

# MAJOR SITE PLAN:



SW HWY 484  
MARION COUNTY, FL

### OWNER CERTIFICATION

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

SCOTT SMITH  
BELTERRA PARTNERS DATE

### STORMWATER MAINTENANCE CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

SCOTT SMITH  
BELTERRA PARTNERS DATE

### DESIGN PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

BENJAMIN M. BERRY, FL PE#76300  
BERRY ENGINEERS, LLC DATE

### 2.12.4.K - LIST OF APPROVED WAIVERS

CODE SECTION	WAIVER DETAILS	APPROVAL DATE
6.11.4.B(1) CROSS ACCESS	APPROVED A CROSS ACCESS EASEMENT SUBJECT TO A COVENANT FOR PAVING IN THE FUTURE, SUBJECT TO IT BEING PROVIDED PRIOR TO BUILDING FINAL APPROVAL.	05/04/2020
6.11.5.C(1) DRIVEWAY SPACING	APPROVED SUBJECT TO AS IS SHOWN ON THE CURRENT PLANS.	05/04/2020
6.12.2.A RIGHT-OF-WAY DEDICATION	APPROVED SUBJECT TO THE RIGHT-OF-WAY DEDICATION BEING PROVIDED PRIOR TO BUILDING FINAL APPROVAL.	05/04/2020

### TRAFFIC STATEMENT

THIS PROJECT IS EXPECTED TO GENERATE FEWER THAN PEAK HOUR TRIPS. NO TRAFFIC ASSESSMENT OR TRAFFIC IMPACT STUDY IS REQUIRED.

### CONCURRENCY STATEMENT

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

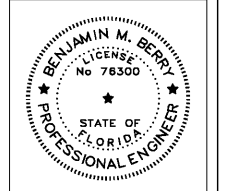
### CHANGES TO APPROVED PLAN

NO CHANGES TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

CIVIL ENGINEER:  
**BERRY ENGINEERS LLC**  
355 KEITH ST NW, SUITE 109  
CLEVELAND, TN 37312  
TEL: (423) 790-5880  
CERTIFICATE OF AUTHORIZATION #0885

DEVELOPER:  
BELTERRA PARTNERS  
728 SHADES CREEK PKWY  
SUITE 130  
BIRMINGHAM, AL 35209

PROJECT:  
**MAJOR SITE PLAN**  
**O'REILLY AUTO PARTS**  
SW HWY 484  
MARION COUNTY, FL



BENJAMIN M. BERRY, STATE OF FLORIDA  
PROFESSIONAL ENGINEER, LICENSE NO. 76300  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BENJAMIN M. BERRY, PE ON DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS	
1	
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SHEET NAME:  
**COVER SHEET**

DATE: 05/04/2020  
DRAWN BY: BMB  
CHECKED BY: CMB  
PROJECT NO.: 19078  
SHEET NUMBER:

**C-00**

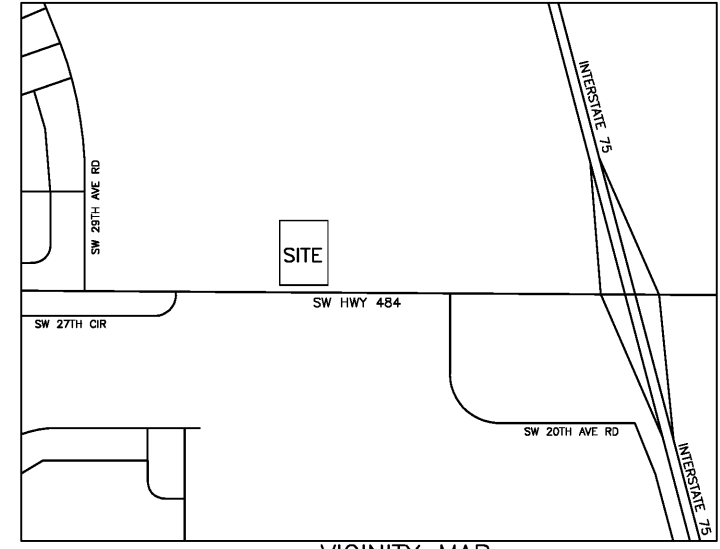
### INDEX OF SHEETS

#### CIVIL ENGINEERING PLANS

- C-00 COVER SHEET
- C-01 EXISTING CONDITIONS
- C-02 SITE LAYOUT & PAVING PLAN
- C-03 SITE GRADING & DRAINAGE PLAN
- C-04 EROSION CONTROL PLAN
- C-05 SITE UTILITY PLAN
- C-06 SITE DETAILS
- C-07 SITE DETAILS
- C-08 SITE DETAILS
- C-09 SITE DETAILS
- C-10 SITE DETAILS
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE DETAILS
- L-03 IRRIGATION PLAN
- L-04 IRRIGATION DETAILS
- SP-1 SITE PHOTOMETRIC PLAN (BY OTHERS)
- SP-2 SITE PHOTOMETRIC DETAILS (BY OTHERS)
- SP-3 SITE PHOTOMETRIC DETAILS (BY OTHERS)
- BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)

### LOCAL CONTACTS

- MARION COUNTY - PLANNING  
MR. JEREMY CRAIG  
PHONE: 352-438-2600
- MARION COUNTY - ENV. HEALTH  
PHONE: 352-622-7744
- MARION COUNTY - TRAFFIC  
MR. CHRIS ZEIGLER  
PHONE: 352-671-8356
- FLORIDA DEPT. OF HEALTH - SEPTIC  
MR. ED BROWN  
PHONE: 352-629-0137
- MARION COUNTY - DEVELOPMENT REVIEW  
MS. CARLA SANSONE  
PHONE: 352-671-8682
- SECO ENERGY - ELECTRIC  
MR. JERRY BOLDOC  
PHONE: 352-569-9633
- MARION COUNTY - ENGINEERING  
PHONE: 352-671-8686
- TECO - NATURAL GAS  
MR. CHUCK HUMPHREY  
PHONE: 352-427-0743  
CMHUMPHREY@TECOENERGY.COM
- MARION COUNTY - BUILDING SAFETY  
PHONE: 352-438-2400
- MARION COUNTY - FIRE MARSHAL  
PHONE: 352-291-8000
- MARION COUNTY - WATER/SEWER  
PHONE: 352-307-6000
- MR. JOSH KRAMER  
PHONE: 352-671-2383



VICINITY MAP  
N.T.S.

OWNER/DEVELOPER:  
**BELTERRA PARTNERS**  
MR. SCOTT SMITH  
728 SHADES CREEK PKWY, SUITE 130  
BIRMINGHAM, AL 35209  
(205) 968-1701

CIVIL ENGINEER:  
**BERRY ENGINEERS LLC**  
355 KEITH STREET, SUITE 109  
CLEVELAND, TN 37312 (423) 790-5880

ARCHITECT:  
**BUDDY D. WEBB - ARCHITECT**  
3057 E. CAIRO  
SPRINGFIELD, MO 65802  
417-877-1385

SEPTIC DESIGNER:  
**GEO-TECH, INC.**  
MR. GERALD GREEN  
1016 SE 3RD AVENUE  
OCALA, FL 34471  
352-694-7711

### SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF AN O'REILLY AUTO PARTS STORE  
LOCATION: SW HWY 484, OCALA, FL  
PARCEL: 41200-082-00  
ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
FUTURE LAND USE: EMPLOYMENT CENTER  
OVERLAY ZONE: SECONDARY SPRINGS PROTECTION ZONE  
FLOOD ZONE: ZONE X, AS SHOWN ON MAP 12013C0720D DATED 08/28/2008  
SITE AREA: 1.50 ACRES  
DISTURBED AREA: 0.22 ACRES  
LAND COVERAGE  
BUILDING AREA COVERAGE: 7,225 (11%)  
ON-SITE IMPERVIOUS: 0.68 ACRES (26%)  
ON-SITE LANDSCAPE: 0.82 ACRES (55%)  
OFF-SITE IMPERVIOUS: 0.22 ACRES  
BUILDING SETBACKS:  
FRONT (S) 40' 89.3'  
REAR (N) 25' 137.9'  
SIDE (W) 10' 88.2'  
SIDE (E) 10' 35.5'  
PARKING SUMMARY:  
STANDARD 23 38  
ACCESSIBLE 1 2  
TOTAL 24 40  
PARKING CALCULATIONS:  
1 SPACE PER 300 SF  
7,225 SF / 300 SF = 24 REQUIRED SPACES