

October 8, 2025

PROJECT NAME: PINE VILLAGE MANUFACTURED HOME PARK

PROJECT NUMBER: 1999005123

APPLICATION: MAJOR SITE PLAN #32898

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: INFO
REMARKS: Pipe material deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/25-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview service area.

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview service area.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Connecting to City of Belleview existing 8" water main.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Connecting to City of Belleview existing sanitary sewer.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within a Primary Springs Protection Zone
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are 38' x 68' = 2584sqft
Lots will only be for singlewide mobile homes.
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Need update to mobile home park permit 42-54-2419258. Need new application with increased spaces. Need site plan, utilities plans, letters from utility approving increase.
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Please contact Rebecca.Roy@FLHealth.gov to update your mobile home park permit.
Protect existing well during all phases of construction and demolition
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: 4.70-acres at a density of 4-8 du/ac. 36 listed are within max density.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: No flood/wetlands.
- 17 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO

REMARKS: Being that this mobile home park has now been assigned a quadrant designation, the addresses will have to change to reflect the new road name once the road is constructed and the street sign is installed.

18 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: INFO

REMARKS: Initial - Per section 2.12.4.L, the front page of the plan should contain a data block listing Zoning requirements including lot area, width, setbacks, and building height.

9/23/25 - Title data block included. Please see Additional Zoning Comments.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: INFO

REMARKS: Please see Additional Zoning Comments.

20 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: INFO

REMARKS: Please see Additional Zoning Comments.

21 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 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: INFO

REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing number of required and provided parking spaces. Per Sec. 6.11.6, for any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction.

9/22/25 - [INFO] Parking calculations for single-phase project provided. Please note that, if installed in the future, one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line.

22 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: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

9/22/25 - Existing sign provided along buffer.

23 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

9/22/25 - No outdoor storage areas

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: A waiver is required if surveyed one-foot contours do not extend 100 feet beyond the project boundary. Stormwater staff supports these waivers when the combination of lidar data and survey are adequate to determine the drainage patterns of the site. Stormwater staff would support the waiver in this case. The County surveyor also reviews this criteria and will need to support the waiver. Reviewer suggests contacting the County Surveyor prior to submitting the waiver request.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. Waiver required.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide a signed O&M manual. A signed and scanned O&M can be uploaded to eplans in lieu of a paper copy. The signed copy must be provided in order for this comment to be removed and project approval to proceed.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: Please upload a digitally signed and sealed stormwater report. A hard copy signed and sealed report can be submitted if desired.

28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - Contact the Development Review Office at 352-671-8686 to obtain the form for the cross access easement and the paving covenant. A paving covenant is required to not pave the cross access easement to the property line. The executed easement and covenant must be returned to the Development Review Office prior to final plan approval.

6/16/25 - 24' wide paved cross-access is required from approved driveway location to north adjoining property parallel to SE 36th Ave. (Deviation to exempt pavement construction until required will be issued upon approved cross-access easement design with an agreement to pave upon notification of need.)

29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - Coordinate with Cheryl Weaver in the right-of-way office on the right-of-way dedication. The dedication must be completed prior to final plan approval.

6/17/25 - At least 20' right-of-way dedication at property frontage along SE 36th Ave needed for a total of 60' east of roadway centerline.

30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - The DRC approved the payment of a fee in-lieu of sidewalk construction. The fee

comes out to \$ 7,690.25 and must be paid prior to final plan approval.

6/17/25 - Sidewalks are required along SE 36th Ave. Staff does not support a waiver to this requirement.

31 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: NO

REMARKS: 9/23/25 – Second Request: Marion County Utilities is required to obtain a letter from the serving utility company to confirm that the applicant is aware of the water and wastewater conditions associated with this development. MCU does not have access to the documents reviewed or commented on by the City of Belleview.

Previous Comment: Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.

32 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

REMARKS: Revise if necessary

33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: Plan indicates payment into the Tree Mitigation fund. Please submit a letter (e-mail) from the owner or agent to our office (susan.heyen@marionfl.org) to request a Tree Mitigation Payment Form to be filled out. A completed form will start the approval process, this process will not delay plan approval.

34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. Waiver required to reduce buffer width. 2. Waiver required to place landscape on property side of fence, not public view side. 3. Pine Trees in West buffer will not provide year round screening intent when mature, please provide other canopy trees

35 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Proposed buffers are missing/incorrect/not compliant to LDC Please provide all required descriptions and illustrations for each proposed buffer.

Site plan sheet 05 indicates 20 ft buffer while landscaping plan indicates modified 20-30ft Type A buffer? A waiver will be required for any deviation from required buffers.

If wall is utilized, please provide detail drawing of garbage collection area meeting screening requirements in LDC Sec. 6.8.9.A

36 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: Existing and/or proposed dimensions of site improvements are missing/incorrect. Please show on the plan.

9/23/25 - Dimensions of MHs and driveways included. Please see Additional Zoning Comments.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Although this property has a manufactured home park that has existed before 1992, the site will be cleared; thus, the new park will need to meet current-day standards. Consistent with the diagramed setbacks for Manufactured Home Parks after 1992 figure in LDC Sec. 4.2.14, please delineate "lots" for each manufactured home. If necessary, please provide setbacks for primary/accessory structures on typical lot drawing. "Lot" boundaries may be within buffer width/setbacks; however, all structures will need to be outside such areas. Please acknowledge on cover sheet, site plan sheets, and landscaping sheets.



**Marion County
Board of County Commissioners**

Office of the County Engineer

32898

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10-7-25 Parcel Number(s): 3726-011-001 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Pine Village Manufactured Home Park Commercial ☐ Residential ☒
Subdivision Name (if applicable): Beckett Plantation
Unit _____ Block _____ Lot 11 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): Mark Martin LLC
★ Signature: [Handwritten Signature]
Mailing Address: 10195 SE 36th Ave #1 City: Bellevue
State: FL Zip Code: 34420 Phone # 352-203-0058
Email address: markmartinpinevillage@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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala
State: FL Zip Code: 34470 Phone # 352-748-3126
Email address: permitting@cfb-inc.com & bclymer@cfb-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 propose PVC fencing in lieu of a buffer wall in the required D-Type landscape buffers along the northern, eastern, and southern property boundaries. If each proposed manufactured home were to be on an individually platted lot, which they aren't, our landscape buffer requirements would go from MF to SF, adjacent to SF, & only require an E-Type buffer without a buffer wall.

DEVELOPMENT REVIEW USE:

Received By: email 10/7/25 Date Processed: 10/7/25 kah Project # 1999005123 AR # 32898

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): _____

DATE	REVISIONS	B
8/12/2025	▲ MARION COUNTY RAI #1	R/R

MAJOR SITE PLAN
FOR
PINE VILLAGE
MANUFACTURED HOME PARK

MAJOR SITE PLAN
FOR
PINE VILLAGE
MANUFACTURED HOME PARK

1. PROJECT AREA = 4.733 AC. (206,182 SQ. FT.)

3. ZONING REQUIREMENTS:
- MINIMUM LOT AREA = UNLIMITED, N/A
 - MINIMUM LOT WIDTH = UNLIMITED, N/A
 - MINIMUM FRONT SETBACK = 35 FEET
 - MINIMUM REAR SETBACK = 10 FEET
 - MINIMUM SIDE SETBACK = 25 FEET
 - MINIMUM BUILDING HEIGHT = 10 FEET
 - MAXIMUM FLOOR RATIO = N/A
4. PARKING DATA:
- REQUIRED PARKING = 2 PARKING SPACES PER MANUFACTURED HOME WITH 0 OR 3 BEDROOMS
 - 2 PARKING SPACES + 36 MANUFACTURED HOMES = 72 PARKING SPACES
 - EACH PARKING SPACE SHALL MEASURE, AT A MINIMUM, 6 FEET WIDE BY 18 FEET LONG.
 - ALL PROPOSED PARKING SPACES, INCLUDING LOT 58, HAVE A DRIVEWAY APPROXIMATELY 6 FEET LONG ALLOWING ADEQUATE ROOM FOR TWO VEHICLES. LOT 58 PROVIDES 3 PARKING SPACES MEASURING 6 FEET WIDE BY 18 FEET LONG.
 - PROPOSED PARKING = 2 PARKING SPACES

5. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED ASPHALT	= 27,200 SQ. FT. (0.60 AC.) 13.11%	
PROPOSED CONCRETE	= 26,807 SQ. FT. (0.57 AC.) 13.00%	
PROPOSED BUILDINGS	= 27,144 SQ. FT. (0.60 AC.) 13.11%	
TOTAL PROPOSED IMPERVIOUS AREA	= 81,151 SQ. FT. (1.81 AC.) 28.22%	
OPEN AREA	= 197,181 SQ. FT. (4.50 AC.) 18.75%	
TOTAL EXISTING IMPERVIOUS AREA	= 18,467 SQ. FT. (0.43 AC.) 8.88%	
OPEN AREA	= 182,006 SQ. FT. (4.17 AC.) 18.31%	

1. THE HEREINBEFORE AREA ALLOTTED TO EACH MANUFACTURED HOME IS THE HOME SITE, PLUS A DRIVEWAY. TOTALING 1.363 SF.
2. ALL PROPOSED DEVELOPMENT WILL BE PROTECTED IN A SINGLE LEASE.
3. THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.
4. PER FM MAP 1-0383-035950, DATED 06-20-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "B".
5. PARCEL ID: 37256-011-001
6. NO OUTSIDE STORAGE AREAS ARE PROPOSED
7. THIS PROJECT HAS NOT BEEN GRANTED COUNTCORPORATION APPROVAL AND/OR GRANTED AND/OR RESIGNED ANY PUBLIC FACILITY CAPACITIES, FUTURE RIGHTS TO DEVELOP THE REGULATION SOCIETY PROJECT SUBJECT TO A DEFERRED COUNTCORPORATION APPROVAL AND/OR FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE PROJECT WILL BE DEFERRED TO A LATER APPROVAL/HEAVY STORAGE, SUCH AS, BUT NOT LIMITED TO, BRAGG SITE PLANS.

LICENSED DESIGN PROFESSIONAL CERTIFICATE

OWNER'S CERTIFICATION:

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

X _____
ALAN R. MARTIN

PROJECT TEAM

OWNER / APPLICANT
MARK A. MARTIN, PRESIDENT
MARK MARTIN LLC
10195 SE 36TH
AVE UNIT #1
BELLEVUE, FL 34420
(352) 203-0058

ENGINEER
CLYMER FARNER BARLEY, INC.
406 E. SILVER SPRINGS BLVD, STE 200
OCALA, FLORIDA 34470
BEAU CLYMER, PE
FL. LIC. NO. 99053
(352) 748-3126

LANDSCAPE ARCHITECT
MICHAEL BAKER & ASSOCIATES

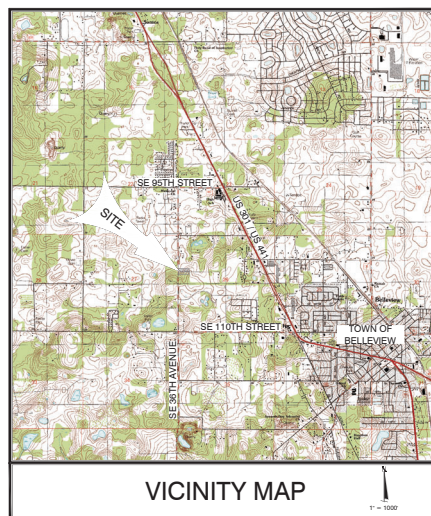
2551 SE 17TH STREET
OCALA, FLORIDA 34471
SUZANNE STANCIL
(352) 351-3500

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JAMES H. BLAIR
FL LIC. NO. 6917
(850) 913-2340

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVUE, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE



VICINITY MAP

SECTION 26; TOWNSHIP 16 SOUTH; RANGE 22 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

TRAFFIC IMPACT SUMMARY								
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
MOBILE HOME PARK	36 UNITS	300	34	9	25	36	22	14

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED.)

MOBILE HOME PARK (ITE LUC 240)

DAILY
 AM PEAK HOUR GENERATOR
 $T = 0.75(Ln0) + 3.11$
 $T = 0.75(300) + 3.11$ (85% IN, 15% OUT)
 $T = 0.52(300) + 17.03$ (85% IN, 15% OUT)

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
07	DRAINAGE PLAN
08	POND PV-1 SECTION AND DETAIL
09	WATER DISTRIBUTION PLAN
10	SANITARY SEWER PLAN
11	UTILITY DETAILS
12	UTILITY DETAILS
13	EROSION CONTROL PLAN



2. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
3. THE APPLICANT (MARK MARTIN LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER PERMANENT EASEMENT.
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
 - FIRST STANDARD PLAN AND TYPICAL CONSTRUCTION
 - MICHIGAN COUNTY STANDARD WATER AND SEWER DETAILS
 - MICHIGAN COUNTY LAND DEVELOPMENT REGULATIONS
 - MICHIGAN COUNTY STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

2. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
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28. NO VERTI-PACK COMPACTORS PROPOSED.

29. NO ROLL-OFF COMPACTORS PROPOSED.

30. NO FREESTANDING COMMERCIAL SIGN PROPOSED.

PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION

28. NO VERTI-PACK COMPACTORS PROPOSED.
29. NO ROLL-OFF COMPACTORS PROPOSED.
30. NO FREESTANDING COMMERCIAL SIGN PROPOSED.
- PAVING, GRADING & DRAINAGE NOTES:**
1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION

DESIGNED AND MEET THE DESIRED INLET PROFILES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.

27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDINGS.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINAGE SHALL BE CONSTRUCTED WITH FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-001.

2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD RISE DRAWINGS. GRATES SHALL BE CAST IRON OR LESSER EQUIVALENTS OR APPROVED.

3. ALL FLOOD TIE-INS, BOTTOMS SHALL BE SLOPED TO LESSER STANDARDS SPECIFIED AND GRATES SHALL BE CAST IRON OR LESSER EQUIVALENTS OR APPROVED.

- DESIGNED AND MEET THE DESIRED INLET PROFILES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDINGS.
- PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:**
1. STORM DRAINAGE SHALL BE CONSTRUCTED WITH FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD RISE DRAWINGS. GRATES SHALL BE CAST IRON OR LESSER EQUIVALENTS OR APPROVED.
3. ALL FLOOD TIE-INS, BOTTOMS SHALL BE SLOPED TO LESSER STANDARDS SPECIFIED AND GRATES SHALL BE CAST IRON OR LESSER EQUIVALENTS OR APPROVED.

1. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETTIC SURVEY BENCHMARK Y552, SAID POINT HAVING AN ELEVATION OF 54.52 FEET.

2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETTIC SURVEY (NGS). AS A REFERENCE FOR THE

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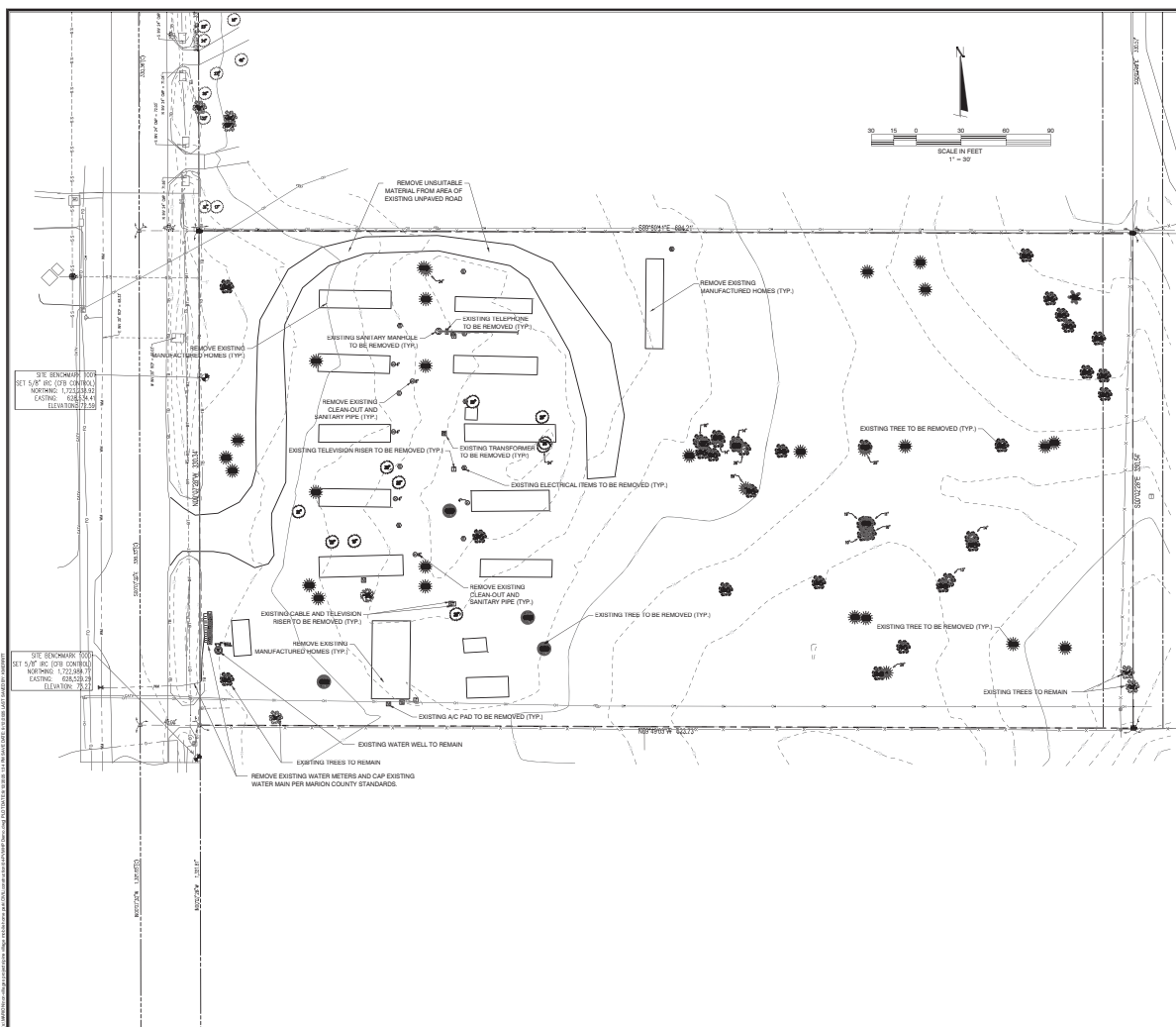
SOUTH 1/2 OF LOT 11, BECKETT PLANTATION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGES 44, 69 AND 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023) FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

3. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO LESS THAN 4' WIDE SIDE THAT USERS WILL NOT BE COMPELLED TO HAVE TO WALK BEHIND PARKING VEHICLES EXCEPT BEHIND A BUS OR TRUCK. 502.2
 4. ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (PVC) PARKING TO TANG. 502.3
 5. ACCESSIBLE PARKING SPACES SHALL BE 7' WIDE, AND OUTLINED WITH BLUE PAINT. 502.4 and 502.5, FACB.
 6. ACCESSIBLE AREAS REQUIRED ADJACENT TO PARKING SPACES SHALL NOT EXCEED 1' ABOVE OR BELOW STRM. 502.5
 7. PARKING SPACES AND ACCESSIBLE AREAS SHALL BE LEVEL, NOT TO EXCEED +.40' ON A STAGNATE, FIRM, AND SLIP RESISTANT SURFACE. 502.6 and 502.7, FACB.
 8. ACCESSIBLE PARKING SIGNS SHALL BE FOOT AND PAVED, SHALL READ PARKING BY DISABLED PERSONS, AND SHALL INDICATE THE LOCATION OF THE SIGN. NO SIGN SHALL BE NEARER THAN 10' (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGNS. 502.8, FACB AND 503.503.51.
 9. CURB RAMP(S) SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP(S) SHALL NOT EXCEED 1:12 SLOPE. CURB RAMP(S) AND FLARED SIDES SHALL NOT EXCEED AN UPON PARKING SPACES, ACCESSIBLE DR, OR SIDEWALKS. THE FLARED SIDES SHALL NOT EXCEED AN ADJACENT POOL SURFACE AND ACCESSIBLE DR, NOT EXCEED 1:20. 502.9, 502.9.2 and 502.9.3.
 10. A LANDSCAPE WITH A CLEAR UNOBSTRUCTED LENGTH OF 30' SHALL BE LOCATED AT THE TOP EDGE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. EXCLUDING FLARED SIDES, LEADING TO 1: EXEMPTION FOR ALTERATIONS. WHEN THERE IS NO LANDSCAP, CURB RAMP(S) SHALL BE PROVIDED. 502.10.1, 502.10.2 and 502.10.3.
 11. ALL RAMPS WITH A SLOPE GREATER THAN 1:12 SHALL PROVIDE EDGE PROTECTION COMPLYING WITH 504.9.3. RAMPS SHALL HAVE A MIN 4" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. 504.9.1, FACB.
 12. ALL RAMPS WITH A SLOPE GREATER THAN 1:12 SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HANDRAIL SPACING AT THE TOP AND BOTTOM OF THE RAMP. 5010.9.3.5 (12" HANDRAIL SPACING CODE: BUILDINGS AND 5010.9.3.5).
 13. ACCESSIBLE ROUTES TO MAIN ENTRY FROM AN ACCESSIBLE PARKING SPACE AND FROM THE PUBLIC WAY, SHALL NOT EXCEED 1:30 SLOPE (EXLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE OF 1:48. 5010.9.3.6.
 14. CONNECT BUILDINGS THROUGH THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:30 SLOPE (EXLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. 5010.9.3.7.
- * EXEMPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, 502.2, ACCESSIBLE ROUTES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. 502.2, FACB.

SHEET NUMBER	02
DATE	7/25/2016
PROJECT #	
DRAWN BY	WJL/CSM
CHECKED BY	NJC
FILE NAME	KPM-001-0011 KPM-HOUSE PLAN
PINE VILLAGE MANUFACTURED HOME PARK MAJOR SITE PLAN MARION COUNTY, FLORIDA	
GENERAL NOTES	
 CFB CONSTRUCTION & FOUNDATION BUILDERS 1745 AL COTTON LANE WILMINGTON, NC 28403 704.762.9425	
ALL DIMENSIONS ARE IN FEET AND INCHES.	

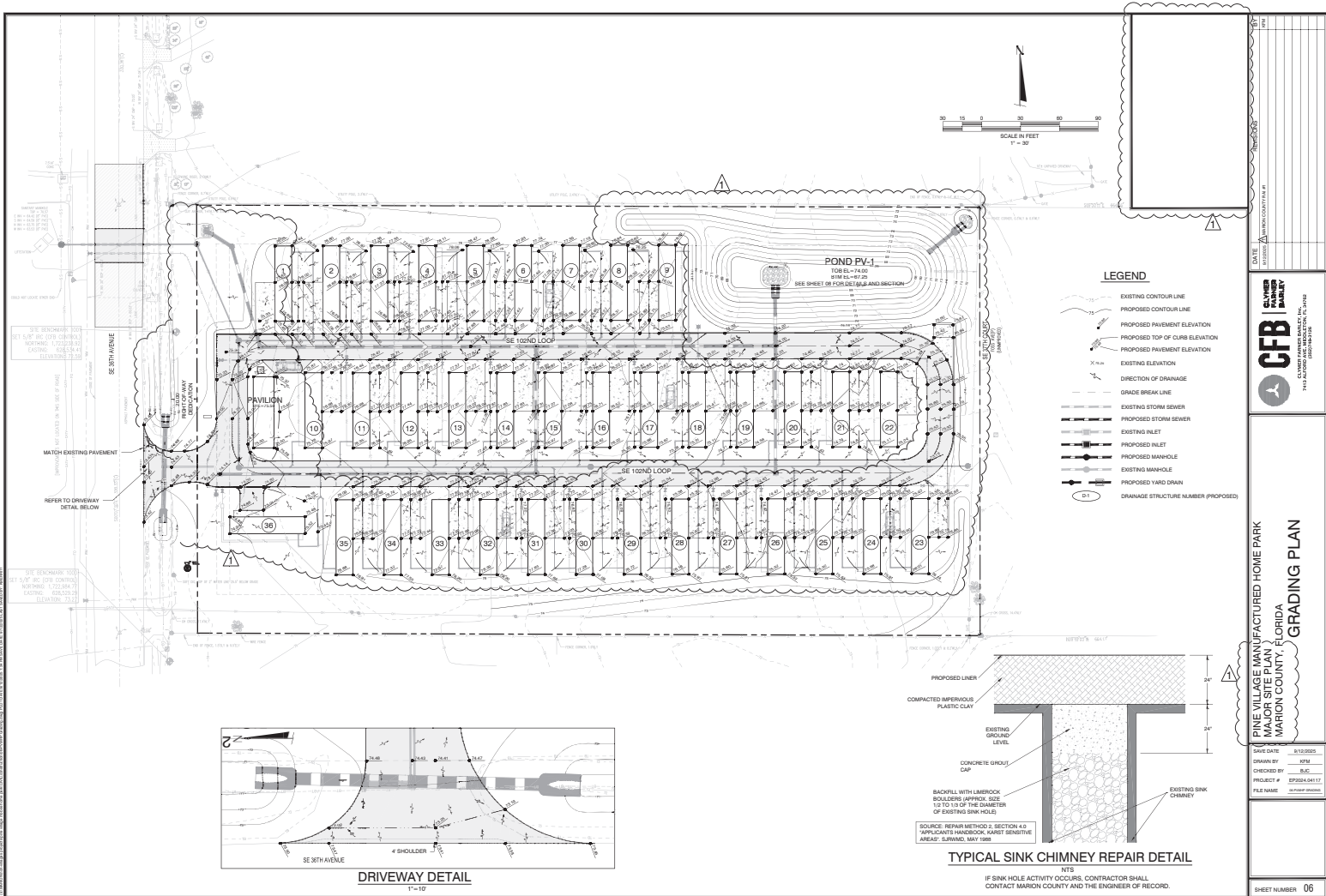




DATE: 11/11/2020	
DRAWN BY: JPM	
CHECKED BY: BJC	
PROJECT # 20190401-001	
FILE NAME: 20190401-001.dwg	
SHEET NUMBER: PRE	

CFB
CLAYTON FLORENCE BARNETT
CONSULTING ENGINEERS, P.A.
1111 W. 10TH AVE., SUITE 100
GAINESVILLE, FL 32609
TEL: 352-336-1111
WWW.CFB-ENGINEERS.COM

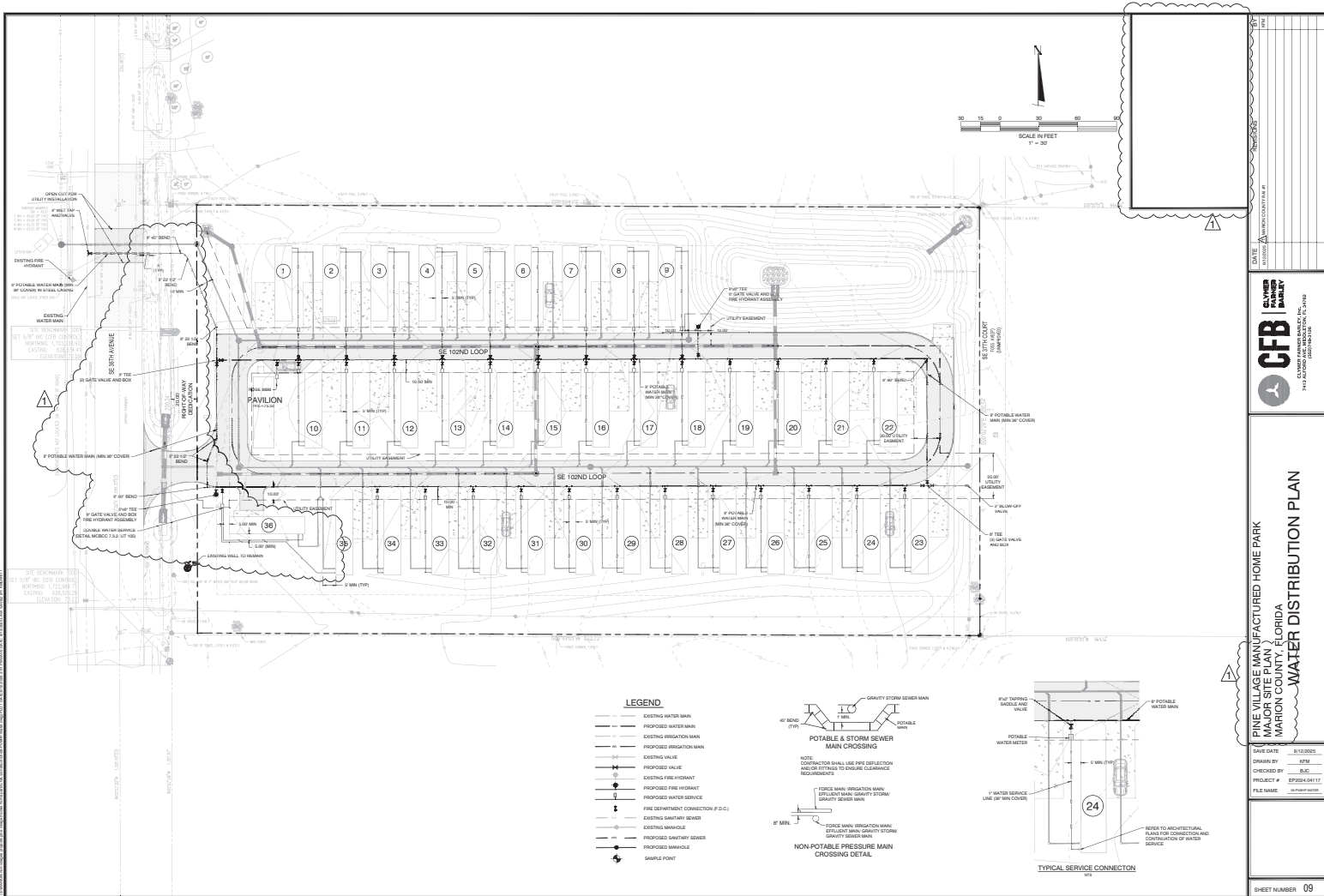
PINE VILLAGE MANUFACTURED HOME PARK
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
PRE-DEVELOPMENT BASIN MAP

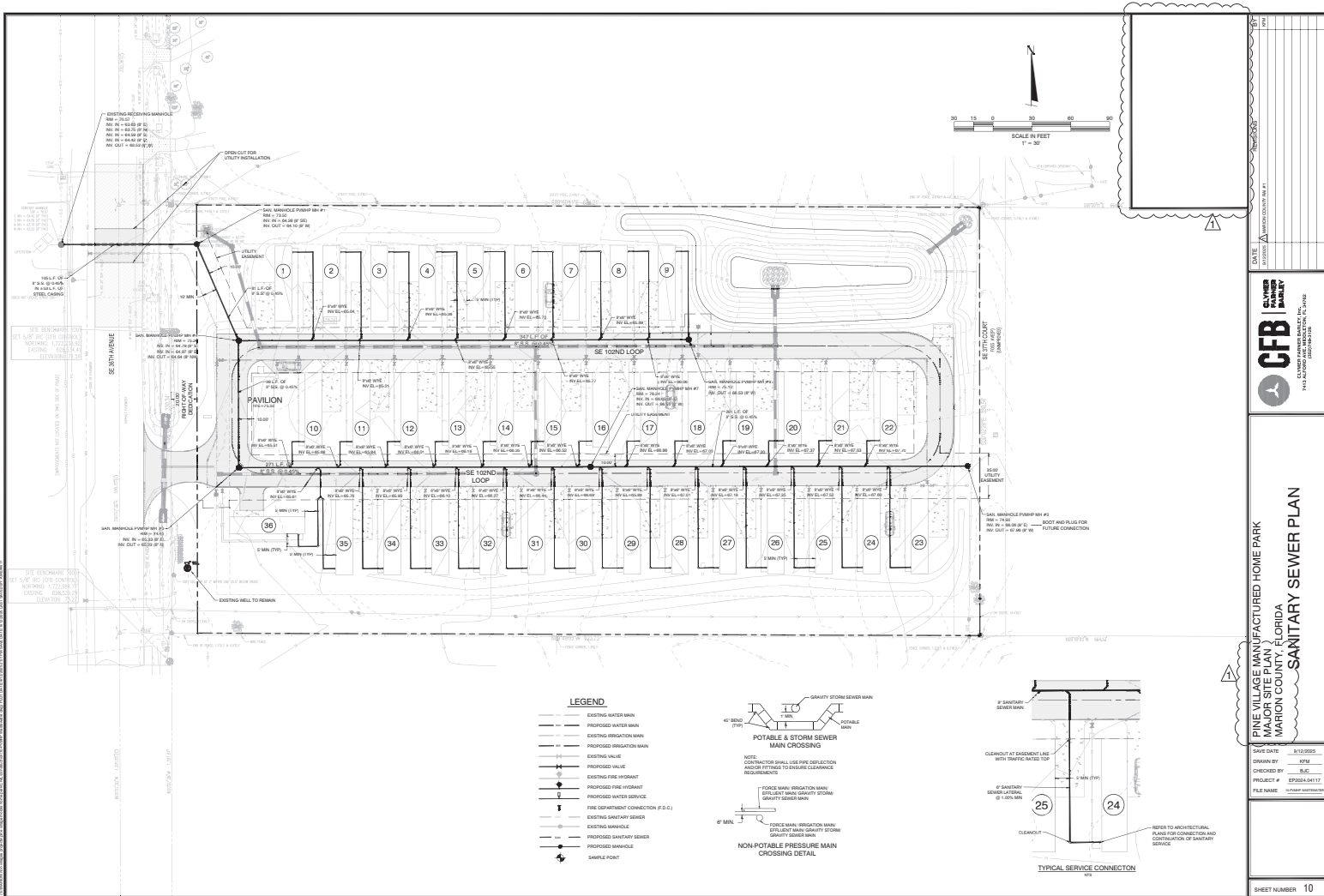


DATE	10/10/2023
DESIGNED BY	CFB
CHECKED BY	CFB
PROJECT #	23P0000001
FILE NAME	23P0000001.DWG
SHEET NUMBER	06

CFB
CLAYTON F. BROWN, INC.
1000 N. W. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.473.1111
WWW.CFBINC.COM

**PINE VILLAGE MANUFACTURED HOME PARK
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
GRADING PLAN**

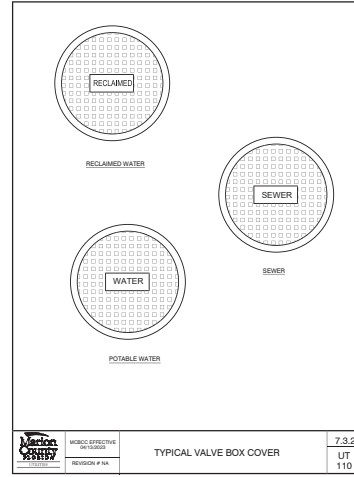
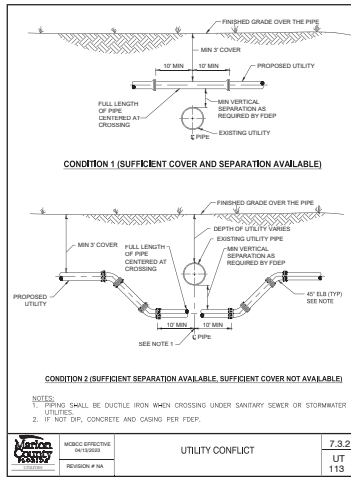
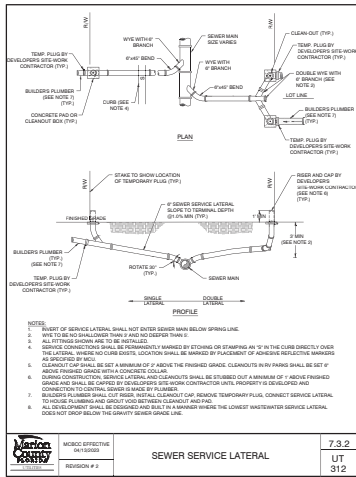




DATE	10/10/2023
DRAWN BY	ATM
CHECKED BY	B.C.
PROJECT #	23P000-00117
FILE NAME	23P000-00117

PINE VILLAGE MANUFACTURED HOME PARK
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
SANITARY SEWER PLAN

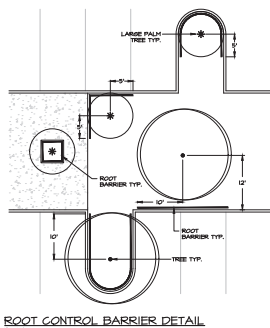
SHEET NUMBER 10



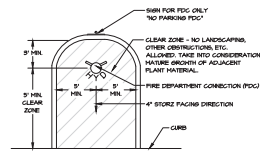
DATE	11/10/2020
BY	W. J. B. / W. J. B.
CHECKED BY	W. J. B. / W. J. B.
PROJECT #	2019-001
FILE NAME	2019-001-001
1 PINE VILLAGE MANUFACTURED HOME PARK MAJOR SITE PLAN MARION COUNTY, FLORIDA	
UTILITY DETAILS	
SHEET NUMBER 12	

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

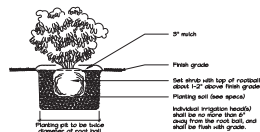
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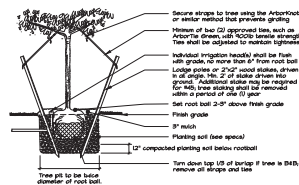
ROOT CONTROL BARRIER DETAIL



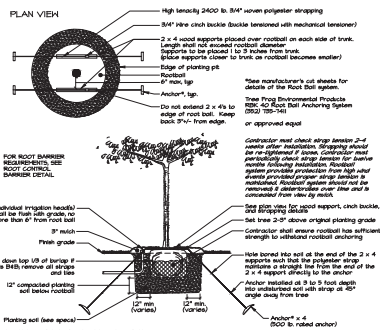
FIRE HYDRANT / REMOTE FIRE DEPARTMENT
CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



TREE INSTALLATION DETAIL
FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

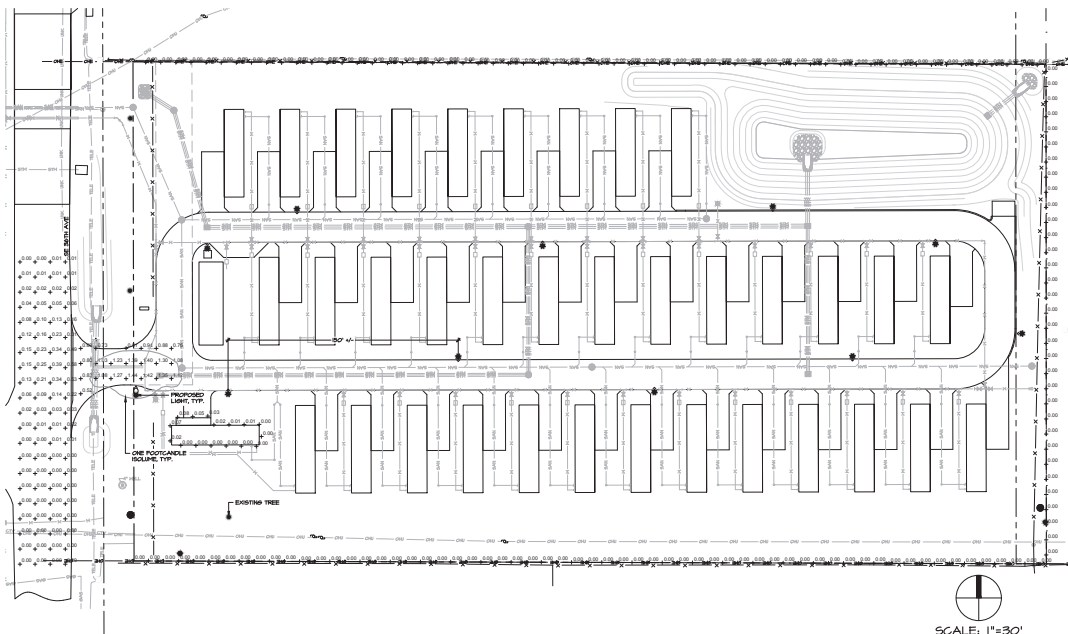
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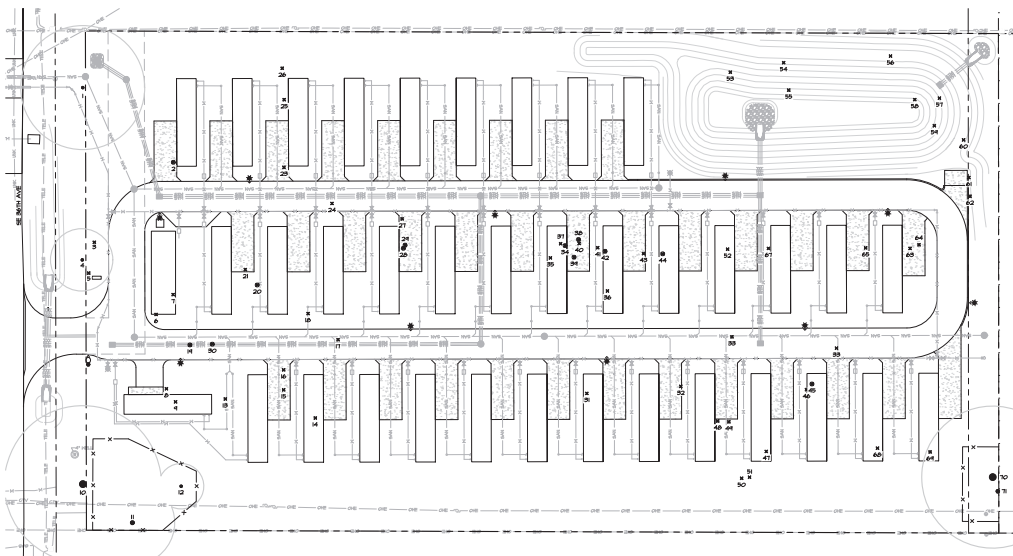
MPA Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
22551 SE 17th Street • Ocala, FL 352.351.3500 • www.MPA-LA.com

PINE VILLAGES MANUFACTURED HOME PARK
MARION COUNTY, FLORIDA
LANDSCAPE PLAN - DETAILS

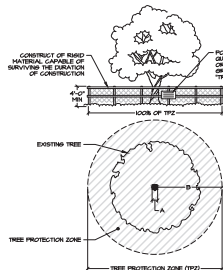
DATE 09-12-25
DWN BY JRT
CHKD BY SMS
SHEET 2 OF 2

L-2





ADDITIONAL TREE PROTECTION NOTES PER LDC SEC. 6.7.3 E.



TREE BARRICADE:

WITHIN THE TYP, THERE SHALL BE NO TREES, TRIMMING, FILLING, EXCAVATION OR OTHER INTENSE DISRUPTION OF UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNEE.

THE BARRICADE SHALL NOT BE MOVED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COUNTY LANDSCAPE ARCHITECT.

SEE ADDITIONAL TREE PROTECTION NOTES.



SCALE: 1"=30'

TREE CALCULATIONS

Existing tree information has been provided by Glynn Farmer Barley from a 2024 Field Review Tree Assessment, "PINE VILLAGE MOBILE HOME PARK ENVIRONMENTAL PERMIT NARRATIVE, SECTION 2.4 TREE ASSESSMENT".

TOTAL DBH TO BE REMOVED = 118"

REQUIRED MITIGATION:
Existing Trees 10-14" = 11 trees (140 inches) = 70" Mitigation
(1" Replacement for 2" Removed)
Existing Trees 20-24" = 26 trees (466 inches) = 233" Mitigation

Existing Trees = 30" x 1 trees (231')	= 231' Mitigation
TOTAL MITIGATION REQUIRED:	650' reduced to 458'

NOTE: TREES LABELED AS INVASIVE OR POOR ARE CONSIDERED NON-VIABLE.

Tree Number	Site (abbr.)	Tree Type	VOLV	Comments	Preservation/Remarks
1	40° - Offshore	Live oak	V	Fair	REMOVED
2	Invasive	Tree Agave/fern	NV	Invasive	REMOVED
3	40° - Offshore	Live oak	V	Fair	REMOVED
4	20° - Offshore	Redding pine	V	Fair	REMOVED
5	30°	Redding pine	V	Fair	REMOVED
6	30°	Live oak	V	Fair	REMOVED
7	30°	Live oak	V	Fair	REMOVED
8	20°	Eastern red cedar	V	Good/fair	REMOVED
9	20°	Redding pine	V	Good	REMOVED
10	50° - Offshore	Live oak	V	Fair	REMOVED
11	20°	Live oak	V	Fair	PRESERVED
12	30°	Southern magnolia	V	Good	PRESERVED
13	50°	Southern magnolia	V	Good	REMOVED
14	10°	Cherry laurel	V	Fair	REMOVED
15	30°	Live oak	V	Fair	REMOVED
16	30°	Redding pine	V	Good	REMOVED
17	20°	Swampdog	V	Good	REMOVED
18	30°	Southern holly	V	Good	REMOVED
19	40°	Eastern red cedar	NV	Poor	REMOVED
20	20°	Eastern red cedar	NV	Poor	REMOVED
21	20°	Live oak	V	Fair	REMOVED
22	60°	Stone pine	V	Fair	REMOVED
23	30°	Live oak	V	Good	REMOVED
24	20°	Eastern red cedar	V	Fair	REMOVED
25	20°	Redding pine	V	Good	REMOVED
26	20°	Live oak	V	Fair	REMOVED
27	20°	Eastern red cedar	NV	Poor	REMOVED
28	10°	Eastern red cedar	NV	Poor	REMOVED
29	40°	Eastern red cedar	NV	Poor	REMOVED
30	30°	Live oak	V	Fair	REMOVED
31	20°	Live oak	V	Fair	REMOVED
32	20°	Black cherry	V	Good/fair	REMOVED
33	10°	Live oak	V	Good	REMOVED
34	30°	Black cherry/cherry laurel	V	Good/fair	REMOVED
35	40°	Live oak	NV	Poor	REMOVED
36	20°	Live oak	V	Fair	REMOVED
37	20°	Live oak	V	Fair	REMOVED
38	20°	Live oak	V	Fair	REMOVED
39	20°	Live oak	V	Fair	REMOVED
40	30°	Live oak	V	Fair	REMOVED
41	30°	Live oak	V	Good	REMOVED
42	10°	Live oak	NV	Poor	REMOVED
43	10°	Live oak	NV	Poor	REMOVED
44	10°	Live oak	V	Fair	REMOVED
45	20°	Live oak	NV	Poor	REMOVED
46	20°	Black cherry	V	Fair	REMOVED
47	10°	Live oak	V	Fair	REMOVED
48	10°	Live oak	V	Fair	REMOVED
49	10°	Live oak	V	Fair	REMOVED
50	24°	Live oak	V	Fair	REMOVED
51	24°	Live oak	V	Fair	REMOVED
52	24°	Live oak	V	Fair	REMOVED
53	24°	Live oak	V	Fair	REMOVED
54	6°	Live oak	V	Good	REMOVED
55	30°	Live oak	V	Good	REMOVED
56	30°	Live oak	V	Good	REMOVED
57	24°	Live oak	V	Good	REMOVED
58	24°	Live oak	V	Fair	REMOVED
59	24°	Live oak	V	Fair	REMOVED
60	34°	Live oak	V	Fair	REMOVED
61	20°	Live oak	V	Good	REMOVED
62	20°	Live oak	V	Good	REMOVED
63	10°	Live oak	V	Fair	REMOVED
64	30°	Live oak	V	Fair	REMOVED
65	30°	Live oak	V	Fair	REMOVED
66	14°	Live oak, Black cherry	V	Center, good	REMOVED
67	10°	Live oak	V	Fair	REMOVED
68	20°	Stone pine	V	Fair	REMOVED
69	21°	Stone pine	V	Fair	REMOVED
70	21°	Stone pine	V	Fair	REMOVED
71	21°	Live oak	V	Good	PRESERVED

MPA Michael Pape
& Associates, PA

PINE VILLAGE MANUFACTURED HOME PARK
MARION COUNTY, FLORIDA
TREE REMOVAL PLAN

DATE 09-12-25
CHK. BY JRT
OKD. BY SMS
SHEET 1 OF 1

SHEET 1 OF 1

TR-1