

June 10, 2025

PROJECT NAME: MSP PID 8005-0854-13

PROJECT NUMBER: 2025040024

APPLICATION: MINOR SITE PLAN #32703

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit? Verify if in primary springs protection zone. Will it need an enhanced septic system?  
STATUS OF REVIEW: INFO  
REMARKS: Well and septic is proposed. Defer to MCU/DOH. Ensure 5 ft from all property lines.
- 2 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: No sign is indicated. Otherwise, a separate sign permit may be required.
- 3 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 indicate property location is within Secondary Springs Protection Area.  
No ESOZ  
FEMA flood zone X
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/11/25-add waivers if requested in future
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Lot Size  
STATUS OF REVIEW: INFO  
REMARKS: .55 acres \* 1500gpd (private wells) = 825gpd authorized sewage flow.  
The lot is over .50 acres so it will not require a variance for using private wells in Marion Oaks Subdivision
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Total Flow  
STATUS OF REVIEW: INFO  
REMARKS: 3 units proposed. Must have less than 825gpd estimated flow
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.12.6 - Location of septic systems & wells  
STATUS OF REVIEW: INFO  
REMARKS: Wells must be at least 75' from all septic systems. Site plan shows setback.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Must have septic permits for both septic systems shown on site plan through the Department of Health in Marion County.  
Will require a Utility Easement Agreement due to multiple units sharing septic system and multiple units on

same parcel.

Water and Sewer Notes are incorrect on site plan. Allowable seer D.O.H. should be 1,500 GPD per AC and Sewer Flow Allowable should be 825 GPD, please fix

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements.

STATUS OF REVIEW: INFO

REMARKS: Bottle brush cannot be used as replacement tree, it is an ornamental tree, However, preserved trees meet mitigation requirements

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: This property is located within the Marion County Utility Service Area; however, it lies beyond the 960-foot connection distance from existing utility water infrastructure.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: This property is located within the Marion County Utility Service Area; however, it lies beyond the 960-foot connection distance from existing utility sewer infrastructure.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: C001 - Can remove Marion County Utilities notes.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Located outside the Urban Growth Boundary

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: If listed species found on-site, preservation and/or mitigation to be required.

16 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]."

17 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: NO

REMARKS: This will remain a NO until \$150.00 Minor Site Plan fee has been paid.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate Future Land Use (FLU) and zoning designation of DRA to south of property.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)

STATUS OF REVIEW: NO

REMARKS: Please submit an environmental assessment of listed species (EALS), or an EALS exemption, as required by LDC Sec. 6.5

20 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) offstreet parking requirements, (6.11.7) Loading Areas

STATUS OF REVIEW: NO

REMARKS: As a multi-family project, please indicate required ADA parking on site plan

21 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please indicate dimensions for all buildings on site plan. Please indicate proposed building height

22 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown 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: 4/11/25-Title block shall be shown on all sheets denoting type of application (Minor Site Plan)

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Sidewalks are required along SW 158th Loop unless otherwise exempted by PUD.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Application # on sheet C001 applies to a different parcel.

25 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Sheet C001 – At the top of the page the Project Number and Application # are incorrect. They should be Project No: 2025040024 Application # 32703.

The Sec Twp Rge on the top left of the page is listed incorrectly. It should be It should be Sec 23 Twp 17 Rge 21.

Also, the Site Data shows 1 Proposed Building. The Parking Spaces shows 6 spaces (2 per Unit for 3 Units) and the Drainfield information and Site Plan show 1 Duplex and 1 SFR. Please update so they have matching information.

On Sheets C001, C002, and C003 the units in the duplex will flow left to right when facing the building. The SFR will not be assigned a unit number so please remove Unit 3 on the SFR.

26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Provide Tree Planting detail

- 27 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO  
REMARKS: 1.Type C buffer along SW 158th Loop requires 2 shade trees and 3 Ornamental trees. Due to future OHE, ornamentals may be substituted at a 1:1 basis. Please show 5 trees total for Type C buffer. 2. Bottlebrush symbol is misleading, appears as a multi trunk ornamental, not 6 individual trees.
- 28 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, please provide a signed and sealed photometric plan
- 29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: NO  
REMARKS: Landscape and Irrigation plans to be signed and sealed
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: NO  
REMARKS:



**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: 6-9-25 Parcel Number(s): 8005-0854-13 Permit Number: 2025040024

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: MSP PID 8005-0854-13 Commercial ☒ Residential ☐  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit 5 Block 0854 Lot 13 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): ALDA CONTRACTING LLC  
Signature: \_\_\_\_\_  
Mailing Address: 3002 SE 1ST AVE., BLDG 300 City: OCALA  
State: FL Zip Code: 34471 Phone # 352-307-7727  
Email address: travis@aldanacontracting.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): MCA Consulting Engineers, Inc Contact Name: Miles Anderson P.E.  
Mailing Address: 2403 SE 17th St., Suite 502 City: Ocala  
State: FL Zip Code: 34471 Phone # 352-629-5591  
Email address: miles.anderson@mca-engineers.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6-12-012.D Sidewalk  
Reason/Justification for Request (be specific): No sidewalks existing this region.  
Requesting approval to pay fee in lieu of sidewalk construction.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**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): \_\_\_\_\_



# MINOR SITE PLAN FOR LOT 13, BLOCK 0854

MARION OAKS UNIT 05

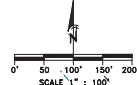
PROJECT NAME: MSP PID 8005-0854-13

SW 158th LOOP

MARION COUNTY, FL

PROJECT NO: 2025040024  
APPLICATION #32703

AERIAL MAP:



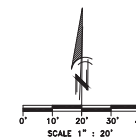
SET N&T #7021  
T.B.M. #1 7673  
N 1692911.98  
E: 599226.90

FND R/C #8181  
T.B.M. #2 7843  
N 1692878.22  
E: 599239.54

LOT 12  
BLOCK 854  
FLU - HR  
ZONING - R-PUD

SYMBOLS  
● = SET R/C #7021  
○ = FND R/C #8181  
# = TREE & ID #

SITE PLAN:



SETBACKS  
FRONT = 25 FEET  
REAR = 25 FEET  
SIDE = 5 FEET

INDEX  
C001 - MINOR SITE PLAN  
C002 - LANDSCAPE & TREE REMOVAL  
C003 - IRRIGATION

**SITE DATA:**  
TOTAL SITE AREA (WITHIN BOUNDARY): 24,000 (0.55 AC)  
AREAS FOR TOTAL SITE:  
PROPOSED BUILDING UNIT 1.82 AND SFD = 2,428.5 SF  
PROPOSED ON SITE IMPERVIOUS AREA = 5,165 SF  
TOTAL IMPERVIOUS AREA = 5,165.15 SF  
IMPERVIOUS PERCENT OF COVERAGE = 23%  
PERVIOUS AREA (OPEN AREA) = 18,834.85 SF  
PERVIOUS AREA PERCENT OF COVERAGE = 77%  
THIS SITE IS NOT THE PRIMARY SPRINGS PROTECTION ZONE.  
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 1205020000, DTD: 8/28/2008  
THIS SITE IS NOT IN THE ES02 OVERLAY ZONE.

**MARION COUNTY UTILITIES AS-BUILT NOTE:**  
THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL AS-BUILT TO THE MCO FOR SERVICE AND VALVES THAT WILL BECOME PART OF THE MCO WATER SYSTEM. ANYTHING BEYOND THE METER SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.

**AREA**  
UNIT TOTAL COVER AREA  
UNIT 1 = 758 SF  
UNIT 2 = 758 SF  
SFR = 817 SF  
**BLDG HEIGHT**  
UNIT 1 & 2 = 12'-10"  
SFR = 12'-7"

## PARKING & TRAFFIC REQUIREMENTS

**PARKING**  
2.0 SPACES PER UNIT  
2.0 SPACES X 3 UNITS = 6 SPACES REQUIRED  
TOTAL HANDICAP SPACE REQUIRED: 1 PER 25 PARKING SPACES  
TOTAL PARKING SPACES PROVIDED = 6 WITH ONE BEING H/C  
PARKING SPACE SIZES: 9'X18'  
HANDICAP SPACE 12'X18' AND 5' WIDE SIDE WALK FLUSH WITH PAVEMENT.

**TRAFFIC STATEMENT**  
USING ITE CODE 220 MULTI-FAMILY LOW RISE THIS SITE IS PROJECTED TO GENERATE 28 DAILY TRIPS AND 5 PEAK HOUR TRIPS

## OCCUPANCY USE:

INTENDED USE FOR THIS SITE = ONE DUPLEX UNIT WITH TWO BEDROOM UNITS & 1 SINGLE FAMILY RESIDENCE WITH TWO BEDROOMS.

**IRRIGATION AREA:**  
TOTAL IRRIGATION COVERAGE = 14,943 SF

## SIGNAGE:

THE PROPOSED SITE DEVELOPMENT SHALL NOT BE CONSTRUCTING ANY SIGNAGE ADVERTISING FOR THE QUAD UNITS.

## NOI NOTE:

THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF NOI SENT TO FDP FOR IMPROV GENERAL CONSTRUCTION PERMIT REQUIREMENTS FOR THIS PROJECT WHICH IS 0.55 ACRES

## UTILITY NOTE:

WHEN CENTRAL WATER AND/OR SEWER BECOME AVAILABLE FOR CONNECTION TO THIS PROPERTY, CONNECTION TO CENTRALIZED SYSTEM IS REQUIRED.

## GENERAL STATEMENT:

THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY, OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.

## WASTE WATER CALCULATIONS

### WATER AND SEWER

**SEWER**  
LOT SIZE = 0.55 AC'S  
ALLOWABLE SEWER D.O.H. = 1,500 GPD PER AC  
SEWER FLOW ALLOWABLE = 825 GPD  
SEWER FLOW PROPOSED = 600 GPD

**WATER**  
PRIVACY WELLS= 800 GPD X 1.2 = 720 GPD  
UNIT A/C SQUARE FOOTAGE  
UNIT 1 & 2 = 758 SF  
UNIT 3 = 917 SF

### DRAINFIELD DUPLEX (W/ IN GROUND NITROGEN REDUCTION SYSTEM)

GIVEN INFORMATION:  
INFILTRATION RATE = 0.80 GAL/SF  
REQUIRED DRAINFIELD SIZE = 420 GPD / 0.80 GAL/SF = 525 SF  
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER", CHAMBER IS 15.0 SF.  
500 SF / 15.0 SF PER CHAMBER = 33.33 CHAMBERS  
USE 34 CHAMBERS / 5 CHAMBERS PER ROW = 4 ROWS  
LENGTH OF CHAMBERS = 8.00 LF  
WIDTH OF CHAMBER = 32" - 24"  
SPACING OF CHAMBERS = 40"  
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING  
THE DRAINFIELD SHALL BE 30'X/- LONG BY 172' WIDE = 5,160 SF (REQ. AREA)  
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):  
FOR 400 GPD = 1200 GALLON MIN EFFECTIVE CAPACITY  
USE (L) 1500 GALL. TANK

### DRAINFIELD SINGLE FAMILY (W/ IN GROUND NITROGEN REDUCTION SYSTEM)

GIVEN INFORMATION:  
INFILTRATION RATE = 0.80 GAL/SF  
REQUIRED DRAINFIELD SIZE = 400 GPD / 0.80 GAL/SF = 500 SF  
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER", CHAMBER IS 15.0 SF.  
500 SF / 15.0 SF PER CHAMBER = 16.67 CHAMBERS  
USE 17 CHAMBERS / 5 CHAMBERS PER ROW = 3 ROWS  
LENGTH OF CHAMBERS = 8.00 LF  
WIDTH OF CHAMBER = 32" - 24"  
SPACING OF CHAMBERS = 40"  
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING  
THE DRAINFIELD SHALL BE 30'X/- LONG BY 172' WIDE = 5,160 SF (REQ. AREA)  
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):  
FOR 400 GPD = 1200 GALLON MIN EFFECTIVE CAPACITY  
USE (L) 1500 GALL. TANK (RECOMMENDED: 1500 GALLON TANK)

## OPERATION AND MAINTENANCE STATEMENT

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

TRAVIS ALDANA  
ALDANA CONTRACTING LLC  
3002 SE 1ST AVE BLDG 300  
OCALA, FL 34471  
Tele: 352-307-7727

**ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

DATE: \_\_\_\_\_  
MILES C. ANDERSON, P.E.  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 39385  
C.A. # 00008842

**GENERAL PURPOSE:**  
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.55 ACRE, THE SITE ADDRESS IS SW 158th LOOP, OCALA, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONSEQUENCE OF PUBLIC FACILITIES.  
**CONCURRENCY:**  
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 SEVERED 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.

**SITE DISTANCE NOTE:**  
SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY LDC REQUIREMENTS.

## GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY AND PROJECT ENGINEERS.
- BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY RIA WWH
- BUILDINGS SHALL BE HANDICAP ACCESSIBLE AS PER THE STATE OF FLORIDA REGULATIONS. THE ARCHITECT/ENGINEER SHALL PROVIDE BUILDING PLANS, CLEAN AND SUITABLE MATERIAL SHALL BE USED FOR CONSTRUCTION OF THE BUILDING FOUNDATION AND SHALL BE COMPACTED TO A MINIMUM DENSITY WITH TERMITES TREATMENT.
- ALL PARKING STALLS SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE STRIPED AND SHALL HAVE ADDITIONAL 6" BLUE LINES INSIDE EACH SPACE AT 2' FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FDOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FDC CHAPTER 11.
- THE SITE, ACCESS & R.O.W.'s ARE TO BE KEPT CLEAN & FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES DURING CONSTRUCTION. ANY INCIDENCE 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.
- ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
- IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK-KARST SENSITIVE AREAS", SURVIV, MAY 1988, SHALL BE FOLLOWED.
- MINIMUM STRENGTH FOR ALL CONCRETE ON SITE SHALL BE 3000 PSI AT 28 DAYS OR AS OTHERWISE NOTED. ALL VEHICLE PARKING AREAS SHALL BE PAVED W/ AUTO PAVEMENT (SEE PAVEMENT STRUCTURE THICKNESS TABLE ON C003). ALL OTHER PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH TRUCK PAVEMENT AS PER PAVEMENT STRUCTURE THICKNESS TABLE ON C003. ALL CONCRETE TRUCK LOADING AREAS SHALL BE 3000 PSI CONCRETE UNDO. GEO-TECH TO FIELD VERIFY DURING CONSTRUCTION.
- PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
- ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND STREET OPERATION."
- COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OF UTILITIES SHOWN ON THESE PLANS.
- ALL DESIGNED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON EXISTING DATA SUPPLIED BY THE SURVEYOR.
- FOR ANY CONSTRUCTION WITHIN THE STATE OF FLORIDA OR COUNTY R/W THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY PERMITS BEFORE COMMENCING WITH THIS CONSTRUCTION.
- ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
- AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
- THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.
- THERE WILL BE NO OUTSIDE STORAGE.

WAIVERS PENDING / APPROVAL:			
CODE SECTION	APPROVAL DATE	CONDITION	
6.12.12. D SIDEWALK FEE	XX/XX/XX	TO APPROVE FEE IN LIEU OF SIDEWALK CONSTRUCTION TO BE PAID PRIOR TO BUILDING FINAL INSPECTION	

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.  
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN  
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591  
OCALA, FLORIDA 34470 FAX (352) 629-4402



MINOR SITE PLAN		COVER SHEET	
ALDANA CONTRACTING		MSP PID 8005-0854-13	
MARION OAKS, FLORIDA		SEC 23, TWP 17, RGE 21	
OCALA, FLORIDA			
DATE:	3-3-25	DESIGN:	MCA
SCALE:	AS SHOWN	DRAWN:	MCA
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 39385		CHECKER:	MCA
C.A. # 00008842		FILED:	ALDANA CONTRACT
1	INITIAL COMMENTS	6-9-25	SCALE:
2	REVISION	DATE	APPROVER:
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