERS, PE

- PROPOSED PROJECT IS IN COMPLIANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SITE DISTANCE REQUIREMENTS.

WATER: MARION COUNTY UTILITIES 11800 SE US HIGHWAY 441 BELLEVIEW, FL 34420

GAS: TECO PEOPLE'S GAS

MARION COUNTY, FL

PARCEL IDENTIFICATION NUMBER: 41205-002-00 MUNICIPAL BOUNDARY: NONE SECTION: 16.09 DEVELOPMENT AGREEMENTS: 1.) SPECIAL USE PERMIT NUMBER: 2.) WIDTH:
3.) SETBACKS: FRONT=25' & REAR/SIDES = 10'
4.) BUILDING HEIGHT: 65' ZONE
2.) FEMA FIRM PANEL 0715D, SFHA "X" GROSS SITE ACREAGE: 200 ACRES +/-USES: 1.) EXISTING : DISTRIBUTION CENTER
2.) PROPOSED : DISTRIBUTION CENTER BUILDING HEIGHT: 1.) EXISTING: 135'
2.) PROPOSED: NO CHANGE 621 EMPLOYEE & 9 ADA (251 REMOTE PROPOSED PARKING SPACES: SPACES ADDED IN THIS PROJECT) A.M. / P.M. PEAK HOUR TRAFFIC VOLUME: 1.) A.M. VOLUME: TBD 2.) P.M. VOLUME: TBD PROPOSED NUMBER OF LOTS: TBD REZONING CASES: 1.) 181103Z 2.) 191110Z 3.) 210516SU; RESOLUTION 21-R-257 4.) 210806Z

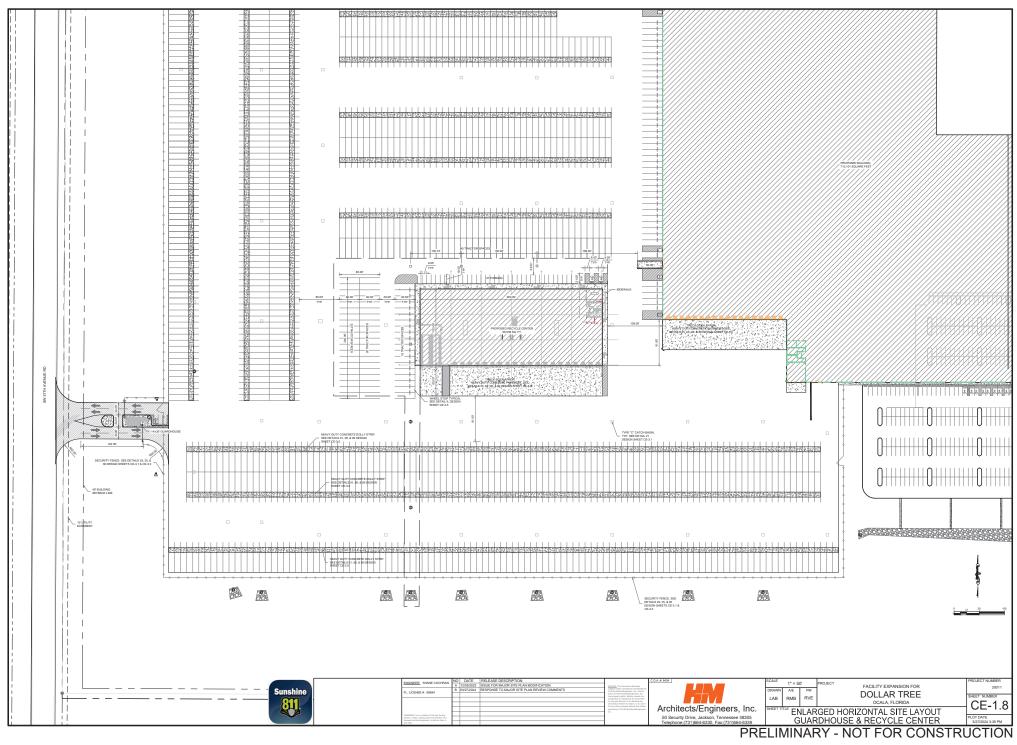
PROJECT DATA

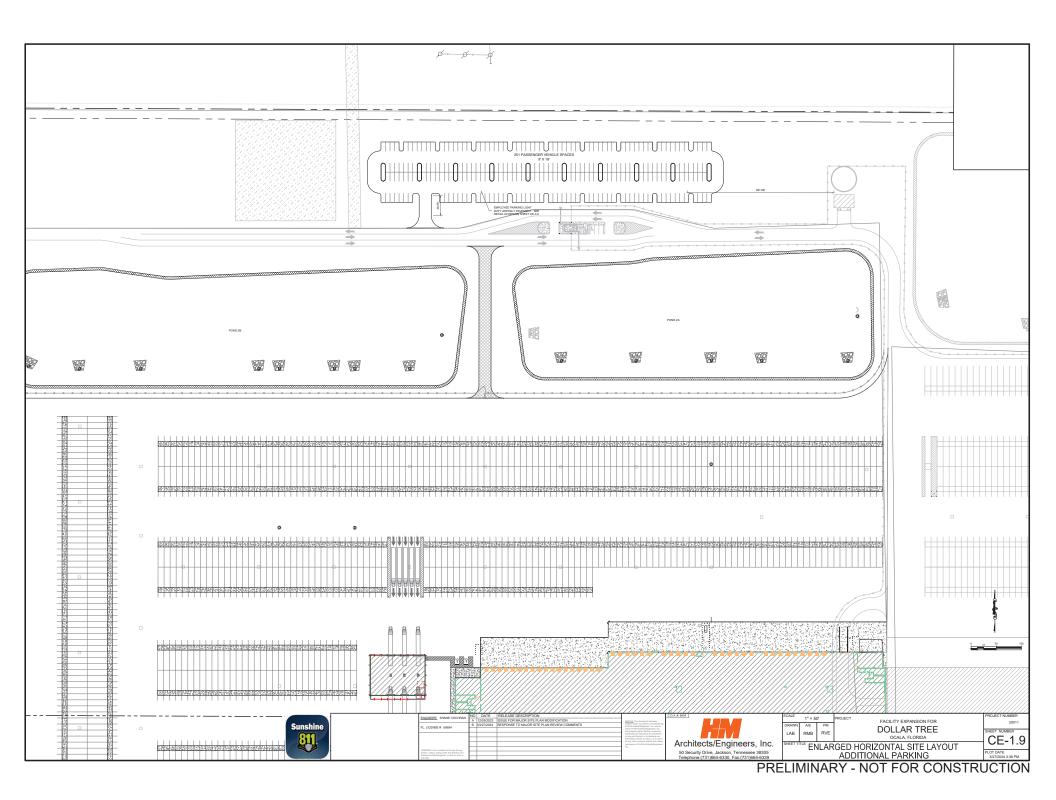


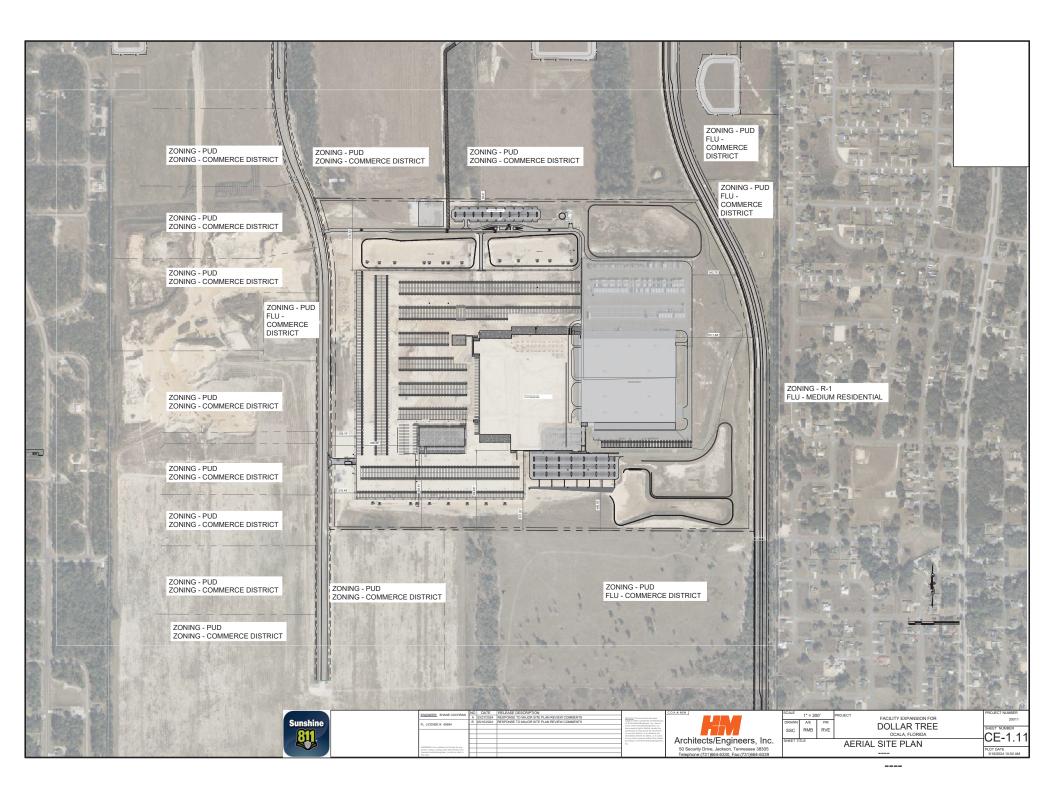
Architects / Engineers, Inc.

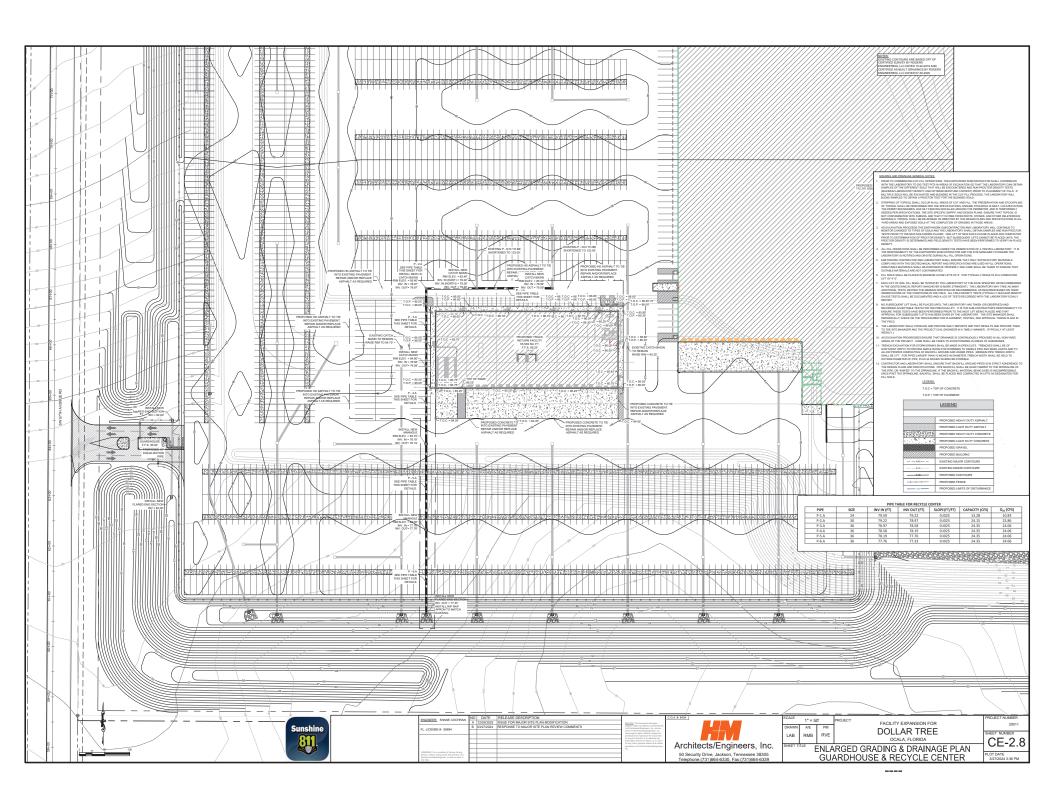
50 Security Drive, Jackson, Tennessee 38305 Telephone: (731)664-6330, Fax: (731)664-6339

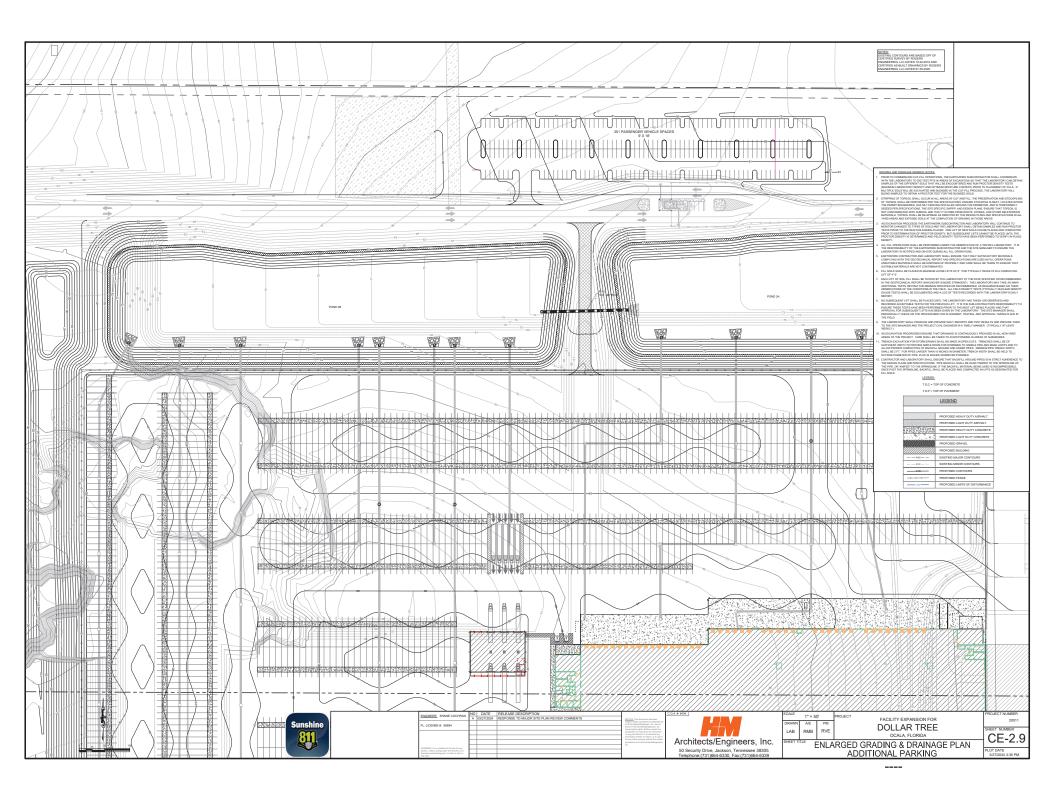
1" = 3000"

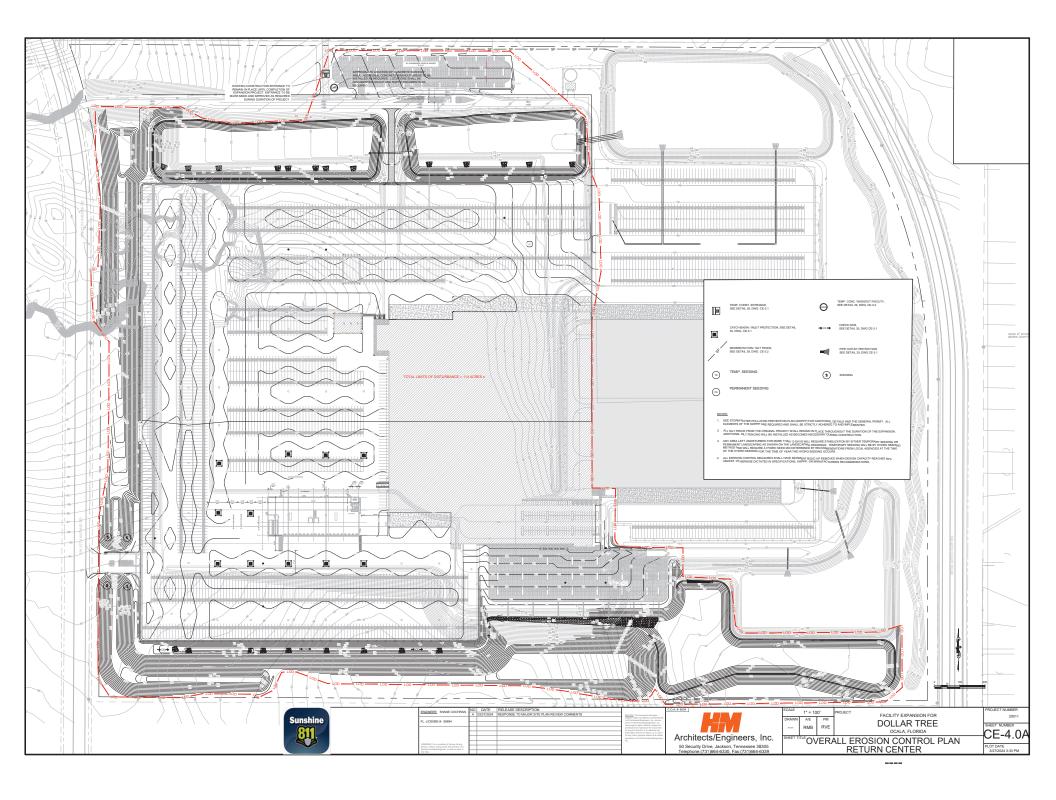


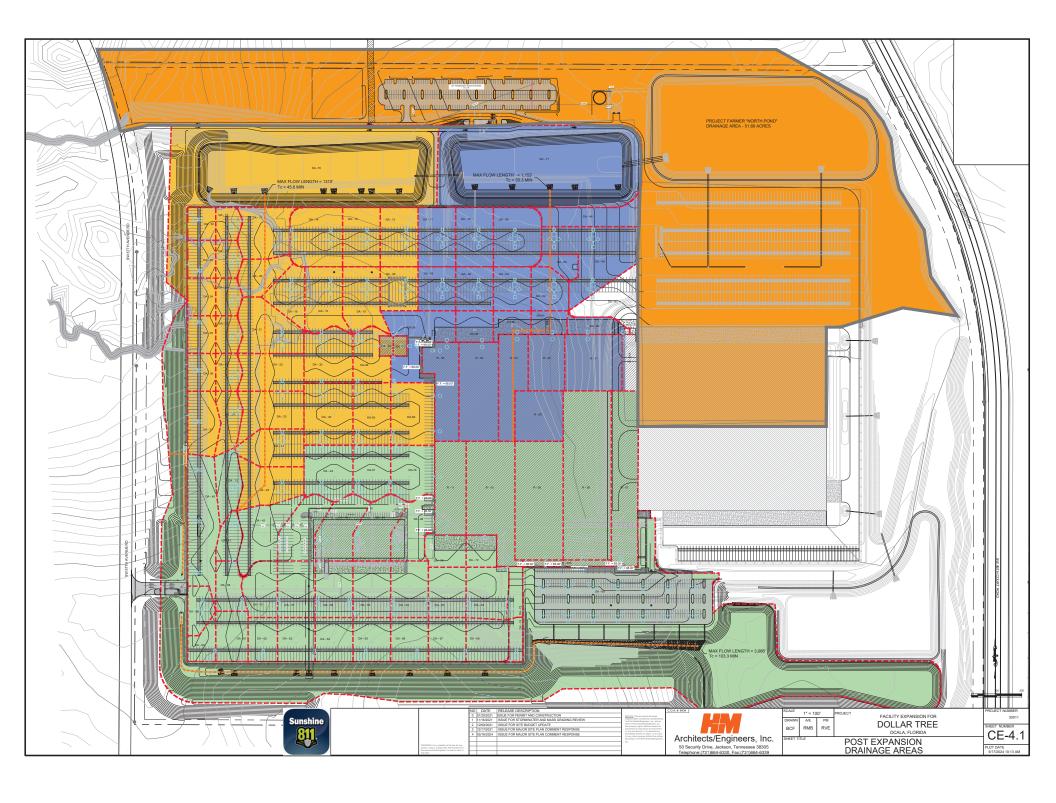


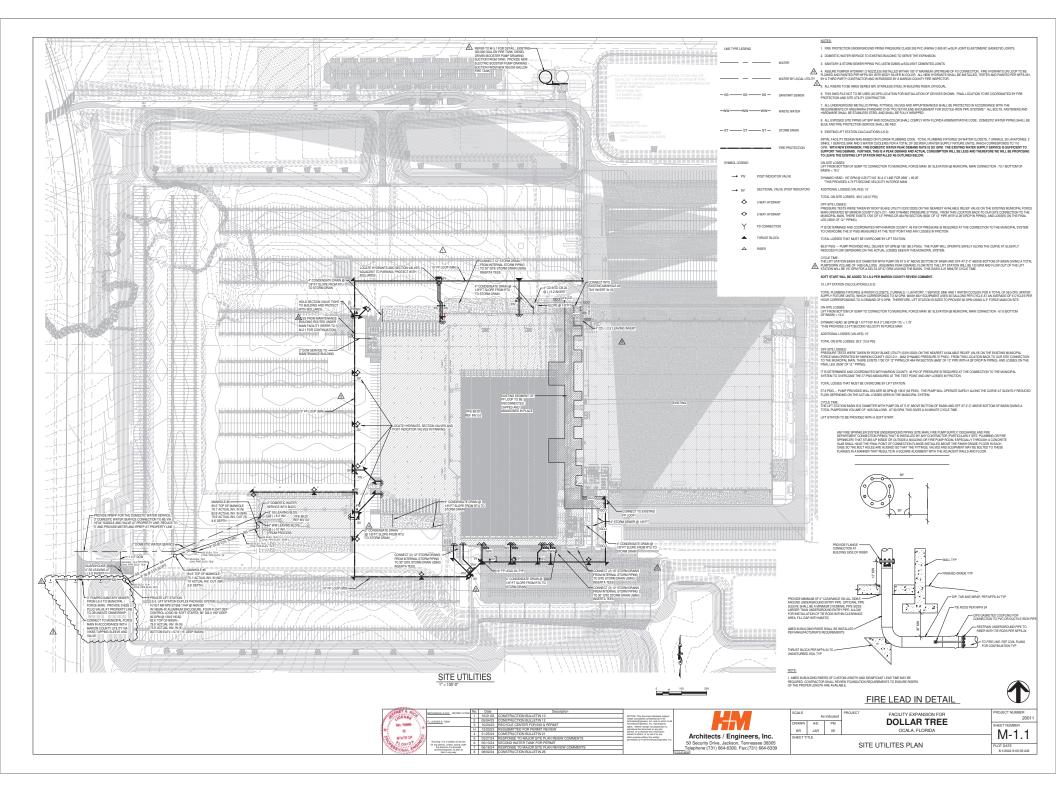


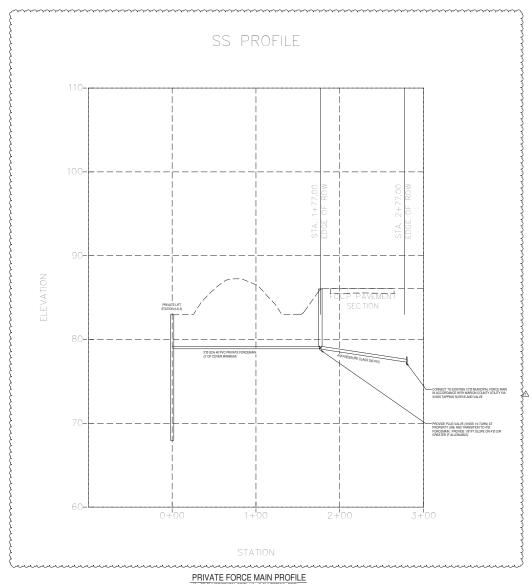












PRIVATE FORCE MAIN PROFILE
1' = 30'-0" (HORIZONTAL GRID) / 1' = 3'-0" (VERTICAL GRID)

