



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

MARCH 5, 2021

RADCLIFFE ENGINEERING  
MIKE RADCLIFFE  
2611 SE LAKE WEIR AVE  
OCALA, FL 34471

**SUBJECT: DRC INFORMATIONAL LETTER**  
PROJECT NAME: DANNYQ BBQ  
PROJECT #2020100038  
APPLICATION: MAJOR SITE PLAN #26185

Dear Mike:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on March 8, 2021. This item will be on the consent agenda and attendance is not required.

1 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.

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: DEP Water Approval

STATUS OF REVIEW: INFO

REMARKS: Well was permitted through DOH (42-57-1490858). Contact Tim Zorros 352-644-2778 to get system re-permitted.

- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: Existing orange grove and pine trees on NW 95th provide adequate buffers.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)  
STATUS OF REVIEW: INFO  
REMARKS: Irrigation for DRA 2.0 landscape may be necessary

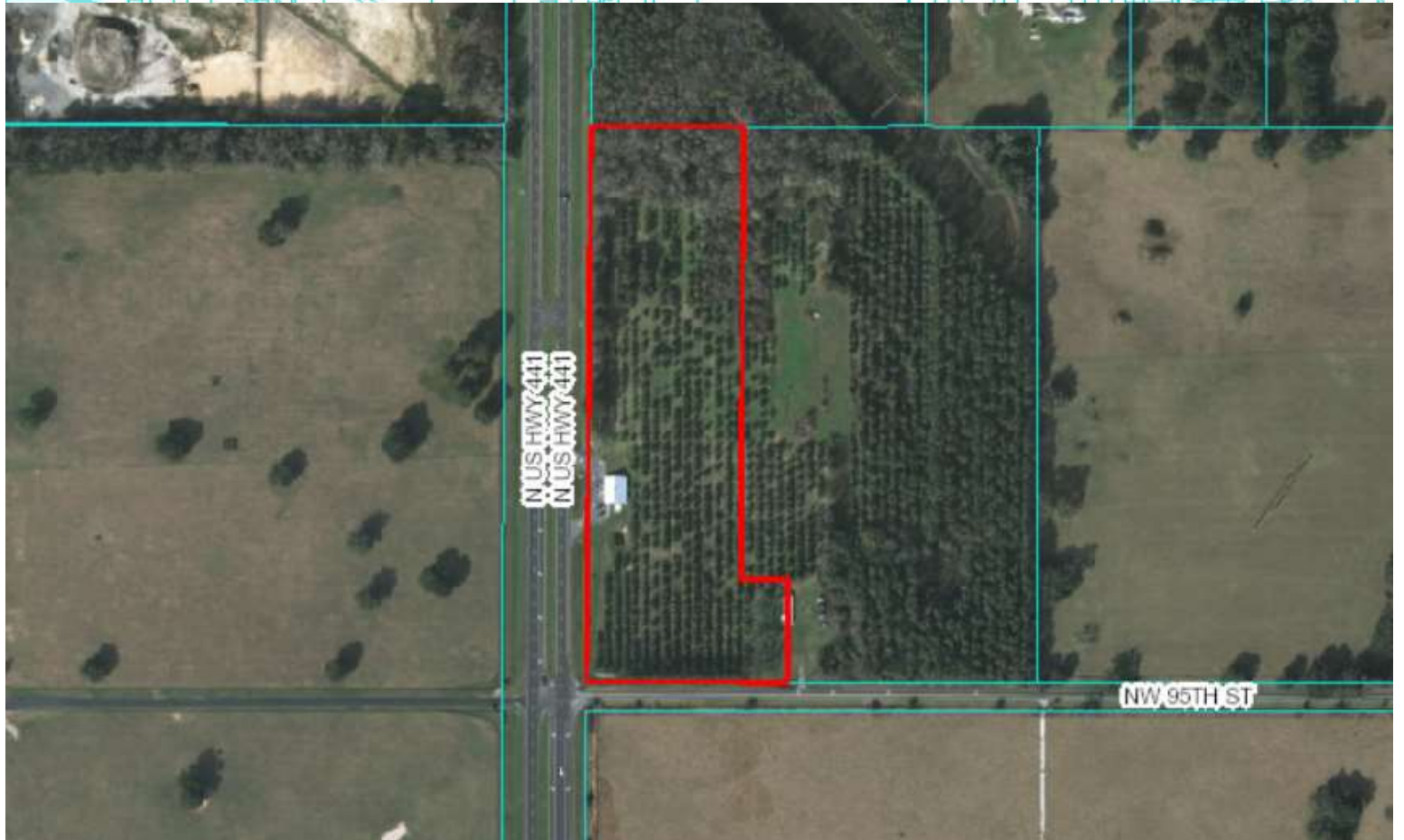
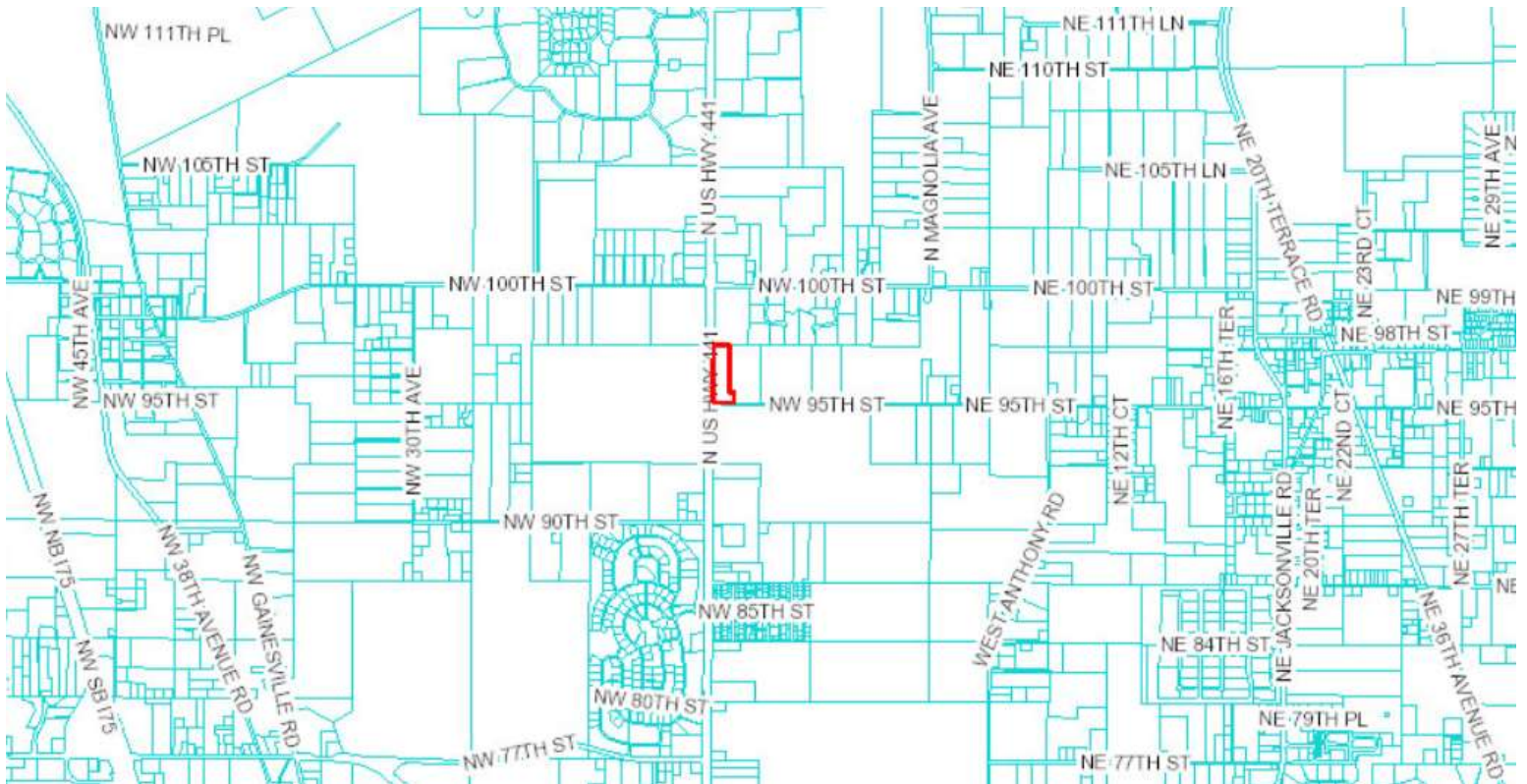
If you have any questions please contact me at (352) 671-8682 or [carla.sansone@marioncountyfl.org](mailto:carla.sansone@marioncountyfl.org).

Sincerely,

A handwritten signature in cursive script that reads "Carla Sansone".

Carla Sansone  
Development Review Coordinator

**DANNYQ BBQ - MAJOR SITE PLAN**  
**9575 N US HWY 441 OCALA**  
**Project #2020100038 #26185 Parcel #14082-000-00**  
**RADCLIFFE ENGINEERING**



General Notes:

- 1. SURVEY INFORMATION PROVIDED BY PREECE LAND SURVEYING, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: JULY 30, 2020. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY PREECE LAND SURVEYING, INC. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT. ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FDOT. 3. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL. 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN. 6. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER. 7. SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSITY REFLECTIVE MATERIAL. 8. OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL) 9. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN. 10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER. 11. ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE. 12. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER. 13. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE. 14. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS. 15. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED. 16. TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY; 10 FOOT FOR UNDERGROUND, AND 20 FOOT FOR OVERHEAD ELECTRIC. 17. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE. 20. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY. 21. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED. 22. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA. (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, (MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL. 23. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT-OF-WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED. 24. WHERE ASPHALT PAVEMENT IS UTILIZED TO BE CONSTRUCT TO THE FOLLOWING SPECIFICATIONS: - 1.25" SP-9.5 ASPHALTIC CONCRETE - 8" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100) - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, L.B.R. 40) - OPTIONAL 6" CONCRETE 3000 P.S.I. MAY BE UTILIZED INLIEU OF ASPHALT PAVEMENT 25. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION. 26. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT. 27. ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. 28. SOIL INFORMATION SHOWN ON THIS PLAN IS FROM NCRS.

Parking Requirements:

RETAIL PARKING
PARKING REQUIRED: 1 SPACE PER 300 SF AREA = 2,430/300 = 16.66 = 8.1 SPACES
RETAIL BUILDING = 2,430 SF INDOOR
EXISTING SPACES = 11 REGULAR PARKING SPACES ON-SITE, (INCLUDING 1 HANDICAP SPACE)
PROPOSED 5 SPACES (CRUSHED CONC. OR LIMEROCK)
TOTAL PROPOSED = 16 SPACES

Traffic Statement:

THE CLOSEST ITE LAND USE AVAILABLE, USE #826, SPECIALTY RETAIL CENTER. THE PEAK HOUR FACTOR FOR THIS USE IS 2.71 PER 1,000 SF OF FLOOR AREA. FOR THE EXISTING BUILDING AREA OF 2,430 SF; 2.34 X 2.71 = 6.34 PEAK HOUR TRIPS ARE EXPECTED. APPROX. ADT = 44.32 X 2,340/1,000 = 103.75 TRIPS/DAY. THE SAFETY UPGRADE ON US 441 IS BY SEPARATE FDOT DRIVEWAY CONNECTION PERMIT.

Concurrency Deferral Elected Note:

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

Tree Planting & Landscaping Requirements:

PROPERTY IS AN EXISTING ORANGE GROVE. NO LANDSCAPING IS PROPOSED. TO REOPEN EXISTING BUSINESS ONLY MINIMUM PINE TREES WILL BE REMOVED TO CONSTRUCT DRIVEWAY & A FEW PINE TREES WHERE DRIVEWAY CONNECTION IS PROPOSED ON SW 95TH STREET. NO BUFFERING REQUIRED AND NO DRAINAGE ALONG R/W (PER S.U.P. 20-R-587 SECT. 2.7)

DANNY-Q BBQ
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

Sewer Notes: (EXISTING SEPTIC SYSTEM TO REMAIN)

Water Notes: EXISTING WATER WELL TO REMAIN
LIMITED USE WELL WAS PERMITTED THROUGH DOH (42-57-1490858)

Waivers Granted by DRC 2/22/21:

- 1. WAIVER GRANTED TO ALLOW LIDAR TOPOGRAPHY (LDC 2.12.8).
2. WAIVER GRANTED TO ALLOW STORMWATER CONTROLS (LDC 6.13).
3. WAIVER TO ALLOW 3' WIDE BERM (LDC 6.13.2. A(3)).
4. WAIVER TO ALLOW ALTERNATE D/W SURFACE MATERIAL (LDC 6.11.8 (E)).

Fire Protection:

- 1. SITE HAS EXISTING DRY HYDRANT FROM #01-114 WITH EXISTING 5,000 GAL. WATER STORAGE TANK INSTALLED IN 2012.
2. EXISTING STRUCTURE TO REMAIN.

Drainage Design Summary:

THIS PROJECT LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE

PROJECT WILL UTILIZE AN EXISTING PRIVATE ON-SITE RETENTION AREA AND PROPOSED SWALES/BERMS/DRA'S FOR THE 100 YR./24 HR. POST MINUS PRE VOLUME THUS MEETING MARION COUNTY QUANTITY AND QUALITY REQUIREMENTS.

ALTHOUGH LIMEROCK/CRUSHED CONCRETE IS PROPOSED A CN OF 98 IS USED FOR DRAINAGE CALCULATION IN CASE DRIVEWAY IS PAVED IN THE FUTURE.

RUNOFF WILL BE DIVERTED TO DRA'S VIA OVERLAND FLOW AND SWALES. ADDITIONAL RUNOFF MAY BE DIRECTED INTO THE GROVE TO SUPPLEMENT ADDITIONAL IRRIGATION NEEDS.

EXISTING SOIL TYPES = K6A (KENDRICK) HYDROLOGIC SOIL GROUP = A
K6B (KANAPAH) HYDROLOGIC SOIL GROUP = A/D
ZUB (ZUBER) HYDROLOGIC SOIL GROUP = C
B6B (BLICHTON) HYDROLOGIC SOIL GROUP = D
F6B (FELLOWSHIP) HYDROLOGIC SOIL GROUP = D

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

SEE DRAINAGE PLAN FOR ADDITIONAL STORMWATER CALCULATIONS.

FDEP NOTICE OF INTENT (NOI) IS NOT REQUIRED AS DISTURBED AREA IS LESS THAN ONE ACRE.

Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: http://www.marioncountyfl.org

Maintenance and Operation Schedule for Stormwater Management System:

- 1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Sight Distance:

SIGHT DISTANCE AT DRIVEWAYS MEET FDOT REQUIREMENTS.

Description:

SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, EXCEPT THE WEST ONE HUNDRED (100) FEET THEREOF FOR ROAD RIGHT OF WAY, AND EXCEPT ROAD RIGHT OF WAY ON AND ALONG THE SOUTH BOUNDARY THEREOF, AND SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION FOR RIGHT OF WAY.

LESS AND EXCEPT EXISTING RIGHTS OF WAY MAINTAINED BY THE STATE OF FLORIDA, MARION COUNTY, OR ANY MUNICIPALITY, IF ANY.

ALSO LESS AND EXCEPT:

BEGIN AT THE N.E. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 7; THENCE S.02°14'14"W., ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 1293.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 95TH STREET (60 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY, N.89°45'57"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 583.39 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°16'52"E., PARALLEL WITH THE EAST RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 441, A DISTANCE OF 239.66 FEET; THENCE N.89°43'08"W., A DISTANCE OF 109.53 FEET; THENCE N.00°16'52"E., PARALLEL WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1053.73 FEET TO A POINT ON THE NORTH BOUNDARY OF AFORESAID S.W. 1/4 OF THE N.W. 1/4; THENCE S.89°47'30"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 694.73 FEET TO THE POINT OF BEGINNING.

Notes:

FUTURE SIGNS TO MEET LDC 4.4.4. THE ROADSIDE VENDOR SIGNS, IF ANY, TO MEET SECTION 4.3.1.2 REQUIREMENTS.

SUP Resolution No. 20-R-587:

EXCERPTS FROM SPECIAL USE PERMIT (SUP) APPROVED DEC. 15, 2020

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 201213SU Danny and Loma Moser, DannyQ, LLC. The application requesting a special use permit, Articles 2 and 4 of the Marion County Land Development Code as submitted by Loma Moser, Ocala FL, a copy of said application being on file with the Marion County Growth Services Director, for a farmer's market selling cottage goods, handmade products, woodwork items, community sale of produce, as well as their own produce, in an A-1 (General Agriculture) zone, on Parcel Account No. 14082 000-00, 11.13 Acres.

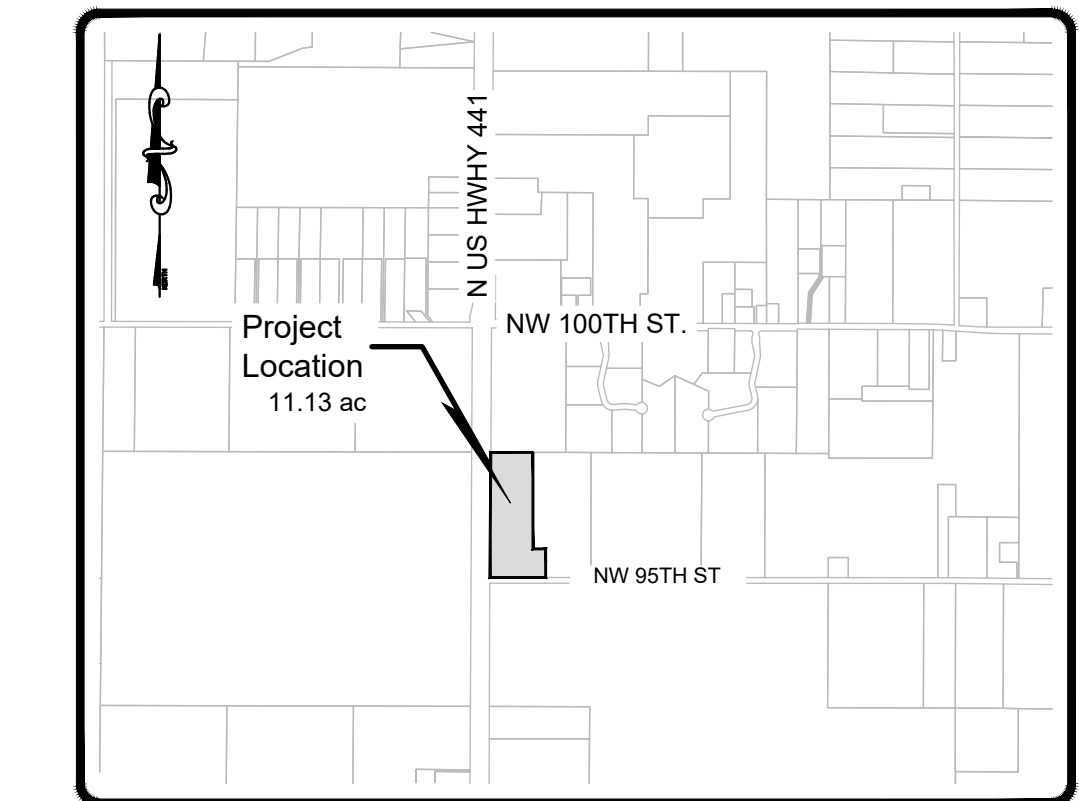
SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

- 1. The retail sales are limited generally to cottage goods, produce and other farm goods, woodworking, and other handicrafts.
2. The roadside vendor aspect of the site shall conform to Section 4.3.2 of the Marion County Land Development Code for roadside vendors.
3. The Special Use Permit shall run with the Applicant, Danny and Loma Moser, and not with the property.
4. The applicant shall submit a site plan for review through the Development Review Committee process and the site plan shall be approved for a major site plan and other site requirements (including driveway separation on NW 95th Street) prior to operation of the site.
5. A modified C-Type Buffer shall be installed and maintained along the cleared portions along the Right of Ways of HWT 441 and NW 95th Street. The modified C-Type Buffer shall include a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least 5 accents/ornamental trees for every 100 linear feet or fraction thereof. Areas of the property that are left undisturbed shall remain unbuffered. If the property is cleared then E-Type Buffers will be required along the boundaries adjacent to the north and east.
6. Any division of the property shall terminate the Special Use Permit.
7. The Special Use Permit shall expire on December 15, 2025; however, it may be renewed administratively for up to 3 consecutive times by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent similar Departments/Divisions about the uses of the subject property by this Permit, or
c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

MARION COUNTY PROJECT No. 26185



LOCATION MAP
SCALE: 1" = 2000'
MARION COUNTY, FLORIDA
SECTION 07, TOWNSHIP 14 SOUTH, RANGE 22 EAST

Statement of Intent:

TO RE-OPEN AND PROVIDE A LOW IMPACT AGRICULTURAL BUSINESS OPERATION IN ACCORDANCE WITH SUP GRANTED 12/15/20. THE PROPERTY TO BE OPERATED AS DANNYQ BBQ. PROPOSED IMPROVEMENTS INCLUDE SAFETY UPGRADE AS PERMITTED BY FDOT TO REMOVE THE EXISTING DRIVEWAY ON US 441 & RELOCATE A NEW DRIVEWAY ON NW 95TH STREET.

Site Information:

Table with 2 columns: Category and Value. Includes Project Name (DANNYQ BBO), Parcel Number (14082-000-00), Project Location (1499 NW 95TH ST US OCALA, FLORIDA 34475), Owner (DANNY AND LOMA MOSER), Address (1499 NW 95TH ST US OCALA, FLORIDA 34475), Telephone ((321)-750-2434), Site Area (484,823 SF (11.13 AC)), Project Area (99,241 SF (2.28 AC)), Existing Improvements (Building 2,430, Asphalt 5,369, Concrete 839), Proposed Improvements (13,096 SF (2.70%)), Total Improvements (21,521 SF (4.44%)), Land Use (GENERAL AGRICULTURE), Zoning (A-1 w/ S.U.P. 20-R-587), Zoning Setbacks (25' FRONT, 25' SIDE, 25' REAR), Building Height (1 STORY), Total Building Area (2430 SF (RETAIL FOOD TRUCK, COTTAGE GOODS, PRODUCE SALES)).

Table with 2 columns: Category and Value. Includes Proposed Improvements (13,096 SF (2.70%)), Total Improvements (21,521 SF (4.44%)), Land Use (GENERAL AGRICULTURE), Zoning (A-1 w/ S.U.P. 20-R-587), Zoning Setbacks (25' FRONT, 25' SIDE, 25' REAR), Building Height (1 STORY), Total Building Area (2430 SF (RETAIL FOOD TRUCK, COTTAGE GOODS, PRODUCE SALES)).

Index of Sheets:

Table with 2 columns: Sheet Number and Description. Includes C001 - COVER SHEET, C002 - SITE PLAN, C003 - DRAINAGE PLAN, C004 - DETAILS, S001 - SURVEY

Engineer's Certification:

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

MICHAEL W. RADCLIFFE, FLA. REG. ENG. NO. 31170 DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Revision table with columns: Date, By, Description. Includes 2/25/21 BIL UPDATES PER COUNTY REVIEW COMMENTS.

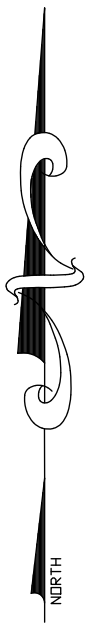
Table with columns: Designated, Scale, NTS, Project, Date, Checked, Date, File. Includes MWR, 1/25, 2020-23, 2/25/21, MWR, 1-29-2021, DannyQ BBQ - Concept, C.dwg.

Professional Engineer Seal for Michael W. Radcliffe, Inc. License No. 31170. Includes company logo and contact information.

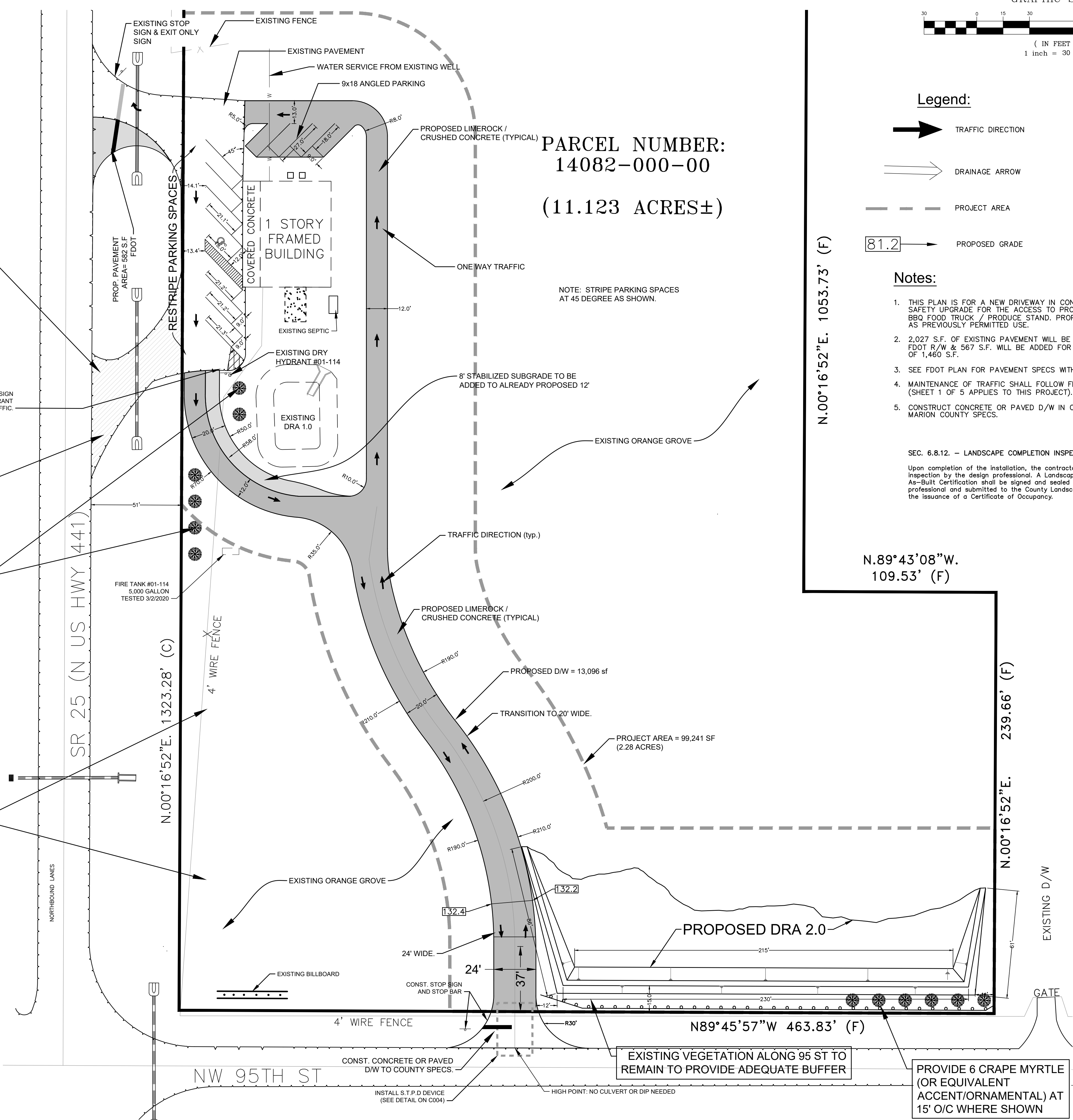
Cover Sheet information including Project Name (DannyQ BBQ), Sheet Name, and Revisions to Plan Set table.

Sheet No. table with columns: Sheet No. and Value. Includes C001 of C004.

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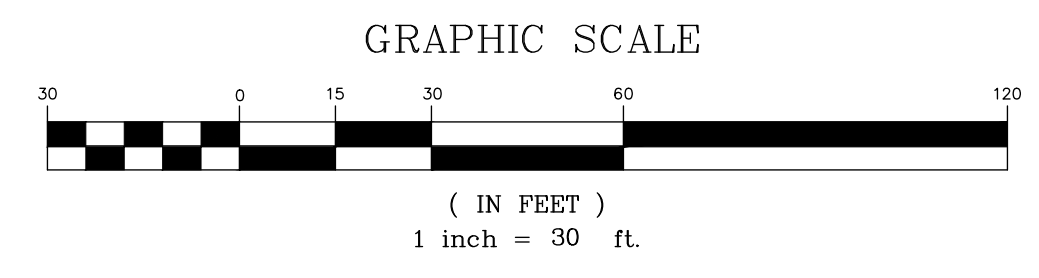


SEE M.O.T. NOTE ELSEWHERE ON PLAN



PARCEL NUMBER:  
14082-000-00  
(11.123 ACRES±)

NOTE: STRIPE PARKING SPACES  
AT 45 DEGREE AS SHOWN.



Legend:

- TRAFFIC DIRECTION
- DRAINAGE ARROW
- PROJECT AREA
- PROPOSED GRADE

Site Information:

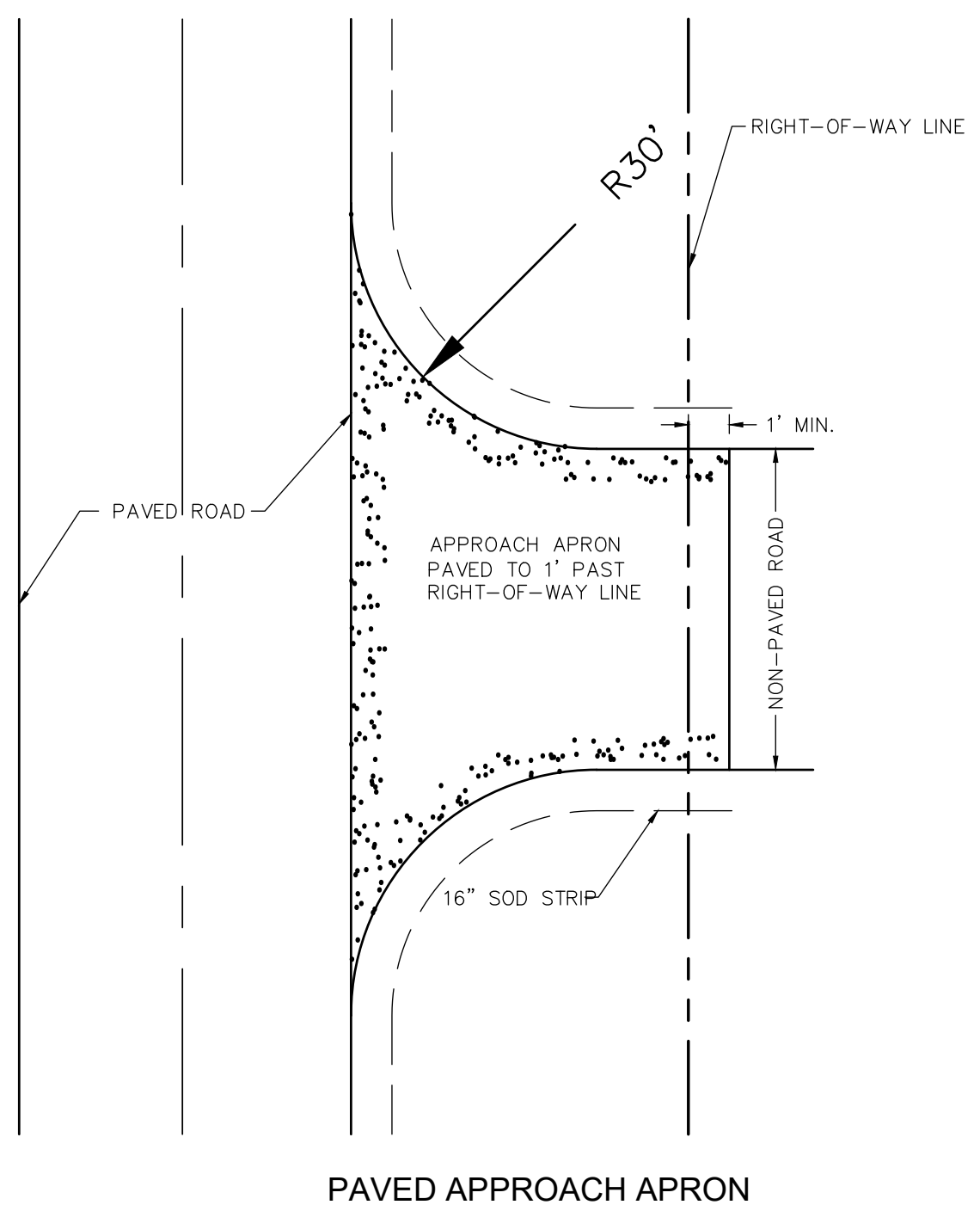
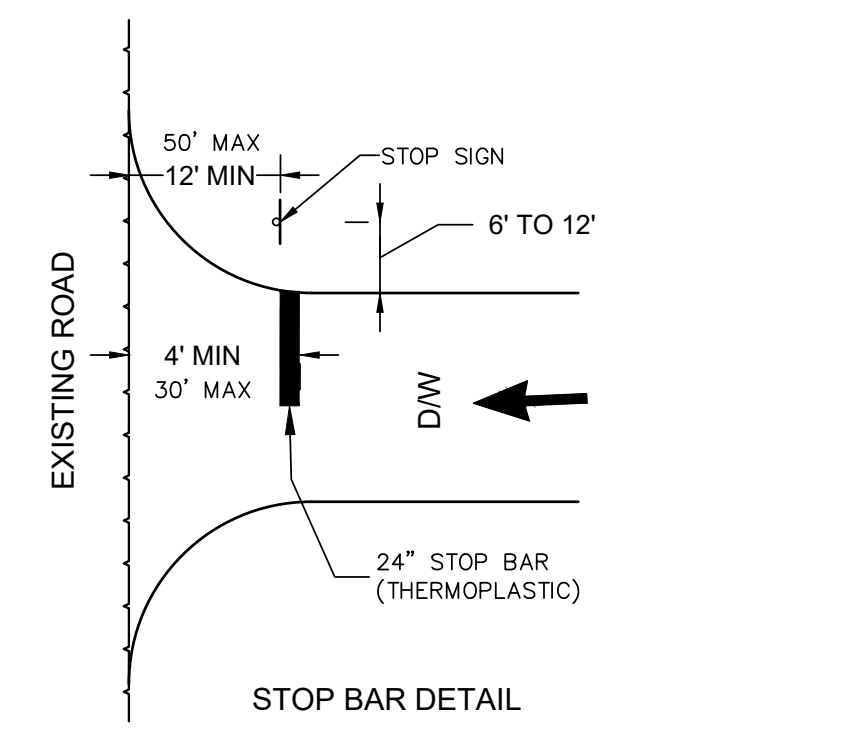
PROJECT AREA: 2.28 ACRES  
 IMPERVIOUS AREA: 8,634 SF  
 PROPOSED DRIVEWAY: 13,944

Notes:

- THIS PLAN IS FOR A NEW DRIVEWAY IN CONJUNCTION WITH FDOT SAFETY UPGRADE FOR THE ACCESS TO PROPOSED DANNY Q BBQ FOOD TRUCK / PRODUCE STAND. PROPOSED USE IS SAME AS PREVIOUSLY PERMITTED USE.
- 2,027 S.F. OF EXISTING PAVEMENT WILL BE REMOVED FROM FDOT R/W & 567 S.F. WILL BE ADDED FOR A NET REDUCTION OF 1,460 S.F.
- SEE FDOT PLAN FOR PAVEMENT SPECS WITHIN FDOT R/W
- MAINTENANCE OF TRAFFIC SHALL FOLLOW FDOT INDEX 102-613 (SHEET 1 OF 5 APPLIES TO THIS PROJECT).
- CONSTRUCT CONCRETE OR PAVED D/W IN COUNTY R/W PER MARION COUNTY SPECS.

SEC. 6.8.12. - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.  
 Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

MARION COUNTY PROJECT  
No. 26185



RESIDENTIAL & COMMERCIAL DRIVEWAYS SHALL BE CONSTRUCTED OF 6" REINFORCED CONCRETE WITH 6" x 6" x #10 WELDED WIRE ELEVATED 2" OFF THE GROUND AT FORM-UP, OVER 6" STABILIZATION OR 1 1/4" ASPHALT OVER 6" COMPACTED AND PRIMED LIMEROCK (LBR 100).

Revisions:
By: BIL
Date: 2/25/21
BIL
UPDATES PER COUNTY REVIEW COMMENTS

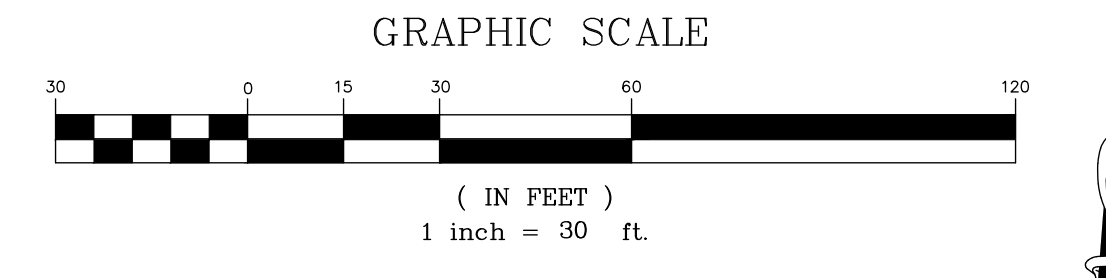
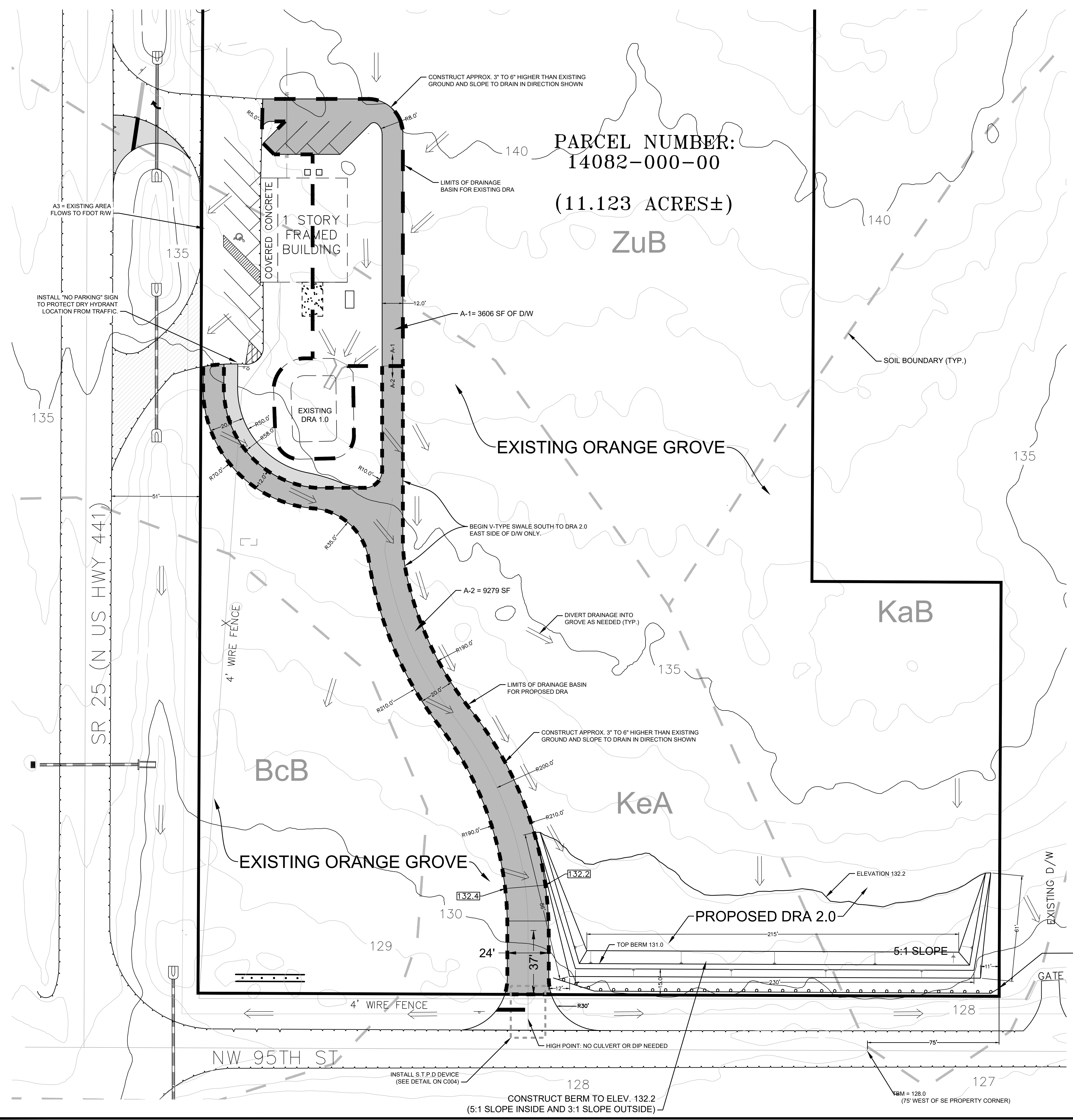
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Project: 2020-23
Date: 1-29-2021
Drawn: MWR
Checked: MWR
File: DannyQ BBQ - Concept C.dwg

**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
 3875 E. STATE ROAD, SUITE 100, GAINESVILLE, FL 32609  
 Telephone: 352-389-1111, 352-389-1112, 352-389-1113  
 Fax: 352-389-1114  
 License No. EA-006188 - Michael W. Radcliffe P.E. 00170 - Christopher A. Doherty P.E. #45588

Project Name: DannyQ BBQ  
 Sheet Name: **SITE PLAN**

Sheet No.
C002
of
C004

X:\MWE\Projects\2020\2020-23 Dainyo\BBO\Design\DWG\BBO\_Drainage\BBO - Concept C.dwg, 3/10/2021, 8:19 AM



**Drainage Calculations:**

**Existing DRA 1.0:**

Drainage Basin	Area (sf)	Area (ac)	CN
<b>Total</b>	<b>10,394</b>	<b>0.239</b>	
<b>Pre</b>			
Type A Soils	4,838	0.111	39
Impervious-Existing	1,329	0.031	98
Type C Soils	4,227	0.097	74
Type D Soils			80
<b>Post</b>			
Limestone	2,798	0.064	98
Impervious (Asphalt)			98
Impervious (Conc.)			98
DRA (Wetted)			100
Type A Soils	4,330	0.099	39
Impervious-Existing	1,329	0.031	98
Type C Soils	1,937	0.044	74
Type D Soils			80

Pre-developed Weighted CN =	60.78
Post-developed Weighted CN =	68.95

Post minus Pre Vol. (cf) =	1,014
(acre-ft) =	0.02

**STAGE STORAGE DRA 1.0**

Elevation (ft)	Area (ft <sup>2</sup> )	Area (acres)	Avg. Area (ft <sup>2</sup> )	Elev. Diff. (ft)	Storage (ft <sup>3</sup> )	Storage (Ac-ft)
134.0	537	0.012	0	0.0	0	0.000
135.0	987	0.023	762	1.0	762	0.017
136.0	1,562	0.036	1,275	1.0	2,037	0.047
137.0	2,260	0.052	1,911	1.0	3,948	0.091

EXISTING VOLUME OF 3,931 CF > 1,278 CF

**Proposed DRA 2.0:**

Drainage Basin	Area (sf)	Area (ac)	CN
<b>Total</b>	<b>9,455</b>	<b>0.217</b>	
<b>Pre</b>			
Type A Soils	9,455	0.217	39
Impervious-Existing			98
Type C Soils			74
Type D Soils			80
<b>Post</b>			
Limerock/Pavement	9,455	0.217	98
Impervious (Asphalt)			98
Impervious (Conc.)			98
DRA (Wetted)			100
Type A Soils			39
Impervious-Existing			98
Type C Soils			74
Type D Soils			80

Pre-developed Weighted CN =	39.00
Post-developed Weighted CN =	98.00

Post minus Pre Vol. (cf) =	6,504
(acre-ft) =	0.15

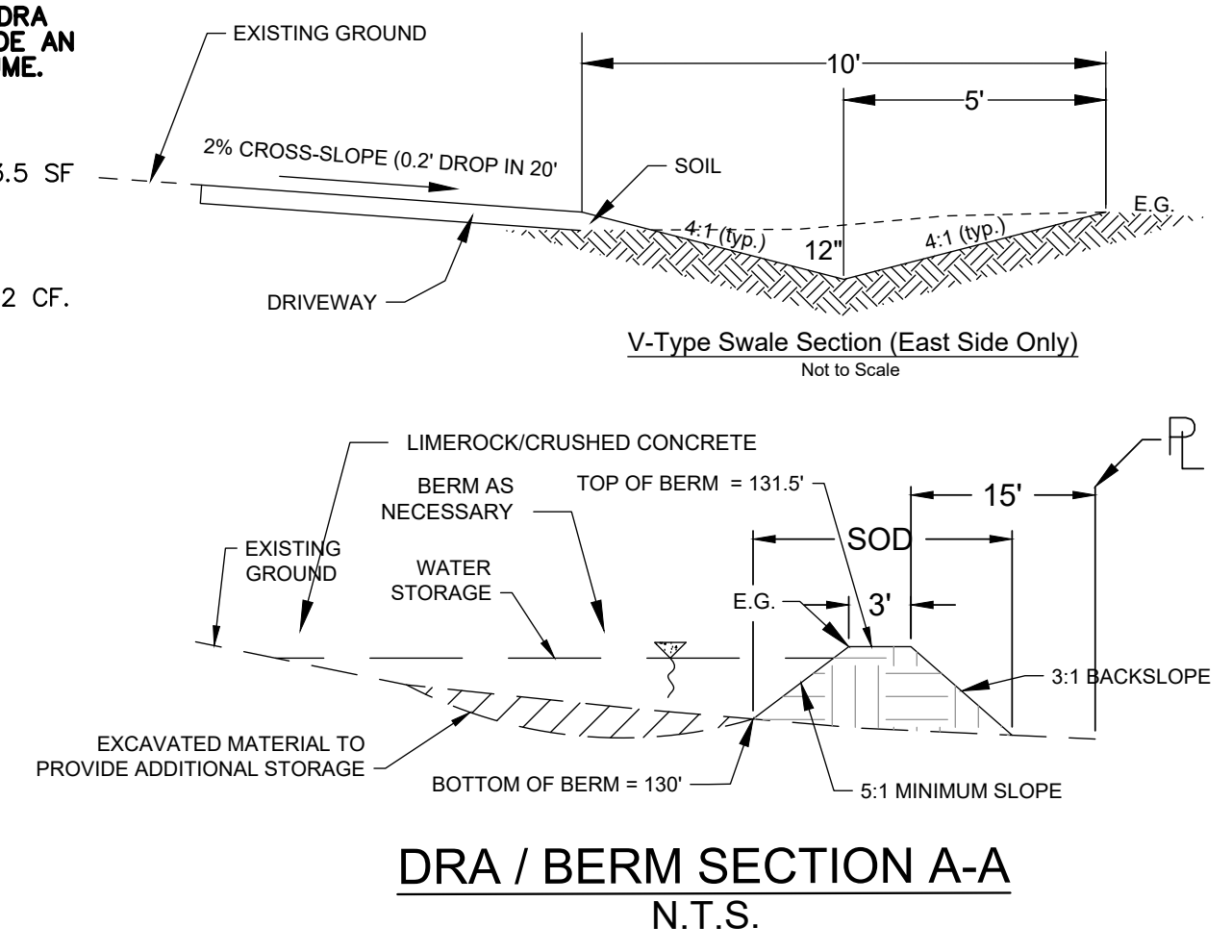
**STAGE STORAGE DRA 2.0**

Elevation (ft)	Area (ft <sup>2</sup> )	Area (acres)	Avg. Area (ft <sup>2</sup> )	Elev. Diff. (ft)	Storage (ft <sup>3</sup> )	Storage (Ac-ft)
131.0	0	0.000	0	0.0	0	0.000
132.3	11,105	0.255	5,553	1.3	7,218	0.166

PROPOSED VOLUME OF 7,218 CF > 6,383 CF USING ADJACENT FILL MATERIAL WITHIN DRA LIMITS TO CONSTRUCT BERM WILL PROVIDE AN ADDITIONAL 4,442 CF OF STORAGE VOLUME.

BERM AVG. CROSS SECTIONAL AREA= 13.5 SF  
LENGTH = 329 FT

BERM VOL. = 13.5 SF X 329 FT = 4,442 CF.  
SHRINK/SWELL FACTOR NOT INCLUDED



MARION COUNTY PROJECT No. 26185

- Legend:**
- TRAFFIC DIRECTION
  - DRAINAGE DIRECTION
  - DRAINAGE BASINS 1
  - DRAINAGE BASIN 2
  - PROJECT AREA
  - PROPOSED GRADE

- Soils:**
- HYDROLOGIC SOIL GROUP
- = KeA (KENDRICK) - "A" SOIL TYPE 15%
  - = KaB (KANAPAHA) - "A/D" SOIL TYPE 85%
  - = ZuB (ZUBER) - "C" SOIL TYPE 85%
  - = BcB (BLITCHTON) - "D" SOIL TYPE 85%

Revisions:

By	Date	Description
BIL	2/25/21	UPDATES PER COUNTY REVIEW COMMENTS

Scale: 1" = 30'

Project: 2020-23

Date: 1-29-2021

Drawn: MWR

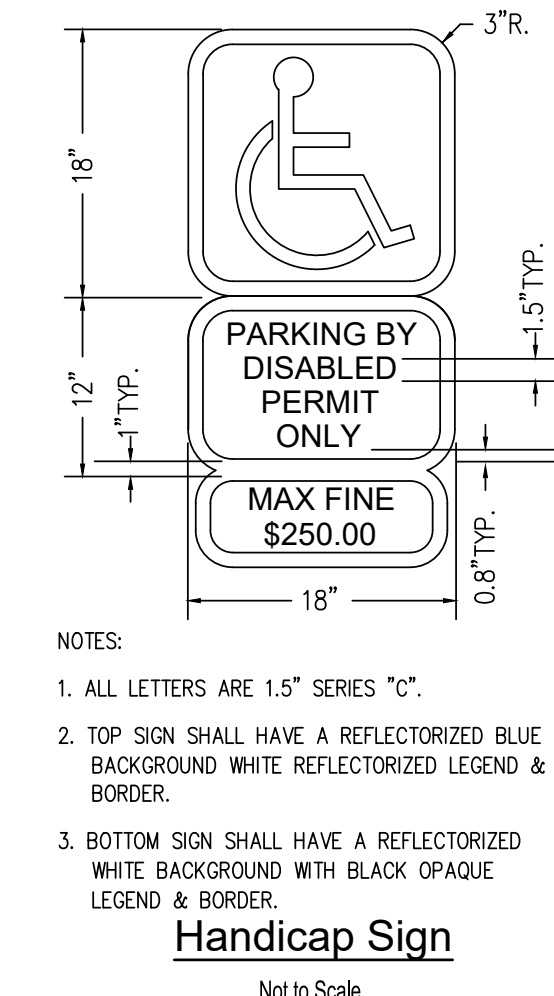
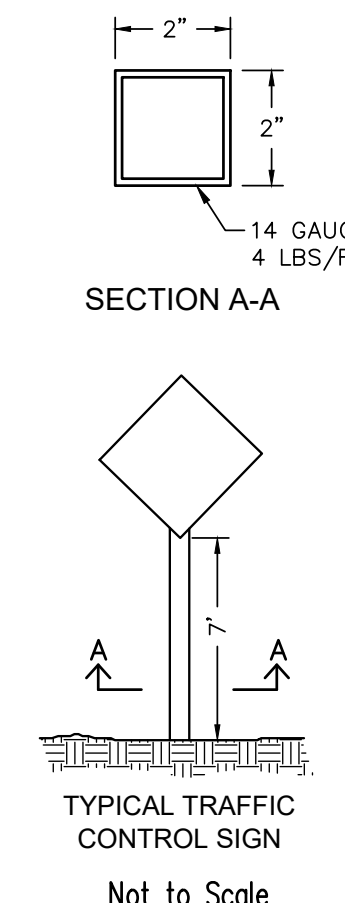
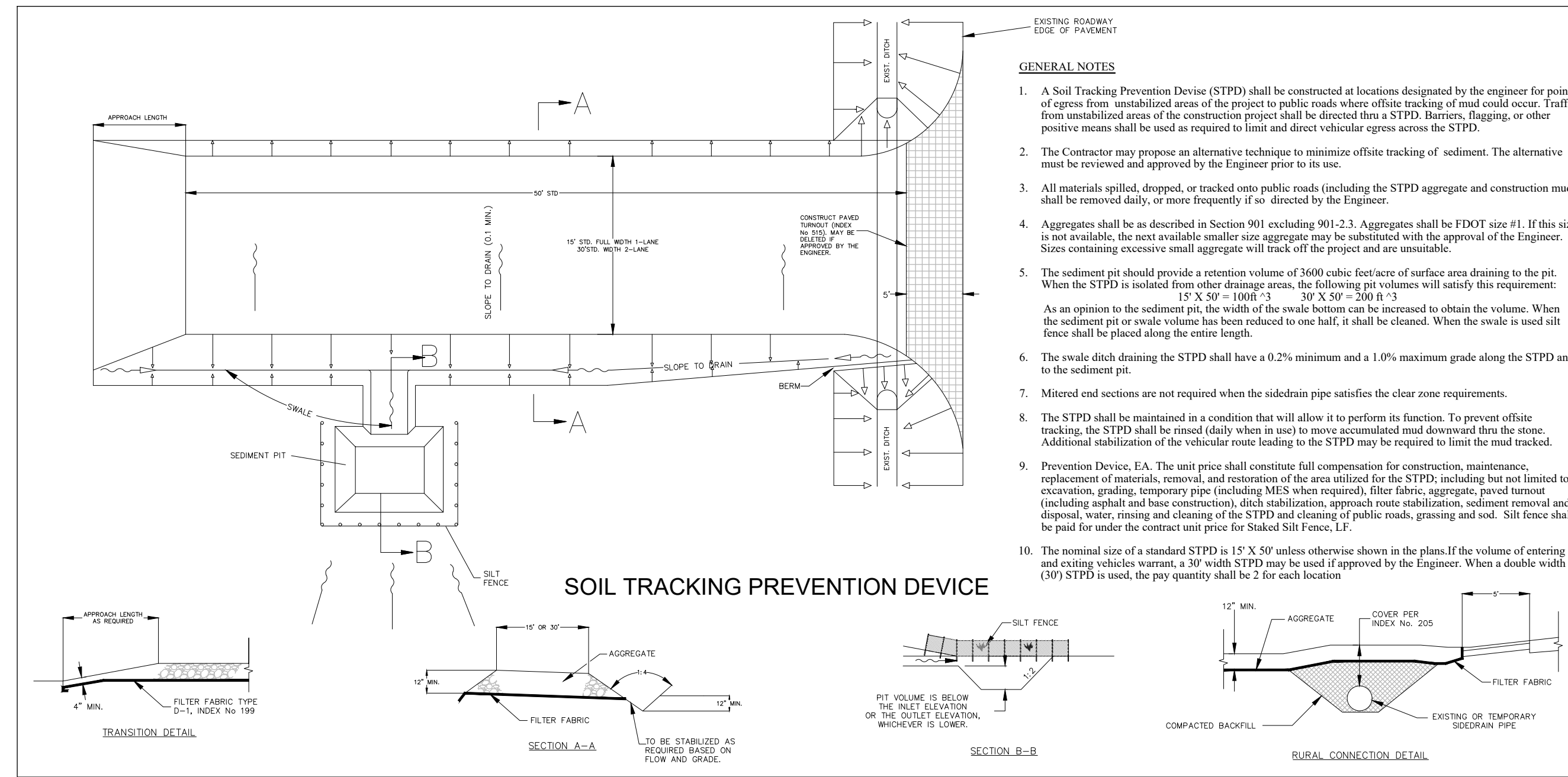
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**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
 1875 S.W. 10th St., Suite 100, Ft. Lauderdale, FL 33304  
 Phone: (954) 552-3600 Fax: (954) 552-3601  
 Website: www.radcliffeengineering.com

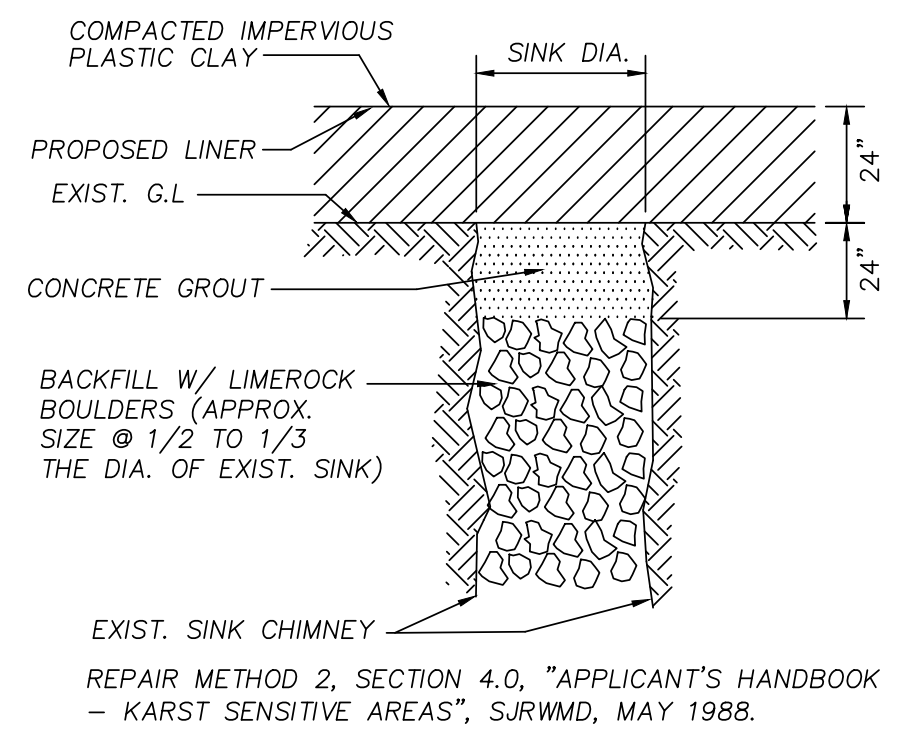
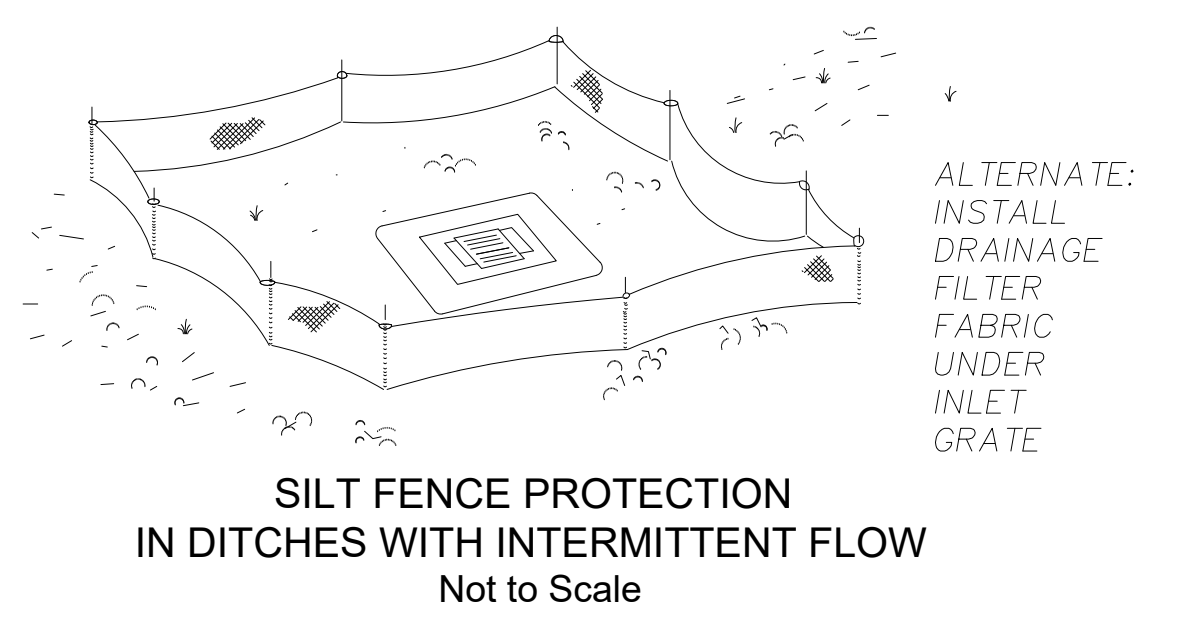
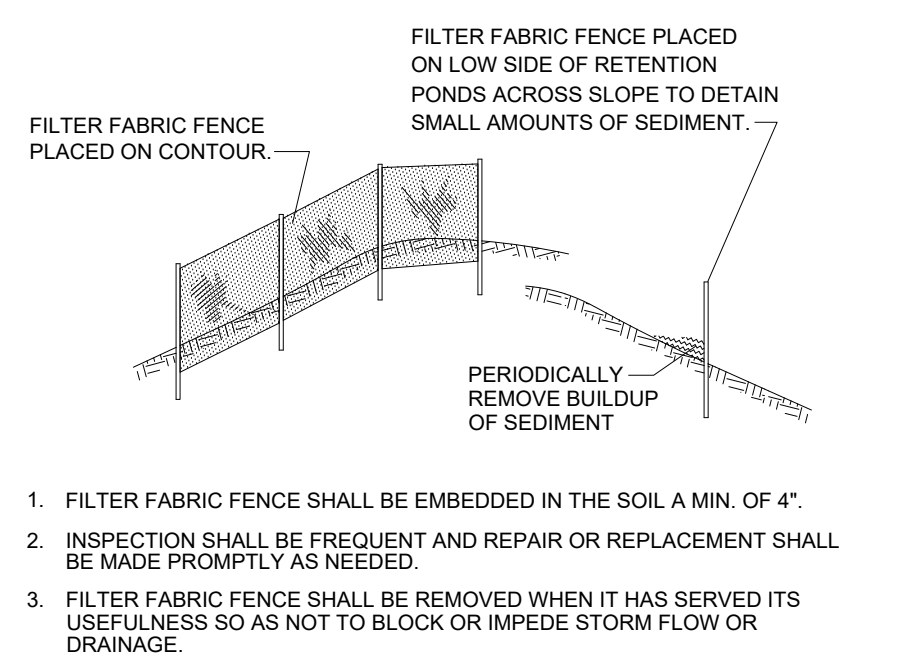
Project Name: Dainyo BBO

Sheet Name: DRAINAGE PLAN

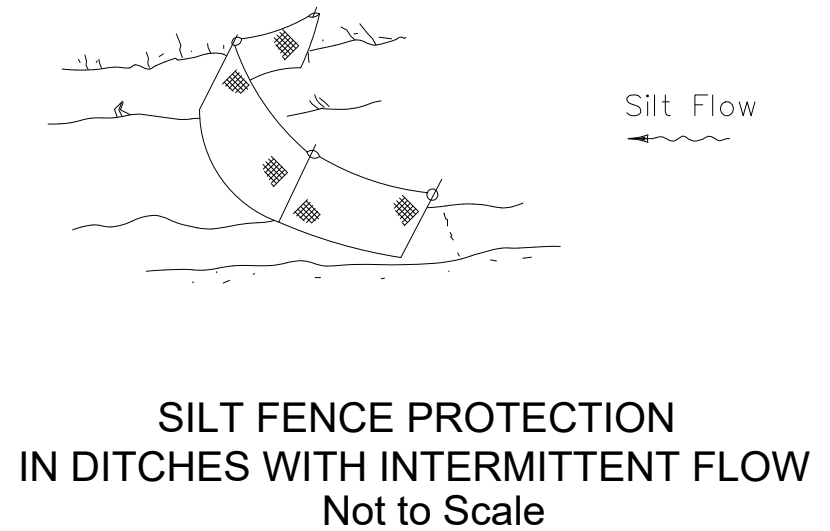
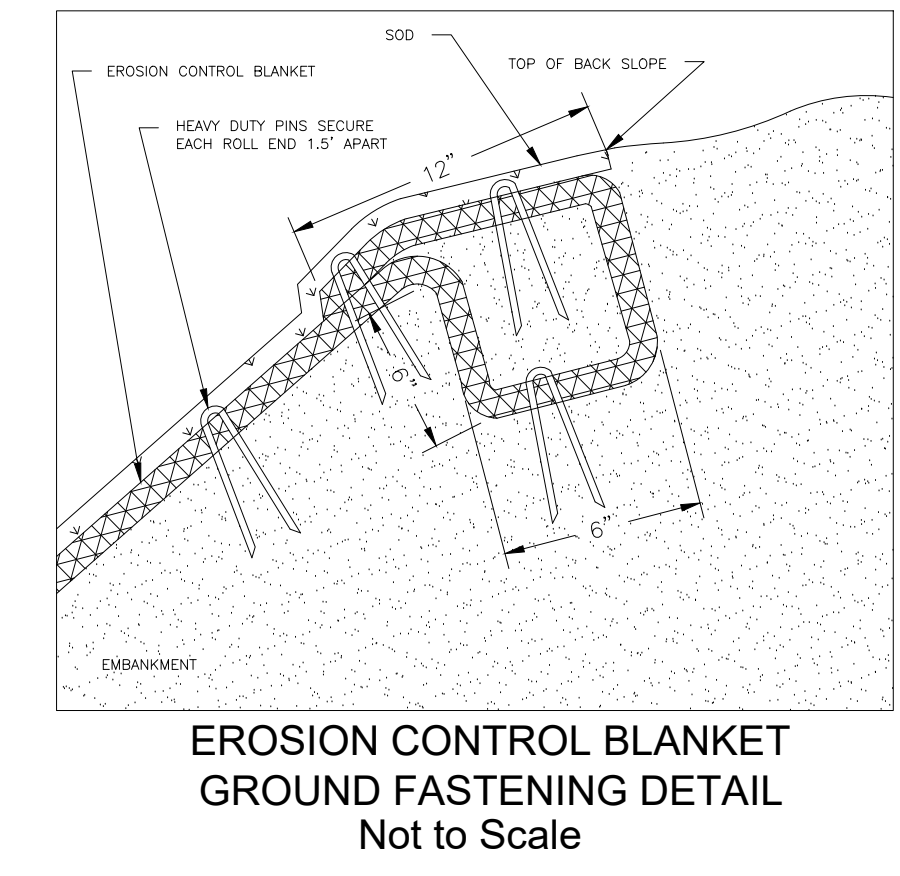
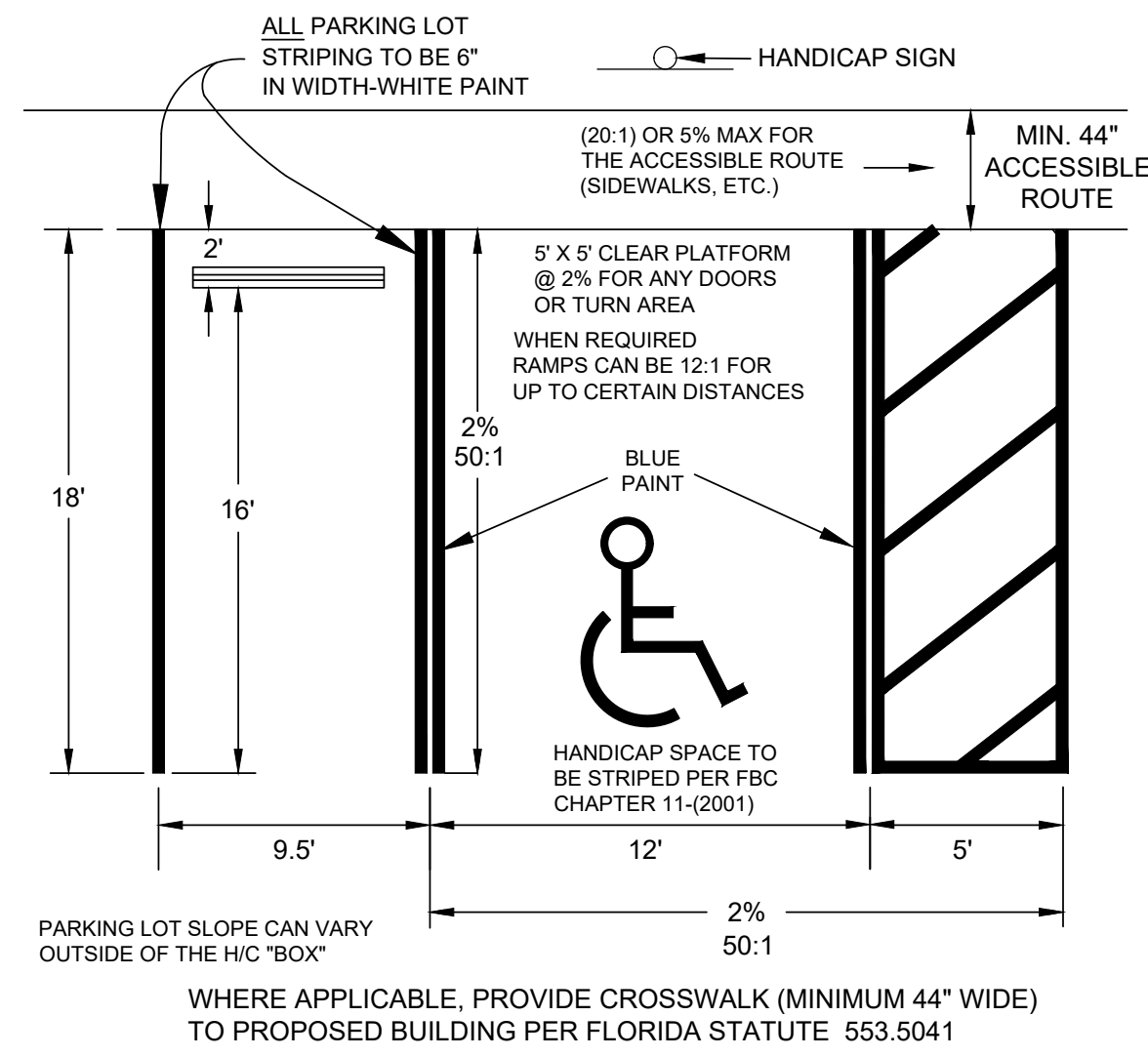
Sheet No. C003 of C004



MARION COUNTY PROJECT  
No. 26185

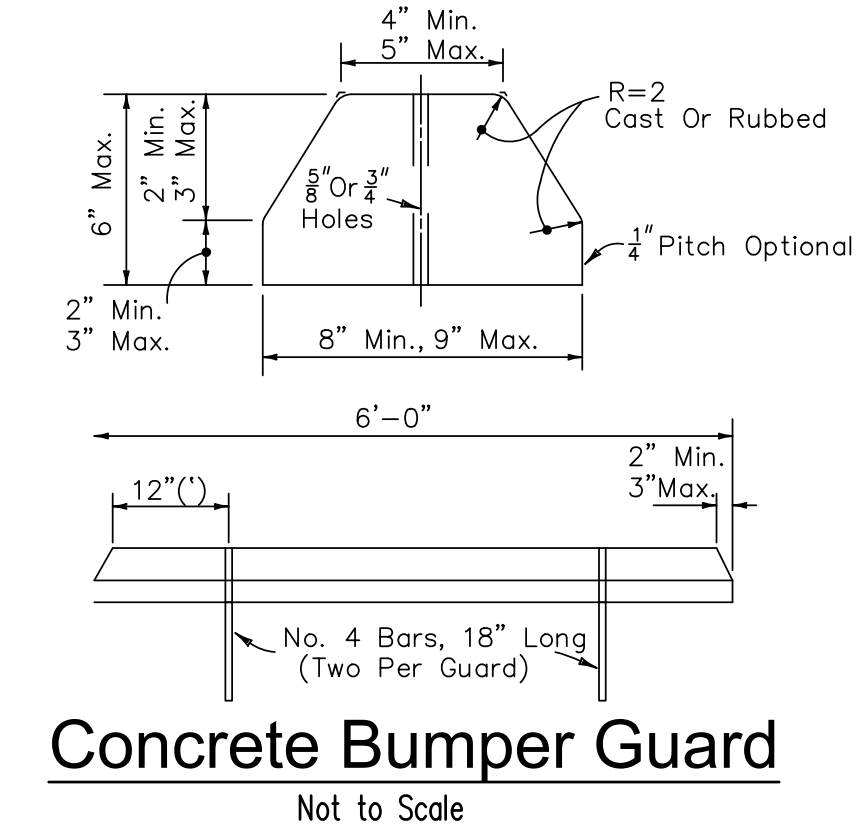


REFER TO FDOT INDEX  
711-001 FOR DETAILS.



**EROSION CONTROLS & BEST  
MANAGEMENT PRACTICES (BMP's)**

**Karst Repair Detail**  
Not to Scale



Project Name: Daimyo BBO  
Sheet Name: Details

Scale: N.T.S.  
Project: 2020-23  
Date: 2/25/21

Designed: MWR  
Drawn: BIL  
Checked: MWR  
File: Daimyo BBO - Concept C.dwg

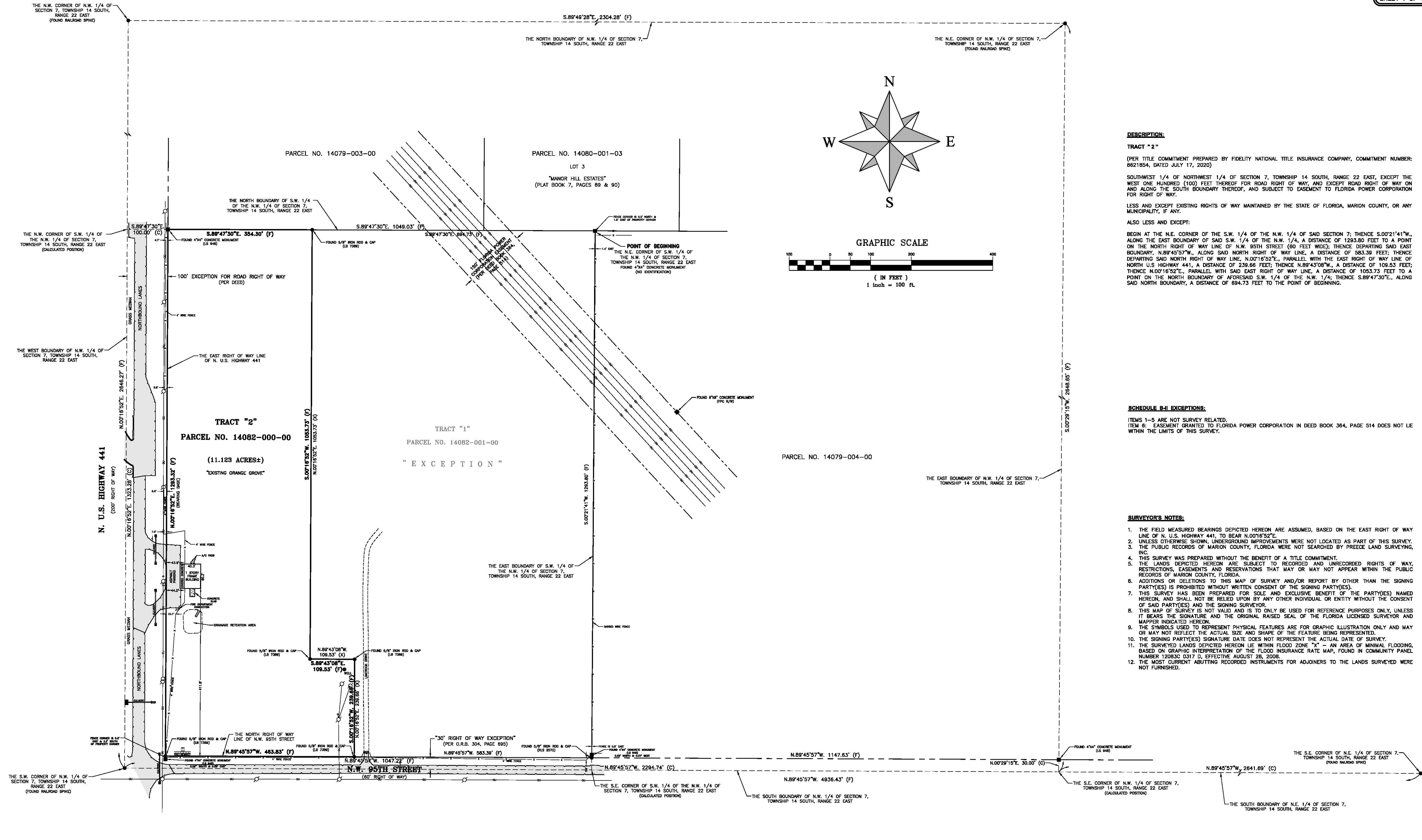
Revisions:

Project: 2020-23  
Date: 2/25/21  
File: Daimyo BBO - Concept C.dwg

**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
3875 E. US Highway 90, Suite 100, Ocala, FL 34472  
Tel: 352-369-1333  
Fax: 352-369-1334  
Mobile: 352-369-1335  
Email: info@radcliffeengineering.com  
www.radcliffeengineering.com

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Sheet No.  
C004  
of  
C004



**DESCRIPTION:**  
**TRACT "2"**  
 (PER TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 8621854, DATED JULY 17, 2020)  
 SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, EXCEPT THE WEST ONE HUNDRED (100) FEET THEREOF FOR ROAD RIGHT OF WAY, AND EXCEPT ROAD RIGHT OF WAY ON AND ALONG THE SOUTH BOUNDARY THEREOF, AND SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION FOR RIGHT OF WAY.  
 LESS AND EXCEPT EXISTING RIGHTS OF WAY MAINTAINED BY THE STATE OF FLORIDA, MARION COUNTY, OR ANY MUNICIPALITY, IF ANY.  
 ALSO LESS AND EXCEPT:  
 BEGIN AT THE N.E. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 7; THENCE S.00°21'41"W, ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 1293.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 95TH STREET (60 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY, N.89°45'57"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 583.39 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°16'52"E, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 441, A DISTANCE OF 239.66 FEET; THENCE N.89°43'08"W, A DISTANCE OF 109.53 FEET; THENCE N.00°16'52"E, PARALLEL WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1053.73 FEET TO A POINT ON THE NORTH BOUNDARY OF AFORESAID S.W. 1/4 OF THE N.W. 1/4; THENCE S.89°47'30"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 694.73 FEET TO THE POINT OF BEGINNING.

**SCHEDULE B-I EXCEPTIONS:**  
 ITEMS 1-5 ARE NOT SURVEY RELATED.  
 ITEM 6 EASEMENT GRANTED TO FLORIDA POWER CORPORATION IN DEED BOOK 364, PAGE 514 DOES NOT LIE WITHIN THE LIMITS OF THIS SURVEY.

**SURVEYOR'S NOTES:**

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE EAST RIGHT OF WAY LINE OF N. U.S. HIGHWAY 441, TO BEAR N.00°16'52"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
7. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
8. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
10. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
11. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0317 D, EFFECTIVE AUGUST 28, 2008.
12. THE MOST CURRENT ADJUTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

(P) = PLAT DIMENSION	TBM = TEMPORARY BENCHMARK	W = WELL	⊕ = HOSE BIBB
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE	TR = TRAFFIC CONTROL BOX	⊕ = BURIED CABLE MARKER
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	WM = WATER METER	⊕ = GREASE TRAP
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE	TRFB = TELEPHONE RISER BOX	⊕ = SANITARY MANHOLE
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	EB = ELECTRIC BOX	⊕ = STORM DRAINAGE MANHOLE
(R) = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE	CTB = CABLE TV RISER BOX	⊕ = TELEPHONE MANHOLE
CB = CHORD BEARING	O/E = OVERHEAD ELECTRIC	WP = WOOD POWER POLE	⊕ = STORM INLET
ORB = OFFICIAL RECORDS BOOK	FF = FINISHED FLOOR ELEVATION	CA = CUY ANCHOR	⊕ = CENTERLINE
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER	FI = FIRE HYDRANT	⊕ = MONITORING WELL
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	FD = FIRE DEPARTMENT CONNECTION	⊕ = LIGHT POLE
PT = POINT OF TANGENCY	FOC = FIBER OPTIC CABLE MARKER	WC = WATER VALVE	⊕ = SIGN POST
LB = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	SV = SEWER VALVE	⊕ = MAILBOX
LS = LICENSED SURVEYOR	PCP = PROFESSIONAL CONTROL POINT	SC = SANITARY CLEAN-OUT	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
FE = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	⊕ = DEPICTS CONCRETE	
TRB = TELEPHONE RISER BOX	RLS = REGISTERED LAND SURVEYOR		
MPP = METAL POWER POLE	I.D. = IDENTIFICATION		
CPP = CONCRETE POWER POLE	NO. = NUMBER		
MPP = METAL POWER POLE			



**BOUNDARY SURVEY**  
 FOR:  
**DANNY K. MOSER & LOMA L. MOSER**  
 CERTIFIED TO:  
 1. DANNY K. MOSER & LOMA L. MOSER  
 2. OCALA LAND TITLE INSURANCE AGENCY, LTD.  
 3. FIDELITY NATIONAL TITLE INSURANCE COMPANY

**PREECE**  
 LAND SURVEYING, INC.  
 (LICENSED BUSINESS NO. 7389)

**SURVEYOR'S CERTIFICATION**  
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.  
 DATE: \_\_\_\_\_  
 GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: JULY 30, 2020			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B. PAGES			
94 7-9			
SEE FILE			
FILE INFO:			
7-14-22			
SCALE: 1" = 100'	COPYRIGHT © 2020	JOB ORDER # 18-021(TR 2)JP	