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## **Drainage Plan Requirements**

**Effective July 1, 2006**

### **Storm Water Drainage and Run-off Requirements**

**Requirement:** A permit application for every new structure, and every addition to an existing structure, shall include a drainage plan which demonstrates how stormwater will be addressed during and after construction. Design solutions for individual portions of a larger drainage plan (when a master drainage plan exists) must match the master drainage plan on file with the Marion County Engineering Department. A properly installed silt fence may be sufficient to control runoff during construction. (Reference: Marion County Land Development Code LDC 8.2-9, a, 2)

**Commentary:** The basic concept described in the Land Development Code is that each project will be designed to minimize rainwater runoff by retaining as much storm water as possible on site to allow percolation over a reasonable period of time. Excess storm water runoff should be directed to an off-site drainage retention area through a designed or natural drainage system utilizing features such as swales and pipes. Adjacent properties must be protected from stormwater damage as a result of the proposed development. Runoff is prohibited from directly entering lakes, streams or rivers.

**Submittal:** A project drainage plan shall show the finished topography of the lot by means of arrows indicating direction of slope or contour lines. All structures on the lot shall be shown. Finished floor elevations and boundary elevations are recommended and will be required for projects that are part of a master drainage plan.

### **Finished Floor Elevations**

**Requirement:** The minimum finished floor elevation shall be indicated on the individual lot drainage plan, when called for on the master drainage plan. This finished floor elevation shall be a minimum of eight [8] inches above finished grade and not less than one foot above the 100-year floodplain for the area.

**Exception:** porches, patios, garages, carports and screen rooms must be a minimum of four [4] inches above finished grade.

**Commentary:** Setting the slab elevation correctly enables the contractor to implement an acceptable drainage plan. It is important to know what the 100-year floodplain elevation is in the area surrounding your project because the finished floor elevation must be at least one foot above that floodplain, even if the property is not located in the floodplain.

**Submittal:** Indicate the finished floor elevation on the drainage plan and the foundation plan, when required.

## **Erosion Control**

**Requirement:** A silt fence, or similar feature, encircling the entire area of improvement, shall be installed and maintained throughout construction. In most subdivisions this will be the entire perimeter of the lot. (Reference: Marion County Land Development Code LDC 8.1-4, b LDC 8.2-9,e, (3))

**Exception:** A silt barrier shall not be required between two lots simultaneously under construction until final landscaping is installed on one of the lots.

**Commentary:** Clearing land in preparation for construction usually reduces the capacity of the land to absorb and percolate stormwater, increasing the possibility of stormwater runoff damaging an adjacent property. Clearing land also reduces its ability to prevent soil erosion from winds, which increases the possibility of sand drifts damaging an adjacent property.

**Submittal:** Indicate on the drainage plan what means will be used to control erosion.