FEBRUARY 8, 2021

SUBJECT: INITIAL COMMENTS LETTER PROJECT NAME: NEIGHBORHOOD STORAGE CENTER #2 OUTDOOR GRASS STORAGE EXPANSION PROJECT #2021010043 APPLICATION: MAJOR SITE PLAN #26062

Met with staff 2/11/21. DRC 5/17/21.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Prior to construction, please have the contractor provide a copy of the NPDES permit or NOI.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest) STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Prior to construction, please provide a copy of the District permit.
- DEPARTMENT: ENGTRF TRAFFIC REVIEW REVIEW ITEM: 6.12.11 - Turn lanes
 STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS:
- DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: 2/8/21 -Add waivers if requested in the future
- 5. DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT 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.
- DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Additional Utilities comments STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Development for parking only; generates no flows. Future improvements requiring water or sewer shall require development to connect to existing and available water and sewer through standard connections.

- DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: This comment is to verify that the existing hydrant is accessible to SE 38th Street. If the hydrant is located on the inside of the fence on private property, the hydrant will need to be relocated.
- 8. DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REVIEW ITEM: 6.18.3 - Gated Communities/Properties STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width. The gate on the plans appear to be 20 feet in width. Please note the following on page C03.
- DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Plans page C03 show stabilized area on the ends of the parking area. Will need to post no parking fire department access road signage to ensure fire department turn around access is maintained and accessible.
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Demo plan shows 15' Type C buffer along north property line only. Zoning recommends to DRC to include Type D buffer along the east project area boundary, near the A-1 zoned property to the NE.
- 11. DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Will the dirt road access off SE 38th Street be paved or lighted?
- 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: ENGINEER ACKNOWLEDGED INFO COMMENT

REMARKS: Subject property located in Primary SPOZ.

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Please call out the post-development drainage basin, and label size, on Sheet C03.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Please provide a DRA cross section detail per LDC6.13.2.A with DHW and ESWHT labeled.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(6) - Freeboard
 STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS SUBJECT TO INSTALLING AN EMERGENCY OVERFLOW TO THE FDOT POND REMARKS: Waiver to the 6" freeboard requirement is required.

LDC 6.13.2.B(6) - Freeboard

CODE states a minimum freeboard of six inches shall be provided for all retention/detention areas.

APPLICANT requests waiver because a long, shallow swale is proposed and therefore 6" freeboard is not applicable.

- 16. DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater STATUS OF REVIEW: FURTHER DISCUSSION NEEDED REMARKS: North driveway appears to be unpermitted. Please show an improved driveway apron to be constructed. Stormwater in the right-of-way needs to be accommodated with a culvert or paved swale.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please show the proposed location for the soil tracking prevention device, and provide a detail.
- 18. DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: 1) Please provide a cross section detail or add the geotech description of how to prepare/mix the limerock and native sands to an 8" depth. 2) Please be advised that permanent vegetative cover must be established over the stabilized area at time of final inspection.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide the Karst Analysis.
- 20. DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.12 - Operation and Maintenance STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide the O&M document with Owner's Certification for the retention swale. Please also include direction in the O&M document that the parking area needs to remain permanently vegetated, and vegetation needs to be re-established periodically.

21. 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: ENGINEER WILL COMPLY**

REMARKS: 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.

22. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: WAIVER REQUESTED

REMARKS: 02/03/21 - All parking areas are required to be paved. Staff supports a waiver.

LDC 6.11.8.E - Off-Street Parking

CODE states all off-street parking areas shall be paved for all developments, except as listed in the LDC.

APPLICANT requests waiver because they are proposing to match the existing outdoor grass parking lot.

23. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: 2/8/21 - Due with resubmittal

- 24. DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet STATUS OF REVIEW: ENGINEER WILL COMPLY S OF REVIEW: NO REMARKS: 2/8/21 - Add owner's phone number
- 25. DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: 2.12.4.1 & 6.2.1.D - Index of sheets and numbering **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: 2/8/21 - Survey not listed on index
- DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
 STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: \$130
- 27. DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: Additional Planning Items: STATUS OF REVIEW: WILL COMPLY REMARKS: The proposed use is located on a separate property from the existing mini-storage use. Unless this site is combined with the adjoining property, this facility is considered a "stand-alone" use and must include appropriate supporting improvements - e.g., formal driveway, DOH required support facilities, etc.

- DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Sheets C02, C03, C04 are missing the written scale.
- DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
 STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide on survey.
- DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.
- 31. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.
- 32. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.
- 33. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.
- 34. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please include the location of the existing one percent flood plain on the survey.
- 35. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.
- DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide.

- 37. 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: ENGINEER WILL COMPLY REMARKS: Please overlay sheet C03 onto an aerial.
- 38. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Show all trees 10" and larger
- 39. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.3 - Tree protection STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: show tree protection
- 40. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.4 - Shade tree requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: provide shade tree calculations
- 41. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.6 - Tree removal submittal requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Show all tree to be removed and to remain
- 42. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.8 - Protected tree replacement requirements **STATUS OF REVIEW: WAIVER REQUESTED** REMARKS: show tree protection detail

LDC 6.7.8.A - Tree Replacement of 100" DBH/acre

CODE states replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. APPLICANT requests waiver because landscape architect's plan shows a major buffer along the street to the north.

43. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.9 - Replacement trees; general requirements STATUS OF REVIEW: WAIVER REQUESTED

REMARKS: provide tree mitigation calculations

LDC 6.7.9 - Replacement Trees

CODE states replacement trees are a part of the comprehensive tree program and shall work in combination with required shade trees, buffer trees, and any other required landscaping.

APPLICANT requests waiver because landscape architect's plan shows a major buffer along the street to the north.

- 44. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 45. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.3 - Landscape design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: Provide landscape plan
- 46. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 47. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.6 - Buffers
 STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 48. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas STATUS OF REVIEW: WAIVER REQUESTED REMARKS: Provide landscape plan

LDC 6.8.7.C - Parking Lot Islands Requirement

CODE states that a landscaped parking lot island shall be located every 10 parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. APPLICANT requests waiver because the site plan proposes grass parking.

- 49. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.9 - Service and equipment areas STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 50. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.13.3.D(4) - Landscaping of private stormwater management facilities STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 51. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.10 - General planting requirements (specifications) STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide landscape plan
- 52. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.11 - Landscape installation **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: Provide landscape plan

- 53. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: Provide landscape plan
- 54. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes) STATUS OF REVIEW: FURTHER DISCUSSION NEEDED REMARKS: Provide irrigation plan
- 55. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.3 - Irrigation design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: Provide irrigation plan
- 56. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.5 - Irrigation system installation STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Provide irrigation plan
- 57. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.6 - Completion inspection requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS: Provide irrigation plan
- 58. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Will there be outdoor lighting? if so, a photometric plan is required
- 59. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.4 - Exterior lighting design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide Assessment.
- 61. 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: ENGINEER WILL COMPLY REMARKS: Will there be any additional signage? If so, please show approximate location.



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/11/2021 Parcel Number(s): Portion of 31416-000-00 Permit Number: 26062

A. PROJECT INFORMATION: Fill in below as applicable:

Project Na	ame: NSC 2 O	utdoor Grass	Storage Expansion	Commer	cial ✓ or Residential
Subdivisi	on Name (if ap	plicable):			
Unit	Block	Lot			

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property	Owner's Name (prin	t): <u>Shirley</u> B	. Rud	nianyn & Oca	ala Wareh	ouse Compa	any
Property	Owner's Signature:						
Property	Owner's Mailing Ad	dress: <u>2441</u>	NE 3	ord Street, Su	ite 201		
City:	Ocala	State:	FL	_Zip Code:	34470	_Phone #	(352) 629-6101

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if appl	ciates, Inc.	Contact	t Name:	J	oseph C. Lor	ndon		
Mailing Address:	101 E Silver Springs Blvd	City:	Ocala	State:	FL	Zip Code:	34470	
Phone #	(352) 438-3000	Alterna	te Phone #					
FAX Number or Email address: joe.london@kimley-horn.com								

D. WAIVER INFORMATION:

 Section & Title of Code:
 6.7.8.A. - Tree Replacement of 100" DBH/acre

 Reason/Justification for Waiver Request:
 See landscape architect's plan which shows major buffer along

 street to the north.
 See landscape architect's plan which shows major buffer along

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By:	Date Process	ed:Proje	ect #AR #	
Zaning User				
Zoning Use: Zoned:	Parcel of record: Yes No ESOZ: Must Vacate Pl	lat: Yes No Date:	r Family Division: Yes No Verified by:	
Land Use:	Date:	Verified by:		

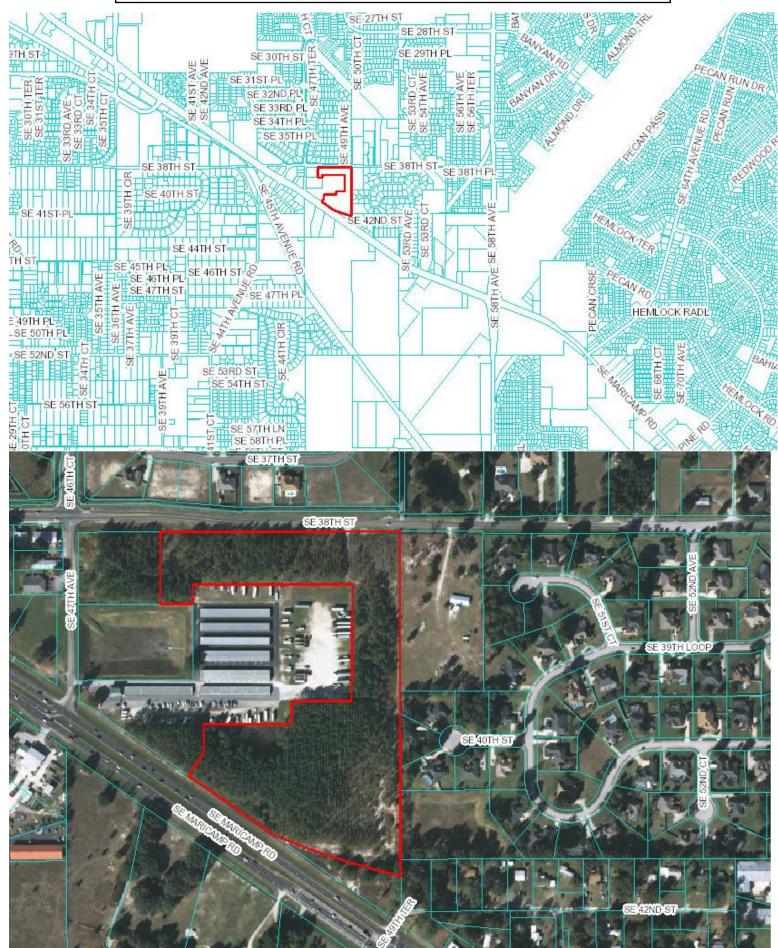
"Meeting Needs by Exceeding Expectations"

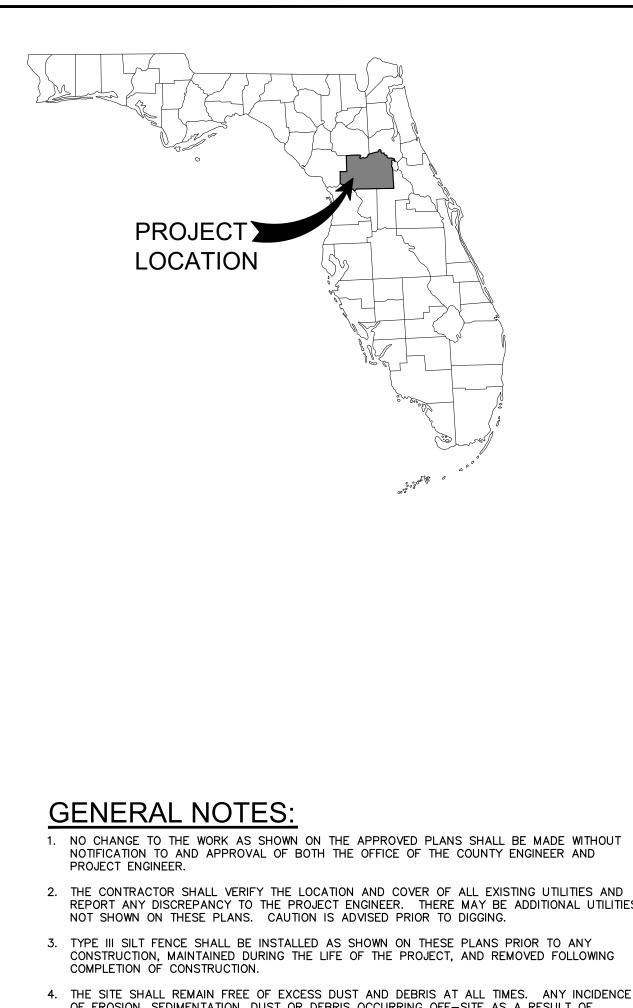
www.marioncountyfl.org

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM CONTINUED

Section & Title of Code: 6.7.9 Reason/Justification for Waiver Request: See landscape arch street to the north.	Replacement Trees itect's plan which shows major buffer along
Section & Title of Code: 6.8.7.C. Reason/Justification for Waiver Request: The site plan propos	- Landscape Islands ses grass parking.
Section & Title of Code: 6.11.8.E - All Parking Reason/Justification for Waiver Request: We are proposing to	g Areas are Required to be Paved o match the existing outdoor grass parking lot.
Section & Title of Code: 6.13.2.B.(6) - A Minim Reason/Justification for Waiver Request: We have a long, sha is not applicable.	um 6" Freeboard Shall be Provided allow swale proposed and therefore 6" freeboard
Section & Title of Code: Reason/Justification for Waiver Request:	
Section & Title of Code: Reason/Justification for Waiver Request:	
Section & Title of Code: Reason/Justification for Waiver Request:	

NSC #2 OUTDOOR GRASS STORAGE EXPANSION - MAJOR SITE PLAN Project #2021010043 #26062 Parcel #31416-000-00 KIMLEY-HORN AND ASSOCIATES





NSC 2 OUTDOOR GRASS STORAGE EXPANSION

FOR SHIRLEY B. RUDNIANYN & **OCALA WAREHOUSE COMPANY** MARION COUNTY, FLORIDA **SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST JANUARY 2021**

- REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES
- OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- 5. GRASS PARKING AREA SHALL BE ON STABILIZED SUBGRADE (40 LR, 98% MAX DENSITY) CONSTRUCTION REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- 6. GRASS PARKING SPACES SHALL BE DELINEATED BY BLUE REFLECTIVE PAVEMENT MARKERS ON CONCRETE WHEEL STOPS INSTALLED FLUSH WITH THE GROUND. SEE DETAIL ON SHEET CO2.
- ANY DISTURBED AREAS LEFT UNPAVED OR UNMULCHED SHALL BE FINISH GRADED AND SEEDED AND MULCHED WITH ARGENTINE BAHIA
- 8. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND SWFWMD SHALL BE NOTIFIED IMMEDIATELY.
- 9. KIMLEY-HORN ENGINEERING & ASSOCIATES, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- 10. THE SITE CONTRACTOR SHALL INCLUDE THE PROVISION OF A COMPREHENSIVE AS-BUILT SURVEY FOR THE ENTIRE PROJECT IN HIS CONTRACT. THIS SURVEY MUST BE PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR (FIELD AND OFFICE WORK) AND PROVIDED TO THE PROJECT ENGINEER IN BOTH PDF AND ACAD FORMATS PRIOR TO C.O.

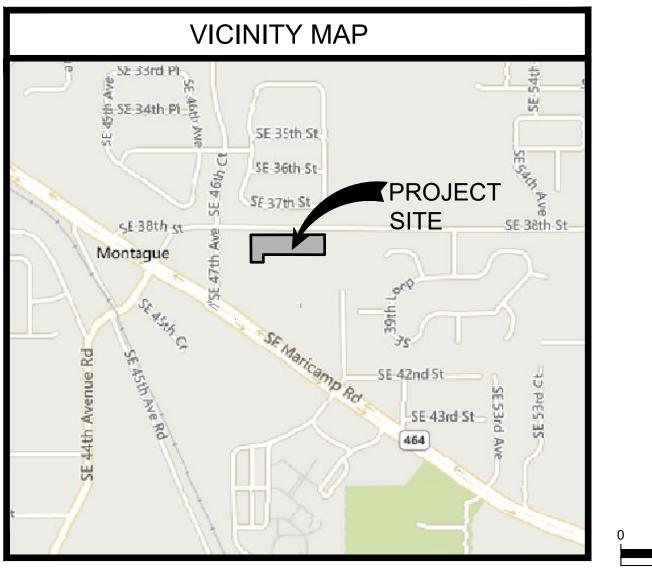
OPERATION AND MAINTENANCE INSTRUCTIONS:

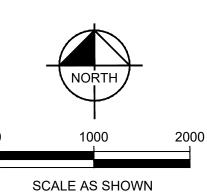
TODD RUDNIANYN, MANAGER

AS REQUIRED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS OWNER, YOU AND YOUR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE FACILITIES FOR THIS SITE. ANY TRASH OR DEBRIS SHALL BE REMOVED FOLLOWING EACH STORM. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (6) MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE STRUCTURES WHEN IT ACCUMULATES TO A POINT AT WHICH CONVEYANCE VOLUMES ARE REDUCED BELOW DESIGN LEVELS.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION POND(S) ON A WEEKLY BASIS FOR THE FORMATION OF SINKHOLES. SHOULD A SINKHOLE FORM. YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY THE TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN ON THESE PLANS. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A DETAILED REPAIR PLAN FOR WRITTEN APPROVAL WITHIN 30 DAYS OF SAID DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHIMNEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

WAIVER REQUESTED								
CODE SECTION	WAIVERS REQUESTED	APPROVAL CONDITIONS	DATE					
6.11.4.B(2)	-	-	-					
6.12.12.D	_	-	-					
6.13.4.C(6)		-	-					
6.13.8.B(7)	-	-	_					





GENERAL STATEMENT

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE TO CONSTRUCT A SMALL OFFICE BUILDING ALONG WITH OTHER BUILDINGS FOR A MINI-WAREHOUSE STORAGE FACILITY, TOGETHER WITH ALL REQUIRED IMPROVEMENTS AS SHOWN HEREON.

STANDARD NOTES:

- 1. REPRODUCTION OF THESE PLANS IS NOT VALID UNLESS SIGNED BY THE ENGINEER IN RESPONSIBLE CHARGE AND SEALED WITH RAISED EMBOSSED SEAL.
- 2. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE ENGINEER AND HE WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.

STATEMENT OF OWNERSHIP & CERTIFICATION

THIS IS TO HEREBY CERTIFY THAT WE, OUR SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS DESCRIBED IN THE OPERATION AND MAINTENANCE INSTRUCTIONS, AND AS SHOWN ON THESE PLANS.

TODD RUDNIANYN, MANAGER

DRAWING INDEX

C01 - MAJOR SITE PLAN COVER C02 - MAJOR SITE PLAN DEMOLITION C03 - MAJOR SITE PLAN LAYOUT & GRADING C04 - MAJOR SITE PLAN S.W.P.P.P.

				ВΥ
				DATE
				REVISIONS
				No.

LEGAL DESCRIPTION:

PER TITLE COMMITMENT FILE NO. 2016-AMERIS BANK-MARICAMP ROAD LLC, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JUNE 23. 2016.

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST. MARION COUNTY, FLORIDA; THENCE N.89'52'33"E., ALONG THE CENTERLINE OF S.E. 38TH STREET AND THE NORTH BOUNDARY OF SAID SECTION 36 A DISTANCE OF 49.63 FEET: THENCE S.00'00'31"E., ALONG THE EAST RIGHT-OF-WAY LINE OF AN EXISTING GRADED ROAD, 49.63 FEET EAST OF, AND PARALLEL TO THE WEST BOUNDAR' LINE OF AFORESAID SECTION 36 A DISTANCE OF 30.00 FEET; THENCE CONTINUE S.00'00'31"E.. ALONG SAID EAST RIGHT-OF-WAY LINE 283.69 FEET: THENCE DEPARTIN FROM EAST RIGHT-OF-WAY LINE N.89'59'23"E., 452.15 FEET TO THE POINT OF BEGINNING. THENCE S.00°06'23"E., 300.31 FEET: THENCE S.89°59'37"W., 452.16 FEET A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF AN EXISTING GRADED ROAD THENCE S.00'08'50"W., ALONG SAID EAST RIGHT-OF-WAY LINE 78.91 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY C-464; THENCE S.55"18'54"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 525.69 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N.34*41'29"E., 109.03 FEET; THENCE N.00*03'08"E., 117.12 FEET THENCE N.89'52'28"E., 346.79 FEET; THENCE N.01'17'10"E., 90.69 FEET; THENCE S.89*33'32"E., 235.33 FEET; THENCE N.00*30'12"E., 459.81 FEET; THENCE N.89*51'46"W. 630.92 FEET; THENCE S.00°04'50"E, 79.27 FEET TO THE POINT OF BEGINNING.

SITE DATA:

	NSC 2 OUTDOOR GRASS STORAGE EXPANSION
PROJECT LOCATION	4701 S.E. MARICAMP ROAD OCALA, FL 34480
OWNER	SHIRLEY B. RUDNIANYN & OCALA WAREHOUSE COMPANY 2441 NE 3RD STREET SUITE 201 OCALA, FL 34470
ZONING	·B-5
FUTURE LAND USE	COMMERCIAL
PARCEL ACCT. NO.	PORTION OF 31416-000-00
PROJECT AREA	168,267 S.F. = 3.86 ACRES
IMPERVIOUS AREA	0 S.F. = 0% (PRE-DEVELOPMENT)
	0 S.F. = 0% (POST-DEVELOPMENT)
STABILIZATION AREA	121,158 S.F. = 72.0%

CONCURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION. AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

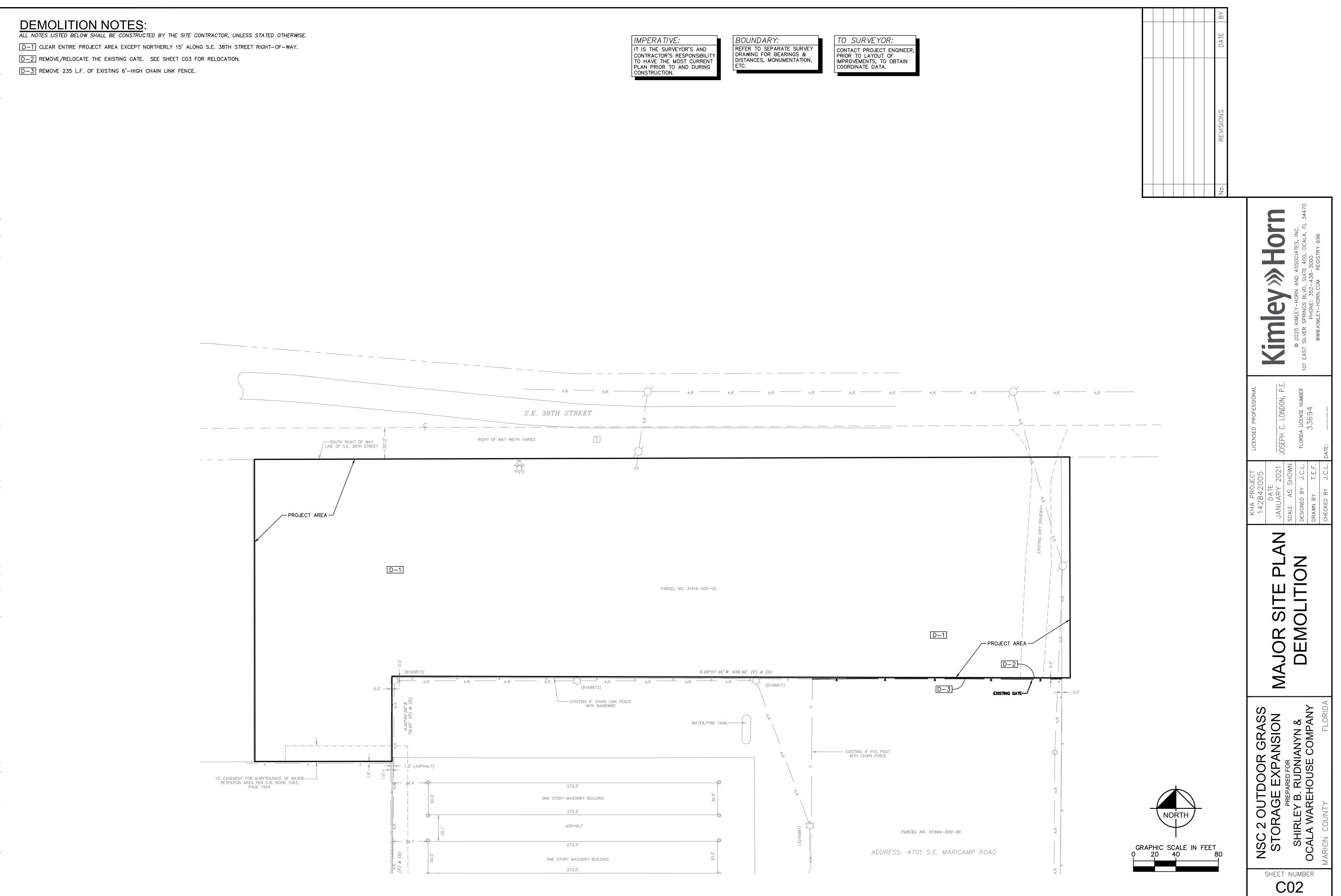
SURVEY:

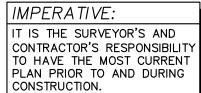
- CONTACT: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471 phone: (352) 622-3133
- NOTE: SEE TOPOGRAPHIC SURVEY BY R.M. BARRINEAU & ASSOCIATES, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION.

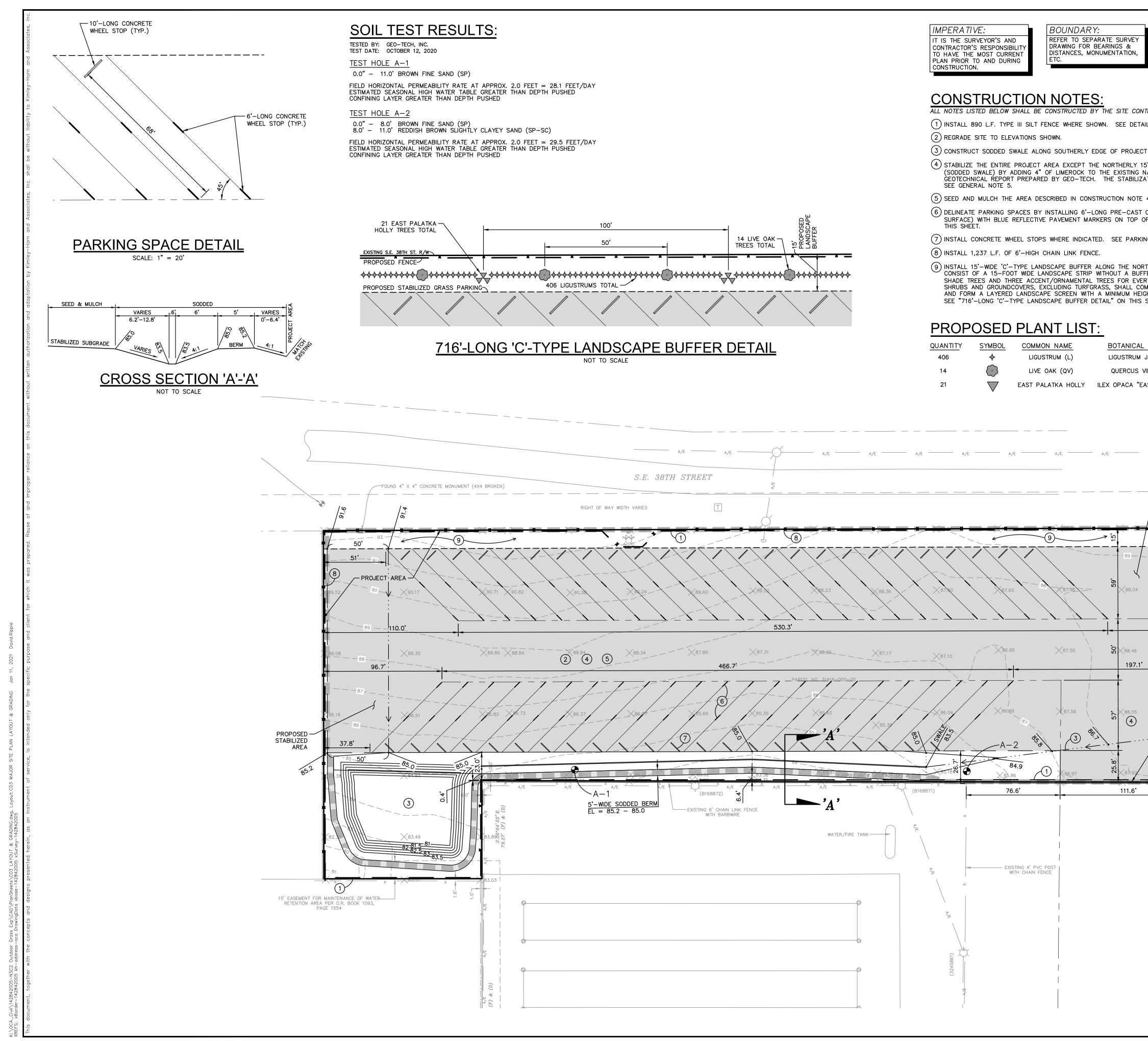
ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY "LAND DEVELOPMENT CODE" EXCEPT AS WAIVED, THAT THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORMWATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT, THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT SIGHT DISTANCE AT DRIVEWAYS COMPLY WITH A.A.S.H.T.O. AND THE F.D.O.T. SITE IMPACT HANDBOOK. I FURTHER CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF THE F.D.E.P. AND S.W.F.W.M.D.

NSC 2 OUTDOOR GRASS	OR GRASS		КНА РКОЈЕСТ 142842005	LICENSED PROFESSIONAL	
STORAGE EXPANSION	PANSION	MAJOR SITE PLAN	DATE January 2021	UDSEPH C LONDON P.F.	Kimlev » Horn
	FOR		SCALE AS SHOWN		
		COVER	DESIGNED BY J.C.L.	FLORIDA LICENSE NUMBER	© ZUZU KIMLEY-HUKN ANU ASSUCIAIES, INC. 101 EAST SILVER SPRINGS BLVD, SUITE 400, OCALA, FL 34470
UCALA WAKEHOUSE COMPANY	SE COMPANY		DRAWN BY T.E.F.	53694	PHONE: 352-438-3000 www.kimify-horn.com registry 696
MARION COUNTY	FLORIDA		CHECKED BY J.C.L. DAT	DATE:	







IMPERATIVE: III IS THE SURVEYOR'S AND TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING ONSTRUCTION. REFER TO SEPARATE SURVEY DRAWING FOR PEARATE SURVEY DRAWING SURVEY DRAWI	
 (?) INSTALL CONCRETE WHEEL STOPS WHERE INDICATED. SEE PARKING SPACE DETAIL ON THIS SHEET. (?) INSTALL 1,237 L.F. OF 6'-HIGH CHAIN LINK FENCE. (?) INSTALL 15'-WIDE 'C'-TYPE LANDSCAPE BUFFER ALONG THE NORTH END OF THE PROJECT AREA. 'C'-TYPE BUFFER SHALL CONTAIN AT LEAST TWO SHADD TREES AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THAT THEREOR. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPACING A 2-1/2" DBH 	Kimley-horn and associates, INC. © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 101 EAST SILVER SPRINGS BLVD, SUITE 400, OCALA, FL 34470 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM RECISTRY 696
AE A	KHA PROJECTLICENSED PROFESSIONAL142842005DATEDATEJANUARY 2021JANUARY 2021JOSEPH C. LONDON, P.E.SCALEAS SHOWNSCALEAS SHOWNDESIGNED BYJ.C.L.DESIGNED BYJ.C.L.DRAWN BYT.E.F.CHECKED BYJ.C.L.DATEDATE
120.1 F 85.05 85.95 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 85.05 85.85 90.05 85.46 85.05 90.05 85.05 90.05 85.05 90.05 85.05 90.05 90.05 90.05 85.05 90.05 90.05 90.05 86.05 90.05 86.05 90.05 86.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 90.05 <t< td=""><td>MAJOR SITE PLAN LAYOUT & GRADING</td></t<>	MAJOR SITE PLAN LAYOUT & GRADING
ZR EDISTING 4' PVC POST WITH CHAIN FENCE	DUDDOR GRASS NSC 2 OUTDOOR GRASS STORAGE EXPANSION REPARED FOR BREARED FOR SHIRLEY B. RUDNIANYN & OCALA WAREHOUSE COMPANY MARION COUNTY FLORIDA

