

October 23, 2025

- 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: Within Marion County service area. Defer to MCU.
- 2 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: Defer multiple driveways to OCE staff preference.
- 3 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
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Water
Septic permit will be through the Department of Environmental Protection.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: 10/16/25 Hydrant has been removed. Defer to MCFR 8/18/25 Hydrant cannot be installed on a 6" main 7/1/25 Current hydrant is showing 1800+ feet away. Marion County Utilities will provide water. Please defer all requirements and questions, to Marion County Fire Rescue.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: INFO
REMARKS: The water main extension plan sheet was submitted sideways and locked with a signature. Our office was unable to rotate it without altering the original document. Please correct this issue for the next submittal.
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS:
- 8 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]."

6.27.25 HR

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Will there be any garbage collection area? All garbage collection areas, utility areas, and exterior air condition components shall meet buffering/screening requirements in LDC Sec. 6.8.9

8/18 label buffer type. (type C)

10/21 label the type of landscape buffer(s) on plan.

10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1.Type A buffer (plans submitted prior to code change) required along west buffer.

- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Plan to be revised for additional required plantings
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: NO
REMARKS: Water needs to be extended on the North side of the road SW 136th Place. Water is to be on the North and East sides of the road when available.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: NO
REMARKS: 10/16/25 Need total Irrigated Square Foot listed on the plans. 5/8" Irrigation with BFPD now shown on plans. 8/18/25 Need to show irrigation and back flow meter on Water Main Extension Plan sheet, wherever you put the meter bank. 7/1/25 Will this property be irrigated? And if so, how?
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.1 - Potable Water Distribution System
STATUS OF REVIEW: NO
REMARKS: 10/16/25 Call out the gate valve at the point of connection on water main.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.4 - Water Main Piping Installation
STATUS OF REVIEW: NO
REMARKS: 10/16/25 Response states that EOR called out materials on plan. Plan does not show all materials, only a 40 bend. Site will be connecting to an existing active main. Will this be a cut in wye?



**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: 10/21/2025 Parcel Number(s): XXXXXXX 8009-1279-19 Permit Number: AR #32971

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Oak Villas 3 8009-1279-19 FOURPLEX WM EXT Commercial ☐ Residential ☒
Subdivision Name (if applicable): Marion Oaks
Unit 9 Block 1279 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): Skyhomes Contractors, LLC, - Carlos Crispim

Signature: _____

Mailing Address: 3554 W ORANGE COUNTRY CLUB DR STE 240 City: Winter Garden

State: FL Zip Code: 34787 Phone # 1 (407) 460-0428

Email address: purchase@yourskyhome.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): Land Resource Design Group Contact Name: Jim Bailey

Mailing Address: 821 SE 16th Place City: OCALA

State: FL Zip Code: 34471 Phone # 352-477-2700

Email address: jbailey@lrdg-inc.com

D. WAIVER INFORMATION:

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

Reason/Justification for Request (be specific): A waiver is requested to provide an alternative buffer design

The project site has the same FLU and Zoning as all adjacent properties. The existing structure to the West is a single-story duplex that is of similar use and intensity as the subject property. See attached for proposed alternative buffer design.

DEVELOPMENT REVIEW USE:

Received By: 10/23/25 Date Processed: 10/23/25 Project # 2025050021 AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐

Eligible to apply for Family Division: Yes ☐ No ☐

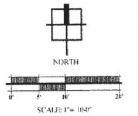
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required:** Yes ☐ No ☐

Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

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marionfl.org



DATE	DESCRIPTION
07/25/25	INITIAL COUNTY SUBMITTAL
08/05/25	COUNTY RE-SUBMITTAL
08/25/25	COUNTY RE-SUBMITTAL
09/05/25	
09/15/25	
09/25/25	
10/05/25	
10/15/25	
10/25/25	
11/05/25	
11/15/25	
11/25/25	
12/05/25	
12/15/25	
12/25/25	

Oak Villas 3
MINOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyline Builders
LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LC 0666883
Authorization LC 26000435

DATE: 07-25-25
PROJECT NO: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.01

SW 136TH PLACE

EXISTING DUPLEX

TYPE 'D' BUFFER REQUIREMENT (184 L.F.):
-15' WIDE
-4' HT. WALL
-2 CANOPY TREES AND 3 UNDERSTORY TREES
100 L.F. ON AVERAGE, 25% PLANTED WITH SHRUBS / GROUND COVER
184 L.F./100' = 1.84 X 2 = 4 CANOPY TREES
1.84 X 3 = 5.52 UNDERSTORY TREES
184 X 15' = 2,760 S.F. X .5 = 1,380 S.F. OF PLANTING
PROPOSED BUFFER:
SINGLE ROW SHEET VIBURNUM HEDGE TO SCREEN EXISTING DUPLEX

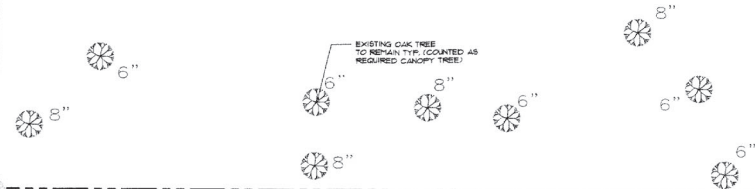
ZONING: RPD
NO BUFFER REQUIRED

SOD

PROPERTY LINE

ZONING: RPD
NO BUFFER REQUIRED

EXISTING OAK TREE
TO REMAIN TYP. (COUNTED AS
REQUIRED CANOPY TREE)



ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
MULCH		Pine Bark Nuggets	Min. 3" Thick Layer
SOO	<i>Paspalum Notatum</i> "Argentine"	Argentine Bahua	

AFTER COUNTY APPROVAL, OWNER RESERVES THE RIGHT TO REDUCE THE QUANTITY / SIZE OF ALL PLANTS AND TREES TO THE MINIMUM REQUIRED BY CODE WITHOUT ADDITIONAL REVIEW / APPROVAL.

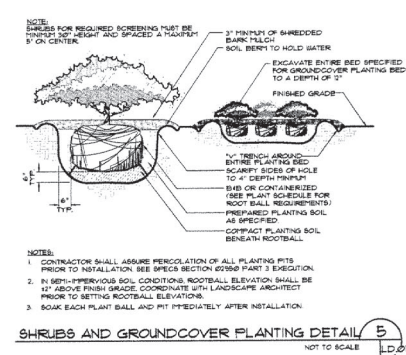
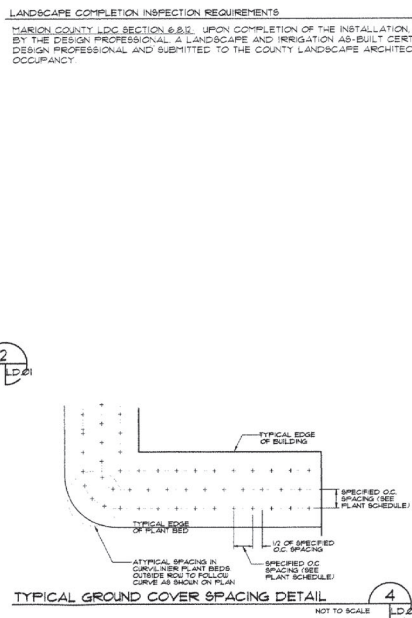
TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER):	141
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER):	69 (49% NATIVE)

TOTAL SITE AREA = 26,595 SF, OR 0.61 AC

OPEN SPACE REQUIRED : SEE CIVIL SITE PLAN

1 SHADE TREE PER 3,000 SF OF PROJECT AREA
REQUIRED = 9 SHADE TREES (26,595 / 3,000 SF)

SHADE TREES PROVIDED: 9 EXISTING SHADE TREES, 4 PROPOSED SHADE TREES



1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.

3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
5. ALL LANDSCAPE INSTALLATION / MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
6. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WEEDS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS ARE ADDED TO SPECIFICATIONS.
7. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES (INCLUDING WATER SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA BUREAU 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
9. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
10. SOIL PROVIDED SHALL BE FREE OF LIME ROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
11. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL) MEASURED AFTER MULCH HAS SETTLED.
12. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC. AT THE OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
13. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & LEISURE COURTS HANDBOOK <http://rff.usa/files/du>
14. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 8.6.3.
15. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 8.6.4.
16. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION, 8.6.6 AND ALL OTHER STATE AND LOCAL STATUTES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT. AN IRRIGATION RELEASE REQUESTED AFTER AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SIGNED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
17. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 8.6.5 AND SEC. 8.6.10.
18. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE SELF-CERTIFICATION CHECKLIST AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY. THE IRRIGATION AND LANDSCAPE / IRRIGATION RELEASE HAS BEEN RECEIVED. THE IRRIGATION RELEASE REQUESTED AFTER AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SIGNED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY LDC SEC. 8.6.1.

MARION COUNTY LDC SECTION 6.8.2: UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. 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.

[illegible]

Oak Villas 3
MINOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
PREPARED FOR:
Skyhome Builder

**PLANT LIST, NOTES, AND
SPECIFICATIONS**

Landscape Architect
In Charge:
James H. Bailey

DATE: 07-25-25
PROJECT NO: SKY025-01.01
DRAWN BY: JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
LD.01

MCBCC Interactive Map - Internal



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

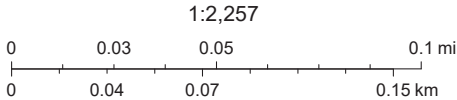
- Parcels

Marion County
- Streets

Aerial 2024
- Green: Band_2

Blue: Band_3

Red: Band_1

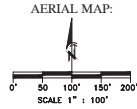


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC



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
TOTAL IMPERVIOUS AREA = 1,558 SF
TOTAL IMPERVIOUS PERCENT OF COVERAGE = 28%
PERVIOUS AREA (OPEN AREA) = 10,191 SF
PERVIOUS PERCENT OF COVERAGE = 74%
LANDSCAPED AREA PERCENT = 1,103 SF = 8%
THIS SITE IS NOT THE PRIMARY SPRINGS PROTECTION ZONE.
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 1205007105.
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

IRRIGATION AREA:
TOTAL IRRIGATION COVERAGE = 10,191 SF

AREA

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

OCCUPANCY USE:

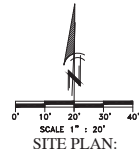
INTENDED USE FOR THIS SITE - ONE DUPLEX WITH TWO BEDROOMS IN EACH UNIT.

MARION COUNTY UTILITIES

AS-BUILT NOTE:
THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL AS-BUILT 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.

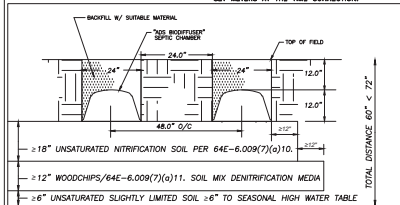
MARION COUNTY UTILITIES NOTE:

"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. CONTACT MARK RUDOLPH AT 352-811-0476 OR MURPHY@MURPHYFL.COM FOR 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.



SCALE 1" = 20'

SITE PLAN:



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

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.

NOTES:

THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF ROW NOT 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

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 LDC.

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-

SETBACKS

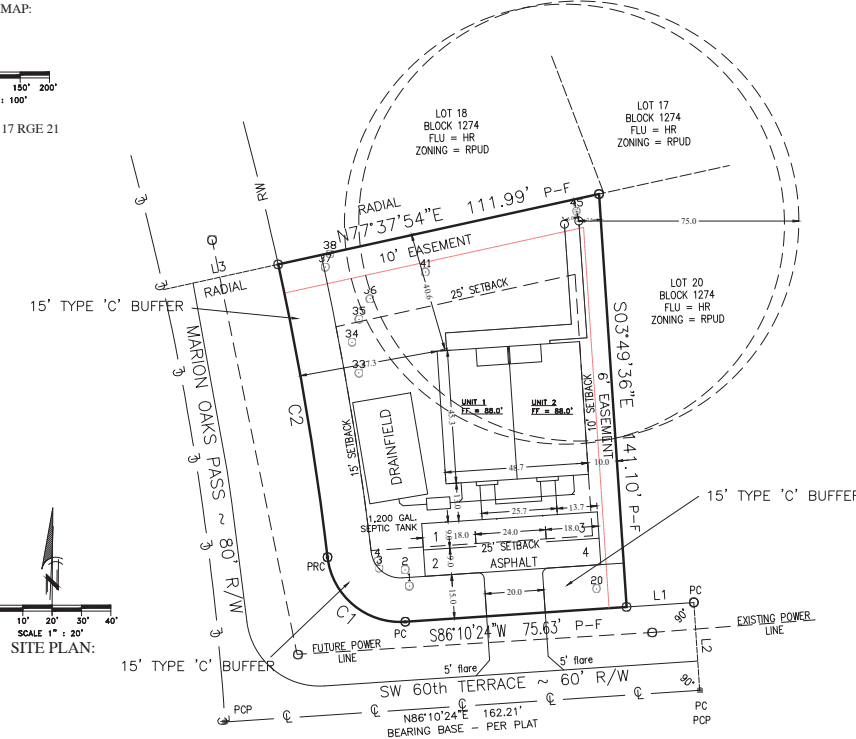
NORTH/SOUTH = 25 FEET
WEST = 15 FEET
EAST = 10 FEET

INDEX

0001 - MINOR SITE PLAN
0002 - LANDSCAPE
0003 - IRRIGATION PLAN

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 FUTURE 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 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 C & A SURVEY, INC.
- 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 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.
- THE SITE, ACCESS & R.O.W.'S ARE TO BE KEPT CLEAN & FREE OF EXCESS DIRT 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 "APPLICABLE HANDBOOK-KARST SENSITIVE AREAS", SURFMA, 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 PAYMENT 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 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.

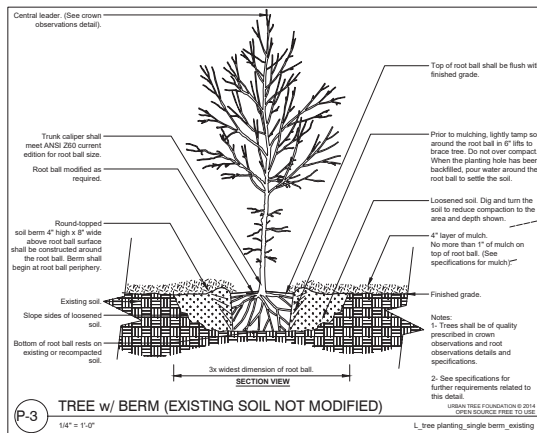
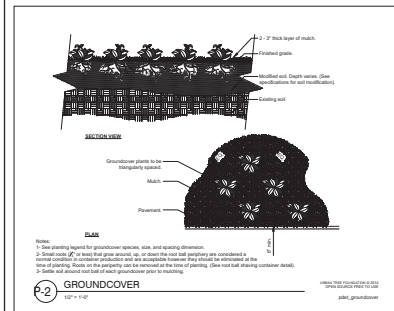
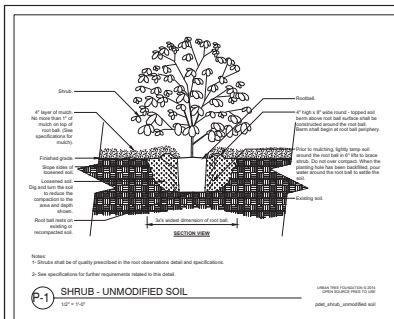
WAIVERS PENDING / APPROVAL:		
CODE SECTION	APPROVAL DATE	CONTRACTOR
6.12.12.2 SIDEWALK FEE	XX/XX/XX	TO IMPROVE FEE IN LIEU OF SIDEWALK
		COMMITMENT TO BE PAID PRIOR TO BUILDING FINAL INSPECTION

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL ———— LAND PLANNING ———— GOLF COURSE DESIGN
1515 EAST SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 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	
SCALE	AS SHOWN	DRAWN	MS	JOB NUMBER	25-041
DATE		APPROVED	MCA	CHECK	MCA
REVISION		DATE			

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. # 0000842



Point #	Description
1	10' PINE
2	10' PINE
3	10' BLACK JACK
4	10' PINE
5	10' PINE
6	10' PINE
7	10' PINE
8	10' PINE
9	10' PINE
10	10' PINE
11	10' BLACK JACK
12	10' PINE
13	10' PINE
14	10' PINE
15	10' PINE
16	10' PINE
17	10' PINE
18	10' BLACK JACK
19	10' PINE
20	10' PINE
21	10' PINE
22	10' PINE
23	10' PINE
24	10' PINE
25	10' PINE
26	10' PINE
27	10' PINE
28	10' PINE
29	10' PINE
30	10' PINE
31	10' PINE
32	10' PINE
33	10' PINE
34	10' PINE
35	10' PINE
36	10' PINE
37	10' PINE
38	10' PINE
39	10' PINE
40	10' PINE
41	10' PINE
42	10' PINE
43	10' PINE
44	10' PINE
45	10' PINE
46	10' PINE
47	10' PINE
48	10' PINE
49	10' PINE
50	10' PINE

Landscaping Calculations PD# 8006-1274-19									
Type	Callout	Name	Scientific Name	Remarks	Sq. Ft.	Plant/9'	Total Plants	Native (Y/N)	
Trees	P1	Pine Tree	Pinus Biotiti	65 Gal. or 10'0" x 12'0" ht. 6"-7" sprd., 3-1/2" cal. Min.	N/A	1.0	10	Y	
	QV	Live Oak	Quercus Virringiana	65 Gal. or 10'0" x 12'3" 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	Y
Plants	BS	Bowwood	Buxus	3 gal. 20"-24" Ht. x 16"-18" SPFD. 48" o.c.	234	1.0	4.0	59	Y
Ground Cover	JC	Blue Pacific Juniper	Juniperus Conferta	3 Gal. 12"-16" x 12"-16", 30" o.c.	456	1.0	2.5	182	N
	SP	Sod	Poaese	N/A	Open Space	N/A	N/A	N/A	Y

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:
EXISTING OAK = 22"
EXISTING PINE = 147"
EXISTING BLACK JACK = 10"
EXISTING BOTTLE BRUSH = 6 (2 x 3.5) = 7"
NEW LIGSTRUM TREE = 12 (4 x 3.5) = 14"
Total = 220"

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.
NATIVE MATERIAL REQUIRED = 288 (238 INCHES 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 = 79.2 LF (848)

OPEN SPACE REQUIRED:

TOTAL PROJECT AREA = 13,734 SF (0.315 AC)
REQUIRED OPEN SPACE = 13,734 x 0.20 = 2,746.8 SF
TOTAL OPEN SPACE PROVIDED = 10,987 SF
TOTAL SHADE OPEN SPACE PROVIDED = 1,152 SF

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA = 13,734 SF (0.315 AC)
SHADE TREES REQUIRED = 27 (100 LF) PROVIDE 4 TREES
EXISTING TREES = 2 (1.5 GAL MIN.)
NEW TREES PROVIDED = 8 (6.88, 12 LF)
ORNAMENTAL TREES IN LEV OF SHADE TREES SHALL BE 3:1 MINIMUM ORNAMENTAL TREES DBH = 1.25"

TYPE 'C' - BUFFER CALCULATIONS

TYPE 'C' BUFFER (15' WIDE) TOTAL LENGTH = 204
SHADE TREES REQUIRED = 27 (100 LF) PROVIDE 4 TREES
SHADE TREES PROVIDED = 0.00 DUE TO FUTURE POWER LINES ALONG SOUTH AND WEST BOUNDARIES. SEE ORNAMENTAL TREES.
ORNAMENTAL TREES REQUIRED = 6 (3/100 LF)
ORNAMENTAL TREES PROVIDED = 16 (12 LF, 6.88)
TOTAL BUFFER AREA = 3,064 SF
LANDSCAPE/PLANT MATERIAL AREA REQUIRED = 1,532 SF (508)
LANDSCAPE/PLANT MATERIAL AREA PROVIDED = 1,532 SF

LANDSCAPE NOTES

- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- ALL LANDSCAPED AREAS SHALL BE MULCHED WITH CYPRESS BARK MULCH.
- PINE STRAW SHALL NOT BE USED.
- MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
- ALL MATERIAL INSTALLED SHALL MEET THE 2020 GRASSES AND STANDARDS FOR LANDSCAPE INSTALLATION.
- ALL NEW TREES MUST BE GUYED OR STAKED AS DETAIL.
- EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEST AND SLOW-RELEASE NITROGEN FERTILIZER.
- DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60-80 GPD TO ALL NEW TREES.
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VERTICAL OVERHANG AREA.
- SEED AND MULCH SHALL BE INSTALLED IN ALL DISTURBED AREAS.
- REMOVE ANY TREE WRAP FROM TRUNK OF NEW TREES TO BE INSTALLED.
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1).
- PLANT MATERIAL MUST MEET ALL SIZE SPECIFICATIONS, NOT JUST CONTAINER SIZE.
- THE PRELIMINARY AND FINAL INSPECTIONS OUTLINED IN SECTION 6.2.12 SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.2.12 SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.
- 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).
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.
- UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRE AN INSPECTION BY THE DESIGN PROFESSIONAL.
- 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.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 14 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:

- IRRIGATION SYSTEM SHALL BE ZONED W/ THER PROVIDING FLOW TO RUBBERS AT TREES & DRIP LINE IRRIGATION TO SHRUBS AND HEDGES (SEE IRRIGATION NOTE BELOW).
- IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION.
- ALL DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1.
- ALL PLANT SETS SHALL USE PINE STRAW MULCH.
- LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY.
- PLANT MATERIAL CAN BE EXCHANGED WITH EQUIVALENT PLANT MATERIAL.

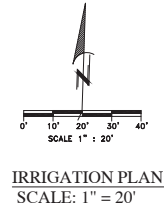
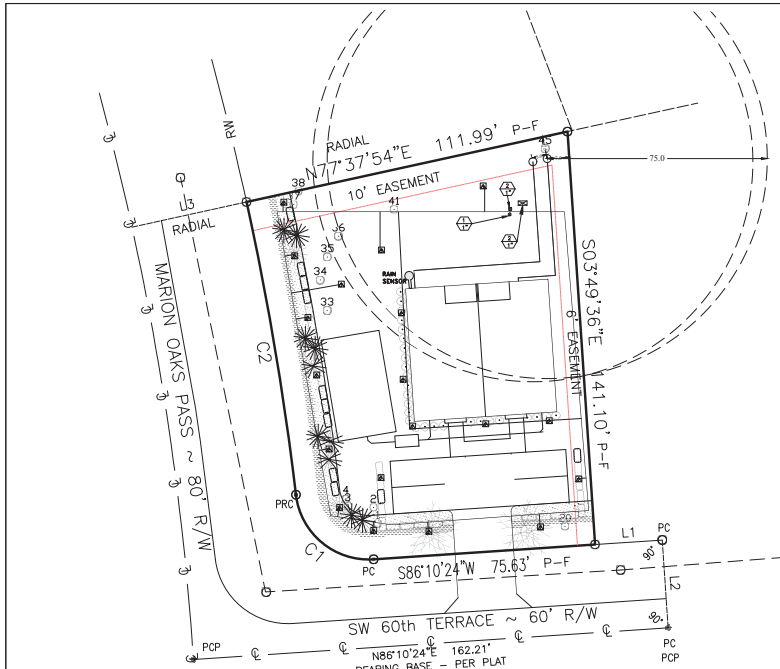


MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL - STRUCTURAL - LAND PLANNING - GOLF COURSE DESIGN
1515 EAST SILVER SPRINGS BLVD. SUITE 132 (352) 629-5591
Ocala, Florida 34470 FAX (352) 629-4402

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 NOTED.

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

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



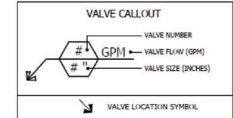
IRRIGATION PLAN:
SCALE: 1" = 20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI / GPM	RADIUS
	HUNTER PCH-50 (1) BUBBLER PER TREE	TREE	15-70 GAL	1 @ 0.50 GPM	SIZED BY AREA
	HUNTER PCH-101 (DRIP CONTROLLER @ 2' O.C.)				
RED PLANTING AREA TO RECEIVE POINT SOURCE IRRIGATION					
HUNTER RED POINT SOURCE EMITTERS AT EACH PLANT:					
HE-10-B (BLACK 10PM) = 1 ASSIGNED TO EACH #1 PLANT					
HE-20-B (RED 20PM) = 1 ASSIGNED TO EACH #2 PLANT					
HE-30-B (RED 30PM) = 2 ASSIGNED TO EACH #3 PLANT					
HE-40-B (RED 40PM) = 2 ASSIGNED TO EACH #4 PLANT					
LATERAL LINE TO EMITTERS = HUNTER BLANK TUBING PLD-BLANK 17mm					
NOTES: PIERCE BLANK TUBING WITH EMITTERS AT EACH PLANT					
1" IRRIGATION METER, BACKFLOW PREVENTION PER COUNTY CODE					
HUNTER RCV-101 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER RCV-151 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER RCV-201 - 2" ELECTRIC GLOBE VALVE W/ FLOW CONTROL					
HUNTER PCS-101 DRIP CONTROLLER (FLOW 0.5-1.5 GPM) W/ FILTER SYSTEM, JUMBO VALVE BOX REQUIRED.					
HUNTER PRO-G MODULAR STATION CONTROLLER					
MODEL: PCN OUTDOOR PROVIDED PCN MODULES AS REQUIRED					
HUNTER RAIN-CLIK SENSOR MOUNT IN LOCATION WITH OPEN VIEW TO SKY.					
IRRIGATION MAINLINE: 1.5" PVC CLASS 200 SDR 21					
IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 (NOT SHOWN, SIZE 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	
AG	AGRICULTURE, RURAL LANDS, NATURAL RESERVATION
SFR	SINGLE FAMILY, DUPLEX RESIDENTIAL
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IND	INDUSTRIAL USES
PUB	PUBLIC USE (INCLUDING GOVERNMENT, INSTITUTIONAL, AND RELATED PROFESSIONAL OFFICES)
ROW	ARTERIAL OR COLLECTOR RIGHT-OF-WAY OR ROAD EASEMENT



IRRIGATION NOTES

- THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
- ALL NEW IRRIGATION SHALL BE MICRO-SPRAY HEADS, DRIP-IRRIGATION, AND/OR BUBBLER HEADS.
- A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
- IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY ADJACENT AREAS.
- THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDING AREAS UNTIL ESTABLISHMENT.
- "RAIN-CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
- BACK-FLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE CONNECTION OF ANY WELL OR METER.
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARICOUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.8 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
- ALL REQUIREMENTS IN SECTION 6.8.8 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
- NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.8.6) WATERING INSTALLATION (6.8.9) AND INSTALLATION LICENSING REQUIREMENTS (6.8.10).
- BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

LANDSCAPE/IRRIGATION PERMIT NOTES:

A PERMIT WILL BE ISSUED FROM MARICOUNTY 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, AS PER MARICOUNTY LAND DEVELOPMENT CODE SECTION 6.8.12 & 6.9.9

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.

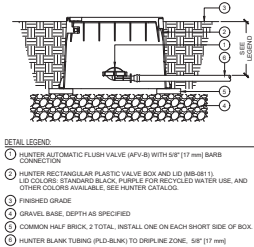
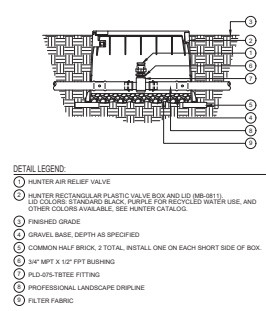
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

ZONE SCHEDULE

- TREE BUBBLER
- DRIP ZONE
- IRRIGATION HEAD

VALVE SIZING	
RGV PRESSURE L/ISS IN PSI	PSI
Flow 1" GPM	1 1/2" Globe
1 1.1	3
5 1.9	3
10 1.9	3
15 1.6	3
20 1.3	3
30 0.1	3
35 16	3
40 20	3
50 4	2
60 2	2
80 2.5	3
100 9	8
120 11.5	8
135 11.5	8
150 10	10

PLD EMITTER LINE MAXIMUM LENGTH			
EMITTER LINE LENGTH IN FEET (FOR 1.0 GPH EMITTERS)			
PSI	EMITTER SPACING		
	12"	18"	24"
15	126	176	222
20	169	235	295
25	197	276	346
30	218	308	390
35	240	337	425
40	263	362	452
45	271	384	466
50	288	401	503
(LENGTH ON 0% SLOPE) SEE HUNTER'S SPECS			



DETAIL LEGEND:

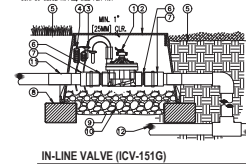
- IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
- FLUOR-CLIK MODULE AND PROVIDED CABLE
- PLASTIC CONTROLLER DOOR
- CONTROL WIRE CONDUIT TO PLANTER, SIZE AS REQUIRED
- USE VAC CABLE FOR CONNECTION TO GROUNDED (50 MIL) POWER SOURCE (50 VAC FOR INTERNATIONAL MODELS)
- TWO (2) WIRES TO 24 VAC TERMINALS IN CONTROLLER - WHITE
- TWO (2) WIRES TO FLOW-CLIK SENSOR - BLACK, RED
- SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

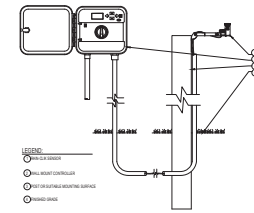
- COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
- CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL) TWO WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
- MODEL NUMBER AND SPECIFICATIONS PER PLAN.
- MOUNT CONTROLLER LED SCREEN AT EYE LEVEL WHEN FEASIBLE.

LEGEND

- HUNTER REMOTE CONTROL VALVE (RCV) WITH FLOW CONTROL
- IRRIGATION WIRE RED HOT STAP LID WITH SUPPLIES
- WATERPROOF CONNECTORS (C)
- 1/4\"/>

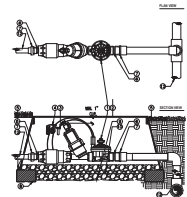


IN-LINE VALVE (ICV-151G)



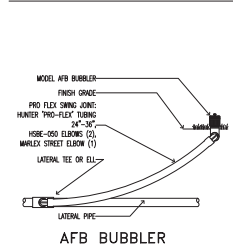
RAIN-CLIK WITH GENERIC WALL MOUNT CONTROLLER

AIR RELIEF VALVE - TUBING

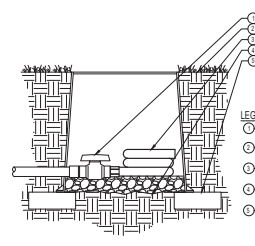


- WATER TIGHT VALVE BODY
- 1/4\"/>

EMITTER ZONE AUTOMATIC FLUSH VALVE WITH BARB CONNECTION



IRRIGATION CONTROLLER WALL MOUNT WITH FLOW-CLIK



LEGEND:

- WALL VALVE
- FINISHED GRADE
- IRRIGATION HOSE (LENGTH AS NECESSARY)
- FILTER FABRIC
- BRICK

FLUSH POINT - BALL VALVE

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

DATE: 6-17-25
DESIGN: MCA
PROJ. BELAC MSP
MILES C. ANDERSON, P.E.
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 39385
C.A. # 0000842



MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
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OCALA, FLORIDA 34470
(352) 629-5591
FAX (352) 629-4402

MINOR SITE PLAN — IRRIGATION PLAN	
BELAC DUPLEX 8009-1274-19 MARICOUNTY, FLORIDA SEC 8, TWP 17, RGE 21 OCALA, FLORIDA	
DATE: 6-17-25	DESIGN: MCA
SCALE: AS SHOWN	DRWN: ME
APPROVED: MCA	CHECK: MCA
DATE: 6-17-25	DESIGN: MCA
SCALE: AS SHOWN	DRWN: ME
APPROVED: MCA	CHECK: MCA
DATE: 6-17-25	DESIGN: MCA
SCALE: AS SHOWN	DRWN: ME
APPROVED: MCA	CHECK: MCA

SHEET C003