

June 18, 2024

PROJECT NAME: ALDANA DUPLEXES

PROJECT NUMBER: 2024040090

APPLICATION: MINOR SITE PLAN #31457

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/3/24-add waivers if requested in future
- 3 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: The application shows this is for a second duplex however the site plan shows this is for a proposed SFR with an existing duplex.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: 42-SO-2829794,AP2025566
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Minor 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]."

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 5/27/24 - The DRC must approve the fee in-lieu of construction.

5/1/24 - Sidewalk is required on SW 61st Circle. Staff supports the payment of a fee in-lieu of sidewalk construction. If approved by the Development Review Committee, the fee comes out to \$2,525.00 and must be paid prior to final plan approval.

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Shade trees required in parking island 2. Perimeter planting required around parking area

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities

STATUS OF REVIEW: NO

REMARKS: How will stormwater be addressed?



**Marion County
Board of County Commissioners**

AR #31457

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: 06/14/2024 Parcel Number(s): 8009-1275-08 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Aldana Duplexes AR31457 Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Alyson Aldana - 13847 Tri County LLC
Signature: *Alyson Aldana*
Mailing Address: 14050 S. Highway 475 City: Summerfield
State: FL Zip Code: 34491 Phone # 352-307-7727
Email address: permits@aldanacontractingfl.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

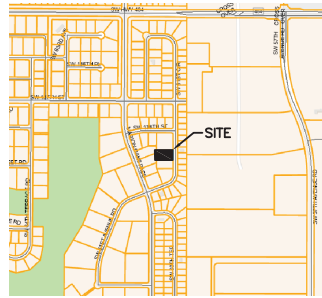
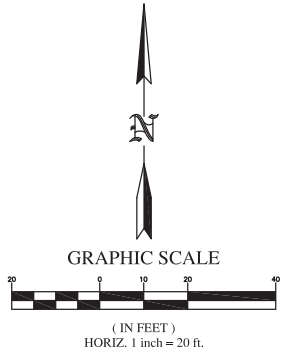
D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.8.7 - Parking Areas and Vehicular Use Areas
Reason/Justification for Request (be specific): Perimeter plantings along the parking areas are moved to along the building per conversation with county staff

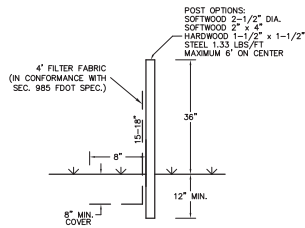
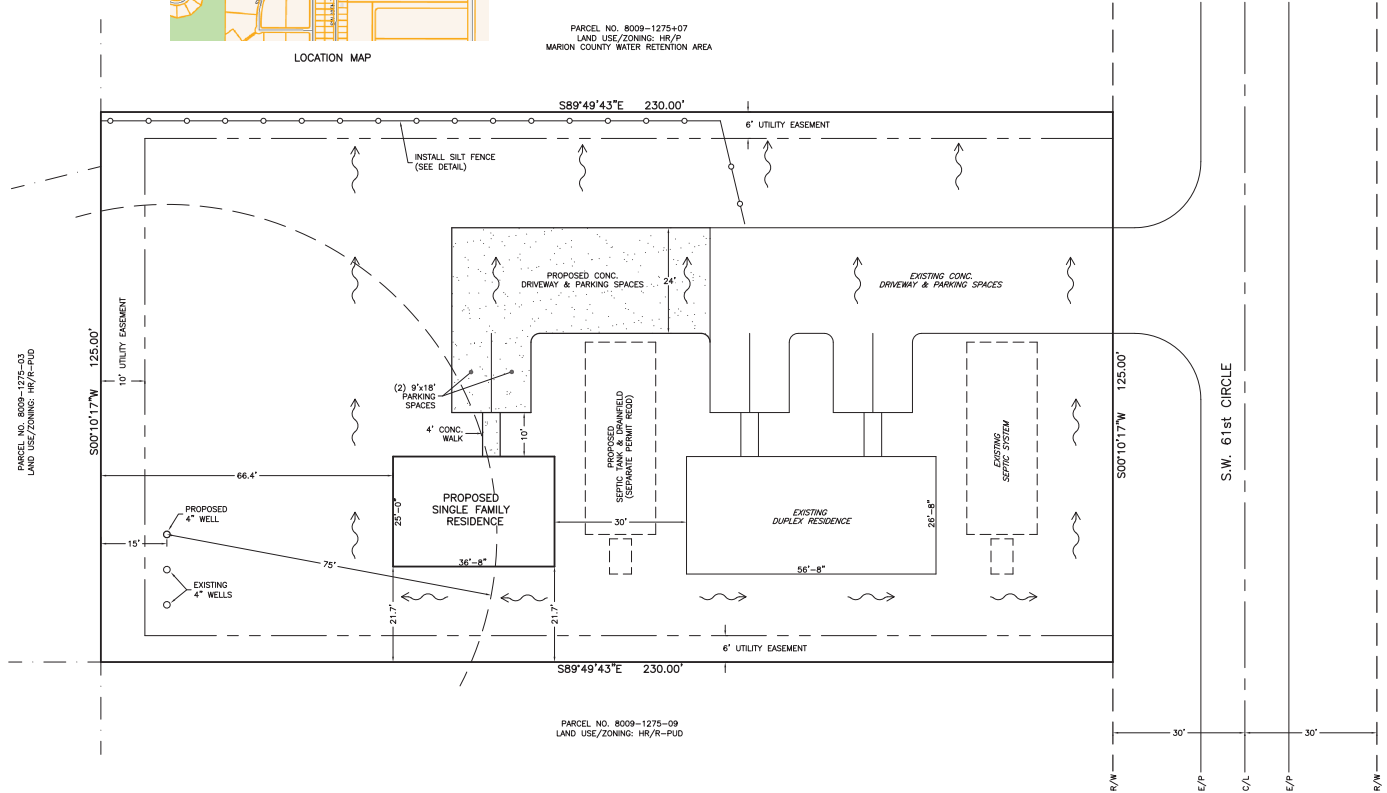
DEVELOPMENT REVIEW USE:

Received By: Email 6/14/24 Date Processed: 6/18/24 CF Project # 2024040090 AR # 31457

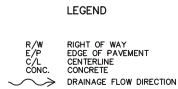
ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



PARCEL NO. 8009-1275-07
LAND USE/ZONING: HR/P
MARION COUNTY WATER RETENTION AREA



NOTE:
SILT FENCING SHALL BE INSTALLED PRIOR TO EROSION AND/OR FILLING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.



LEGAL DESCRIPTION
LOT 8, BLOCK 1275, MARION OAKS UNIT No. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0, PAGES 164 THROUGH 193, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

TRAFFIC STATEMENT
LAND USE CODE 220 (MULTIFAMILY HOUSING) LOW RISE
ITE TRIP GENERATION MANUAL 11th EDITION, VOLUME 2
WEEKDAY:
AM PEAK HOUR= 0.56 TRIPS/UNIT
3x0.56= 1.68 VTPH
(23% ENTER/77% EXIT)
PM PEAK HOUR= 0.67 TRIPS/UNIT
3x0.67= 2.01 VTPH
(63% ENTER/37% EXIT)
SATURDAY:
PEAK HOUR= 0.70 TRIPS/UNIT
3x0.70= 2.10 VTPH
SUNDAY:
PEAK HOUR= 0.67 TRIPS/UNIT
3x0.67= 2.01 VTPH

SITE DATA
OWNER: 13847 TRI COUNTY, LLC
ADDRESS: 14050 S. HWY. 475
SUMMERFIELD, FL 34491
CONTACT PERSON: TRAVIS ALDANA, JR.
PARCEL NO.: 8009-1275-08
PARCEL SIZE: 0.66 ACRE
LAND USE/ZONING: HR/R-PUD
DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROPOSED: 4.5 UNITS/ACRE
PARKING REQUIRED = 2 SPACES
PARKING PROVIDED = 2 SPACES

AREA CALCULATIONS
PROJECT AREA = 28,750 S.F.
IMPERVIOUS AREA:
BUILDINGS & CONCRETE SURFACES = 7129 S.F. (24.8%)

CONCURRENCY NOTE:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. 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.

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 9274
rkrogers@rogerseng.com
Mekelle M. Boyer, PSM
Fl. Reg. No. 7398
kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

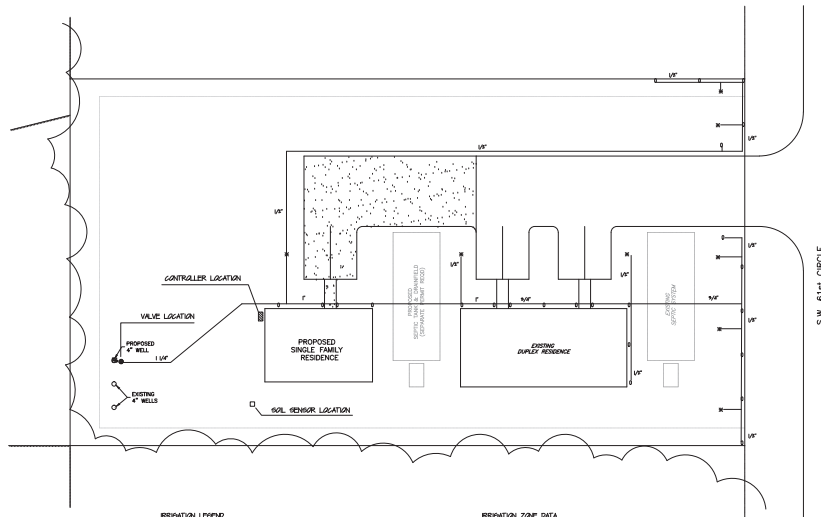
A MARION COUNTY MINOR SITE PLAN
FOR
13847 TRI COUNTY, LLC
Single Family Residence

JOB No.
24-8009-1275-08

DATE
4-22-2024

SCALE
1" = 20'

SHEET
1 OF 1



IRRIGATION LEGEND

- HUNTER MP 8000 SERIES POP-UP SPRAY HEADS
- HUNTER P20 SERIES BUBBLER HEADS FOR TREES
- SOL SENSOR LOCATION
- EXISTING IRRIGATION WELL
- HUNTER X-CORE (4 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

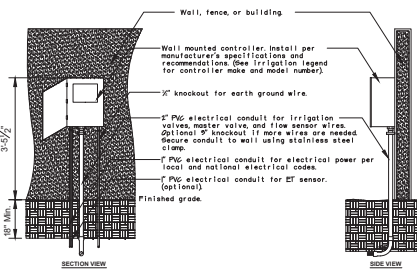
- IRRIGATION ZONE 1 = 174 GPM
- 174 GPM x 5 = 874 GPM
 1 = 828 GPM / 7 = 39 GPD
- GPM = GALLONS PER MINUTE
 GPD = GALLONS PER DAY
 GPD = GALLONS PER ZONE RUN TIME

IRRIGATION NOTES

1. UNLAW CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES AND BUILDINGS
5. WATER SOURCE FOR THE SYSTEM SHALL BE THE EXISTING WELL AS SHOWN
6. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING WELL AND PUMP, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE EXISTING COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAYOUTS OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 18" DEEP
14. RAINFALL TRACKER DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (30" PER YEAR). IN ADDITION AN ACCLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ADJUSTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND PRECISED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE MUST BE CONFIRMED AT THE WELL LOCATION
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 20 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TUNING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SPRINK PLANTINGS AS PRECISED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, WEGO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RAIR TREES FOR THE SYSTEM FOR RECOMBINATION BY 50% @ 2000/PH/100/100/100
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREEN AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SDB GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BURLAP AT ALL TREES AND PLANTS SHALL BE STAYED AT THEIR PROPER LOCATIONS

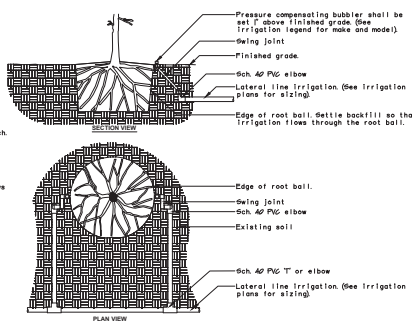
MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE PERFORMED AND SIGNED BY THE REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 454 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 458 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE CREATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN RESOURCES OF THE FLORIDA WATERS AND WETLANDS PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 455 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 456 REGARDING LOCKING AND COUNTERSIGNATURE OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (454) WATERING INSTALLATION (455) AND INSTALLATION LOCKING REQUIREMENTS (456)



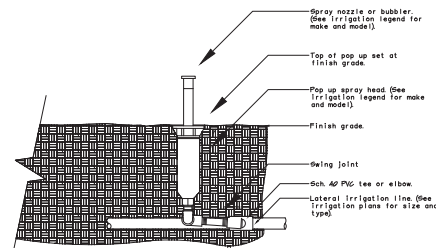
- Notes:**
- 1- Common and controller wire to be bundled using electrical tape at 1/2" on center.
 - 2- Grounding rods shall be located between 30" to 36" away from the controller.
 - 3- Grounding rods shall be 1/2" in length. Connect the grounding rod to the controller using a galvanized copper wire per manufacturer's specifications.
 - 4- Rain sensor device shall be installed within 30" of the controller, a minimum of 1/2" high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER



- Notes:**
- 1- All irrigation fittings shall be Sch. 40 P.V.C. unless specified otherwise.
 - 2- All threaded connections from Sch. 40 to Sch. 80 P.V.C. shall be made using teflon tape.
 - 3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT



- Notes:**
- 1- 2" pop up shall be used in turf areas.
 - 2- Contractor shall settle soil around the pop up after installation.
 - 3- All pop up spray heads shall have check valves.
 - 4- All Sch. 40 P.V.C. to Sch. 80 P.V.C. connections shall be made using teflon tape.

SCALE 1" = 20'



POP UP-SPRAY HEAD

RICHARD A KESSELING JR., P.L.A. A.S.L.A.
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

DATE: 5 / 14	DATE: 5 / 14
DRAWN BY: RAK	DATE: 5 / 14
SCALE: 1" = 20'	DATE: 5 / 14
JOB NO.:	DATE: 5 / 14

ENVIRONMENTAL DESIGN
 LANDSCAPE ARCHITECT
 1920 SE. 8th STREET
 Ocala, Florida 34478
 (352) 622-8899
 6047 STATE ROAD, COMMERCE, FLORIDA 33539



IRRIGATION PLAN
 13847 TRI-COUNTY
 MARION COUNTY FLORIDA