

August 1, 2025

PROJECT NAME: CHITOLIE ENTERPRISES LLC

PROJECT NUMBER: 2025060060

APPLICATION: MINOR SITE PLAN #32992

- 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: Site within primary springs protection overlay zone. Defer to Marion County Utilities.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 6/30/25-add waivers if requested in future
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4.B - Cross access  
STATUS OF REVIEW: INFO  
REMARKS: 7/10/25 - Applicant indicated a possible intent to rezone west-adjoining property to a commercial use. FYI - If parcels are not combined then it would be expected that a constructed cross-access would provide the appropriate public roadway connection to that parcel if rezoning is approved.
- 4 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: Please be aware that the existing address of 2101 NE 97th Street Rd will change to an address off of NE 98th St when the building permit is submitted.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.12.6 - Location of septic systems & wells  
STATUS OF REVIEW: INFO  
REMARKS: Well must be at least 100' from septic system
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Needs Limited Use Water System permit. Please contact [Evan.Searcy@FLHealth.gov](mailto:Evan.Searcy@FLHealth.gov)
- 7 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.
- 8 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

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3 B - Springs Protection Zone  
STATUS OF REVIEW: INFO  
REMARKS: Primary springs protection zone. May have additional requirements for septic tank.
- 10 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: \$150 planning/zoning review is not paid.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking  
STATUS OF REVIEW: NO  
REMARKS: [1] List the maximum building height allowed in B-5.  
[2] Correct the setbacks to reflect B-5 standards required by LDC Sec. 4.2.21. Apply the corrections to the "Setbacks" table and the site plan.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements  
STATUS OF REVIEW: NO  
REMARKS: Label which setbacks are front, side, and rear. Adjust dimensions consistent with the setback standards outlined in LDC Sec. 4.2.21.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6  
STATUS OF REVIEW: NO  
REMARKS: On site plan, show location and dimensions of buffers. Label the type of buffer.  
Req: Type C to north, south, and east. Type B to the west. Refer to Sec. 6.8.6.K for the dimensions.  
Please note in your comment response if any waivers are requested.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan  
STATUS OF REVIEW: NO  
REMARKS: During the July 10th Thursday DRC meeting it was discussed that there will be an office and construction/contractor yard. However, only an office use is stated on the cover sheet.  
List all land uses and sq ft of area for each use. These descriptions are often found in the summary of parking requirements but should be clearly shown on plan.
- 15 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: Provide environmental assessment or exemption letter per LDC Sec. 6.5. This is not waivable.
- 16 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: NO

REMARKS: No sign is shown on the initial submittal. Please confirm if there will be a sign. If yes, show a minimum 5' setback from property lines.

17 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: Based on aerial imagery from 2021 to 2024 there appears to be an existing structure towards the interior of the site. This is not shown on the first submittal site plan.

On the other hand, April 2025 google Streetview indicates that the structure is no longer on site.

Please confirm if there are any existing structures on site. If so, show the location and dimensions and adjust site data calculations as necessary.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: NO

REMARKS: Show location of outdoor storage. Show location and height of opaque screening per Sec. 4.2.15.I.

19 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: NO

REMARKS: The site is located in Primary Springs Protection Overlay Zone.

The proposed contractor yard use is a prohibited use in the Primary zone as covered by language in LDC Sec. 5.4.4.A(4) unless the Owner/Applicant provides data to confirm that "the proposed use will not pose a potential threat to groundwater quality" per Sec. 5.4.4.A(4).

To demonstrate this, state: (1) what is being stored on site, (2) what would be done to prevent leaks, (3) how any leaks from any equipment on the property will be managed.

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/10/25 - Sidewalks are required along NE 98th St and NE 97th Street Rd. Staff supports a DRC waiver to sidewalk construction at both locations, however, a waiver to sidewalk requirements along NE 97th Street Road requires a fee in-lieu-of construction. If approved, the fee comes out to \$13,600.

21 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: NO

REMARKS: Needs Limited Use Water System permit. Please contact Evan.Searcy@FLHealth.gov

22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Show tree protection on plan and in detail

23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

REMARKS: Indicate tree removals on plan - plans show 20", which tree is this?

- 24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development  
STATUS OF REVIEW: NO  
REMARKS: Information missing from calculation - plans show xxxxx sf
- 25 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO  
REMARKS: 1. West buffer is a B type (commercial to residential), will require a 20' buffer with a wall. 2. East buffer requires C type Buffer 3. Crepe myrtles are deciduous and will not meet intent of year round screening, please use evergreen ornamentals for majority of requirement to meet screening intent
- 26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas  
STATUS OF REVIEW: NO  
REMARKS: Parking terminus island shall be landscaped - site is within primary Springs Protection Zone
- 27 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.8 - Building landscaping  
STATUS OF REVIEW: NO  
REMARKS: 6.8.8. 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.
- 28 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 on site? if so, show screening
- 29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities  
STATUS OF REVIEW: NO  
REMARKS: will there be an on-site DRA? if so, show on plan and show any required buffering
- 30 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)  
STATUS OF REVIEW: NO  
REMARKS: Irrigation plan does not show irrigation to required west buffer or east buffer areas
- 31 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 submit a signed and sealed photometric plan for review
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]  
STATUS OF REVIEW: NO  
REMARKS: As noted, the site is in the Primary Springs Protection Overlay Zone. The plan must state all uses and activities intended to occur on-site, AND demonstrate that all of those uses are BOTH 1) permitted to occur on the site and 2) will be conducted compliant with the PSPOZ requirements. For Heavy Industrial

and Commercial uses, examples are that specific work activities and storage of materials must occur on impervious/paved surfaces, that area also covered to ensure there are no discharges to the ground that may result in potential groundwater contamination, etc.

33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?

STATUS OF REVIEW: NO

REMARKS: The plan indicates and office, but no other structures or surfaces. As noted related the PSPOZ - identify if any other structures will be necessary to comply with the PSPOZ standards and/or what surfaces may be proposed including identifying their intended use.

34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

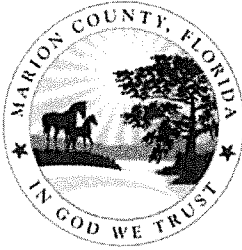
REMARKS: An Environmental Assessment for Listed Species, or Exemption Request is required.

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

# 32992



# 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: 7-30-25 Parcel Number(s): 14260-000-00 Permit Number: 2025060060

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

Project Name: Chitolie Enyrtprises LLC 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): Chitolie Enterprises LLC

Signature: \_\_\_\_\_

Mailing Address: P.O. Box 276City: Silver SpringsState: FL Zip Code: 34489 Phone # 973-477-6489Email address: chitolielelenisha333@gmail.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 502City: OcalaState: FL Zip Code: 34471 Phone # 352-629-5591Email address: miles.anderson@mca-engineers.com

### D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.6 Buffers

Reason/Justification for Request (be specific): Request waiver for Buffer B on west boundary as client owns the adjoining parcel. The parcel exceed the buffer width of the buffer and currently has mature tree and vegetation that buffers the parcel and site.

### DEVELOPMENT REVIEW USE:

Received By: emai 8-1-25 Date Processed: 8-1-25 Project # 2025060060 AR # 32992

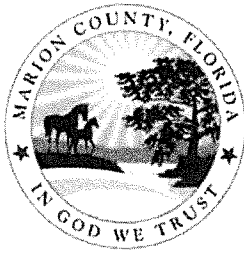
ZONING USE: Parcel of record: Yes ☐ No ☐Eligible to apply for Family Division: Yes ☐ No ☐Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: \_\_\_\_\_ Verified by (print &amp; initial): \_\_\_\_\_

Revised 6/2021

Empowering Marion for Success

marionfl.org



**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**

Section & Title of Code (be specific) 6-12-012.D Sidewalk  
Reason/Justification for Request (be specific): Requesting approve to pay fee inlieu of sidewalk construction along  
NE 19th Street, and requests a waiver to not build a sidewalk on NE 98th St.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

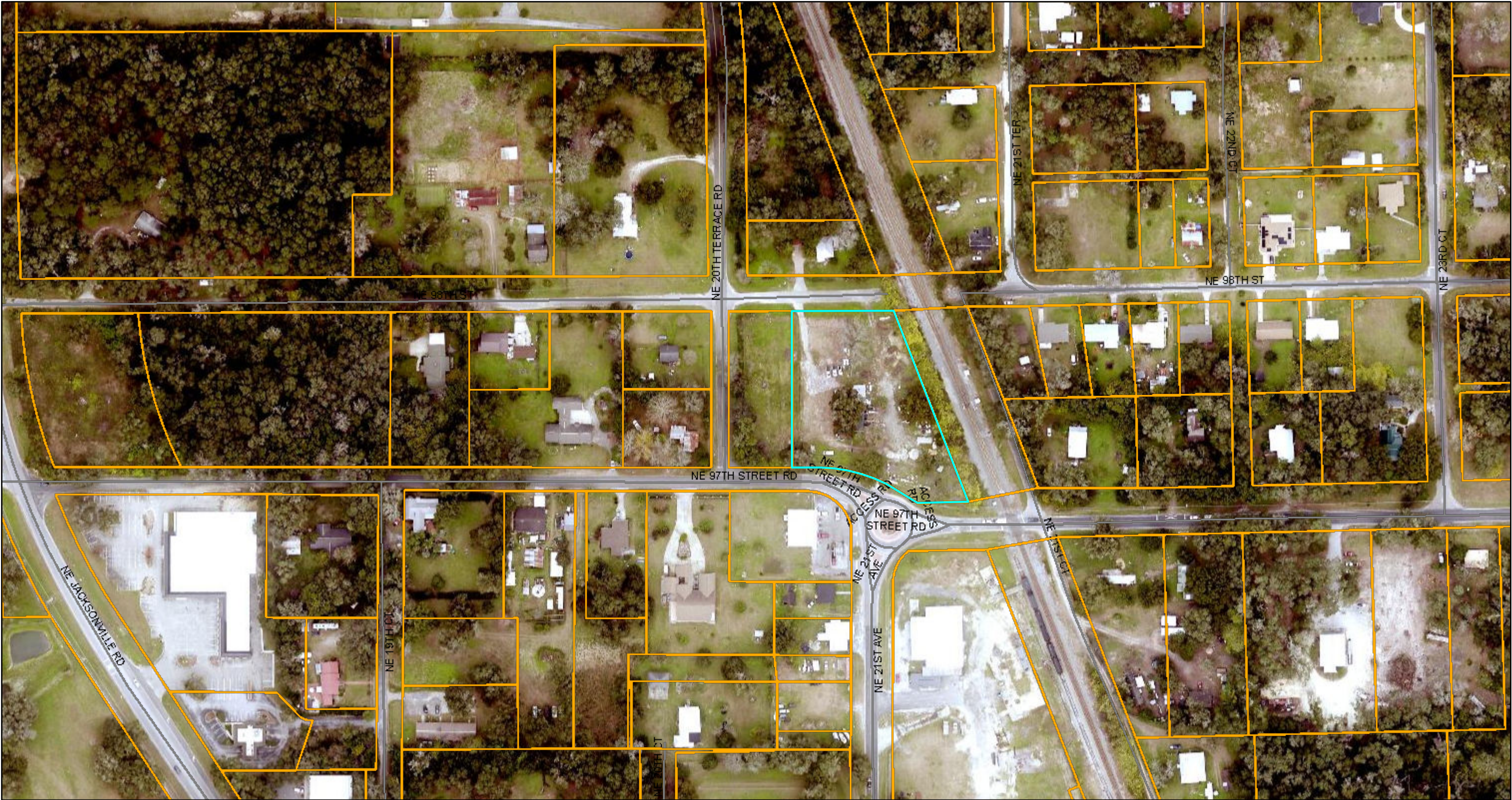
Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

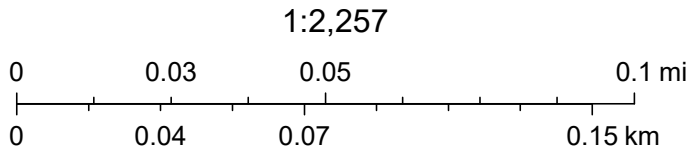


MCBCC Interactive Map - Internal



8/1/2025, 8:32:03 AM

- Parcels
- Streets
- Marion County
- Aerial 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



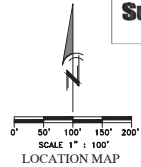
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC





Always call 811 two full business days before you dig to have underground utilities located and marked.

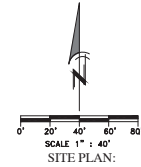
**Sunshine 811.com**



2101 NE 97th ST RD  
ANTHONY, FL

# MINOR SITE PLAN

PROJECT NAME: MSP 14260-000-00  
CHITOLE ENTERPRISES LLC  
SITE AREA = 1.57 AC



**SITE DATA:**  
TOTAL SITE AREA (WITHIN BOUNDARY) = 68.541 (1.57 AC)  
AREAS FOR TOTAL SITE:  
PROPOSED BUILDING = 624 SF  
PROPOSED ON SITE IMPERVIOUS AREA = 3,854 SF  
TOTAL IMPERVIOUS AREA = 4,278 SF  
IMPERVIOUS PERCENT OF COVERAGE = 8%  
PERVIOUS AREA (OPEN AREA) = 64,263 SF  
PERVIOUS AREA PERCENT OF COVERAGE = 94%  
LANDSCAPED AREA PERCENT = 100%  
X000 SF = 1000

PARCEL NUMBER: 14260-000-00  
PROJECT ADDRESS: 2101 NE 97th ST RD  
ANTHONY, FL  
ZONING: B-5  
FLU: COMMERCIAL (COM)  
OWNER: CHITOLE ENTERPRISES LLC  
ADDRESS: PO BOX 276 : SILVER SPRINGS FL  
34489-0276

THIS SITE IS IN THE PRIMARY SPRINGS PROTECTION ZONE.  
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL  
120603040D

INTENDED USE FOR THIS SITE - (1) OFFICE  
THIS SITE DOES NOT LIE IN THE E802 OVERLAY ZONE.

**GENERAL PURPOSE:**  
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 1.57 ACRE. THE SITE ADDRESS IS NE 97th ST RD, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

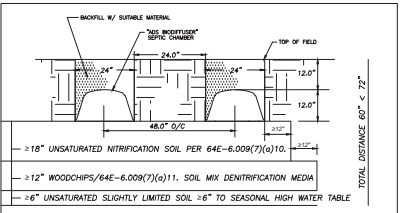
**CONCURRENCY:**  
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A REFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION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

**PARKING & TRAFFIC REQUIREMENTS**

**PARKING**  
OFFICE PARKING = 1 SPACE / 300 SF  
3 SPACES REQUIRED  
TOTAL PARKING SPACES REQUIRED = 3  
TOTAL PARKING SPACES PROVIDED = 4 (INCLUDING 1 HANDICAP)

**TRAFFIC STATEMENT**  
USING ITE CODE 110 SFD, PROJECTED TO GENERATE 53 DAILY TRIPS

WATER PIPE AND JOINT SPECIFICATIONS					
FUNCTION	DIA.	MAT'L	PIPE	JOINTS	GASKETS
WATER MAIN	LESS THAN 4"	PVC	SCHEDULE 40 ASTM D-1784 ASTM D-1785	SOLVENT - WELD SOCKET TYPE ASTM D-2466	SOLVENT CEMENT TYPE A ASTM D-2466
WATER MAIN	4" AND LARGER	D.I.P.	PRESSURE CLASS DIP CAST IRON D.I.P.	RUBBER ASTM D-1139	RUBBER ASTM F-477
WATER SERVICE	1/2" TO 3" LARGER	PVC	PESTICIDE RESISTANT 200 PSI, STD-50 ASTM D-2757	N/A	N/A
					CTS-80 COMPRESSION FITTINGS



TRENCHED DRAIN FIELD W/ IN GROUND  
NITROGEN REDUCTION BIO-FIELD SECTION

**SETBACKS**  
FRONT = 25 FEET  
REAR = 25 FEET  
SIDE (EAST) = 10 FEET  
SIDE (WEST) = 25 FEET

**OUT DOOR LIGHTING / EXTERIOR LIGHTING:**  
THE PROPOSED BUILDING CONSTRUCTION HAS A OUTDOOR LIGHTING (EXTERIOR LIGHTING) ON THE FACE OF THE BUILDING NEXT TO EACH OF THE ENTRY DOORS. THE LIGHTS SHALL HAVE A 90 WATT BULB AND SHALL BE SHIELDED. THE PHOTOELECTRIC LIGHT SENSITIVE SHALL NOT OVER SHADOW ONTO THE ADJACENT PROPERTIES AND COMPLY WITH MARION COUNTY SECTIONS 819.3 AND 819.4 OF THE LDC.

**WASTE WATER CALCULATIONS**

**SEWER**  
LOT SIZE = 1.57 AC'S  
ALLOWABLE SEWER D.O.H. = 2,500 GPD  
PER AC  
SEWER FLOW ALLOWABLE = 3,925 GPD  
SEWER FLOW PROPOSED = 105 GPD

**DRAINFIELD LOADING (W/ IN GROUND NITROGEN REDUCTION SYSTEM)**  
OFFICE INFORMATION:  
INFILTRATION RATE = 0.80 GAL/SF  
REQUIRED DRAINFIELD SIZE = 105 GPD / 0.80 GAL/SF = 132 SF  
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "AOS ARC LEACHFIELD CHAMBER": CHAMBER IS 15.0 SF  
132 SF / 15.0 SF PER CHAMBER = 8.8 CHAMBERS  
USE 8 CHAMBERS / 3 CHAMBERS PER ROW = 3 ROWS  
LENGTH OF CHAMBER = 5.00 LF  
WIDTH OF CHAMBER = 2'2" - 2'4"  
SPACING OF CHAMBERS = 40"  
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING  
THE DRAINFIELD SHALL BE 30' +/- LONG BY 20' WIDE = 600 SF (RED AREA)  
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 84C-8.008 (2):  
FOR 500 GPD = 1050 GALLON MIN EFFECTIVE CAPACITY or equivalent.

- SITE DISTANCE NOTE:**  
SIGHT DISTANCE AT DRIVEWAYS COMPLY 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 RICK WHITT.
  - 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 MAXIMUM DENSITY WITH THERMITE TREATMENT.
  - ALL PARKING STALLS SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE SIGNED AND SHALL HAVE ADDITIONAL 8" BLUE LINES INSIDE EACH SPACE AT 2" FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FOOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FBC CHAPTER 11.
  - THE SITE, ACCESS A 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", SARMA, 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 CO23). ALL OTHER PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH TRUCK PAVEMENT AS PER PAVEMENT STRUCTURE THICKNESS TABLE ON CO23. ALL CONCRETE TRUCK LOADING AREAS SHALL BE 3000 PSI CONCRETE UNO, 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 FOOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY 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.

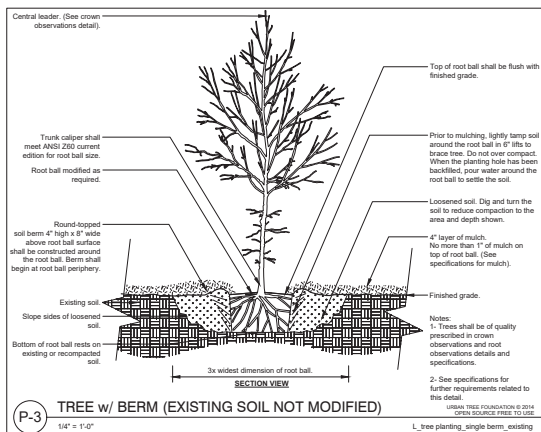
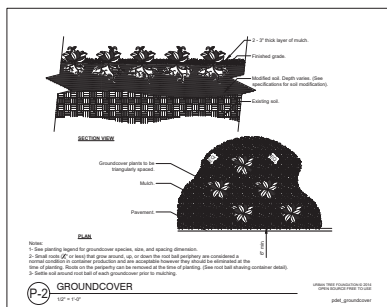
WAIVERS PENDING APPROVAL:		
CODE SECTION	APPROVAL DATE	CONDITION
6.12.12 SIDEWALKS	xxxx	TO PAY FEE-IN-LIEU OF CONSTRUCTION AT FINAL INSPECTION TO C.O.

**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. SITE OBSERVATION - OLD LIMEROCK AND HARD SURFACE MISC. COVER HAS BEEN REMOVED AND RESTORED W/ SODDED COVER.

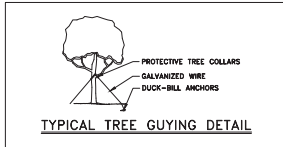
**INDEX**  
C001 - COVER  
C002 - LANDSCAPE  
C003 - IRRIGATION

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.  
CIVIL ——— STRUCTURAL ——— LAND PLANNING ——— GOLF COURSE DESIGN  
1515 SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591  
OCALA, FLORIDA 34740 FAX (352) 629-4402

MINOR SITE PLAN - COVER					
CHITOLE ENTERPRISES LLC					
PROJECT MSP 14260-000-00					
SECTION 09, TWP-14, RING-22					
MARION COUNTY, FLORIDA					
OCALA, FLORIDA					
DATE	DESIGN	PROJ.	PROJ.	PROJ.	SHEET
5-9-25	DESIGN	NCA	PROJ.	CHITOLE ENTERPRISES	0001
SCALE	AS SHOWN	DATE	JOB NUMBER	25-021	
NO.	REVISION	DATE	APPROVED	NCA/CHECK	NCA/FILED-CHITOLE ENTERPRISES



TREE DATA	
POINT#	DESCRIPTION
1	48" PECAN
2	21" PALM
3	20" PALM (DEAD)
4	39" PECAN
5	44" PECAN
6	40" PECAN
7	10" PECAN
8	33" PECAN
9	15 PALM
10	18" PALM
11	32" PECAN
TOTAL DBH REMOVED = 20"	
TOTAL DBH PRESERVED = 300"	
TOTAL DBH = 320"	



## SHADE TREE CALCULATIONS

TOTAL PROJECT AREA	=	68,541 SF (1.57 AC)
SHADE TREES REQUIRED	=	23 (1 P (3000 S.F.)
EXISTING SHADE TREES	=	7
NEW TREES REQUIRED	=	16 (3.5 CAL, 4 M.)
	=	16 ( 8 CV, 8 LF)
ORNAMENTAL TREES IN LIEU OF SHADE TREES SHALL BE	≥	3:1
MINIMUM ORNAMENTAL TREES DBH =	1.25"	

**TYPE C – BUFFER CALCULATIONS (NORTH)**

TYPE 1 <sup>st</sup> BUFFER (15' WIDE)	TOTAL LENGTH =	176 LF LESS
SHADE TREES REQUIRED	=	(3/100 LF) PROVIDED 3 TREES
SHADE TREES PROVIDED	=	6 (3 CV, 3 M)
ORNAMENTAL TREES REQUIRED =	5 (3/100 LF)	
ORNAMENTAL TREES PROVIDED =	10 EXISTING CREPE MYR	
TOTAL BUFFER AREA =	2,669 SF	
LANDSCAPE / PLANT MATERIAL AREA REQUIRED	=	1,335
LANDSCAPE / PLANT MATERIAL AREA PROVIDED	=	1,335

OPEN SPACE REQUIRED:

TOTAL PROJECT AREA = 68,541 SF (1.57 AC)  
 REQUIRED OPEN SPACE = 68,541 x 0.21 = 13,708 SF  
 TOTAL OPEN SPACE PROVIDED = 64,263 SF  
 TOTAL LANDSCAPED OPEN SPACE PROVIDED = XXXXX SF

TYPE C - BUFFER CALC

(25LF) = 153 LF

TYPE 'C' BUFFER (15' WIDE) TH  
 SHADE TREES REQUIRED =  
 SHADE TREES PROVIDED =  
 ORNAMENTAL TREES REQUIRED =  
 ORNAMENTAL TREES PROVIDED =  
 TOTAL BUFFER AREA =  
 LANDSCAPE/PLANT MATERIAL AREA  
 LANDSCAPE / PLANT MATERIAL AR

## TYPE C - BUFFER CALCULATIONS (SOUTH)

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 312 FEET  
 SHADE TREES REQUIRED = (2/100 LF) PROVIDE 6 TREES  
 SHADE TREES PROVIDED = 8 (4 QV, 4 NF)  
 ORNAMENTAL TREES REQUIRED = (3/100 LF) PROVIDE 15 ORNAMENTALS  
 ORNAMENTAL TREES PROVIDED = 15 NEW CREPE MYRTLES  
 TOTAL BUFFER AREA = 4,687 SF  
 LANDSCAPE/PLANT MATERIAL AREA REQUIRED = 2,345 SF (50%)  
 LANDSCAPE/PLANT MATERIAL AREA PROVIDED = 2,345 SF

345 SF (50%)  
345 SF

## INCHES DBH REQUIRED CALCULATIONS

TOTAL REQUIRED = 100 INCHES / AC = 157"  
EXISTING INCHES PRESERVED = 300  
REPLACEMENT INCHES = 0 INCHES REQUIRED  
TOTAL PROVIDED:  
EXISTING PECAN = 246"  
EXISTING PALM = 54"  
NEW OAK = 8 X 3.5" = 28"  
FLORIDA MAPLE = 8 X 3.5" = 28"  
CREPE MYRTLE = 25 (6 X 3.5) = 28"  
Total = 384"  
FLORIDA-FRIENDLY MATERIAL CALCULA

### NATIVE MATERIAL CALCULATIONS

TOTAL PLANT MATERIAL USED = 1,306  
NATIVE MATERIAL REQUIRED = 326.5 (25%)  
NATIVE MATERIAL PROVIDED = XXX (25%)

NATIVE TREE CALCULATIONS

TOTAL NEW TREES = 16  
NATIVE TREES REQUIRED = 8 (50%)  
NATIVE TREES PROVIDED = 16 (100%)

### NATIVE TREE CALCULATIONS

TOTAL NEW TREES	=	16
NATIVE TREES REQUIRED	=	8 (50%)
NATIVE TREES PROVIDED	=	16 (100%)

**LANDSCAPE AND IRRIGATION NOTES CONTINUED:**  
PERMIT SHALL BE ISSUED FROM THE MARION COUNTY BUILDING DIVISION PRIOR TO INSTALLATION OF IRRIGATION SYSTEMS. UPON COMPLETION OF THE LANDSCAPE AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM OF THE IRRIGATION SYSTEM. A LANDSCAPE AND IRRIGATION AS-BUILT VERIFICATION SHALL BE OBTAINED AND SEALED BY THE DESIGN PROFESSIONAL, AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

## LANDSCAPE NOTES:

A. IRRIGATION SYSTEM SHALL BE ZONED W/ TIMER PROVIDING FLOW TO BUBBLERS AT TREES & DRIP LINE IRRIGATION TO SHRUBS AND HEDGES (SEE IRRIGATION NOTE BELOW)

B. IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION

C. ALL DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAMIA SOD

D. ALL PLANT MATERIAL TO BE FLORED GRADE

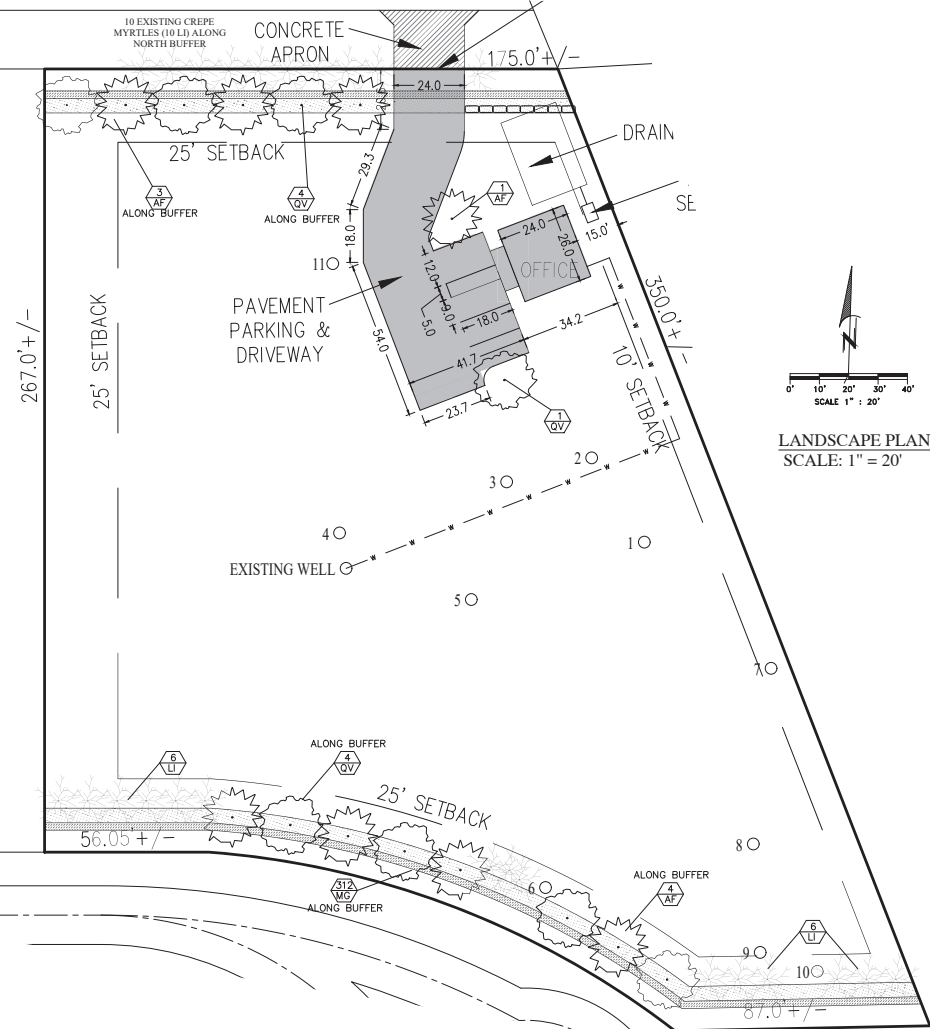
E. ALL PLANT BEDS SHALL USE PINE STRAW MULCH

F. LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY

G. PLANT MATERIAL CAN BE EXCHANGED WITH EQUIVALENT PLANT MATERIAL

SHRUBS SHALL BE PLANTED AT 3' ON CENTER OR AS APPROPRIATE TO THE TYPE OF SHRUB SPECIES. GROUND COVER GROWN TO 24" TALL SHALL BE SPACED AT 2'-3'.

Landscaping Calculations Plot: 142620-000-00									
Type	Callout	Name	Scientific Name	Remarks	Sq.Ft.	Plant/S'	Total Plants	Native (Y/N)	
Trees	AF	Florida Maple	Acer floridanum	65' Gal. or RFG12-13 ft. 6-7 sprd. 3-1/2' cal. Min.	N/A	1.0	8	Y	
	PM	Palm Tree	Sabal palmetto	64' Gal. or RFG12-13 ft. 6-7 sprd. 3-1/2' cal. Min.	N/A	1.0	3	Y	
	PC	Pecan Tree	Quercus illinoensis	65' Gal. or RFG12-13 ft. 6-7 sprd. 3-1/2' cal. Min.	N/A	1.0	7	Y	
	QV	Live Oak	Quercus virginiana	66' Gal. or RFG12-13 ft. 6-7 sprd. 3-1/2' cal. Min.	N/A	1.0	8	Y	
Ornamentals	LI	Oppe Myrtle	Lagerstroemia	30' gal. 7' x 3-4" 1-1/2' cal. Min.	N/A	1.0	25	N	
Hedge	VO	Murbum	Viburnum cederstroemii	3' gal. 20-24" HT x 16-18" SPD. 4-5 c.c.	80	1.0	3.5	23	Y
Ground Cover	MG	Muhly Grass	Muhlenbergia capillaris	3' GAL. 12-16" X 12-16" .30" o.c.	1,225	1.0	2.5	490	N
	SP	Sod	Poaaceae	N/A	(Open Space)	N/A	N/A	N/A	Y



LANDSCAPE PLAN  
SCALE: 1" = 20'

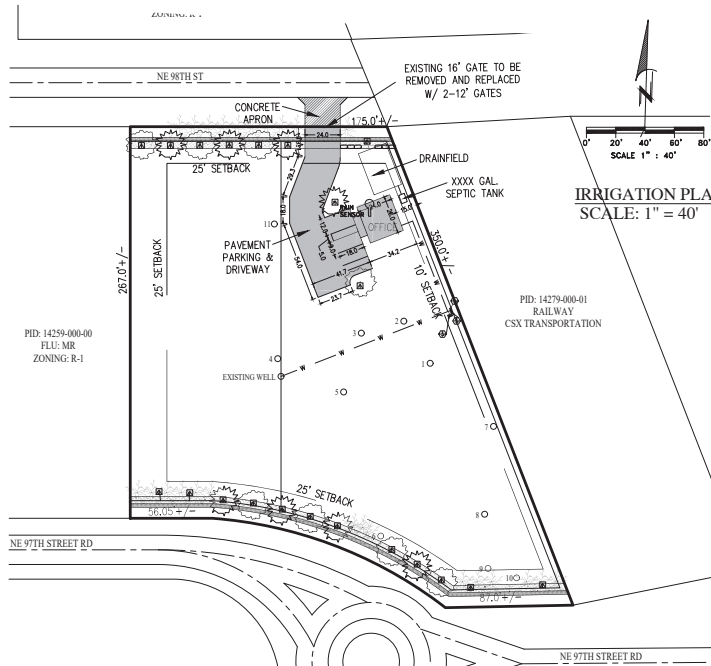
**MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.**  
CIVIL ——— STRUCTURAL ——— LAND PLANNING ——— GOLF COURSE DESIGN  
1515 SILVER SPRINGS BLVD. SUITE 132 (352) 629-5591  
OCALA, FLORIDA 34470 FAX (352) 629-4402

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 \_\_\_\_\_

DATE: \_\_\_\_\_  
MILES C. ANDERSON, P.E.  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 3938  
P.E. NO. 0000000000

			MINOR SITE PLAN		UTILITY & LANDSCAPE			
			CHITOLE ENTERPRISES LLC					
			PROJECT MSP 14260-000-00					
			SECTION 09, TWP-14, RNG-22					
			MARION COUNTY, FLORIDA					
			COCA, FLORIDA					
			DATE:	5-9-25	DESIGN:	MCA	PROJ. CHITOLE ENTERPRISES...	
1	INITIAL COMMENTS	5-7-25	SCALE:	AS SHOWN	DRAWN:	MS	JOB NUMBER: 25-021	SHEET
5	REVISION	DATE	APPROVED:	MCA	CHECK:	MCA	PLP/CHITOLE ENTERPRISES...	C002



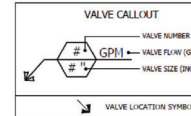
IRRIGATION PLAN:  
SCALE: 1" = 40'

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI / GPM	RADIUS
	HUNTER PCD-50 (1 BUBBLER PER TREE)	TREE	15-70 GAL	1 @ 0.50 GPM	SIZED BY AREA
	HUNTER PCD-101 (DRIP CONTROLLER @ 2' O.C.)				
RED PLANTING AREA TO RECEIVE POINT SOURCE IRRIGATION					
HUNTER VE POINT SOURCE EMITTERS AT EACH PLANT:					
HE-10-B (BLACK) (10 GPM) = 1 ASSIGNED TO EACH #1 PLANT					
HE-20-B (RED) (20 GPM) = 1 ASSIGNED TO EACH #2 PLANT					
HE-30-B (RED) (30 GPM) = 2 ASSIGNED TO EACH #3 PLANT					
LATERAL LINE TO EMITTERS = HUNTER BLANK TUBING PCD-BLANK 17mm					
NOTES: PIERCE BLANK TUBING WITH EMITTERS AT EACH PLANT					
1" IRRIGATION METER, BACKFLOW PREVENTION PER COUNTY CODE					
HUNTER KCV-101 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER KCV-101 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER KCV-201 - 2" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER PCD-101 DRIP CONTROLLER (FLOW 0.5-1.5 GPM) W/ FILTER SYSTEM. JUMBO VALVE BOX REQUIRED.					
HUNTER PCD-C MODULAR STATION CONTROLLER					
MODEL PC-OUTDOOR					
PROVIDE PCN MODULES AS REQUIRED					
HUNTER RAIN-CLICK SENSOR					
MOUNT IN LOCATION WITH OPEN VIEW TO SKY.					
IRRIGATION MARKING: 1.5" PVC CLASS 160 SIZE 28 (NOT SHOWN, SEE PER CHART)					
IRRIGATION LATERAL LINE: PVC CLASS 160 SIZE 28 (NOT SHOWN, SEE PER CHART)					
SCH 40 IRRIGATION SLEEVE					

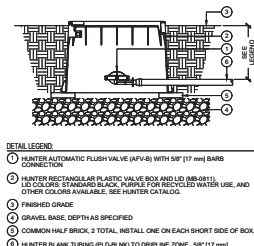
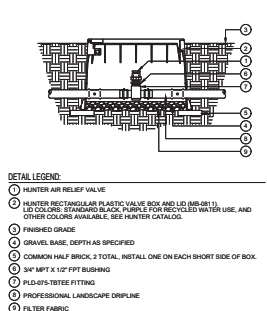
LAND USE TABLE						
AG	AGRICULTURE, RURAL LANDS, NATURAL RESERVATION					
SFR	SINGLE FAMILY, DUPLEX RESIDENTIAL					
MF	MULTI-FAMILY RESIDENTIAL					
COM	COMMERCIAL, RV PARKS, COMMERCIAL RECREATION					
IND	INDUSTRIAL USES					
PUB	PUBLIC USE (INCLUDING GOVERNMENT, INSTITUTIONAL, AND RELATED PROFESSIONAL OFFICES)					
ROW	ARTERIAL OR COLLECTOR RIGHT-OF-WAY OR ROAD EASEMENT					

LAND USE TABLE						
PROPOSED USE	AG	SFR	MF	COM	IND	PUB
AG	-	-	-	-	-	-
SFR	E	-	C	A	B	C
MF	E	A	-	A	B	C
COM	D	B	B	-	B	C
IND	B	B	B	B	-	B
PUB	E	B	C	C	C	C

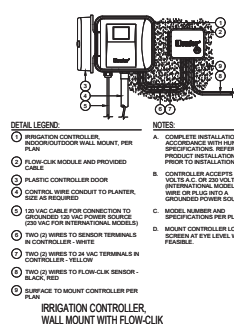


## ZONE SCHEDULE

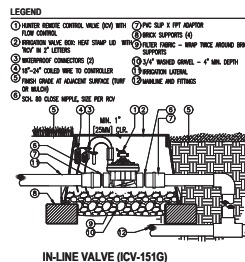
- TREE BUBBLER
- DRIP ZONE
- IRRIGATION HEAD



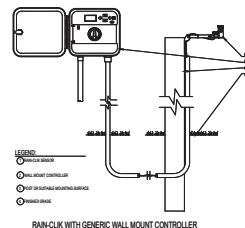
EMITTER ZONE AUTOMATIC FLUSH VALVE  
WITH BARB CONNECTION



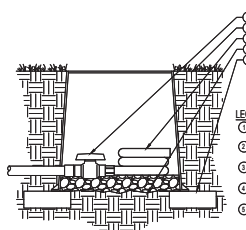
IRRIGATION CONTROLLER  
WALL MOUNT WITH FLOW-CLICK



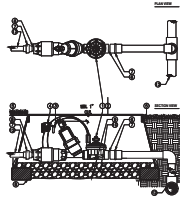
IN-LINE VALVE (ICV-151G)



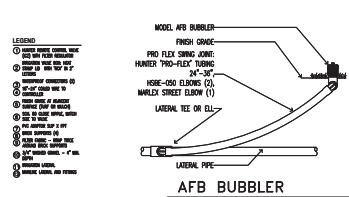
RAIN-CLICK WITH GENERIC WALL MOUNT CONTROLLER



FLUSH POINT - BALL VALVE



DRIP CONTROL ZONE KIT (DCZ-01)



AFB BUBBLER

**LANDSCAPE/IRRIGATION PERMIT NOTES:**  
A PERMIT WILL BE ISSUED FROM MARION COUNTY BUILDING DIVISION PRIOR TO INSTALLATION OF IRRIGATION SYSTEMS. UPON COMPLETION OF THE LANDSCAPE AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM OF THE IRRIGATION SYSTEM. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.8.12 & 6.9.2

**NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.**  
THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.  
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

VALVE SIZING			
PRESSURE LOSS NOT TO EXCEED 5 PSI:			
Flow 1"	1 1/2"	2"	
GPM	Globe	Globe	
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	3.3	3	1
30	9.1	3	1
35	16	3	2
40	20	3	2
60	5	4	1
80	5.5	3	
100	9	4	
120	11.5	6	
135		8	
150		10	

PLD EMITTER LINE MAXIMUM LENGTH			
EMITTER LINE LENGTH IN FEET (FOR 1.0 GPM EMITTERS)			
PSI	12"	18"	24"
15	126	176	222
20	168	235	295
25	197	276	346
30	218	308	390
35	240	337	425
40	262	362	452
45	271	384	486
50	288	401	503

(LENGTH IN 0% SLOPE)  
SEE MIFER'S SPECS

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

MINOR SITE PLAN | IRRIGATION PLAN

CHITOLE ENTERPRISES LLC  
PROJECT MSP 14260-000-00  
SECTION 09, TWP-14, RNG-22  
MARION COUNTY, FLORIDA  
OCALA, FLORIDA

DATE: 5-9-25 DESIGN: MCA PROD. CHITOLE ENTERPRISES...  
1 INITIAL COMMENTS 5-7-25 SCALE: AS SHOWN DRAWN: MS JOB NUMBER: 25-021  
No. REVISION DATE APPROVED: MCA CHECK: MCA FILED: CHITOLE ENTERPRISES...

MILES C. ANDERSON, P.E.  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 34585  
C.A. # 0000842