

DIVISION 15. MASS GRADING PLAN

Sec. 2.15.1. Applicability.

Mass Grading Plans are not required, but may be submitted for review and approval at the option of the applicant prior to the submittal and approval of a Major Site Plan or Improvement Plan when clearing, earth moving, excavation or grading the site or portions of the site are intended, including temporary or permanent construction of the stormwater ponds, swales, ditches or piping, prior to the construction of other improvements. When submitting a Mass Grading Plan, the applicant shall adhere to the minimum standards and submittal requirements of the intended future Major Site Plan or Improvement Plan application. A Mass Grading Plan authorizes earthwork only when incidental to the construction of approved on-site improvements and **does not authorize resource extraction**. Removal of excavated material off-site for sale or commercial use is prohibited under a Mass Grading Plan. Any off-site removal is limited to the thresholds in § 4.3.11(B)(1)(c) and must be documented as disposal of **unsuitable material** necessary to construct approved stormwater facilities. Off-site removal beyond those limits, or any off-site removal of suitable sand/fill for sale or commercial use, requires an SUP pursuant to

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.2. Submittal requirements.

- A. Mass Grading Plan applications shall be submitted to the Office of the County Engineer.
- B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer.
- C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through www.marioncountyfl.org/ePlans.aspx.
- D. For paper submissions, the number of copies submitted shall be established by resolution.
- E. Development Review Plan Application available at the Office of the County Engineer.
- F. General application requirements shall be as shown on Table 2.11-1 Application Requirements.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.3. Review and approval procedures.

- A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant.
- B. One approved plan shall be returned to the applicant.
- C. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.4. Construction, completion, and close out.

- A. Mass Grading Plans shall be valid for one year with a one-time extension of one year if requested by the applicant in writing and approved by DRC. Should activities associated with the Mass Grading Plan cease for 30 days, the applicant shall immediately stabilize the site and ensure that adjacent offsite properties are not adversely impacted.
- B. Applicant shall notify Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction.
- C. All work shall be in accordance with approved plans. Existing and Final contour plans are required for all mass grading projects.
- D. As-Builts/Record Survey meeting standards set forth in Ch. 5J-17 FAC shall be submitted with the engineer's certification for final inspection. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. As-Builts shall adhere to the requirements of the Major Site Plan or Improvement Plan which the Mass Grading Plan supports.

Sec. 2.15.5 Haul-Off Notice

Prior to any off-site haul-off of unsuitable material under § 4.3.11(B)(1)(c), the applicant shall file a haul-off summary (estimated volume, disposal facility) with Growth Services and retain haul tickets for inspection. This administrative filing does not authorize resource extraction and any off-site sale or use triggers SUP requirements.

(Ord. No. 13-20, § 2, 7-11-2013)