

July 30, 2025

PROJECT NAME: MSP PID 8009-1274-19

PROJECT NUMBER: 2025060058

APPLICATION: MINOR SITE PLAN #32991

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6

STATUS OF REVIEW: INFO

REMARKS: Type C buffers indicated. If applicable, any garbage collection areas/outdoor A/C equipment shall meet buffering/screening requirements per LDC Sec. 6.8.9

2 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: Within Marion County service area. Defer to MCU

3 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: INFO

REMARKS: 7/21/25 - EALS waiver is provided and submitted to FWC. For future reference, please ensure EALS waiver indicates the following:

- (1) No listed species have been documented within the proposed project area within the last two years;
- (2) No portion of the project area is within the known or suspected range of any listed species; and
- (3) The project area by itself, or in connection with other adjacent lands, does not meet the minimum habitat needs for a viable population of listed species

The applicant or property owner submitting an EALS-ER certifies that the proposed development of the project area is in accordance with the requirements listed above.

4 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: INFO

REMARKS: Will handicap parking be provided?

5 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 signs indicated. Otherwise, a separate sign permit will be required.

6 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: No outdoor storage

7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 7/8/25-add waivers if requested in future

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Well must be at least 75' from septic system. Marked on plans.

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Wells will require permits through the Department of Health in Marion County.

10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Landscaping and Irrigation are not required for Duplexes. Tree mitigation is met through preservation of sufficient existing tree inches to be preserved onsite.

11 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

12 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

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 A.1 - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

STATUS OF REVIEW: INFO

REMARKS: MCU's Water Availability Letter has been received and is included in the documents. Please note: the attached letter is only applicable to single-family residences, as stated in the letter itself. It is not valid for multi-family or commercial properties.

For multi-family or commercial utility availability requests, please send your inquiry to: Heather Proctor – Heather.Proctor@MarionFL.org or Carrie Hyde – Carrie.Hyde@MarionFL.org

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Outside connection distance. Nearest MCU water at this time is 918' +/- feet away.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Outside connection distance. Nearest MCU sewer at this time is 2400' +/- feet away.

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Defer to Marion County Fire Rescue. MCU will not be providing water to this parcel.

17 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) 438-2846.

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Not connecting to MCU water or wastewater. No fee for this review.

19 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]."

20 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 NO until \$150.00 Planning/Zoning review fee is paid.

21 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: Please indicate proposed/required building height

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/22/25 - Required sidewalks not shown. Sidewalks are required along SW 60th Ter and Marion Oaks Pass. Staff supports a waiver to sidewalk requirements, and if approved, Marion Oaks Pass is subject to fee in-lieu-of construction in the amount of \$3000.00.

23 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.8 - Legal description matches boundary on plan

STATUS OF REVIEW: NO

REMARKS: Sheet C001 has STR as 08-17-21 under the aerial map graphic scale, it should be Sections 08 & 17. Sheets C001, C002, & C003 have the STR as 08-17-21 in the title bar, it should be Sections 08 & 17. Please update on all applicable sheets.

24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Show tree protection for trees to be preserved on plan and in detail

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

Sincerely,

Your Development Review Team
Office of the County Engineer



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: 6-17-25 Parcel Number(s): 8009 1274-19 Permit Number: 2025040024

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MSP PID 8009-1274-19 Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit 9 Block 1274 Lot 19 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): Belac Homes LLC
Signature: _____
Mailing Address: 528 SE 17th St City: OCALA
State: FL Zip Code: 34471 Phone # 352-
Email address: slaes@belachomes.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. DSidewalk
Reason/Justification for Request (be specific): No sidewalks existing in this region.
Requesting approval to pay fee in lieu of sidewalk construction, sidewalk are warranted.

DEVELOPMENT REVIEW USE:

Received By: email 7 30 2025 Date Processed: 7 30 2025 Project # 2025060058 AR # 32991

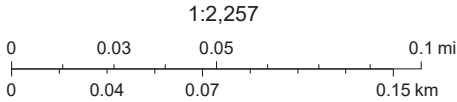
ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐ Zoned: _____
ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐ Date Reviewed: _____
Verified by (print & initial): _____

MCBCC Interactive Map - Internal



7/30/2025, 9:33:46 AM

- Parcels
- Streets
- Marion County
- Aerial 2024
- Green: Band_2
- Blue: Band_3
- Red: Band_1

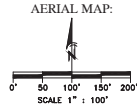


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC



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

Sunshine 811.com



SEC 08 TWP 17 RGE 21

SITE DATA:
TOTAL SITE AREA (WITHIN BOUNDARY) 15,734 (0.315 AC)
AREAS FOR TOTAL SITE:
PROPOSED BUILDING = 2,008 SF
PROPOSED ON SITE IMPERVIOUS AREA = 1,558 SF
TOTAL IMPERVIOUS AREA = 1,558 SF
IMPERVIOUS PERCENT OF COVERAGE = 28%
PERVIOUS AREA (OPEN AREA) = 10,119 SF
PERVIOUS PERCENT OF COVERAGE = 74%
LANDSCAPED AREA PERCENT = 1,122 SF = 8%
THIS SITE IS NOT THE PRIMARY SPRINGS PROTECTION ZONE.
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 120600710E.
THIS SITE IS NOT IN THE ES02 OVERLAY ZONE.

PARCEL NUMBER: 8009-1274-19
PROJECT ADDRESS: SW 60TH TER., MARION OAKS, FL 34476
SUBDIVISION: MARION OAKS UNIT 5
ZONING: R-PUD
FLU: HIGH RESIDENTIAL (HR)
OWNER: Florida Land LLC 1682 SW 80TH ST Ocala, FL 34476
CONTRACTOR: Bates Homes LLC 528 SE 17TH ST Ocala, FL 34471

PARKING & TRAFFIC REQUIREMENTS

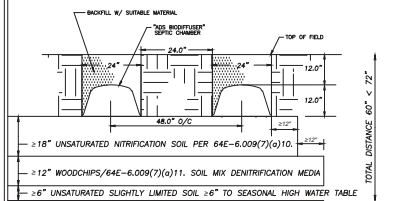
PARKING
2.0 SPACES PER UNIT
2.0 SPACES x 2 UNITS = 4 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 4
TOTAL PARKING SPACES PROVIDED = 4
PARKING SPACE SIZES: 8'X16' W/ OVERHANG REGULAR SPACES MINIMUM
TRAFFIC STATEMENT
USING ITE CODE 220 MULTI-FAMILY LOW RISE THIS SITE IS PROJECTED TO GENERATE 29 DAILY TRIPS AND 5 PEAK HOUR TRIPS

AREA
UNIT TOTAL COVER AREA
UNIT 1 = 1,112.5 SF
UNIT 2 = 1,112.5 SF
BLDG AREA = 2,225 SF

OCCUPANCY USE:
INTENDED USE FOR THIS SITE - ONE DUPLEX WITH TWO BEDROOMS IN EACH UNIT.

MARION COUNTY UTILITIES AS-BUILT NOTE:
THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL AS-BUILTS TO THE MCU FOR SERVICE AND VALVES THAT WILL BECOME PART OF THE MCU WATER SYSTEM WHEN CONNECTIONS ARE MADE. ANYTHING BEHIND THE METERS SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.

MARION COUNTY UTILITIES NOTE:
"MCU" PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE A CONSTRUCTION MEETING, CALL 352-611-0476 OR MICH@MICHANDERSON.COM. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO "MCU" AND SHALL ALSO INCLUDE ROW PERMITS TO TAP MAIN AND SET METERS AT THE TIME CONNECTION.



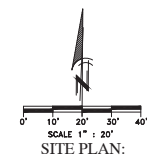
TRENCH DRAIN FIELD W/ IN GROUND NITROGEN REDUCTION BIO-FIELD SECTION
NOT TO SCALE

WASTE WATER CALCULATIONS

SEWER
LOT SIZE = 0.315 AC'S
ALLOWABLE SEWER D.O.H. = 1,500 GPD PER AC
SEWER FLOW ALLOWABLE = 472.5 GPD
SEWER FLOW PROPOSED = 400 GPD

WATER
PRIVACY WELLS= 400 GPD X 1.2 = 480 GPD
UNIT A/C SQUARE FOOTAGE
UNIT 1 = 1,004 SF
UNIT 2 = 1,004 SF

DRAINFIELD LOADING (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 "AUG ARC LEACHFIELD CHAMBER" CHAMBER IS 15.0 SF.
PROPOSED 15.0 SF PER CHAMBER = 33.33 CHAMBERS
USE 34 CHAMBERS / 7 CHAMBERS PER ROW = 5 ROWS
LENGTH OF CHAMBERS = 5.00 LF
WIDTH OF CHAMBERS = 22" - 24"
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 = 700 SF (END AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2), FOR 400 GPD = 1200 GALLON MINIMUM EFFECTIVE CAPACITY
USE (3) 1200 GALLON TANK



SITE PLAN:

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.

NOTE:
THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF ROW SET TO PDP FOR IMPROVEMENTS GENERAL CONSTRUCTION PERMIT REQUIREMENTS FOR THIS PROJECT WHICH IS 0.45 ACRES

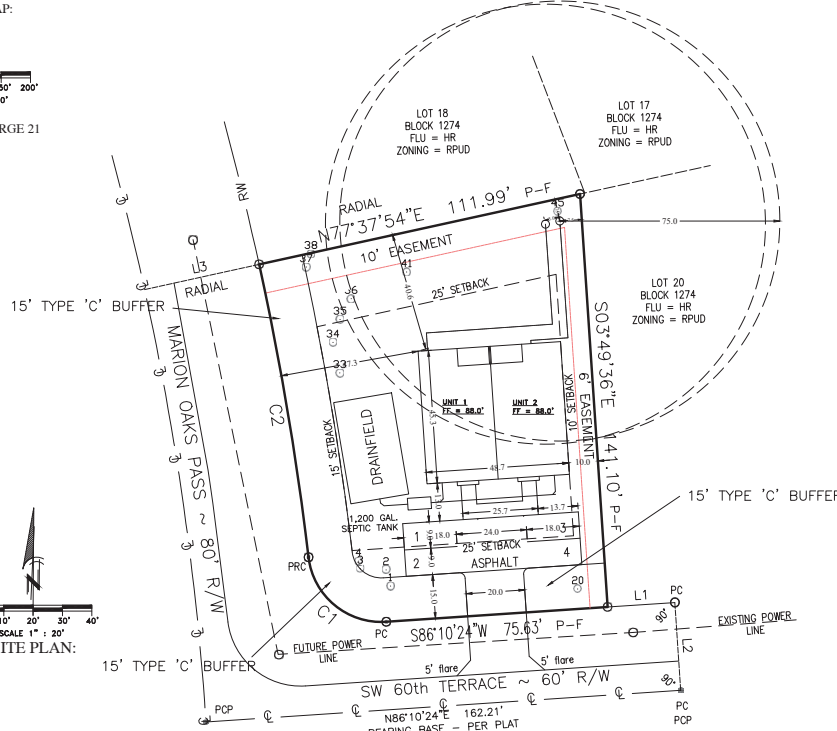
UTILITY NOTE:
WHEN CENTRAL WATER AND/OR SEWER REMOVED AVAILABLE FOR CONNECTION TO THIS PROPERTY, CONNECTION TO CENTRALIZED SYSTEM IS REQUIRED

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

FLORIDA LAND LLC
1682 SW 80TH ST
OCALA, FL 34476
Tel: 352-

MINOR SITE PLAN FOR LOT 19, BLOCK 1274

SW 60TH TERRACE
MARION COUNTY, FL
PROJECT NAME: 8009-1274-19



GENERAL PURPOSE:
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.315 ACRE, THE SITE ADDRESS IS SW 60TH TERRACE, OCALA, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY VESTED DM AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCE OF PUBLIC FACILITIES.

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

- SITE DISTANCE NOTE:**
SHORT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY LOC REQUIREMENTS.
- GENERAL NOTES:**
1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
 2. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY AND PROJECT ENGINEERS.
 3. BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY C & A SURVEY, INC.
 4. 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.
 5. ALL PARKING SPACES SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE STRIPED AND SHALL HAVE ADDITIONAL 6" BLUE LINES INSIDE EACH SPACE AT 7' FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FOOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FBC CHAPTER 11.
 6. 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.
 7. ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
 8. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICABLE HANDBOOK-KARST SENSITIVE AREAS", SURFMA, MAY 1988, SHALL BE FOLLOWED.
 9. 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.
 10. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 11. 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."
 12. 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.
 13. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OF UTILITIES SHOWN ON THESE PLANS.
 14. ALL DESIGNED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON EXISTING DATA SUPPLIED BY THE SURVEYOR.
 15. 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.
 16. ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
 17. AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
 18. 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.
 19. THERE WILL BE NO OUTSIDE STORAGE.

WAIVERS PENDING / APPROVAL:		
CODE SECTION	APPROVAL DATE	CONTRACTOR
6.12.12.2 SIDEWALK FEE	XX/XX/XX	XX/XX/XX
TO APPROVE FEE IN LIEU OF SIDEWALK COMPLETION TO BE PAID PRIOR TO BUILDING FINAL INSPECTION		

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

OUT DOOR LIGHTING / EXTERIOR LIGHTING:

THE PROPOSED BUILDING CONSTRUCTION HAS AN OUTDOOR LIGHTING (EXTERIOR LIGHTING) ON THE FACE OF THE BUILDING NEXT TO EACH OF THE ENTRY DOORS. THE LIGHTS SHALL HAVE A 60 WATT BULB AND SHALL BE SHIELDED. THE PHOTOGRAPHIC LIGHT SPREAD SHALL NOT OVER SHADOW ONTO THE ADJACENT PROPERTIES, AND COMPLY WITH MARION COUNTY SECTIONS 6.18.3 AND 6.18.4 OF THE LOC.

SETBACKS
NORTH/SOUTH = 25 FEET
WEST = 15 FEET
EAST = 10 FEET

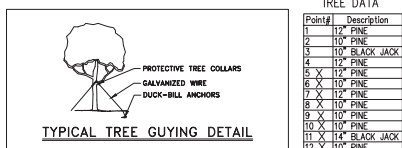
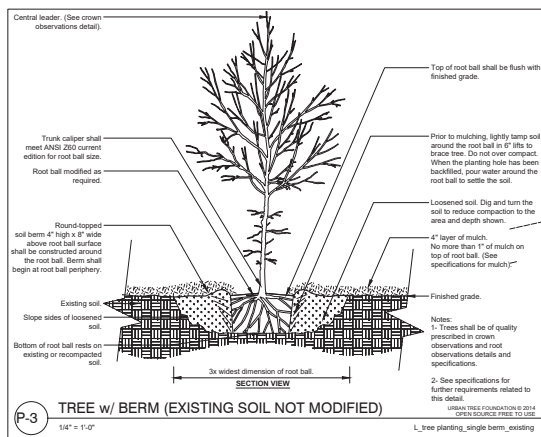
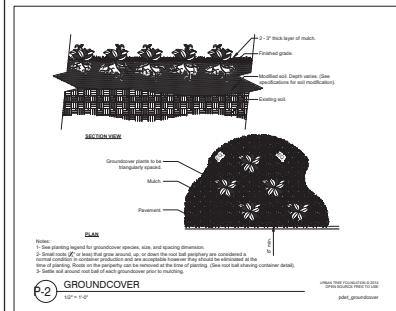
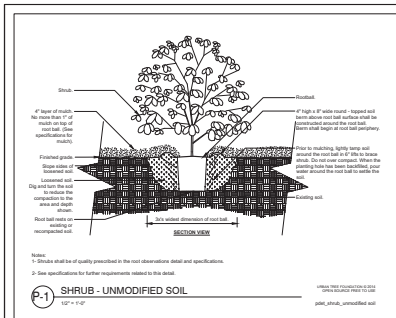
INDEX
C001 - MINOR SITE PLAN
C002 - LANDSCAPE
C003 - IRRIGATION PLAN

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.

MILES C. ANDERSON, P.E.
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 36385
C.A. # 00008842

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

MINOR SITE PLAN		BELAC DUPLEX		8009-1274-19	
MARION COUNTY, FLORIDA		SEC 8, TWP 17, RGE 21		OCALA, FLORIDA	
DATE	6-17-25	DESIGN	MCA	PROJ. BELAC MSP	SHEET
SCALE	AS SHOWN	DRAWN	MS	JOB NUMBER	25-041
REVISION	DATE	APPROVED	MCA	CHECK	MCA
1					
2					
3					
4					
5					
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9					
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Landscaping Calculations PID 8009-1274-19

Type	Callout	Name	Scientific Name	Remarks	Stk. R.	Plant/9F	Total	Native (Y/N)
Trees	PI	Pine Tree	Pinus Biotiti	65 Gal. or FPG 12-13 ht. 6-7' sprd. 3-1/2" cal. Min.	N/A	1.0	10	Y
	QV	Live Oak	Quercus Virgiana	65 Gal. or FPG 12-13 ht. 6-7' sprd. 3-1/2" cal. Min.	N/A	1.0	2	Y
Ornamentals	BB	Bottle Brush	Callistemon	30 gal. 6-7' x 3-4' 1-1/2" cal. Min.	N/A	1.0	6	N
	LT	Ligustrum Tree	Ligustrum lucidum	30 gal. 6-7' x 3-4' 1-1/2" cal. Min.	N/A	1.0	12	Y
Hedge	VO	Viburnum	Viburnum Odoratissimum	3 gal. 20-24" ht. x 16"-18" SPFD. 48" o.c.	462	1.0	3.5	132
Plants	BS	Bowwood	Buxus	3 gal. 20-24" ht. x 16"-18" SPFD. 48" o.c.	234	1.0	4.0	59
Ground Cover	JC	Blue Pacific Juniper	Juniperus Conferta	3 gal. 12"-16" x 12"-16" 30" o.c.	456	1.0	2.5	182
	SP	Sod	Poaese	N/A	Open Space	N/A	N/A	N/A

EXISTING TREE STATEMENT:
EXISTING TREES 10" AND GREATER ARE SHOWN. ALL TREES ON THIS SITE MARKED WITH AN "X" ARE TO BE REMOVED.

INCHES DBH REQUIRED CALCULATIONS
TOTAL REQUIRED = 100 INCHES / AC = 32"
EXISTING INCHES PRESERVED = 179"
REQUIRED INCHES = 0 INCHES REQUIRED
TOTAL PROVIDED = 179"
EXISTING OAK = 22"
EXISTING PINE = 142"
EXISTING BLACK JACK = 10"
TOTAL = 179"

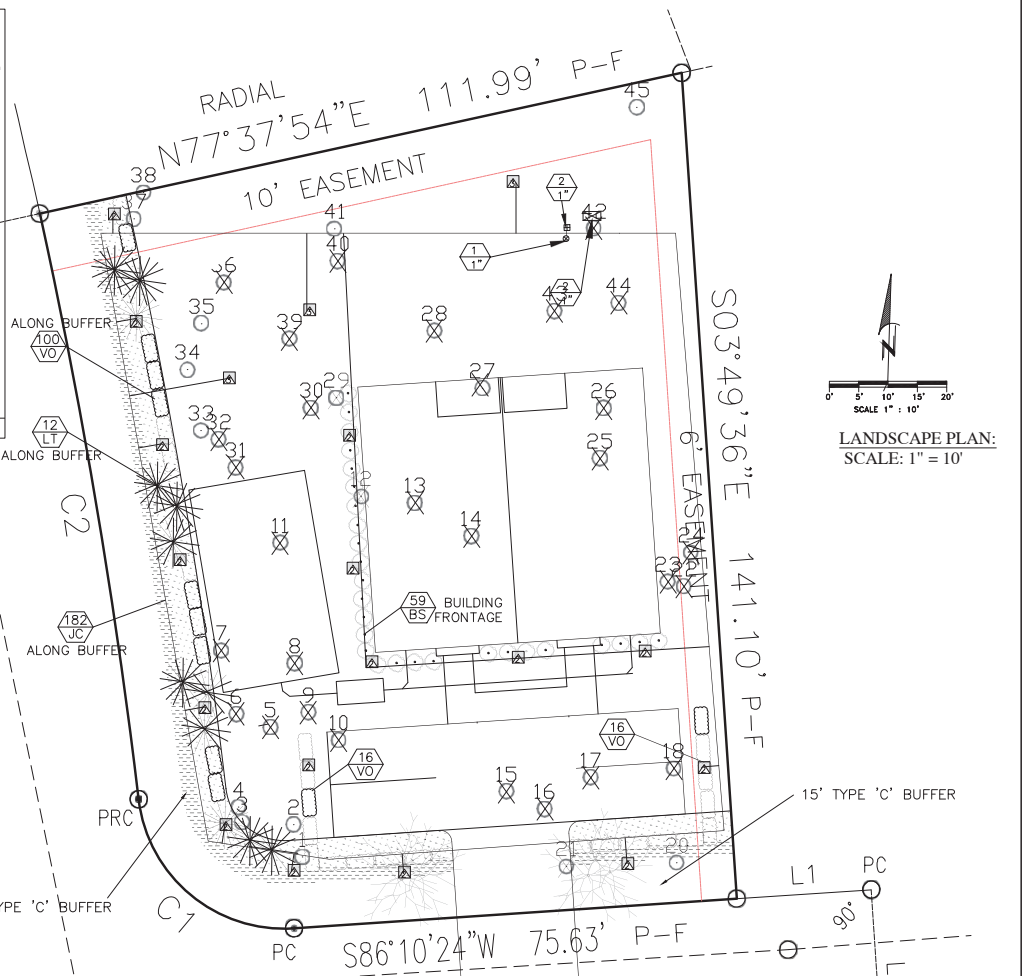
FLORIDA-FRIENDLY MATERIAL CALCULATIONS
TOTAL PLANT MATERIAL USED = 1,152 S.F.
FT MATERIAL REQUIRED = 216 S.F. (508)
FT MATERIAL PROVIDED = 1,152 (1008)

NATIVE MATERIAL CALCULATIONS
TOTAL PLANT MATERIAL USED = 1,152 S.F.
FT MATERIAL REQUIRED = 288 (228 INCH OGB)
NATIVE MATERIAL PROVIDED = 696 (600)

NATIVE TREE CALCULATIONS
TOTAL NEW TREES = 0
NATIVE TREES REQUIRED = 0 (000)

BUILDING FRONTAGE LANDSCAPING
TOTAL BUILDING FRONTAGE = 94 LF
LANDSCAPE AREA REQUIRED = 56.4 LF (608)
LANDSCAPE AREA PROVIDED = 79.3 LF (848)

LANDSCAPE NOTES
1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH CYPRESS BARK MULCH.
3. PINE STRAW SHALL NOT BE USED.
4. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
5. ALL MATERIAL INSTALLED SHALL MEET THE 2020 GRASSES AND STANDARDS FOR LANDSCAPE INSTALLATION.
6. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAIL.
7. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
8. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEST AND SLOW-RELEASE NITROGEN FERTILIZER.
9. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60-80 GPD TO ALL NEW TREES.
10. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
11. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VERTICAL OVERHANG AREA.
12. SEED AND MULCH SHALL BE INSTALLED IN ALL DISTURBED AREAS.
13. REMOVE ANY TREE WRAP FROM AROUND TRUNK OF NEW TREES TO BE INSTALLED.
14. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1).
15. PLANT MATERIAL MUST MEET ALL SIZE SPECIFICATIONS, NOT JUST CONTAINER SIZE.
16. THE PRELIMINARY AND FINAL INSPECTIONS OUTLINED IN SECTION 6.2.12 SHALL BE COMPLETED WITHIN 10 DAYS OF COMPLETION OF CONSTRUCTION.
17. NOTES HAVE BEEN SHOWN REGARDING LANDSCAPING (6.8.10.5 & 6.8.10.10), TREE PROTECTION (6.7.3.10), MAINTENANCE (6.8.13 & 6.8.14) FERTILIZER USE (6.8.4) AND WATERING (6.8.9).
18. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING LANDSCAPE PROFESSIONALS.
19. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRE AN INSPECTION BY THE DESIGN PROFESSIONAL.
20. LANDSCAPE AND IRRIGATION BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 10 DAYS OF COMPLETION OF CONSTRUCTION.
22. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.15 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLETED WITHIN 10 DAYS OF COMPLETION OF CONSTRUCTION.



PLANT SPACING & EXCHANGE:

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".

NO PLANT MATERIAL SHALL BE EXCHANGED WITHOUT PRIOR APPROVAL FROM COUNTY.

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".

LANDSCAPE AND IRRIGATION NOTES CONTINUED:
PERMIT WILL 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 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.

LANDSCAPE NOTES:
A. IRRIGATION SYSTEM SHALL BE ZONED W/ THER PROVIDING FLOW TO RUBBERLAYS 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 BAHIA SOD.
D. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1.
E. ALL PLANT SETS SHALL USE PINE STRAW MULCH.
F. LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY.
G. PLANT MATERIAL CAN BE EXCHANGED WITH EQUIVALENT PLANT MATERIAL.

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 NOTED.

MILES C. ANDERSON, P.E.
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 93585
C.A. # 00000000

MINOR SITE PLAN - LANDSCAPE PLAN									
BELAC DUPLEX 8009-1274-19 MARION COUNTY, FLORIDA SEC 8, TWP 17, RGE 21 OCALA, FLORIDA									
DATE:	6-17-25	DESIGN:	MCA	PROJ. BELAC MDP	SHEET	C002			
SCALE:	AS SHOWN	DRAWN:	MS	JOB NUMBER:	25-041				
REVISION:		DATE:		APPROVED:	MCA	CHECK:	MCA	FILED:	BELAC MDP

