



**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

APRIL 28, 2021

ROGERS ENGINEERING
RODNEY ROGERS
1105 SE 3RD AVENUE
OCALA, FL 34471

SUBJECT: DRC INFORMATIONAL LETTER
PROJECT NAME: HAMMOCK LANE NORTH
PROJECT #2021030030
APPLICATION: AGRICULTURAL LOT SPLIT #26408

Dear Rodney:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Required Signage Affidavit
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: N/A

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Provide mylar and legal documents for recording prior to approval

STATUS OF REVIEW: INFO

REMARKS:

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Parcel lies within Marion County Utilities service area and not within any springs primary protection zone. Shall serve its own water and sewer per Land Development Code 6.14.2. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,

A handwritten signature in cursive script that reads "Carla Sansone". The signature is written in dark ink and is positioned above the printed name and title.

Carla Sansone

Development Review Coordinator

Project #2021030030 #26408 Parcel #07244-000-01
ROGERS ENGINEERING

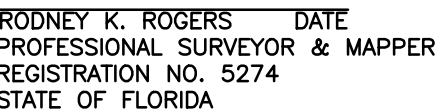
Project #2021030030

#26408

Parcel #07244-000-01

ROGERS ENGINEERING





1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, MORE PARTICULARLY THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AS BEING 50°06'56"W, DERIVED FROM A PREVIOUS BOUNDARY SURVEY OF THIS SAME PROPERTY, PREPARED BY MARK W. EVANS & ASSOC., DATED SEPTEMBER 2006.
2. THIS AGRICULTURAL LOT SPLIT PLAN IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
3. LOTS 1 THROUGH 8 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
4. PERTAINING TO LOTS 1 & 8, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. 32nd COTR OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
5. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
6. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT OR THE N.E. 32nd COTR RIGHT-OF-WAY EASEMENT AS SHOWN AND DESCRIBED HEREON. THIS INCLUDES THE EMERGENCY VEHICLE TURN-AROUNDS.
7. THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2'x2' SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 lbs/FT, IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0310, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
9. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY
10. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE INGRESS/EGRESS & UTILITY EASEMENT.
11. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIME ROCK OR SIMILAR IMPERVIOUS MATERIALS, IT SHALL BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
12. THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCK LANE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

JOB No.
21_HAMMOCK LANE NORTH

DATE
3/9/2021

SCALE
1" = 100'

SHEET
1 OF 1

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com

Rodney K. Rogers, PSN
Fl. Reg. No. 5274
rkrogers@rogerseng.com

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074