

January 6, 2025

PROJECT NAME: FOREST GLEN- USA YMOR

PROJECT NUMBER: 2024070015

APPLICATION: PRELIMINARY PLAT #31755

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Per the County's contour data and aerial imagery, there was a very large and deep depression located on Lot 4. It appears this depression was filled in around 2004. Please submit geotechnical testing that was performed during the filling process that would establish this lot is suitable for a structure to be constructed. If no information is available, geotechnical testing and evaluation will need to be performed to deem this lot buildable. - Engineer's response to this comment is that geotechnical investigation will be performed prior to applying for a building permit. The approval of this preliminary plat is conditional to performing necessary site work and geotechnical testing to certify that the lot being create will suitable for building. Results and determination shall be signed and sealed by a Florida Licensed Professional Engineer.
- 7 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.

- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots 1-3 are less than .50acres and will require central water if using a septic system. Lot 4 is more than .50 acres and can have a well and septic system.
- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 8/26/24-add waivers if requested in future
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Listed species habitats identified on-site. Please coordinate with FWC to get a relocation/mitigation permit and submit a relocation/mitigation plan at later stage.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: [12/13/2024] waivers got denied on Oct. 28, 2024 please update information on the cover sheet.
[original comment] None listed.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: No signage indicated on plans. Notes indicate that additional permits will be required for monument signage. Also stated that HOA will be responsible for install and maintenance of new and replacement quadrant street signs.
- 15 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: please state if this location is in the secondary or primary springs protection zone on your cover sheet.

16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Infill of single family residential homes - no buffers required

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: No Comments



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 31755

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 7-5-24

A. PROJECT INFORMATION:

Project Name: Forest Glen- USA YMOR
Parcel Number(s): 3505-000-002
Section 33 Township 16 Range 21 Land Use _____ Zoning Classification _____
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 2.74 Number of Lots 4 Miles of Roads _____
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

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: Tillman and Associates Engineering, LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th City: Ocala State: FL Zip Code: 34471
Phone # 352-357-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

Surveyor:
Firm Name: JCH Consulting Group Contact Name: Chris Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: admin@jchcg.com

Property Owner:
Owner: USA YMOR LIME INVESTMENTS LP Contact Name: Manuel Olivier/Maud Chevalier
Mailing Address: 1 Des Huards St City: Verdun QC State: Canada Zip Code: H3A 1X9
Phone # 561-685-5171 Alternate Phone # _____
Email address: floridaland2000@gmail.com

Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

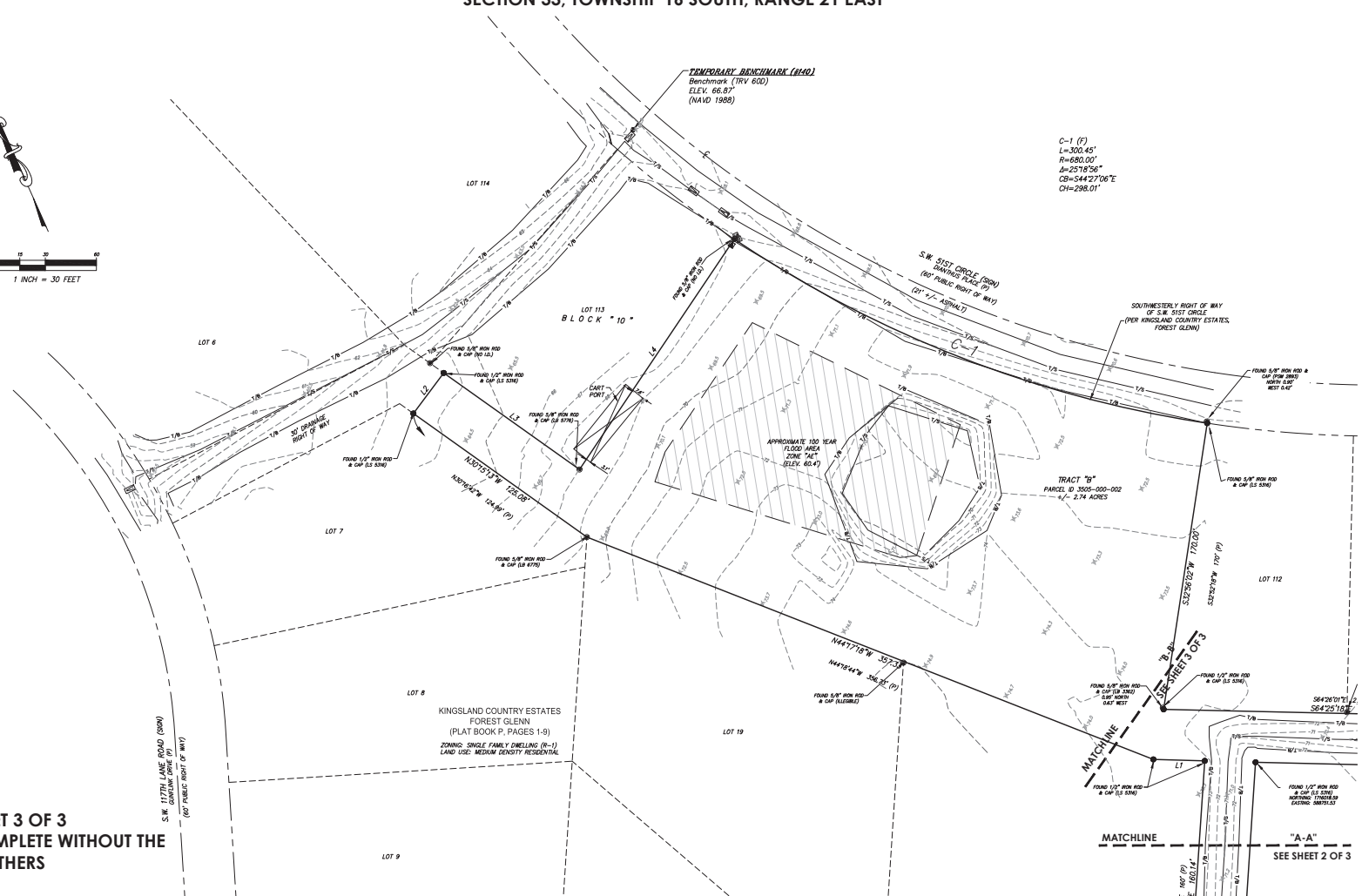
Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

KINGSLAND COUNTRY ESTATES, FOREST GLENN
 "TRACT B"
 SECTION 33, TOWNSHIP 16 SOUTH, RANGE 21 EAST



C-1 (P)
 L=300.45'
 R=680.00'
 Δ=251°56'
 CB=344°27'06"E
 CB=298.01'

TEMPORARY BENCHMARK (1140)
 BENCHMARK (TRV 600)
 ELEV. 66.97'
 (NAVD 1988)

KINGSLAND COUNTRY ESTATES
 FOREST GLENN
 (PLAT BOOK P. PAGES 1-9)
 ZONING: SINGLE FAMILY DWELLING (R-1)
 LAND USE: MEDIUM DENSITY RESIDENTIAL

SHEET 3 OF 3
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 3 FOR TOPOGRAPHIC DRAWING
 SEE SHEET 1 OF 3 FOR LEGENDS, NOTES, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	04/23/18	M.A.	ADD TOPOGRAPHIC SURVEY	C.J.H.
	10/16/24	J.T.	ADDRESS COMMENTS / ADD LEGAL	C.J.H.

TRACT "B", KINGSLAND COUNTRY ESTATES
 FOREST GLENN
 SECTION 33, TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF ASBULT
 -FOR-
 USA YMOR LIME INVESTMENTS LP

FB/PG	FIELD DATE	JOB NO.	
17-9/43-44	05/14/18	17687	
DRAWING DATE	BY	APPROVED	SCALE
11/08/17	M.A.	C.J.H.	1" = 30'

3 OF 3

Drawn by: \\urnam\csh\csh\Projects\17687 Kingsland Country Estates Forest Glenn, Tract B\17687\17687.dwg SHEET 3 - Oct 16, 2024 8:24am by: jtm