



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

COMMERCIAL SITE PLAN

FOR PROPERTY WITH USE COVERAGE UNDER 9,000 SQ. FT. OF IMPERVIOUS AREA AND/OR under 35% OF TOTAL SITE/PANEL COVERAGE IN IMPERVIOUS AREA * IMPERVIOUS IS ANY AREA THAT WILL NOT ALLOW WATER TO PERCOLATE INTO THE GROUND IMPERVIOUS AREAS INCLUDE ALL ASPHALT, CONCRETE, AND BUILDING SQUARE FOOTAGE.

OWNER'S NAME _____

PARCEL # _____

PLEASE SHOW THE FOLLOWING INFORMATION

- | | |
|---|---|
| 1. Location of North | 5. Use of structures |
| 2. Outline of property with dimensions | 6. Location of all parking, driveway and sidewalk areas |
| 3. Location and name of service street | 7. Location of well and septic tank |
| 4. Location and setbacks of all structures | 8. Number of parking spaces if not in a strip center |

TOTAL TRACT AREA (SQ. FT.) OF THE FOLLOWING:

ALL BUILDINGS	_____
ANY OTHER COVERAGE AREA	_____
ALL PARKING	_____
ALL DRIVEWAY AND SIDEWALKS	_____
SEPTIC TANK	_____
TOTAL COVERAGE	_____
% OF COVERAGE	_____

Signature _____

DATE: _____

COMMERCIAL RECONNECTS PLEASE SHOW THE FOLLOWING:

- SHOW LOCATION OF ALL STRUCTURES ON PROPERTY.
- SHOW LAYOUT OF PARKING AREA AND NUMBER OF SPACES AVAILABLE. INDICATE IF AREA IS PAVED OR NOT PAVED.
- STATE TYPE OF BUSINESS I.E RETAIL SALES, AUTO REPAIR, ETC.,
- INDICATE IF COMPANY VEHICLES WILL PARK OVERNIGHT ON SITE.
- STATE PREVIOUS BUSINESS USE. IF NO PRIOR USE MARK VACANT.

PMT 11-REV 7/15

"Meeting Needs by Exceeding Expectations"



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Site Plan Instructional Information

What is a site plan?

A site plan is a drawing that shows the size and location of existing and proposed construction on a site, including utilities, drainage details, easements, vehicle access and in some cases the landscaping.

Which permit applications require a site plan?

All permits for new buildings or structures, or additions to buildings or structures that require a Zoning Department, Right of Way, or Health Department review must include a site plan.

Is there a specific form required for the site plan?

No. The site plan may be submitted on any size paper, as long as it is drawn to scale and contains all of the required information.

What information is required on the site plan?

All site plans must:

- Be drawn proportionally accurate as possible (Must be to scale when Health Dept. review is required)
- List the dimensions of the property
- Identify all streets abutting the property
- Show all existing and proposed improvements
- Specify shortest distance from proposed improvements to property lines
- Detail all existing and proposed driveways, sidewalks, and easements
- Indicate the front of the property

Projects with a proposed septic tank and/or well also require:

- Illustration of existing and proposed septic systems and/or wells, including the shortest distance to property lines (septic tank system approximately 60'x15')
 - Listing of all lakes, streams, canals or standing bodies of water within 75' of the property
 - Showing proposed and existing wells within 75' of the property
 - Identification of the public water service point (meter) and water line location
 - Showing the location of any public well servicing multiple residences, within 200' of the property.
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- 1 If your property is larger than one acre it may be difficult to draw the entire property to scale and still show the necessary details. In this case, please submit a survey of the entire



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property, and draw to scale a one-acre section of the property showing the proposed structure(s) and septic system as specified on this form. Showing the location of all drainage features such as retention areas, swales, ditches (often located along the roadway) 2

- Details of any significant slope in the drain field area of the property, with arrows pointing down slope.

Any incomplete site plan will delay the processing of the permit application.

How many site plan copies are required?

Four site plans are required to be submitted with your permit application. Three additional site plans are required when a septic tank or well is included in the project.

Does the site plan need to be prepared by—and sealed by—an engineer or surveyor?

1. Residential site plans ***do not need*** to be prepared and sealed by an engineer or surveyor.
2. Commercial site plans ***usually do need*** to be prepared and sealed by an engineer, unless the scope of the project is very minor. Call the Zoning Department, (352) 438 – 2675, for clarification on whether the scope of work you are planning is considered a minor building project.

Where can I locate my driveway on a corner lot?

A driveway on a corner lot is limited to the minor street. Furthermore, there is a limitation as to how close the driveway may be located to the intersection (minimum 50' or ½ the lot width, whichever is less.) This is measured from the Point of Tangency (PT) of the pavement, not the lot line. This dimension must be shown on your site plan. For additional information on this issue contact the Right of Way Permitting Division of the Marion County Engineering Department, (352) 671-8686.

2 All parts of the septic system must be installed at least 15' from the top of swales and ditches.

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