



SUBMITTAL SUMMARY REPORT MinorSite-000619-2026

PLAN NAME: U&B Property Mngt. LLP Minor SP

LOCATION:

APPLICATION DATE: 04/13/2026

PARCEL: 9007-0100-20

DESCRIPTION: Office/Storage Building and Infrastructure

CONTACTS	NAME	COMPANY
Applicant	Ed Abshier	ABSHIER ENGINEERING INC.
Engineer	Edward Abshier	Abshier Engineering
Owner	Brandon Fairley	U&B Property Management, LLLP

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	04/24/2026	05/08/2026	05/18/2026	Requires Re-submit
GS Development Review Depts Reviews v.2				Not Received

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/08/2026	05/07/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/08/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/08/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/08/2026	05/04/2026	Requires Re-submit

Corrections 3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Not Resolved**) - **Corrective Action:** This item will be resolved once staff verifies that correct square footage of uses are listed consistently on all parts of the site plan and FAR calculations match that square footage. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.

Corrections 2.12/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** This item will be resolved once staff verifies that correct square footage of uses are listed consistently on all parts of the site plan and parking calculations match that square footage. - 2.12/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrections 2.12.19 - Dimension & location of site improvement (**Not Resolved**) - **Corrective Action:** Square footage of impervious surface and building floor area is inconsistent in several places. For example: 1,224 SF office and 976 SF warehouse listed on layout which totals 2,200 SF. But listed dimensions of 40'x80' result in 3200 SF of floor area. Site data table indicates a proposed building area of 3,200 SF. Additionally, traffic statement lists 976SF warehouse and 2,224 SF office. Depending on what the applicant is proposing, FAR and parking calculations may need to change. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Indicate where free-standing monument sign will be located, if applicable. A free-standing monument sign will need a 5-foot setback from property lines. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 2.12/4.2 - Building height (**Not Resolved**) - **Corrective Action:** Max height is listed, but proposed height is not listed. Provide proposed height. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

Corrections 2.12 - Owner and applicant name (**Not Resolved**) - **Corrective Action:** Owner name and signature block is missing/incorrect from the cover sheet. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.

Corrections Additional Growth Services Comments (**Not Resolved**) - **Corrective Action:** [1] Clarify why the project area extends ~50-feet further south past the southern extent of the warehouse component? Is this area intended for outdoor storage or similar purpose? [2] Warehouse is labeled as "WHAREHOUSE," please correct spelling. - Additional Growth Services Comments

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** [1] Clarify: (a) how will garbage collection occur and (b) how will the office be air conditioned? Garbage collection areas and exterior air conditioning components require will need to comply with buffer/screening requirements listed in LDC Sec. 6.8.9.

[2] Informational - Please be advised, the following buffer is not required at this time due to the project area encompassing the northern half of the subject property. Expansion of development to the southern portion of the property will prompt this requirement: COM to PUBLIC (County DRA) - 15' C-Type buffer. This comment will be resolved upon staff review of second submittal. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/08/2026	05/04/2026	Requires Re-submit
<i>Corrections</i>	2.12/3.2.3 - Land Use Consistency (Not Resolved) - Corrective Action: [1] Subject to applicant verification, staff assumes the proposed building is 3,200 SF.			
	976 SF is 31% of the building's usable floor area. Staff recognizes that 25% of floor area for storage use is permissible, since 25% is the "accessory" threshold for impact fee purposes. Exceeding 800 SF of storage area indicates there is a main warehouse component. Storage warehouse is not a permitted use by-right in B-4 zoning, but may be approved via special use permit. Title block indicates this may be related to a plumbing business (Pro Choice Plumbing). Applicant provided a note indicating office and storage for related business - provide written clarification on plan set indicating whether on-site custom plumbing work will be done, such as cutting, welding, etc. - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
<i>Corrections</i>	2.12/4.2 - Lot setback (Not Resolved) - Corrective Action: Label front, side, and rear setbacks w/ dimensions. Provide a table or note listing required setbacks consistent with B-4 zoning standards in LDC Sec. 4.2.20. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: Indicate where outdoor storage will be or provide a statement confirming no outdoor storage will be provided on site. Outdoor storage is allowed in B-4, but requires screening compliant to LDC Sec. 4.2.20.D and 4.2.15.1. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Comments</i>	For questions/discussion relating to Growth Services review, please contact me at erik.kramer@marionfl.org or 352-438-2604			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/08/2026	05/08/2026	Requires Re-submit
<i>Comments</i>	Landscape and Irrigation plans shall be signed and sealed for submittals 2. See markups on plans			
OCE Property Management (Plans) (Office of the County Engineer)		05/08/2026	05/08/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p> <p>- DR 5/8/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/08/2026	04/28/2026	Informational
<i>Comments</i>	APPROVED. The subject parcel is a 0.85-acre parcel (9007-0100-20) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add approximately 7,683 sf. The total existing and proposed impervious area does not exceed the allowable 9,000 sf.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/08/2026	05/06/2026	Not Required

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/08/2026	04/26/2026	Requires Re-submit
<i>Corrections</i>	6.11.5 - Driveway access (Not Resolved) - Corrective Action: The driveway does not meet the commercial driveway spacing requirements. A driveway spacing deviation is supported subject to providing a 24' wide paved public cross access easement from the eastern property line to the western property line. The executed cross access easement and recording fees will need to be provided to the Development Review Office prior to plan approval. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (Plans) (Utilities)	Heather Proctor	05/08/2026	05/11/2026	Requires Re-submit
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:			
<i>Corrections</i>	Additional Utilities comments (Not Resolved) - Corrective Action: See Plan Markups. An off-site plan showing the force main extension and connection is required. Include the plan and profile of the force main extension and any utility conflicts. - Additional Utilities comments			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - Corrective Action: Ensure proposed new mains are called out; include profile views. See Plan Markups - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - Corrective Action: See plan mark ups (Shown as 5/8" x 3/4" water meter to the building, and 3/4" PRZ" - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - Corrective Action: Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - Corrective Action: Add note to Utility Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to the start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Officer; Heather.Proctor@MarionFL.org or (352) 438-2846 - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Correct - 9007-0100-20 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - Corrective Action: Informational: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private wastewater structures and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - Corrective Action: Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - Corrective Action: What kind of office will this be? Will there be cooking or food preparation? - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - Corrective Action: Show all mains; a field locate may be required. See Plan Markups - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Not Resolved) - Corrective Action: See Plan Markups - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - Corrective Action: Plan Notes: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE			
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations (Not Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)			
<i>Corrections</i>	6.15.6.D - Meter Location (Not Resolved) - Corrective Action: See Plan Markups - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - Corrective Action: Call out which assets will be publicly and privately owned. - 6.14.8.A - Completion & Closeout - PLAN NOTE: Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process.			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - Corrective Action: How is the site being irrigated? If by MCU meter, show and label the meter with size and RPZ. List the total irrigated square footage on the plan. - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - Corrective Action: Submit (or revise if marked up) a hydraulic analysis to support the project. Has a force main pressure test been completed on the Force Main? MCU needs a copy once completed before plans can be approved. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - Corrective Action: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			

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Utilities (Plans) (Utilities)	Heather Proctor	05/08/2026	05/11/2026	Requires Re-submit
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - Corrective Action: Informational: - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.15.6.E - Meter Easements (Resolved) - Corrective Action: Not required - meters shown in ROW - 6.15.6.E - Meter Easements: If meters cannot be placed at the property line, an easement is required for MCU accessibility.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - Corrective Action: Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - Corrective Action: Not applicable. - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - Corrective Action: See previous comment. - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - Corrective Action: See Plan Markups. Use current approved version of UT Details. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Comments</i>	Connecting to Marion County Utilities. Please see Corrections and Plan Markups.			

REVIEW SESSION FILES:
DRC application 62021 ADA.pdf
GT Survey.pdf
Karst Report.pdf
Landscape Plan Set.pdf
Site Plan Set.pdf
Traffic Assessment.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Waiver required to use understory in parking terminus island	05/08/2026 10:19	AMLandscape Plan Set.pdf	1
Susan Heyen	Crape myrtle does not meet intent of year round screening, majority of buffer understory trees to be evergreen species	05/08/2026 10:21	AMLandscape Plan Set.pdf	1
Susan Heyen	+ existing	05/08/2026 10:23	AMLandscape Plan Set.pdf	1
Susan Heyen	C type buffer required along south boundary	05/08/2026 10:26	AMLandscape Plan Set.pdf	1
Susan Heyen	sreening required for parking area this area	05/08/2026 10:30	AMLandscape Plan Set.pdf	1
Susan Heyen	Shrubs shall be min 18" ht at installation	05/08/2026 10:34	AMLandscape Plan Set.pdf	1
Susan Heyen	is this excessive? UF/IFAS recommends 2-3 gal per inch per irrigation, so 10-11 gpd per tree per day	05/08/2026 10:36	AMLandscape Plan Set.pdf	1
Susan Heyen	Will there be outdoor lighting? if so, a signed and sealed photometric plan is required	05/08/2026 10:40	AMLandscape Plan Set.pdf	1
Heather Proctor	Plug valve to be on property line. Label - End of County Maintenance.	05/11/2026 2:05	PMSite Plan Set.pdf	1
Heather Proctor	Confirm Pump station is not within the Public Utility Easement or buffer. Need Lift station specifications, and force main pressure test results.	05/11/2026 3:28	PMSite Plan Set.pdf	1
Heather Proctor	How is site being irrigated? Add irrigation meter with total irrigated sqft, or add irrigation well.	05/11/2026 3:28	PMSite Plan Set.pdf	1
Heather Proctor	Warehouse?	05/11/2026 3:28	PMSite Plan Set.pdf	1
Heather Proctor	What? There is a DRA to the south? GIS doesn't show an exiting water main? Submit survey that shows existing water main. Add size to plan.	05/11/2026 3:28	PMSite Plan Set.pdf	1
Heather Proctor	MCU contact information	05/11/2026 3:29	PMSite Plan Set.pdf	1
Heather Proctor	Whats the double meter box for? PWS and Irrigation? RPZ to be on property line.	05/11/2026 3:29	PMSite Plan Set.pdf	1
Heather Proctor	End of County Maintenance	05/11/2026 3:29	PMSite Plan Set.pdf	1
Heather Proctor	What type of connection? 4x2 cut in tee? Or WYE?	05/11/2026 3:29	PMSite Plan Set.pdf	1
Heather Proctor	FM extension to stop at point of service.	05/11/2026 3:30	PMSite Plan Set.pdf	1
Heather Proctor	Need to be sleeved, in casing or C-900	05/11/2026 3:30	PMSite Plan Set.pdf	1
Heather Proctor	Label the size.	05/11/2026 3:30	PMSite Plan Set.pdf	1
Heather Proctor	Need off site plans with plan and profile of extension. Need to know size and length of extension.	05/11/2026 3:31	PMSite Plan Set.pdf	1
Heather Proctor	Missing DetailsUT104UT107UT108UT110UT111UT112UT203 UT204UT209 UPDATEDUT304UT503	05/11/2026 3:31	PMSite Plan Set.pdf	2
Heather Proctor	Need profile of water crossing under the road.	05/11/2026 3:33	PMSite Plan Set.pdf	1
Heather Proctor	Label this fitting	05/11/2026 3:33	PMSite Plan Set.pdf	1
Heather Proctor	Need utility notes.Water to have 36" min. cover.FM to have 48" min. cover.Pipe specs.	05/11/2026 3:34	PMSite Plan Set.pdf	1
AutoCAD SHX Text	MIDWAY TERRACE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	21" PINE	05/18/2026 11:49	AMSite Plan Set.pdf	1

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REVIEW SESSION FILES: DRC application 62021 ADA.pdf
 GT Survey.pdf
 Karst Report.pdf
 Landscape Plan Set.pdf
 Site Plan Set.pdf
 Traffic Assessment.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	10" CHERRY 7" CHERRY 6" CHERRY	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	6" PLUM 6" PLUM	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	1,224sf OFFICE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	976sf WHAREHOUSE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	9007-0100-21 ZONED = B-4 FLU = COM. OCCUPIED COMM.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	EXTEND TO EXISTING 4" FORCEMAIN	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	9007-0100-19 ZONED B-4 FLU = COM. VACANT	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	D.R.A.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	N 42°42'52" W 100.00' (P)	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	N 42°42'52" W 100.00' (P)	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	N 47°17'08" 5 370.00' (P)	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	N 47°17'08" 5 370.00' (P)	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	INSTALL " X " WITH WATER METER & " 58" X " WITH WATER METER & " 34" WITH WATER METER & " 34" RPZ BACKFLOW PER MARION COUNTY UTILITIES REQUIREMENTS. SERVICE AND METER BY MCU AND RPZ BY OWNER	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	D	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	Y	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	H	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	EXISTING WATER MAIN	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	8"x2" WET TAP	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	2" PLUG VALVE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	2" CHECK VALVE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	PRIVATE GRINDER PUMP STATION BY OWNER	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	2" FORCEMAIN	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	EXISTING WATER MAIN	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	STOP SIGN & STOP BAR	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	1. LOT AREA = ±0.85 ACRES (37,000 S.F.) LOT AREA = ±0.85 ACRES (37,000 S.F.) 2. PARCEL # = 9007-0100-20 PARCEL # = 9007-0100-20 3. ZONING = B-4, FLU = COM ZONING = B-4, FLU = COM 4. PROJECT ADDRESS = TO BE ASSIGNED PROJECT ADDRESS = TO BE ASSIGNED OWNER - U & B PROPERTY MANAGEMENT LLLP 956 NE 50TH AVE Ocala FL 34470-0830 6. ENGINEER - ABSHIER ENGINEERING INC. P.O. BOX 2770 BELLEVIEW, FL 34421 7. AREAS FOR TOTAL SITE PROPOSED BUILDING AREA = 3,200sf PROPOSED OTHER ON-SITE IMPER. AREA = 4,449sf TOTAL IMPERVIOUS AREA = 7,649sf (20.67%) OPEN AREA = 29,351sf (79.33%) 8. THIS SITE IS IN THE SECONDARY PROTECTION ZONE. 9. THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 12083C0735D 10. INTENDED USE FOR SITE - OFFICE/WAREHOUSE 11. PARKING REQUIRED - OFFICE - 6 (2,224sf @ 2.5 PER 1,000sf) STORAGE - 1 (976sf @ 1 per 2,000sf) TOTAL BUILDING - 3,200sf TOTAL REQUIRED - 7 TOTAL PROVIDED - 7 12. FLOOR AREA RATIO - 0.086 12. MAX BUILDING HEIGHT NOT TO EXCEED 50 FEET.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	CODE SECTION	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	APPROVAL DATE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	THIS 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 CONCURRENCY REVIEW AND/OR APPRVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.	05/18/2026 11:49	AMSite Plan Set.pdf	1

SUBMITTAL SUMMARY REPORT (MinorSite-000619-2026)

REVIEW SESSION FILES: DRC application 62021 ADA.pdf
 GT Survey.pdf
 Karst Report.pdf
 Landscape Plan Set.pdf
 Site Plan Set.pdf
 Traffic Assessment.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	CONDITIONS	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	UPON COMPLETION OF THE LANDSCAPING AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM OF THE IRRIGATION SYSTEM. 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.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	R.E.A.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PER- MISSION.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. 2. ALL RADII SHOWN ARE TO EDGE OF PAVEMENT. 3. ALL PARKING LOT STRIPING TO BE 6" PAINT. 4. ALL DISTRUBED AREA TO BE SODDED. 5. ALL SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.00%. 6. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	SHT.%%U %%UOF%%U %%U	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	1	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	2	05/18/2026 11:49	AMSite Plan Set.pdf	1
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AutoCAD SHX Text	2/15/26	05/18/2026 11:49	AMSite Plan Set.pdf	1
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AutoCAD SHX Text	REVISIONS	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	DATE	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	BY	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	LOT 20, BLOCK 100, SILVER SPRINGS SHORES UNIT 7 AS RECORDED ON PLAT BOOK "J" PAGE 94 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	TRAFFIC STATEMENT: USING ITE CODE 710 FOR A OFFICE(2,224sf), AND CODE 150 WAREHOUSING (976sf) THIS SITE IS PROJECTED TO GENERATE 26 DAILY TRIPS AND 4 PEAK HOUR TRIPS.	05/18/2026 11:49	AMSite Plan Set.pdf	1
AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	1
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AutoCAD SHX Text	.	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	R.E.A.	05/18/2026 11:49	AMSite Plan Set.pdf	2

SUBMITTAL SUMMARY REPORT (MinorSite-000619-2026)

REVIEW SESSION FILES: DRC application 62021 ADA.pdf
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 Landscape Plan Set.pdf
 Site Plan Set.pdf
 Traffic Assessment.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
AutoCAD SHX Text	THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PER- MISSION.	05/18/2026 11:49	AMSite Plan Set.pdf	2
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AutoCAD SHX Text	DATE	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	R.E.A.	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	R.E.A.	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	REVISIONS	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	DATE	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	BY	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	1. ALL WATER UTILTITY CONSTRUCTION AND MATERIALS SHALL BE IN ALL WATER UTILTITY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MARION COUNTY UTILITY MANUAL. 2. ALL SERVICE PIPING SHALL BE BLUE POLYETHYLENE TUBING, ALL SERVICE PIPING SHALL BE BLUE POLYETHYLENE TUBING, SDR-9.	05/18/2026 11:49	AMSite Plan Set.pdf	2
AutoCAD SHX Text	2-15-26	05/18/2026 11:49	AMSite Plan Set.pdf	2



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06/10/2026 Parcel Number(s): 9007-100-20 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: U&B Property Management LLP Commercial or Residential
Subdivision Name (if applicable): Silver Springs Shores
Unit 7 Block 100 Lot 20

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): U&B Property Management LLP
Property Owner's Signature: _____
Property Owner's Mailing Address: 956 NE 50th Ave
City: Ocala State: FL Zip Code: 34470 Phone # 1-352-258-1533

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421
Phone # 352-266-9555 Alternate Phone # 352-245-8592
Email address: ed@abshiereng.com

D. WAIVER INFORMATION:

Section & Title of Code: 6.8.6.J - Buffers
Reason/Justification for Waiver Request: _____
Request not to install buffer because the rear of the building is approximately 225' from the rear property line with existing trees in between. The lot backs up to a large County retention pond. The rear property line is approximately 290' from Maricamp the nearest street.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes No
Land Use: _____ Date: _____ Verified by: _____

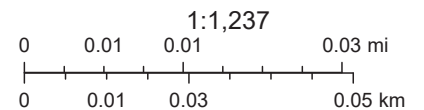
Revised 7/2017

ArcGIS Web Map3



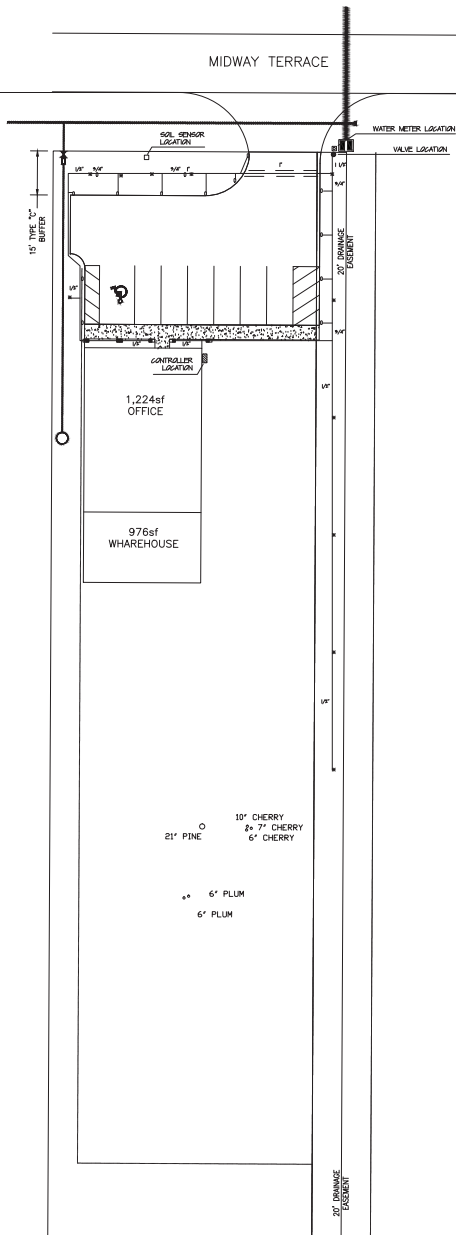
6/16/2026, 2:29:39 PM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1



Marion County BOCC, Marion County Property Appraiser

MIDWAY TERRACE



IRRIGATION LEGEND

- HUNTER MP 5000 SERIES POP-UP SPRAY HEADS
- ⊗ HUNTER MP 5000 SERIES POP-UP GEC-SPRAY HEADS
- ⊗ HUNTER P50 SERIES BUBBLER HEADS FOR TREES
- SOL SENSOR LOCATION
- ⊕ 4" IRRIGATION WELL WITH 5 HP PUMP
- ⊞ HUNTER X-GATE (B) STATION CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEPING - 60% 40 P.V.C.

IRRIGATION ZONE DATA

IRRIGATION ZONE = 04 GPM
 04 GPM x 1.0 = 27 GPM / 1
 2 = 108 GPM / 1 = 80 GPM
 GPM = GALLONS PER MINUTE
 GPD = GALLONS PER DAY
 GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MAJOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAY PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES AND BUILDINGS
5. WATER METER SHALL BE A 1" IRRIGATION WATER METER IN THE GENERAL AREA SHOWN - SEE CIVIL PLANS FOR COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM AND PROVIDE ANY QUESTIONS OR COMMENTS TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH ANY WORK. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
10. ALL SLEEPING MUST BE INSTALLED PRIOR TO THE UNDERGROUND OF THE PAVED AREAS
11. ALL SLEEPING SHALL BE 60% 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 3" DEEP
13. RAINFALL TRANSDUCER DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (0.50" SERIES). IN ADDITION, AN AQUA T101 SENSOR WITH 60% CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE METER LOCATION PER APPLICABLE CODES
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 36 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNER'S GOVERNANCE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SHRUBS PLANTINGS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE ROOT SYSTEMS OF THE NEW TREES TO BE INSTALLED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY PWS @ EDH/STAG/LEDA/NEED
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEADS WITHIN 600' AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED "FILTER SCREEN" AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET 2008 GRASSES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

IRRIGATION NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE CONDUCTED AND SIGNED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 435 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 435B REGARDING SYSTEM INSTALLATION SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLOWING-BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARD AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 435C REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 435D REGARDING LOCKING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (435A) WATERING INSTALLATION (435) AND INSTALLATION LOCKING REQUIREMENTS (435F)

NO.	DATE	DESCRIPTION	BY

DATE	4 / 26	ARC
DRAWING NO.		
REV. NAME:		
SCALE	1" = 20'	FR
JOB NO.:		

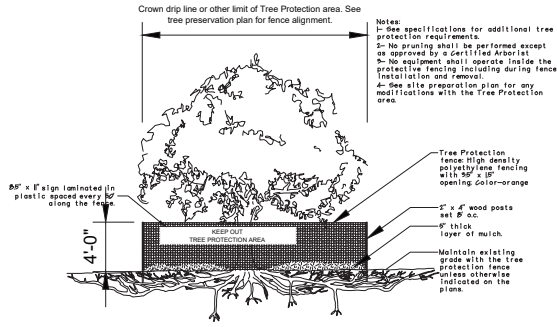
ENVIRONMENTAL DESIGN
 LANDSCAPE ARCHITECT
 P.O. BOX 1021
 1920 SE 8th STREET
 Ocala, FLORIDA 34778
 (352) 622-8899
 GOLF COURSE DESIGN, COMMERCIAL, RESIDENTIAL DESIGN



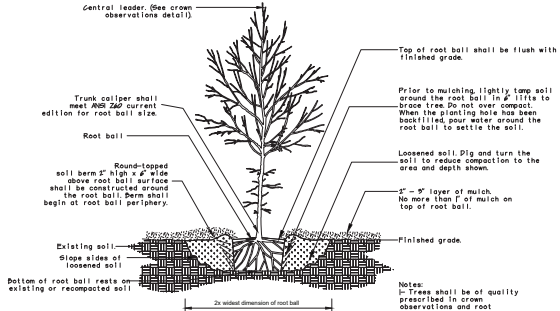
RICHARD A. KESSELING JR., P.L.A., A.S.L.A.
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

IRRIGATION PLAN
 PRO CHOICE PLUMBING
 MARION COUNTY
 FLORIDA

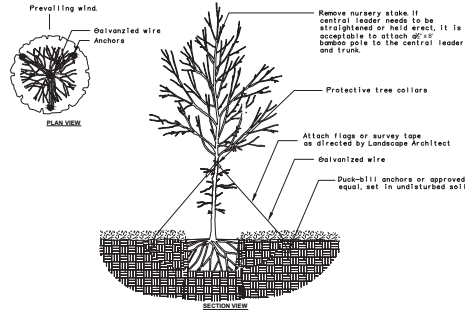
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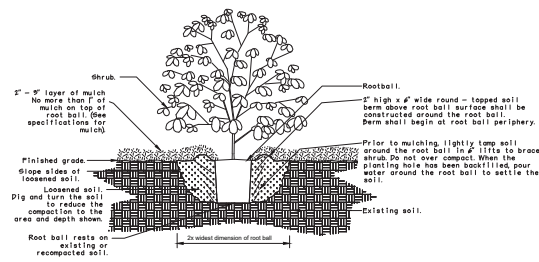
TREE PROTECTION



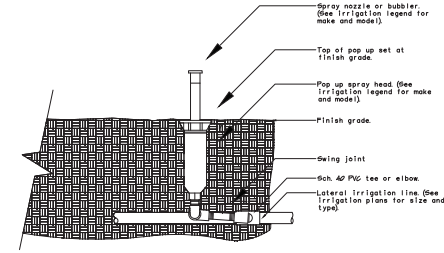
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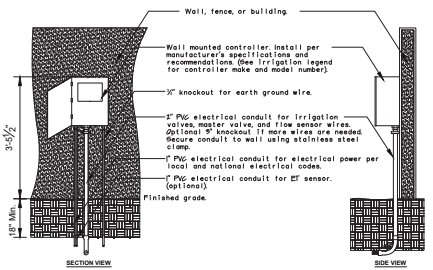
TREE STAKING - TREES < 2\"/>



SHRUB INSTALLATION

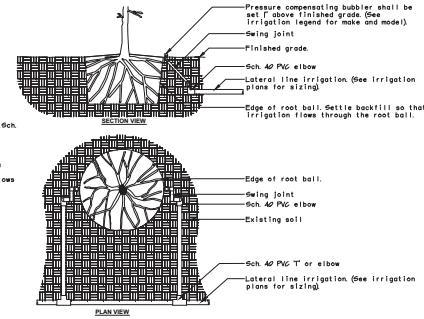


POP UP-SPRAY HEAD



Notes:
 1- Common and controller wire to be bundled using electrical tape at 18\"/>

WALL MOUNTED CONTROLLER



Notes:
 1- All irrigation fittings shall be Sch. 40 PFG unless specified otherwise.
 2- All threaded connections from Sch. 40 to Sch. 80 PFG shall be made using teflon tape.
 3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT

NO.	DATE	DESCRIPTION

DATE:	4 / 26
DRAWING NO.:	
NEW NAME:	
FR.	
PK.	
DATE:	
DESCRIPTION:	

ENVIRONMENTAL DESIGN ARCHITECTS
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1301 W. UNIVERSITY BLVD., SUITE 100
 BOCA RATON, FLORIDA 33432
 (561) 832-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
 600 W. GARDNER BLVD., SUITE 100, WEST PALM BEACH, FLORIDA 33411

EDK

LANDSCAPE & IRRIGATION DETAILS
 PRO CHOICE PLUMBING
 MARION COUNTY FLORIDA

