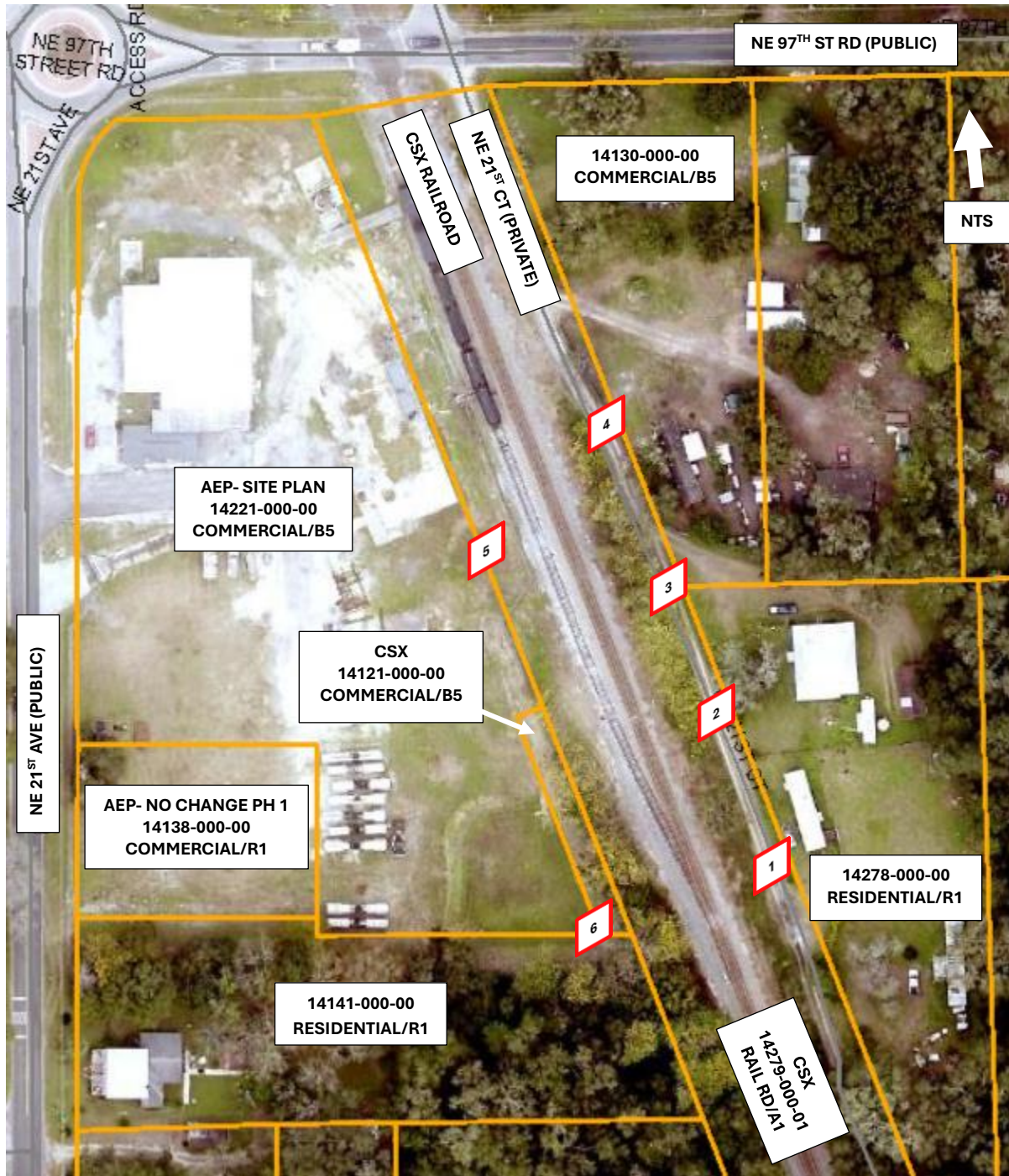


Review of existing conditions related to buffering of residential property v proposed site plan AR#32920.

2024 Aerial Map



See Photo ID# references below.



Photo#1: Looking north on NE 21st Ct. Existing vegetation between roadway and railroad through residential views for approximately +/-380 ft. Based on 2018 lidar data the railroad is 6 ft higher than the residential grade.



Photo#1: Looking west towards the AEP property on NE 21st Ct.



Photo#2: Looking west towards the AEP property on NE 21st Ct. Based on 2018 lidar data the railroad is 4 ft higher than the residential grade.



Photo#3: Looking west towards the AEP property on NE 21st Ct. Based on 2018 lidar data the railroad is 4 ft higher than the residential grade.



Photo#4: Looking north on NE 21st Ct. Existing vegetation between roadway and railroad through residential/commercial views. Based on 2018 lidar data the railroad is 4 ft higher than the residential grade.



Photo#4: Looking west towards the AEP property on NE 21st Ct. at the north end of the existing vegetation. This is within the commercial-to-commercial view.



Photo#5: Looking northeast from the CSX property. Commercial property with fence and some existing vegetation.



Photo#5: Looking east from the CSX property. Commercial and residential property with existing vegetation.



Photo#5: Looking south from the CSX property. Existing vegetation along the west side of CSX property for approximately +/-175 ft.



Photo#6: Looking west from the CSX property along the south property line. Residential property has existing vegetation for the entire +/-385 ft.



Photo#6: Looking north from the AEP property. Existing DRA with existing vegetation along the east side.



Guerra Development Corp.

Civil & Structural Consulting Engineering

October 9, 2025

GDC JN 23-05
Comment Response

Marion County - Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686

SUBJECT: Alien Engineered Products - Shop Expansion
Project Number - #2025050081
Application: Major Site Plan #32920
Comment Responses – DRAFT- INTENT OF RESPONSES – PENDING DRC

Dear County Staff,

Please find the responses to your comments received July 10, 2025 as follows:

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.

Response: Acknowledged.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

Response: Acknowledged.

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.

Response: Acknowledged, a copy of the NOI will be provided prior to construction.

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.

Response: A copy of the District permit has been provided, please find attached to this submittal package.

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.

Response: Acknowledged.

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: 6/3/25-add waivers if requested in future

Response: Acknowledged. Pending DRC review and discussion of Waivers.

6.12.12 – Sidewalks

6.13.2.B(6) – Freeboard

2.12.24 - Landscape requirements/6.8.6 - Buffering

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.

Response: Acknowledged.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utility service area, outside connection distance to water. Nearest MCU water main is 3+ miles away.

Response: Acknowledged.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utility service area, outside connection distance to sewer. Nearest MCU sewer force main is 4+ miles away.

Response: Acknowledged.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Located within the Silver Springs Primary Protection Zone. Additional requirements may be enforced for septic system, Defer to Department of Health,

Response: Acknowledged.

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 not 75'. Please correct setback on site plan.

Response: The owner will pursue a variance through DOH as the existing conditions show the separation to be 91 feet. Current setback has been shown on the site plan.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Protect existing well during all phases of demolition and construction. Well will need to be permitted as a limited use water system through the Department of Health in Marion County. You may email EHInfoMarion@flhealth.gov for more information.
The septic system will likely require an existing modification for the proposed building. You will need to reach out to the Department of Environmental Protection to ensure your septic system meets the requirements.

Response: A note has been added to protect the well during construction. Owner is pursuing application and testing for permitting as a limited use well. Additionally, the owner is pursuing a like for like permit for the septic system.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: No flood or ESOZ.

Response: Acknowledged.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, preservation and/or mitigation efforts may be required per FWC.

Response: Acknowledged.

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: INFO
REMARKS: Parcel is in flood zone X.

Response: Acknowledged.

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: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

Response: No freestanding signs are proposed for this development at this time. The existing sign attached to the existing building is proposed to be relocated to be on the side of the new building and permitted with the building plans in accordance with the LDC Section 4.4.4 – On-site signs.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

Response: Outdoor storage of materials and components for metal fabrication is proposed to be temporary and is now shown on the site plan. Fence screening from NE 21st Ave is proposed. Once the future phase has been constructed no outdoor storage is anticipated. See Sheet C004 notes 17 and 18.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Checked Sunbiz & project list. 6-4-25 HR

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]."

Response: Acknowledged.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. The southern boundary does not appear to comply with this requirement.

Response: Additional data has been collected, and contours are now shown as requested. Please see the revised survey and plans.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

Response: Agreed. The owner's name has been added to the Owner's Certification on the cover sheet of the plans.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

Response: A Staff Level deviation is being requested for 5' berm along south and east sides of the DRA. This is due to the unique condition whereas this DRA is the low area for a +/-14-acre basin that in the predevelopment condition runoff stages onto and over multiple properties. In the post-development condition, the existing DRA is proposed to be expanded, thus reducing the staging for multiple properties and resulting in a benefit to this ultimate low. Introducing a berm along the south/east sides will reduce the available storage to the overall system. A 5' berm is proposed along the western and northern sides of the DRA.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: (1) DRAs are required to maintain 6" of freeboard during the design storm. The top of DRA appears to be 80. Peak stage of the 100-year 24-hour storm appears to be 79.57. Adequate freeboard does not appear to be provided. (2) DRA stage during design storm will spread to adjacent CSX property. Please provide written approval for this design from CSX.

Response: (1) A Waiver is being requested for the 6" of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in +/-2000. The site has existing buildings coupled with a +/-14-acre basin that drains here as the ultimate low. The proposed design significantly increases the volume capacity by expanding the existing DRA such that the top of bank freeboard is increased from 0" to 5.6" (86% of today's code). The post-design model indicates that the overall flood stage will be reduced by 1.3 feet

when comparing it to the pre-development condition resulting in a net benefit to multiple properties that share the limits of the flood stage.

(2) In the pre-development condition the flood stage is modeled to be 80.95 during the 100 Year-24-hour event which covers the existing DRA and natural low areas beyond the DRA including low areas on CSX and other adjacent properties. In the post-development condition, the flood stage is modeled to be 79.57 during the 100-Year 24-hour event. This reduction in flood stage benefits all properties and therefore approval of such reduction is unnecessary and further supported by SJRWMD permit approvals attached.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes.

Response: The DRA bottom is now shown to be sodded. Please see the revised notes on Sheet C006.

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."

Response: The note has been added to the cover as requested.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide an signed and complete O&M manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers.

Please contact reviewer if you need examples of O&M manuals accepted in the past.

Response: The O&M owners' certification has been added to the manual and is signed as requested. Please see page 3 of the PDF.

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: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

Response: A final signed and sealed report will be provided subject to county comments and DRC conditions.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Access to southern parcel must be achieved through cross-access from northern parcel unless a formal driveway and any required related deviations are approved.

Response: The future intent is for both of the parcels to work in tandem with access being provided through the north driveway and ultimately through the south parcel from NE 21st Ave. A formal driveway apron is now proposed with the south parcel.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Un-permitted driveway for southern parcel at the gate shown on the survey must be removed and right-of-way sod restored unless a formal driveway apron is proposed and approved through site plan.

Response: A formal driveway apron is now proposed at this location. Please see Sheet C004. A Staff Level deviation for the driveway separation / locations is being requested, and the aprons are proposed to remain in the current locations.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Sidewalks (or a related waiver) are required along NE 97th Street Road and along one side of NE 21st Avenue to the extent the boundaries of the properties adjoin the right-of-way.

Response: A Waiver to the construction of the sidewalk is being requested with a sidewalk fee being provided to Marion County to be used for general sidewalk construction throughout the County.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 6/3/25-Title block on ALL sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

Response: The Title block has been revised as requested.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: NO

REMARKS: Limited Use Water System Permit required for well if not regulated by DEP. You will need to apply for the permit through the Department of Health in Marion County and submit water testing. Well equipment will have to be reviewed to ensure proper sizing for proposed use.

Response: Owner is pursuing application and testing for permitting as a limited use well. Based on the 8/8/25 site meeting and equipment review a concrete pad will need to be added for the existing systems tank. This has been added to the plans. Please see sheet C007 for updates.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Please provide environmental assessment or exemption.

Response: Please see the environmental assessment included.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Please include note regarding approval or deferral of concurrency on cover page.

Response: Note has been added to the plans, see Cover sheet right side.

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet LA-1 has an incorrect parcel number of 14224-000-00 that needs to be removed under Site Data. That parcel is not part of this project.

Response: The parcel number has been removed, please see Sheet LA-1.

DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.

Response: Horizontal control points have been added, please see the revised survey.

DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
STATUS OF REVIEW: NO
REMARKS: Please provide.

Response: Horizontal datum information has been provided, please see the survey revised.

DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide.

Response: An aerial map has been provided with the site overlaid, please find in the documents folder.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: All shade trees required for Phase I shall be installed on site unless waiver is approved

Response: Shade tree have been updated and will all be provided for Phase 1.

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% minimum is met

Response: Landscaping area has been revised to 20% for phase 1 please see attached landscaping plan.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO

REMARKS: 1. Crape Myrtles do not meet the intent of year round screening, evergreens should be used for the majority of buffering 2. Dwarf viburnum may not reach the 3' ht in 1 year, recommend other native hedge material 3. Shrubs shall be 18" ht at installation, no exceptions 4. Understory trees shall be 6' ht x 42" spr minimum at installation, no exceptions 5. Please provide calculations showing 50% shrubs and Groundcovers coverage in buffers is met 6.

Response: (1) The Crape Myrtles have been replaced with Magnolia Little Gems trees in buffers. (2) The Dwarf Viburnum are only used at the building façade and the buffers are proposed with Sweet Viburnum and Anise shrubs. (3 & 4) Acknowledged. Notes have been added on the landscape key. (5) Calculations have been added to the plans, with an additional 27 Anise shrubs to buffers. Please see Sheet LA-1 for revision.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

Response: Additional landscaping has been provided for the building façade plantings. Please see Sheet LA-1 for revisions.

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, please show screening

Response: Yes. A dumpster is provided and screened with landscaping podocarpus and an enclosure. See Sheet LA-1 and Detail 9/C009.

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 a signed and sealed photometric plan is required

Response: No lighting is proposed for the site at this time.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Landscape and Irrigation plans shall be signed and sealed at submittal (6.2.1 & 6.9.2)

Response: Signed and sealed landscape and irrigation plans are now provided.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Proposed buffers are missing/incorrect. Please provide all required descriptions and illustrations for each proposed buffer. Type-B buffer consisting of 20-foot-wide landscape strip and a buffer wall required for portions of the parcel abutting residential properties.

Response: A Waiver is requested for the Type-B buffer adjacent to the residential property along the south boundary to be evaluated during the future phase improvements (building and parking). A full waiver for the DRA portion is requested as this is the existing condition previously approved and within the existing DRA.

A waiver is being requested for a majority of the eastern boundary due to this site having connectivity to the railroad. The buffer along the east property line will obstruct the line of sight between the building and the railroad which is needed for operational use, access, safety, and the security of the facility.

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

Response: Please see the environmental assessment included.

END OF COMMENT RESPONSES

APPROVED SITE PLAN FROM YEAR 2000 AS BUILT SHEET FOR
SIC ANTHONY SERVICES

LEGEND	
1" x 4" x 4" CONCRETE MONUMENT FOUND	1" x 4" x 4" CONCRETE MONUMENT SET
IRON PIPE FOUND	IRON PIPE AND CAP SET
WELL	PHONE POLE
ELECTRIC BOX	ELECTRIC LINES
WIRE FENCE	CHAIN LINK FENCE
WOODEN FENCE	RAILROAD CROSS BAR
TELEPHONE LINE	OVERHEAD ELECTRIC LINE
FINISHED FLOOR ELEVATION	EXISTING ROOFTOP
PROPOSED ASPHALT PAVEMENT	PROPOSED CONCRETE PAVEMENT
PROPOSED BUILDING ADDITION	PROPOSED FINISH FLOOR ELEVATION
PROPOSED SALT FENCE LINE	DEBRASURE DITCH
PROPOSED ELEVATION CONTROL	PROPOSED SPILT ELEVATION
PROPOSED SPILT ELEVATION	PROPOSED SPILT ELEVATION

DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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