

April 1, 2024

PROJECT NAME: MAJOR SITE PLAN FOR HWY 200 STORAGE FACILITY

PROJECT NUMBER: 2023110100

APPLICATION: MAJOR SITE PLAN #30898

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

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."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

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."

Sec. 6.3.1.D.3 - Cross Access Easements

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]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[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."

Sec. 6.3.1.C.2 – Utility Easements

"[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."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

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."

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."

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."

Sec.6.3.1.D(f) –

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]."

- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Please provide sign information on site plan if any.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Please provide outside storage area information on site plan if any.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire comments
STATUS OF REVIEW: INFO
REMARKS: Please provide the CAD drawings for fire department access of our largest apparatus. Please call our office for our ladder specifications.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Water & sewer cap fees to be calculated, invoiced & collected prior to issuance of building permit. Will be handled by MCU Permitting.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
STATUS OF REVIEW: INFO
REMARKS: intended final ownership of all water & sewer mains & appurtances to be constructed shall be called out on plan sheet(s); identify where ownership changes if applicable. DEP permits will not be signed out until plans are approved through Development Review
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: as-builts shall be provided in adobe and CAD with state plane coordinates as per LDC updated 4/13/23. Allow a minimum of 5 days' review for comments prior to submitting for DEP Clearance/Bill of Sale for any conveyed assets.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: any assets to be conveyed to MCU post-DEP clearance shall be identified on the plan - sheet 04

- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Bill of Sale
STATUS OF REVIEW: INFO
REMARKS: if required, shall be submitted complete, prior to any MCU clearance of main(s).
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/30/24 - add waivers if requested in the future
- 12 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.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Boring need to go a minimum of 10ft below the lowest elevation for the pond. The provided borings only extend 10 ft below the existing ground elevation.
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: The maximum pond depth allowed per the LDC is 6ft. The proposed pond is 7 ft deep.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.7 - Geotechnical Criteria"
- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please provide conveyance calculations for the proposed conveyance system

- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed and sealed karst analysis
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed drainage report/letter. A hard copy signed and sealed report can be submitted if desired.
- 32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 12/26/23 - Connect to the existing driveway on Parcel "C" which leads to SR 200.
- 33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 12/26/23 - Show that the driveway connection to SW 103rd Street Roads meets FDOT Sight Distance criteria and provide a note on the plan stating such.
- 34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 12/26/23 - Sidewalk is required along SW 103rd Street Road.

- 35 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: NO
REMARKS: no irrigation shown on utility plan - confirm if there will be any, and if so, the method. If by MCU water, indicate total SF irrigated.
- 36 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
STATUS OF REVIEW: NO
REMARKS: see changemarks Sheet 04 - identify comments & noted changes in response letter to correspond with numbered items
- 37 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: Details updated 4/13/23 - available at MCU's website in CAD or upon request as .pdf
- 38 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: NO
REMARKS: note on sheet 04 ""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 start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer at 352-307-6163."
- 39 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: NO
REMARKS: \$130 minimum review fee - to pay by phone call 352-671-8686 & reference AR 30898 Utility Review Fee
- 40 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: Hydrants shall be a minimum of 40 feet from the building it protects per NFPA 24, 7.2.3
- 41 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: NO
REMARKS: The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.
- 42 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: NO
REMARKS: If building is not separated into 2500 square foot sections than a Knox box will be required with a fire sprinkler and fire alarm system. If building separation is used please include a note on the cover sheet that will be divided into a maximum of 2500 square foot sections.

- 43 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: NO
REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).
- 44 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: NO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 45 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: NO
REMARKS: Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet. Please re-evaluate the gate access area on the site plan to ensure fire department access roads are a minimum of 20 feet in width. Per NFPA 1 Chapter 18.2.3.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.
- 46 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: The vicinity map on Sheet 01 has SW 103rd Street Rd incorrectly labeled as SW 103rd Street and SW HWY 200 incorrectly labeled as State Road No 200. Sheets 02, 03, 04, 05, L1, and SW1 have SW 103rd Street Rd incorrectly labeled as SW 103rd Street. Sheets 02, 03, 04, 05, L1, and SW1 have SW HWY 200 incorrectly labeled as State Road No 200.
- 47 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: The vicinity map on Sheet 01 has the North Arrow pointing in the wrong direction.
- 48 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 49 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 50 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
STATUS OF REVIEW: NO
REMARKS: Please specify which points were used for horizontal control.

- 51 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please reference horizontal control to the Florida State Plane Coordinate System.
- 52 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 53 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
STATUS OF REVIEW: NO
REMARKS: Please provide ROW information for SR200.
- 54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Provide tree survey with size and species
- 55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Provide tree protection on plan and in detail
- 56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Shade trees must be min 3.5" cal. at installation
- 57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show trees to be removed
- 58 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Show inches per acre pre development and post development
- 59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: 1. Indicate replacement trees in schedule 2. Replacement trees shall be a min. of 3.5" cal. at installation
- 60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: provide native status in schedule

- 61 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: NO
REMARKS: Pines are not acceptable in east buffer, too close to adjacent homes
- 62 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Label buffer types 2. Schedule to include width, height and spacing requirements. 3. Taxus Cuspidata is not widely available, suggest Podocarpus macrophyllus 'Pringles' 4. The shrubs and groundcovers in the north buffer do not meet the 50% requirement for square footage 5. East buffer is a type B, waiver for wall required. 6. Show shrubs and groundcovers for east buffer 7. Label plant symbols
- 63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: Will there be customer parking onsite? If so, show required perimeter parking, islands, etc...
- 64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: will there be an on site dumpster? if so, show screening
- 65 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3.D(4) - Landscaping of private stormwater management facilities
STATUS OF REVIEW: NO
REMARKS: North DRA requires enhanced screening of 4 trees per 100 LF and 200 sf of shrubs per 100 LF, in addition to buffer requirements
- 66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: No more than 50% of trees may be of one species
- 67 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: NO
REMARKS: 1. Provide tree and shrub planting details and specifications
2. Pine straw mulch is not recommended, suggest mini pine bark nuggets
- 68 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Landscape requirements are too extensive for a battery operated drip irrigation system. Provide irrigation plan designed by an irrigation professional.
- 69 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so a photometric plan is required

- 70 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: List all parcel numbers of subject property on site plan
- 71 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: 1. For modified buffer, please provide cross section of proposed buffer. 2. Type C buffer is required along the ROW. B type buffer requires 6' concrete wall not a privacy fence.
- 72 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
STATUS OF REVIEW: NO
REMARKS: 1. Please provide information about what will be stored in the storage. 2. Please provide information about storage material and architectural construction (shipping container? RV? prefab modular? building constructed on-site with what material? or else?) 3. Please list all land use including floor area of particular use on site plan.
- 73 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Please submit EALS or exemption application.
- 74 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
STATUS OF REVIEW: NO
REMARKS: 1. The legal description on cover sheet refers to easement information. However, this information needs to be shown on the Survey sheet accordingly. 2. Provide OR Book and Page numbers for the easement and entry driveway on the adjacent parcel.
- 75 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: NO
REMARKS: Please provide dimensions and location of all proposed improvements on site plan including storage unit size.
- 76 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: NO
REMARKS: The subject parcels are in flood zone area and Secondary Springs Protection Zone.

77 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: 1. Re-plat is required. Please provide plat information and document of subject parcels. 2. Open up a second entrance from driveway on the west side in consideration of emergency and backup use.



**Marion County
Board of County Commissioners**

AR #30898

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: 3/27/24 Parcel Number(s): 3501-100-007 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: HWY 200 Storage Facility Commercial or Residential
Subdivision Name (if applicable): N/A
Unit _____ Block _____ Lot _____

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): Smart Building Solutions LLC
Property Owner's Signature: _____
Property Owner's Mailing Address: 5703 Red Bug Lake Rd, Suite 411
City: Winter Springs State: FL Zip Code: 32708 Phone # 407-793-0522

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: 6.13.7 - Geotechnical Data
Reason/Justification for Waiver Request: The site is in candler soils. The borings were taken in the in an area the the Geotech company thought was the lowest point of the pond area. It is very overgrown and missed the location a few feet . The pond is providing 1.33' of freeboard.

DEVELOPMENT REVIEW USE:

Received By: Email 3/28/24 Date Processed: 4/1/24 CF Project # 2023110100 AR # 30898

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



**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

Section & Title of Code: 6.13.3

Reason/Justification for Waiver Request: The pond is shown to be 7' deep. It is only holding 5.67' of stormwater. The extra freeboard was used because the DRA has no discharge. Also, bottom of the dra is only 1' below the existing low point in the area of the pond.

Section & Title of Code: 6.12.12 - Sidewalks

Reason/Justification for Waiver Request: The owner request to pay into the sidewalk fund in lieu of constructing sidewalks. Fee to be paid prior to final inspections.

Section & Title of Code: 6.8.6 - Buffer (East Buffer)

Reason/Justification for Waiver Request: Owner request no wall be required. There is already an existing wall 8' - 10' tall. we have worked with staff to provided a Palm tree and Clumping bambo buffer that will provided a better buffer than what coded required. Staff was concerned that there was not room for large trees. The owner is requesting some credit for towards his tress fund payment.

Section & Title of Code: 6.8.6 - Buffer (North Buffer)

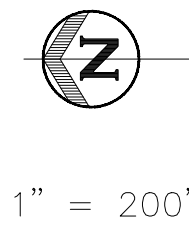
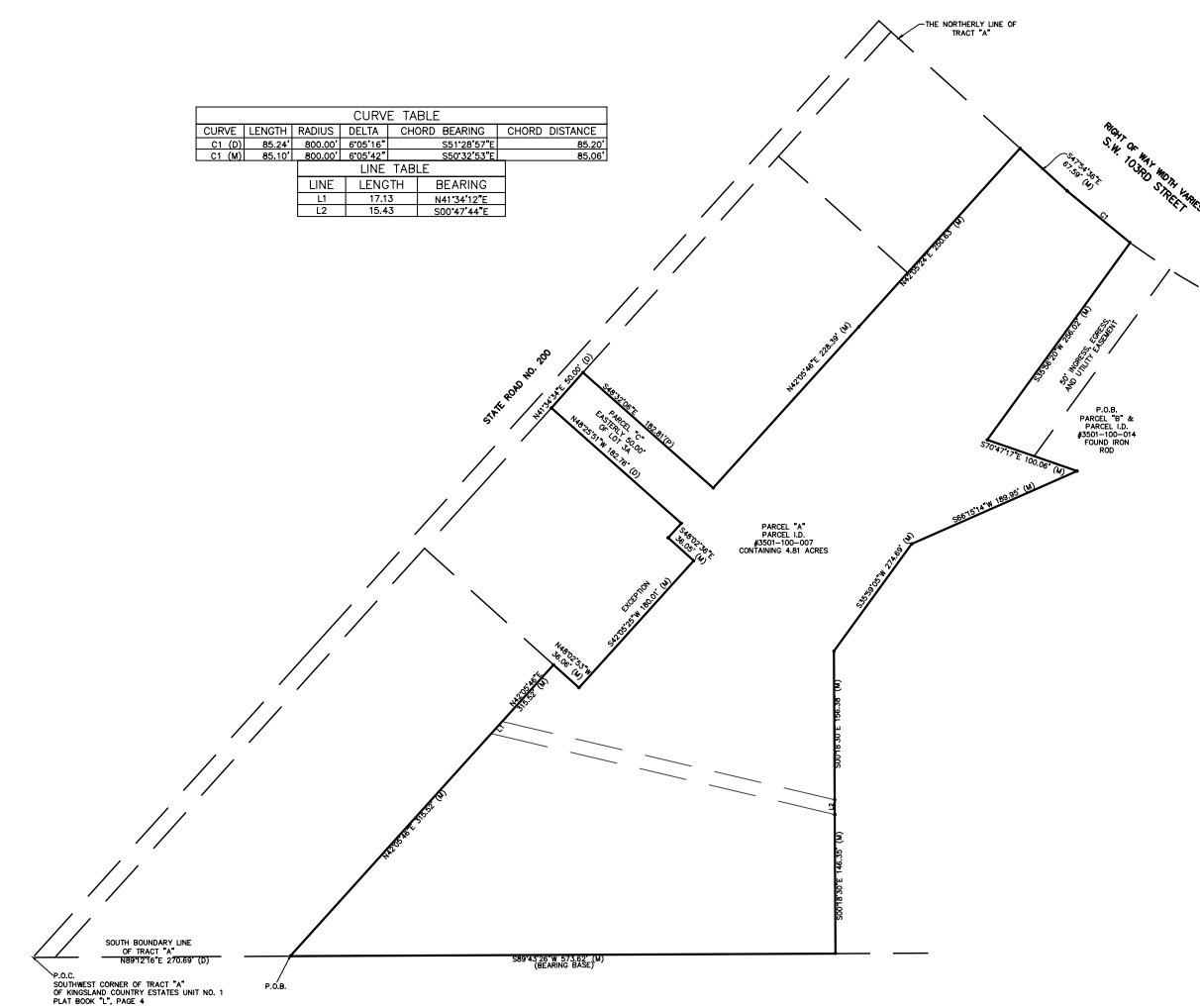
Reason/Justification for Waiver Request: Existing power lines prevent trees in this area. Request only Understory trees be used.

Section & Title of Code: 6.8.6 - Buffer (DRA)

Reason/Justification for Waiver Request: DRA is up against the C-type roadside buffer. No trees can large trees can be planted because of power lines. C-Type bufffer provides sufficient screening.

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____



TRAFFIC STATEMENT:
USING ITE CODE 151 FOR 144 STORAGE UNITS, THIS SITE IS PROJECTED TO GENERATE 26 DAILY TRIPS AND 3 PEAK HOUR TRIPS.

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.

ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY RIGHT-OF-WAY.

MAJOR SITE PLAN FOR HWY 200 STORAGE FACILITY

LESS THE FOLLOWING DESCRIBED:
BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 1-A OF KINGSLAND COMPLEX BLOCK "A" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "5", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN N.41°34'12"E., ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1-A AND THE NORTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 180.00 FEET; THENCE S.48°32'06"E., A DISTANCE OF 36.00 FEET; THENCE S.41°34'12"W., PARALLEL TO THE AFOREMENTIONED SOUTHEASTERLY BOUNDARY A DISTANCE OF 180.00 FEET; THENCE N.48°32'06"W., A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE(S) 3-6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N.89°12'16"E., ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN N.41°34'12"E., A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.48°25'48"E., A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.35°27'53"E., A DISTANCE OF 255.99 FEET TO A P.O.C., INTERSECTION THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIALEAH BOULEVARD OF SAID PLAT; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.30 FEET TO A P.O.C. SAID CURVE SEGMENT HAVING A RADIUS OF 800.00 FEET, A DELTA OF 11°58'55", A CHORD OF 167.00 FEET, BEARING S.60°31'37"E., LEAVING SAID RIGHT OF WAY LINE, RUN S.23°28'56"W, A DISTANCE OF 214.59 FEET; THENCE RUN N.71°18'49"W, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

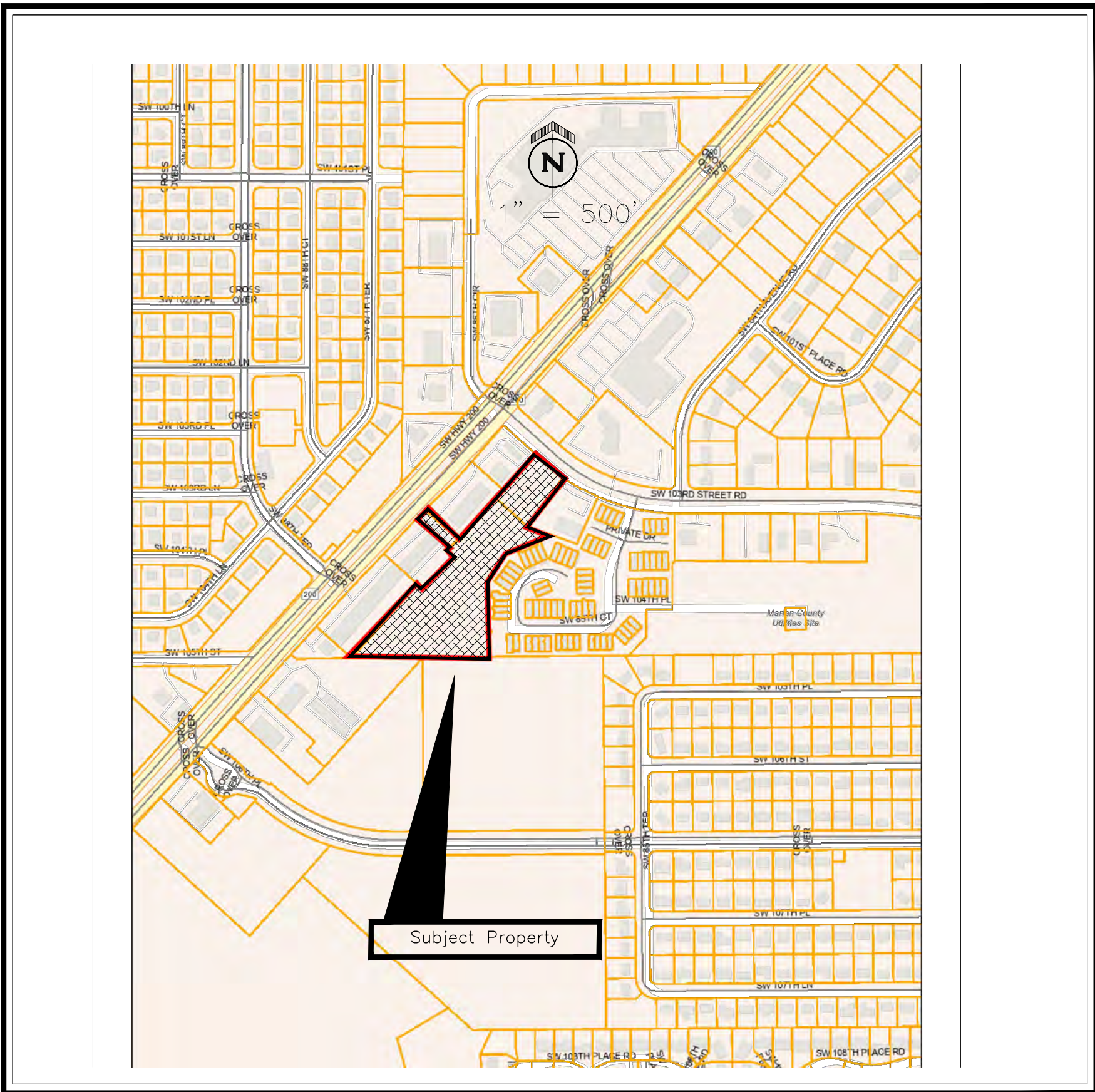
ALSO TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTHERN TRIANGULAR PORTION MEASURING 30 FEET ON THE SOUTHEASTERN SIDE AND 30 FEET ON THE SOUTHWESTERN SIDE OF THE FOLLOWING DESCRIBED PROPERTY:
LOT 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT "A", KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "L", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID TRACT "A", THENCE N.41°34'12"E., ALONG THE NORTH-WESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET; THENCE S.48°25'48"E., ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.48°25'48"E., ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.51°28'57"E., 85.20 FEET; THENCE S.35°27'53"W, 255.99 FEET; THENCE N.48°25'48"W, 180.00 FEET; THENCE N.41°34'12"E., 250.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING WITHIN TRACT "A", KINGSLAND COUNTRY ESTATES AS RECORDED IN PLAT BOOK "L", PAGES 3 THROUGH 6 OF THE PUBLIC RECORDS OF MARION COUNTY, LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHERLY MOST CORNER OF LOT 1A, KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "5", PAGE 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S.41°34'06"W., ALONG THE EASTERLY LINE FO KINGSLAND PLAZA AS RECORDED IN OFFICIAL RECORDS BOOK 1387, PAGE 1931 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR A DISTANCE OF 81.23 FEET TO THE POINT OF BEGINNING; THENCE RUN S.77°16'46"E., FOR A DISTANCE OF 359.15 FEET TO THE WEST LINE OF OAK TRACE VILLAGES; THENCE RUN S.00°47'44"E., ALONG SAID WEST LINE FOR A DISTANCE OF 15.43 FEET; THENCE RUN N.77°16'46"W, FOR A DISTANCE OF 371.02 FEET TO A POINT OF AFORESAID EASTERLY LINE OF KINGSLAND PLAZA; THENCE RUN N.41°34'12"E., ALONG SAID EASTERLY LINE FOR A DISTANCE OF 17.13 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "B"
A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE N.89°12'16"E., ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 895.23 FEET; THENCE RUN S.48°25'48"E., A DISTANCE OF 180.00 TO THE POINT OF BEGINNING; THENCE RUN S.71°18'29" E., A DISTANCE OF 100.06 FEET; THENCE RUN S.65°44'51"W, A DISTANCE OF 190.67 FEET TO THE EASTERLY BOUNDARY OF PARCEL NUMBER 3501-100-007; THENCE N.35°36'41"E., ALONG SAID EASTERLY BOUNDARY LINE OF PARCEL NUMBER 3501-100-007 A DISTANCE OF 135.78 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "C"
THE EASTERLY 50 FEET OF LOT 3A OF "KINGSLAND COMPLEX BLOCK A", AS RECORDED IN PLAT BOOK "5", PAGE(S) 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
DESCRIPTION: PARCEL 3501-100-013
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N.41°34'12"E. ALONG THE NORTH-WESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET THENCE S.48°25'48"E. ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.48°25'48"E. ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.51°28'57"E., 85.20 FEET; THENCE S.35°27'53"W, 255.99 FEET; THENCE N.48°25'48"W, 180.00 FEET; THENCE N.41°34'12"E., 250.00 FEET TO THE POINT OF BEGINNING.

OWNERS/DEVELOPER
SMART BUILDING SOLUTIONS LLC
5703 RED BUG LAKE ROAD, SUITE 411
WINTER SPRINGS, FLORIDA 32708
(407) 346-8827



VICINITY MAP

- GENERAL NOTES:**
1. ALL PROPOSED BUILDINGS ARE ONE STORY.
 2. THIS PROJECT IS LOCATED IN MARION COUNTY, FL.
 3. THIS SITE IS IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP #12083C0684E.
 4. THIS SITE IS IN THE SPRINGS PROTECTION SECONDARY ZONE.
 5. THERE IS 167,062sf OF IMPERVIOUS AREA PROPOSED WITH THIS PROJECT.
 6. NO SITE LIGHTING IS PROPOSED FOR THIS PROJECT. IF SITE LIGHTING IS ADDED IN THE FUTURE THEY SHALL COMPLY WITH SECTION 6.19 OF THE MARION COUNTY LDC

WAIVERS		
CODE SECTION	APPROVAL DATE	CONDITIONS

INDEX OF SHEETS

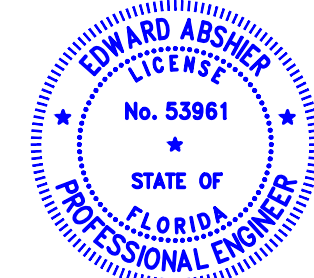
1. COVER SHEET
2. AERIAL
3. SITE PLAN
4. GRADING PLAN
5. UTILITY PLAN
6. CONSTRUCTION DETAILS
7. UTILITY DETAILS
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE DETAILS
- SW1 SWPPP
- S1 SURVEY

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 APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

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.

ENGINEERS CERTIFICATE

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.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE ADJACENT TO THE SEAL.
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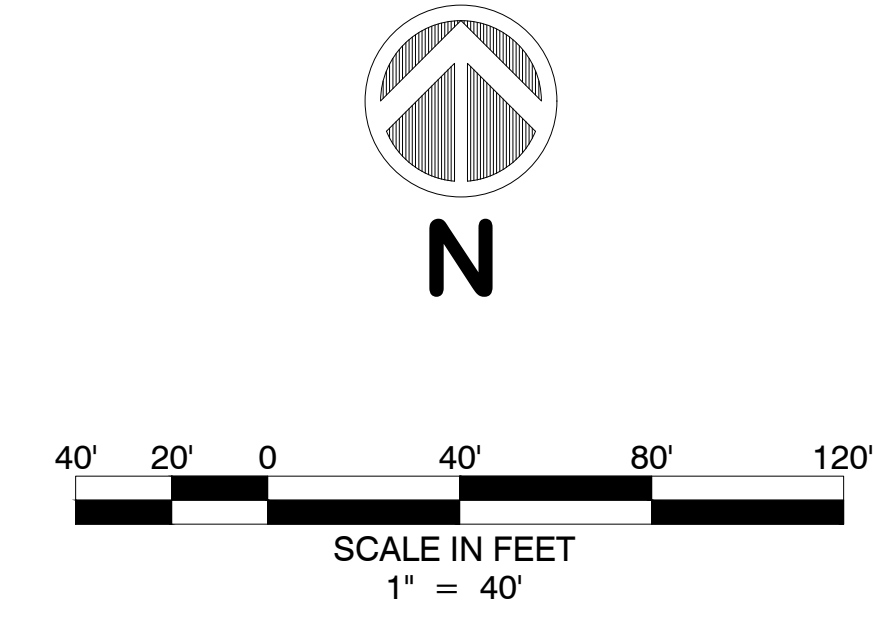
EDWARD ABSHIER JR.
FLORIDA REGISTERED ENGINEER NO. 53961

OWNER'S SIGNATURE

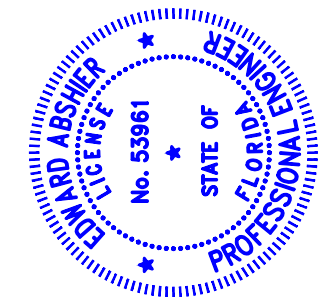
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

CHRIS HINTON, MANAGER

ABSHIER ENGINEERING, INC.
5614 SE 111th STREET, BELLEVIEW, FLORIDA
P.O. BOX 2770 BELLEVIEW, FL 34421-2770
CA# 9930
PHONE: (352) 245-8592
FAX: (352) 245-8597



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 AND NO PART THEREOF MAY BE
 USED OR REPRODUCED IN ANY
 FORM WITHOUT WRITTEN PER-
 MISSION.

DATE	REVISIONS	BY
11/22/17	REVISED PER COUNTY COMMENTS	R.E.A.

ABSHIER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

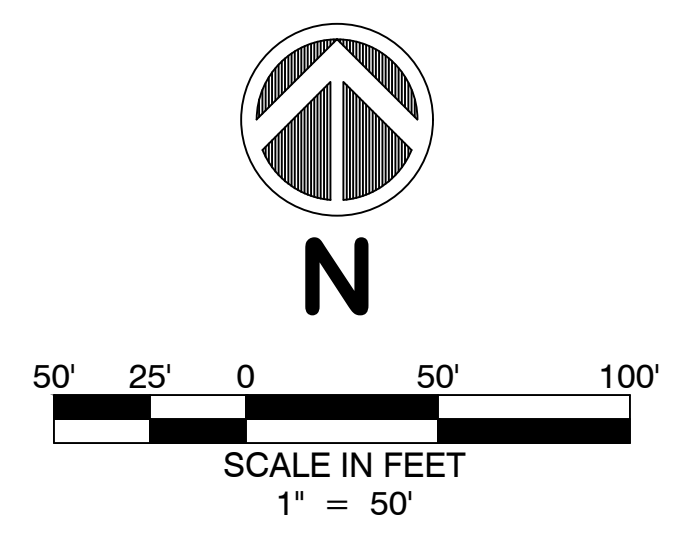
AERIAL PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 11/20/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #53961
 DATE: December 05, 2023

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DATE	REVISIONS	BY	R.E.A.

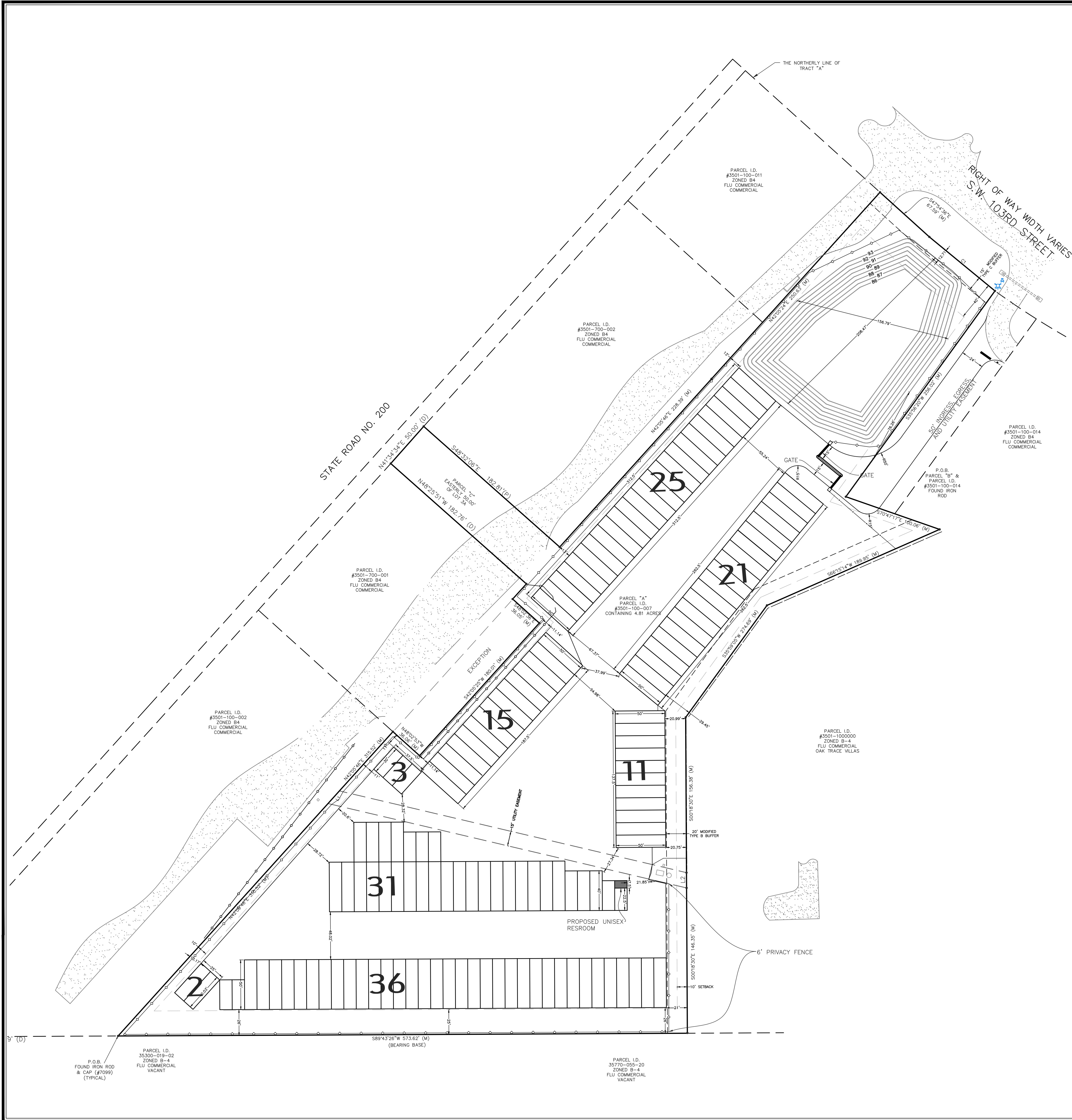


SITE DATA

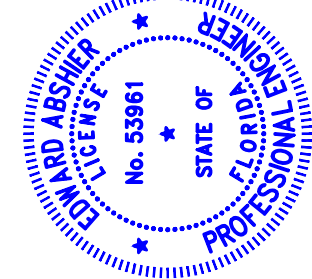
- TOTAL ACRES = ±5.98 ACRES - 260,489 sf
- ZONING = B-4, LAND USE = COMM
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE - STEEL
- BUILDING HEIGHT - ±20'
- STANDARD PARKING SPACES:
REQUIRED SPACES = 0
PROVIDED = 0 SPACES
- HANDICAP PARKING SPACES:
REQUIRED = 0 SPACE
PROVIDED = 0 SPACE
- OWNER/DEVELOPER - SMART BUILDING SOLUTIONS
5702 RED BUG LAKE ROAD, SUITE 411
WINTER SPRINGS, FLORIDA 32708
(407) 346-8827
- ENGINEER - ABSHIER ENGINEERING, INC.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
- SOIL TYPE - CANDLER
- PERMITTING AGENCIES:
- MARION COUNTY
- SWFWMD
- WATER & SEWER BY MARION COUNTY UTILITIES
- ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- LOCATED IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BELLEVUE, FLORIDA.
- AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 86,750sf
PROPOSED OTHER IMPERVIOUS AREA = 80,312sf
TOTAL IMPERVIOUS AREA = 167,062 (64.1%)
OPEN AREA = 93,427sf (35.9%)
FLOOR AREA RATION = 0.333
- INTENDED USE FOR SITE - RV & BOAT STORAGE

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 4" PAINT.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.
- NO PARKING LOT LIGHTS ARE PROPOSED. IF PARKING LOT LIGHTS ARE ADDED IN THE FUTURE, THEY SHALL MEET THE REQUIREMENTS OF SECTION 6.19 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
- ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.



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ABSHIER ENGINEERING, INC.
 5614 SE 11TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

SITE PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #53961
 DATE: December 05, 2023

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DATE	REVISIONS	BY	R.E.A.

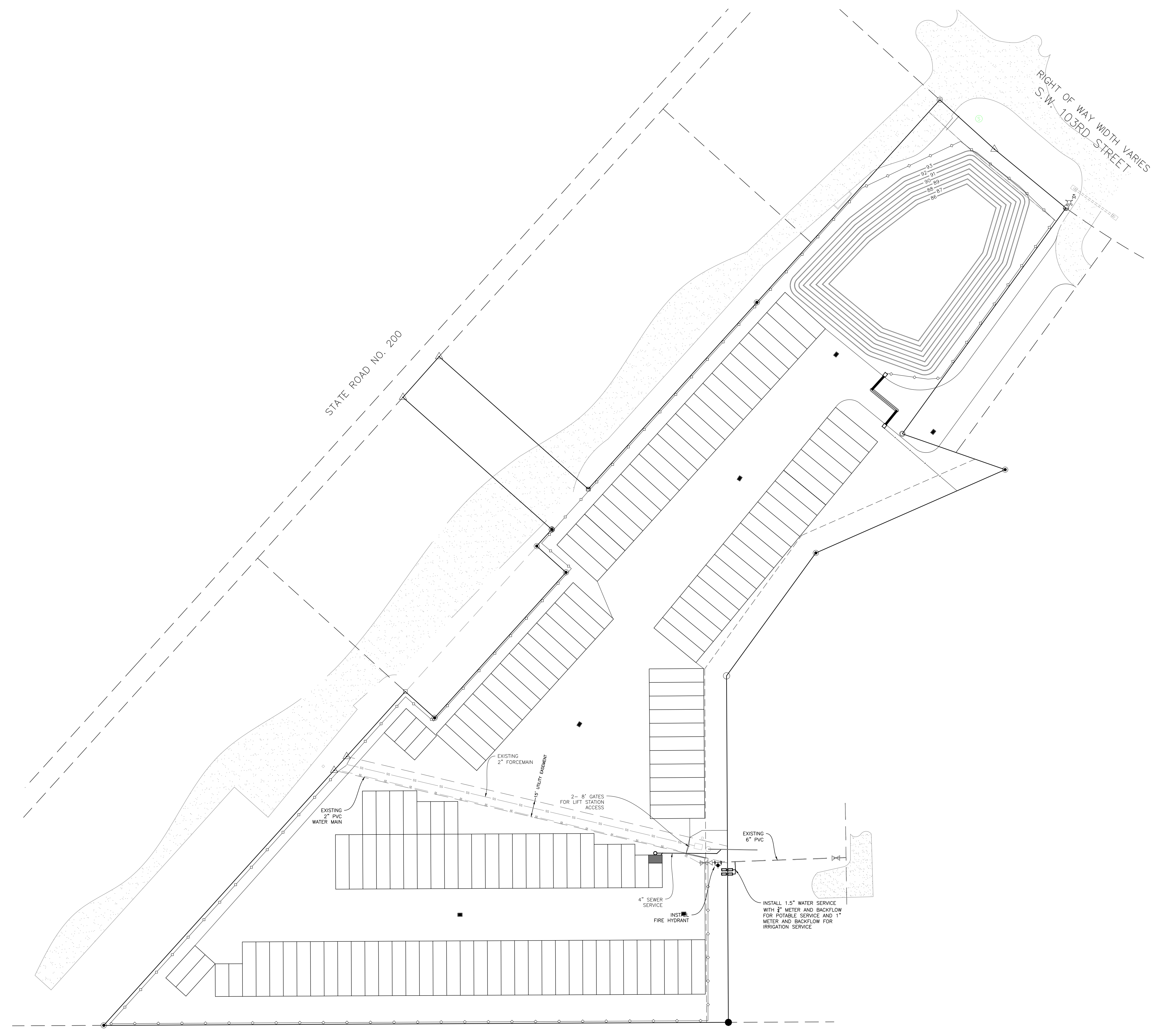
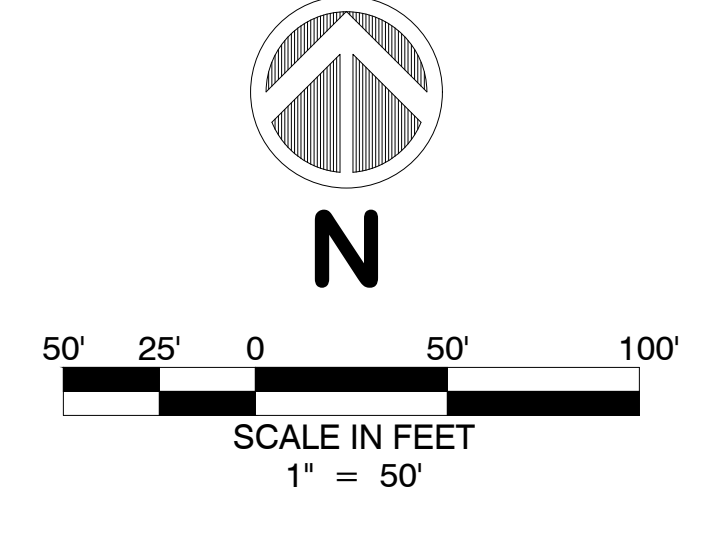
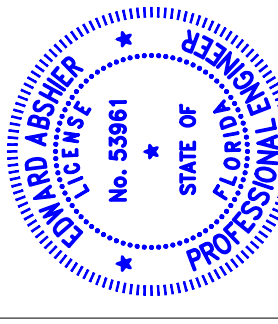
ABSHIER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770 PHONE: (352) 245-8592
 BELLEVUE, FL 34421-2770 FAX: (352) 245-8597

UTILITY PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #63961
 DATE: December 05, 2023
 SHT. 4 OF 6

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE ADJACENT TO THE SEAL.
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EXISTING 6" PVC
 INSTALL 1.5" WATER SERVICE WITH 2" METER AND BACKFLOW FOR POTABLE SERVICE AND 1" METER AND BACKFLOW FOR IRRIGATION SERVICE.
 EXISTING 4" SEWER SERVICE
 EXISTING 2" FIRE HYDRANT
 2 - 6" GATES FOR LIFT STATION ACCESS
 EXISTING 2" FORCE MAIN
 EXISTING 2" PVC WATER MAIN

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DATE	REVISIONS	BY	R.E.A.

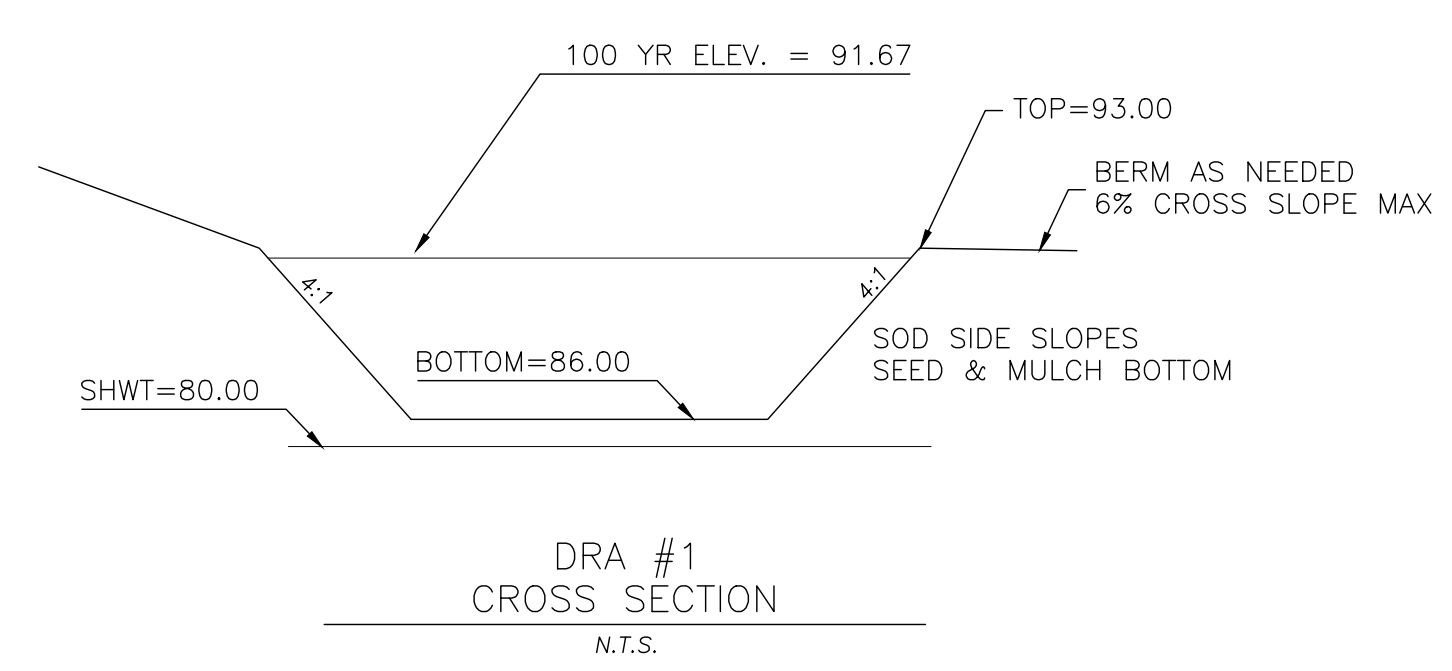
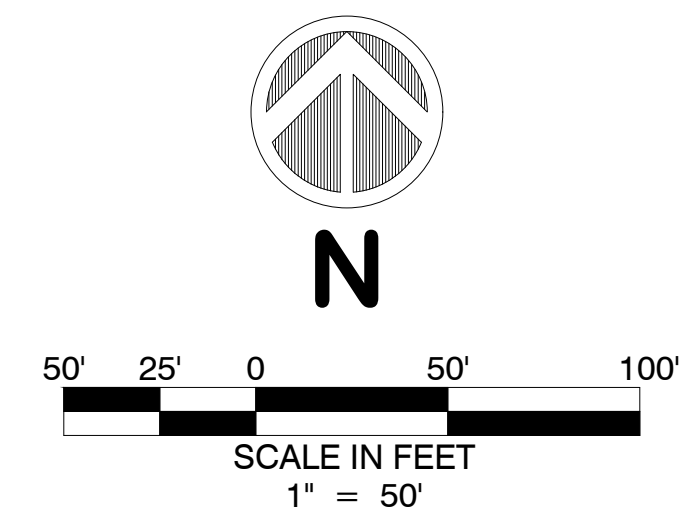
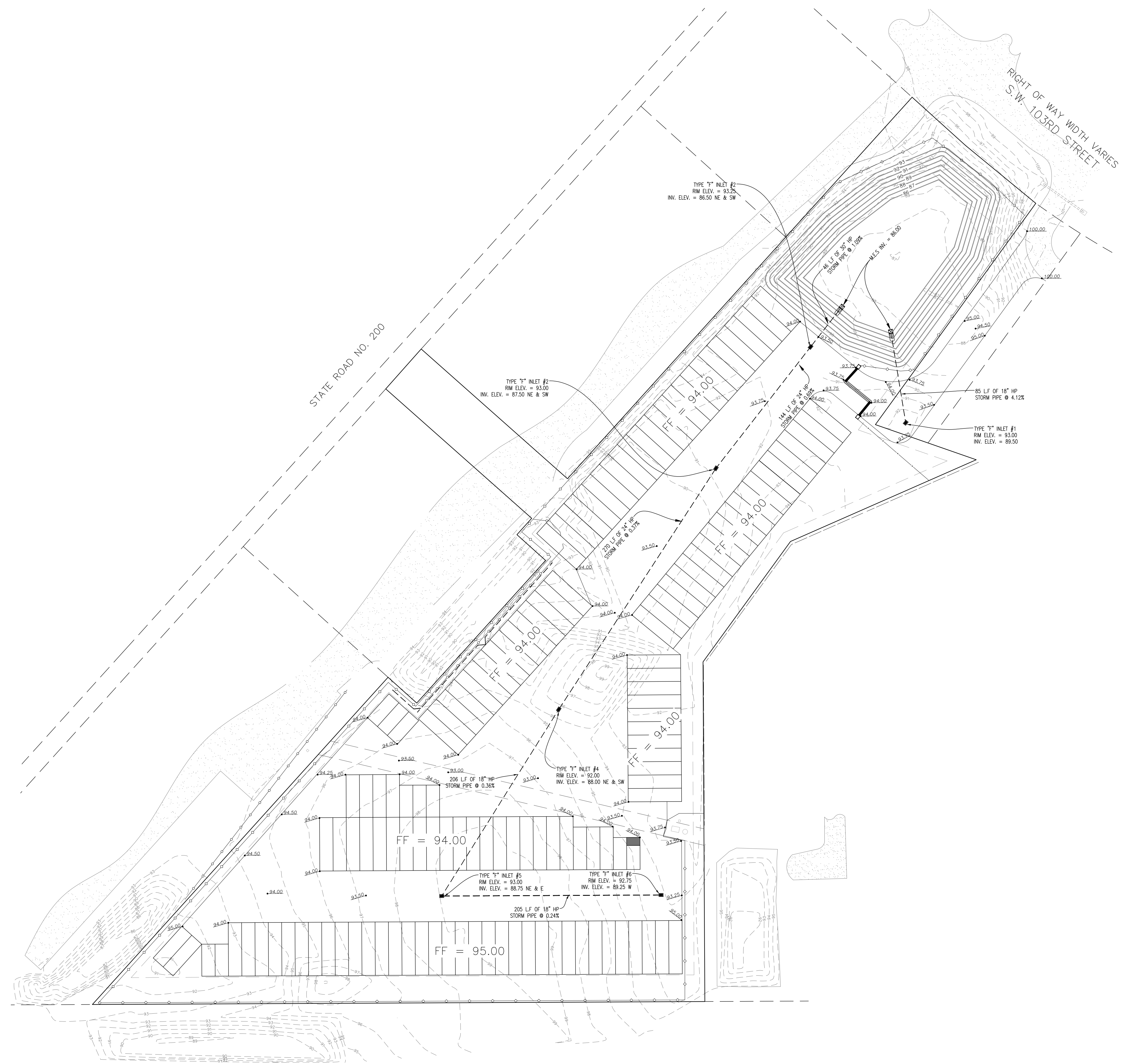
ABSHIER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

GRADING PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #63961
 DATE: December 05, 2023

SHT. 5 OF 6



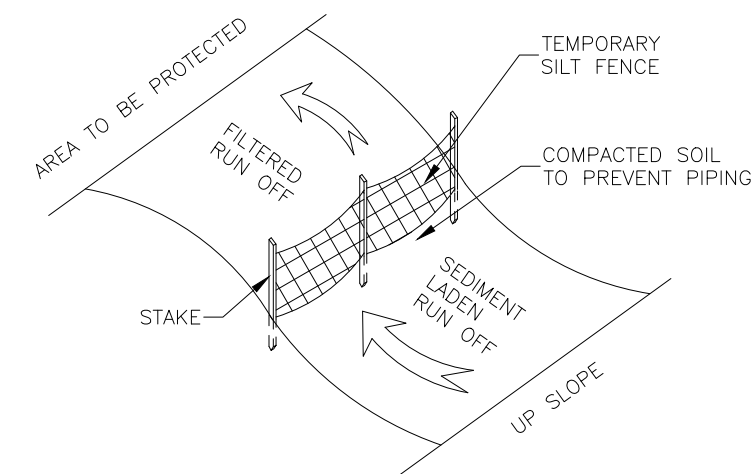
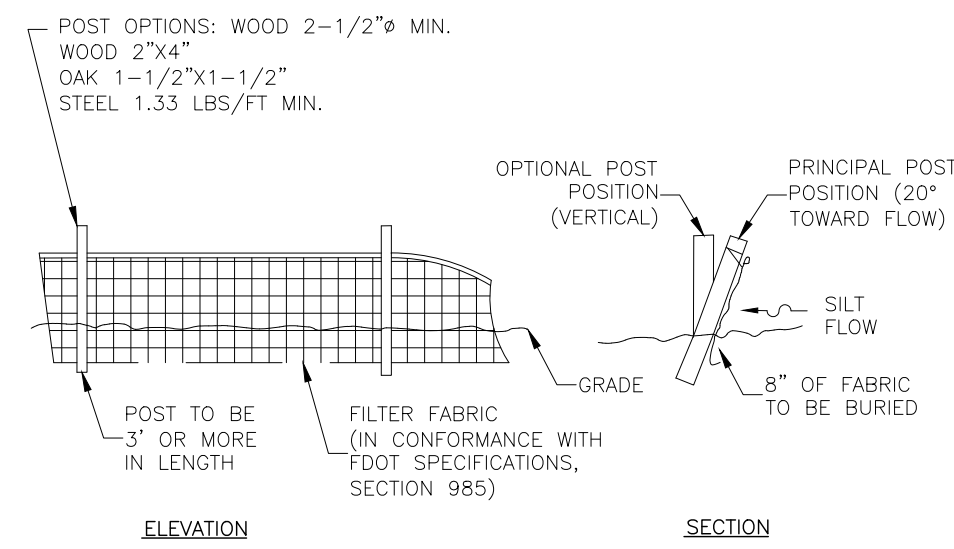
- NOTES:**
- ELEVATIONS SHOWN WERE OBTAINED BY FIELD SURVEY AND ARE BASED N.A.V.D. 88 DATUM.
 - ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL STORM PIPING SHALL BE CLASS I OR II, WITH A 50 YEAR LIFE.

EROSION/SEDIMENT NOTES

- CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- AFTER FINAL GRADING IS COMPLETE IN ANY PORTION OF THE PROJECT IS COMPLETE, CONTRACTOR SHALL STABILIZE GROUND WITHIN 7 DAYS OF ACHIEVING THE FINAL GRADE.
- CONTRACTOR SHALL WATER SITE IF DUST BECOMES A NUISANCE DURING CONSTRUCTION.

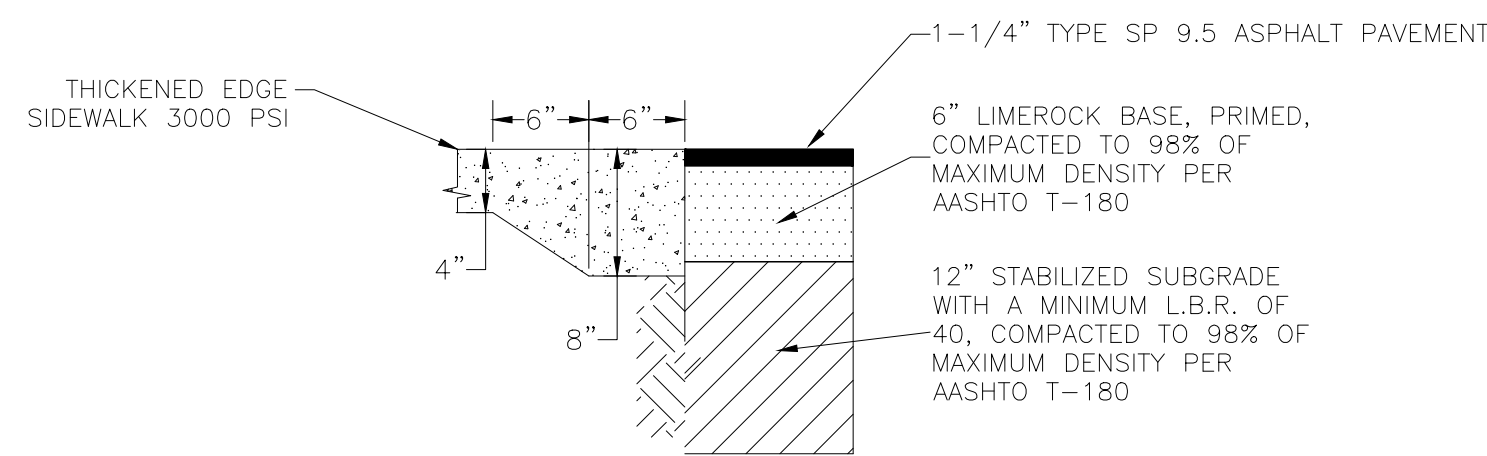
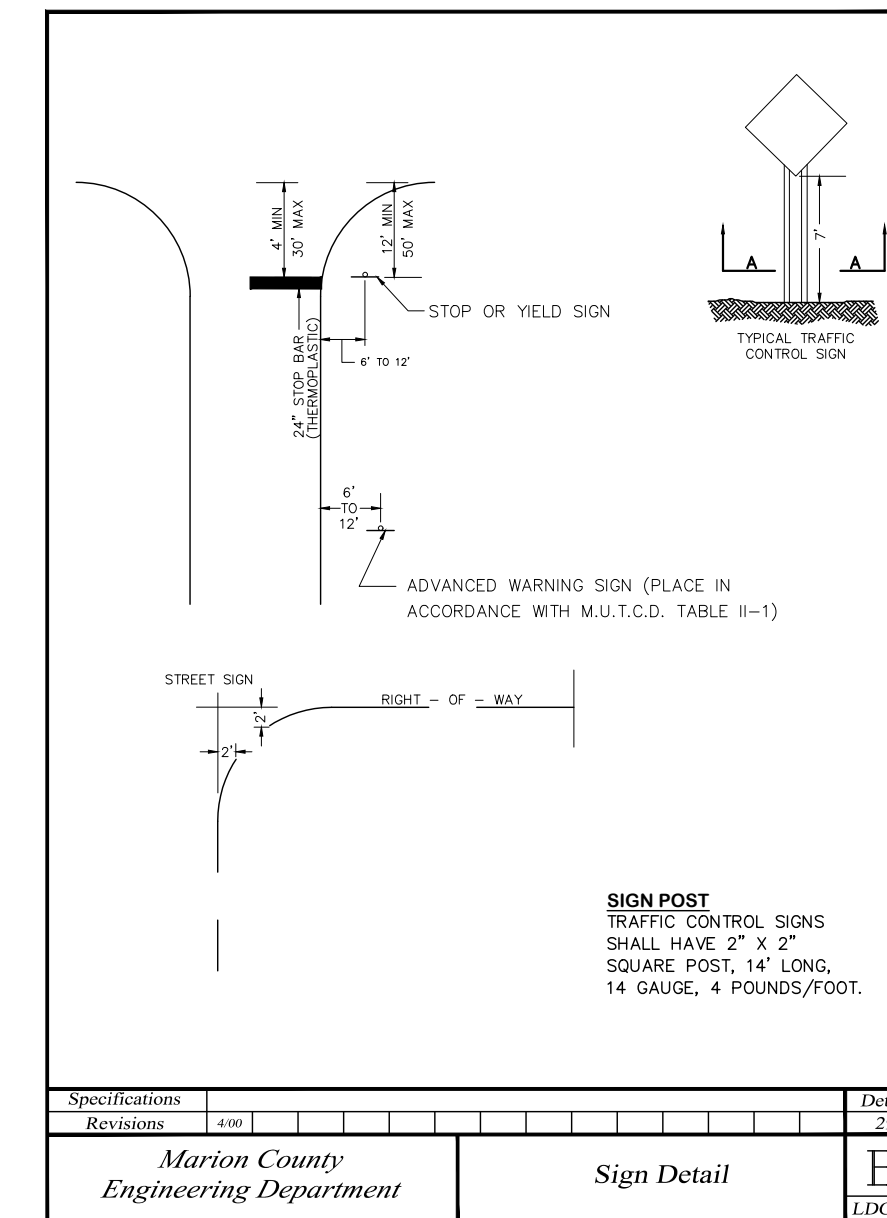
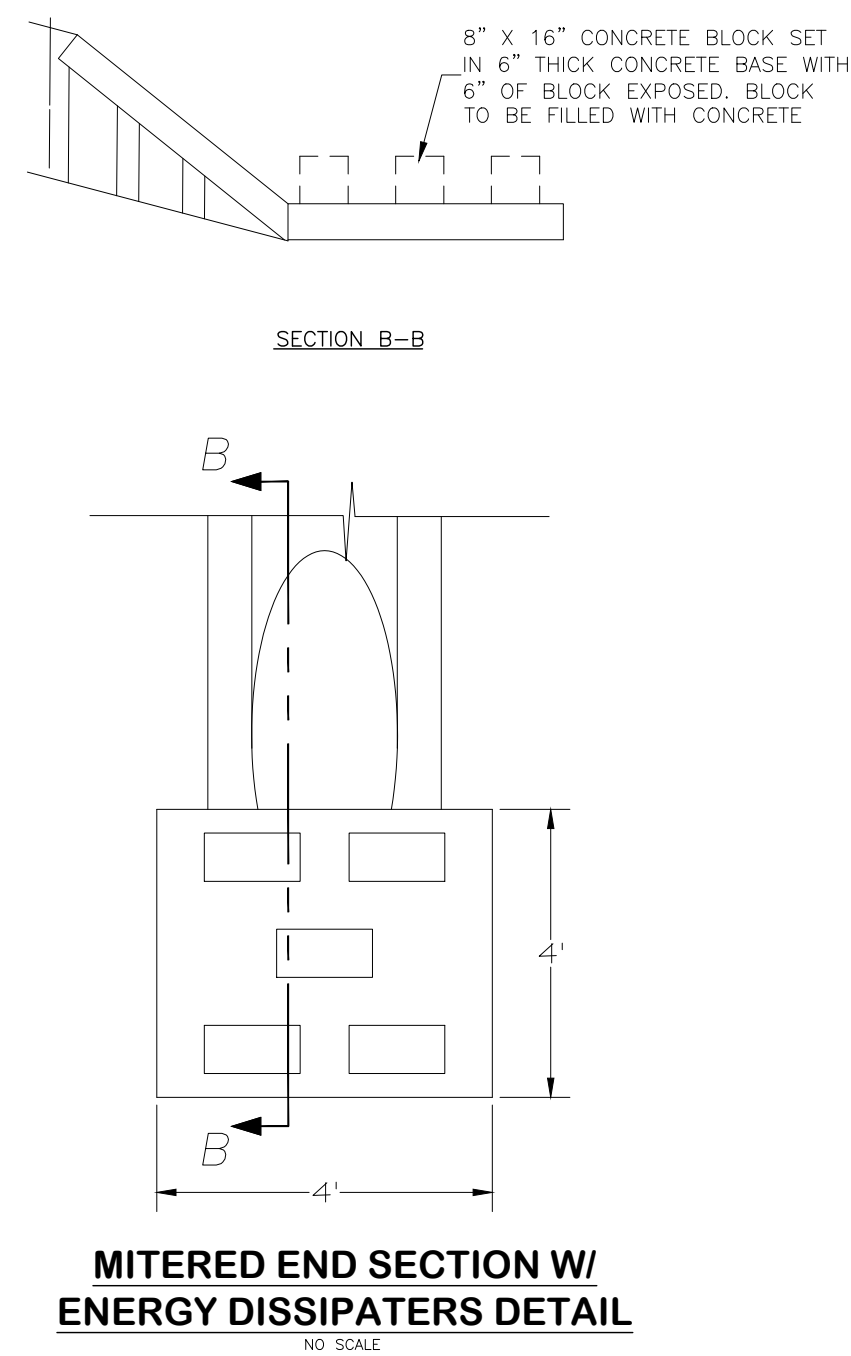
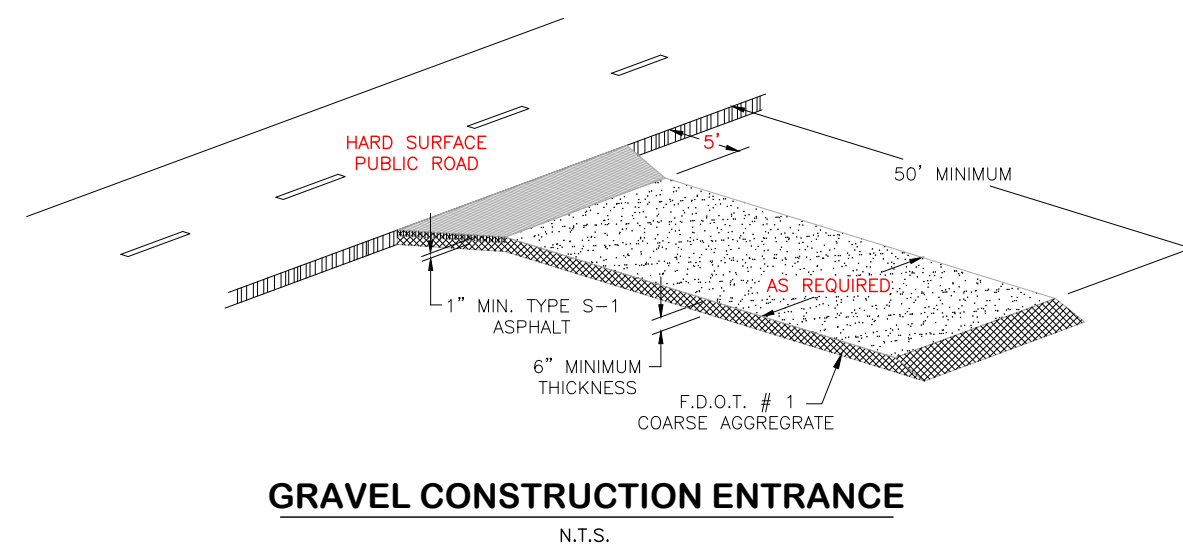
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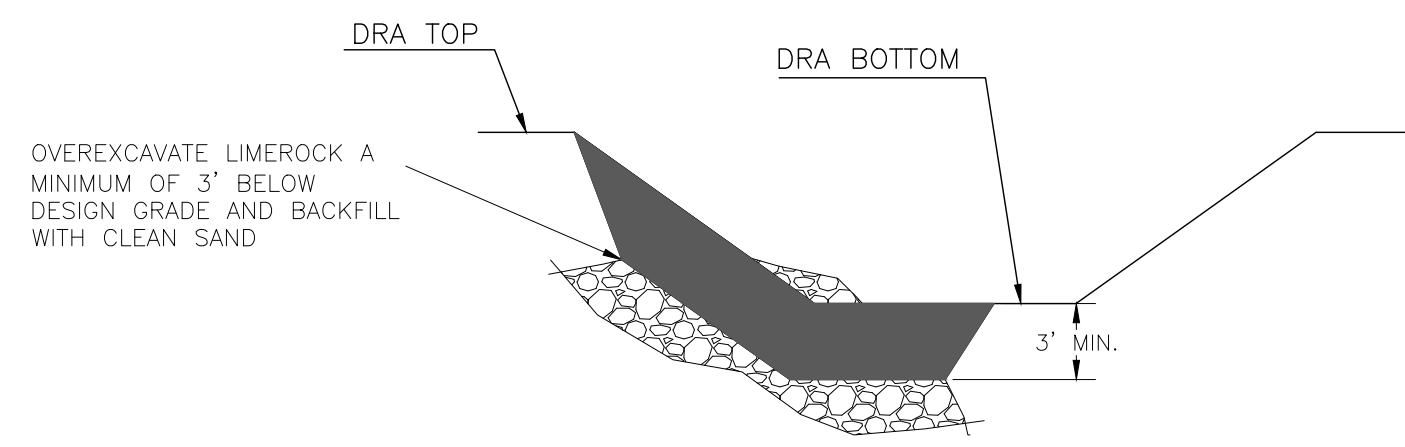


FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

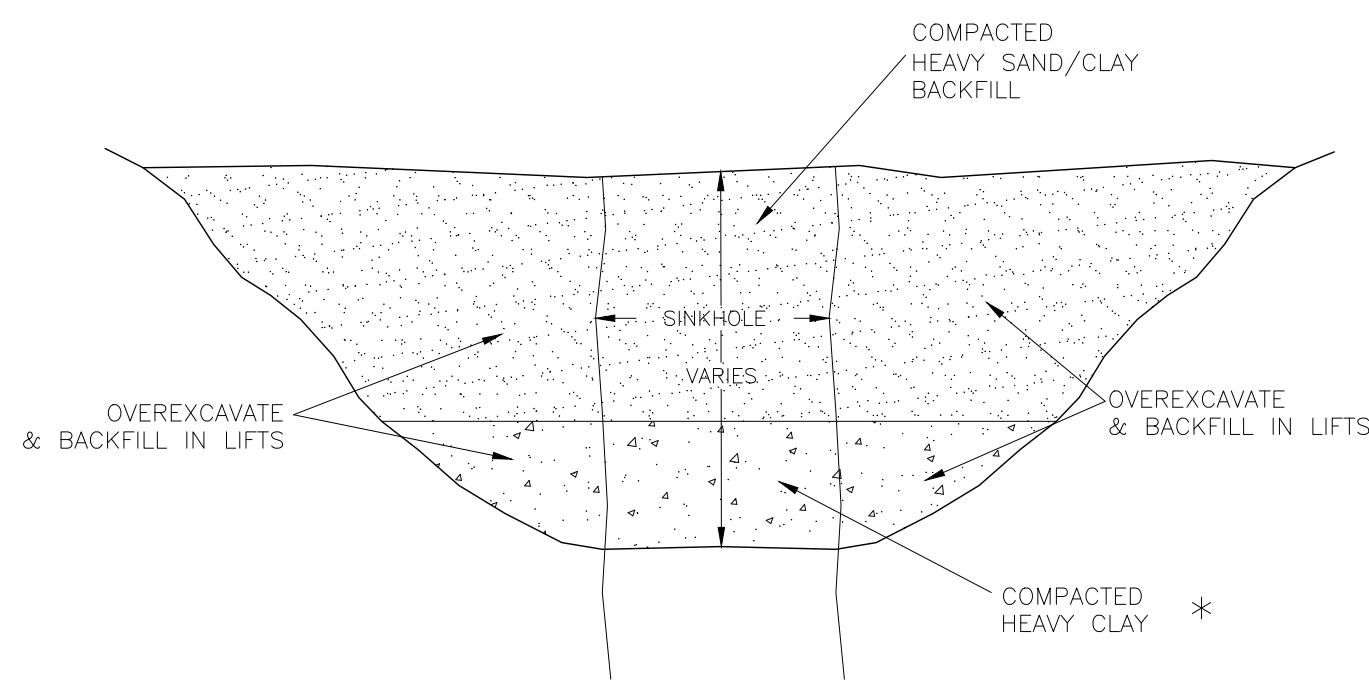
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).



SIDEWALK & PAVEMENT DETAIL

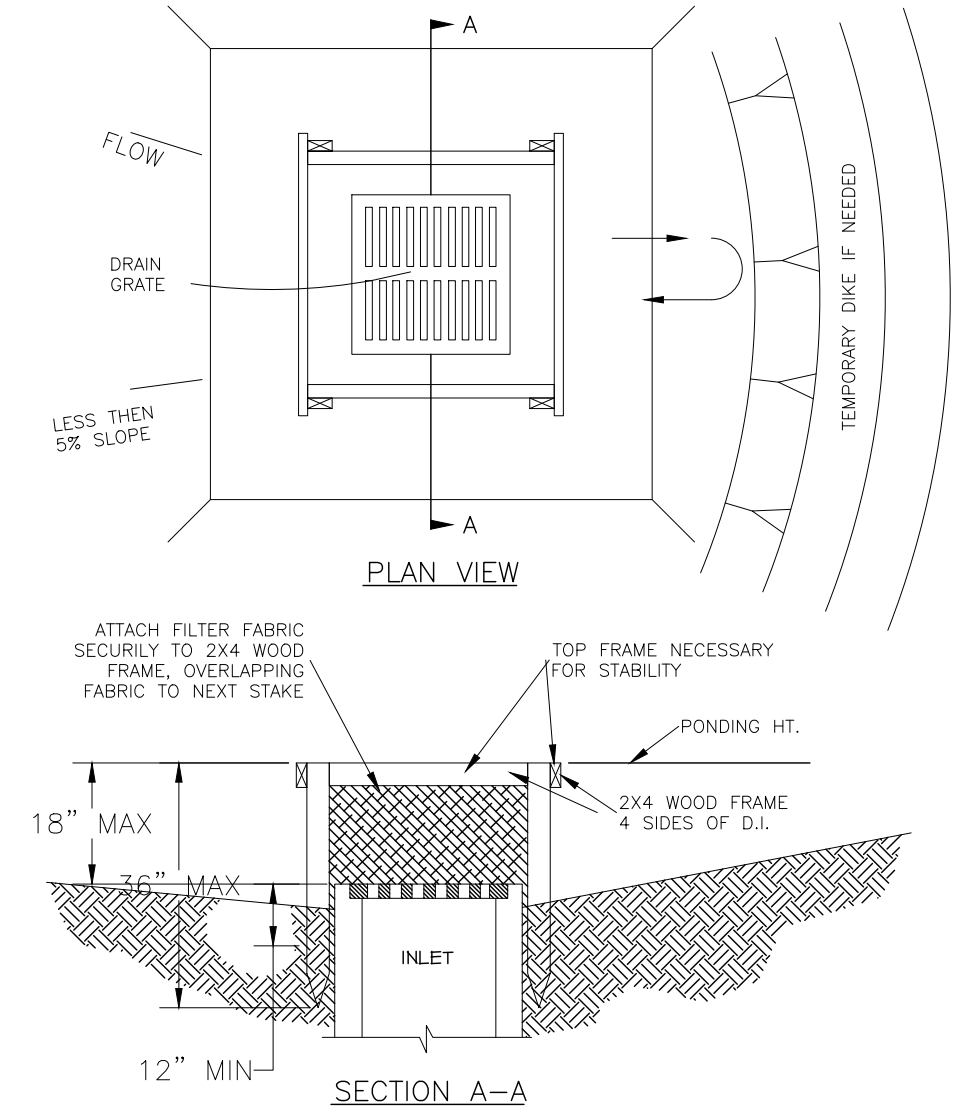


LIMESTONE OUTCROP REMOVAL DETAIL



SINKHOLE REPAIR

* IF GROUNDWATER IS ENCOUNTERED IN THE BOTTOM OF THE SINKHOLE, FLOWABLE GROUT SHALL BE SUBSTITUTED FOR THE COMPACTED HEAVY CLAY.



- NOTES:
1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
 2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH).
 3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET SEDIMENT BARRIER

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BY	R.E.A.
REVISIONS	
DATE	

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 FAX: (352) 245-8597

CONSTRUCTION DETAILS
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 11/20/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABLSHER JR., P.E. #53961
 DATE: December, 05, 2023
 SHT. 6 OF 7

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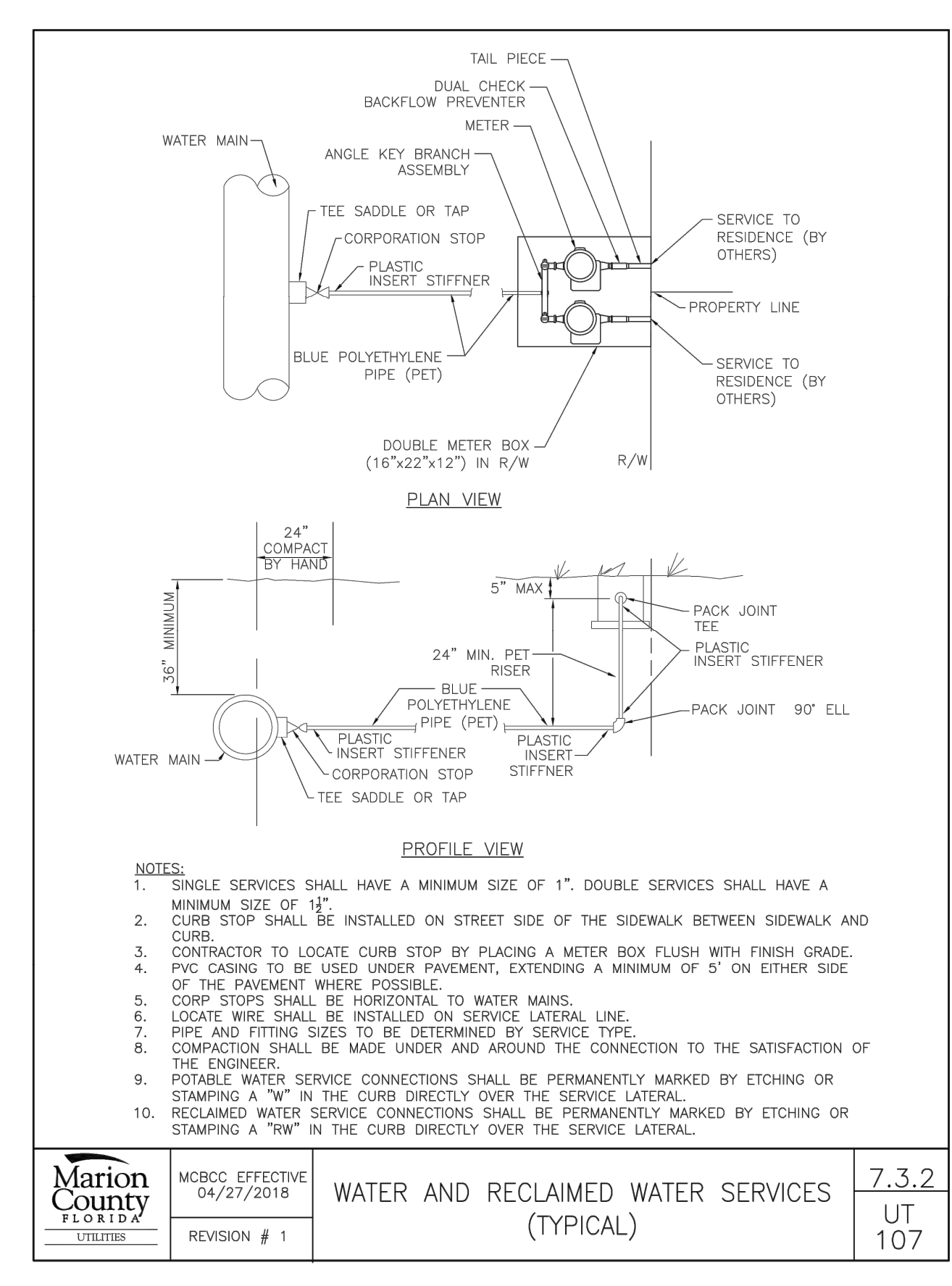
DATE	BY	REVISIONS
	R.E.A.	

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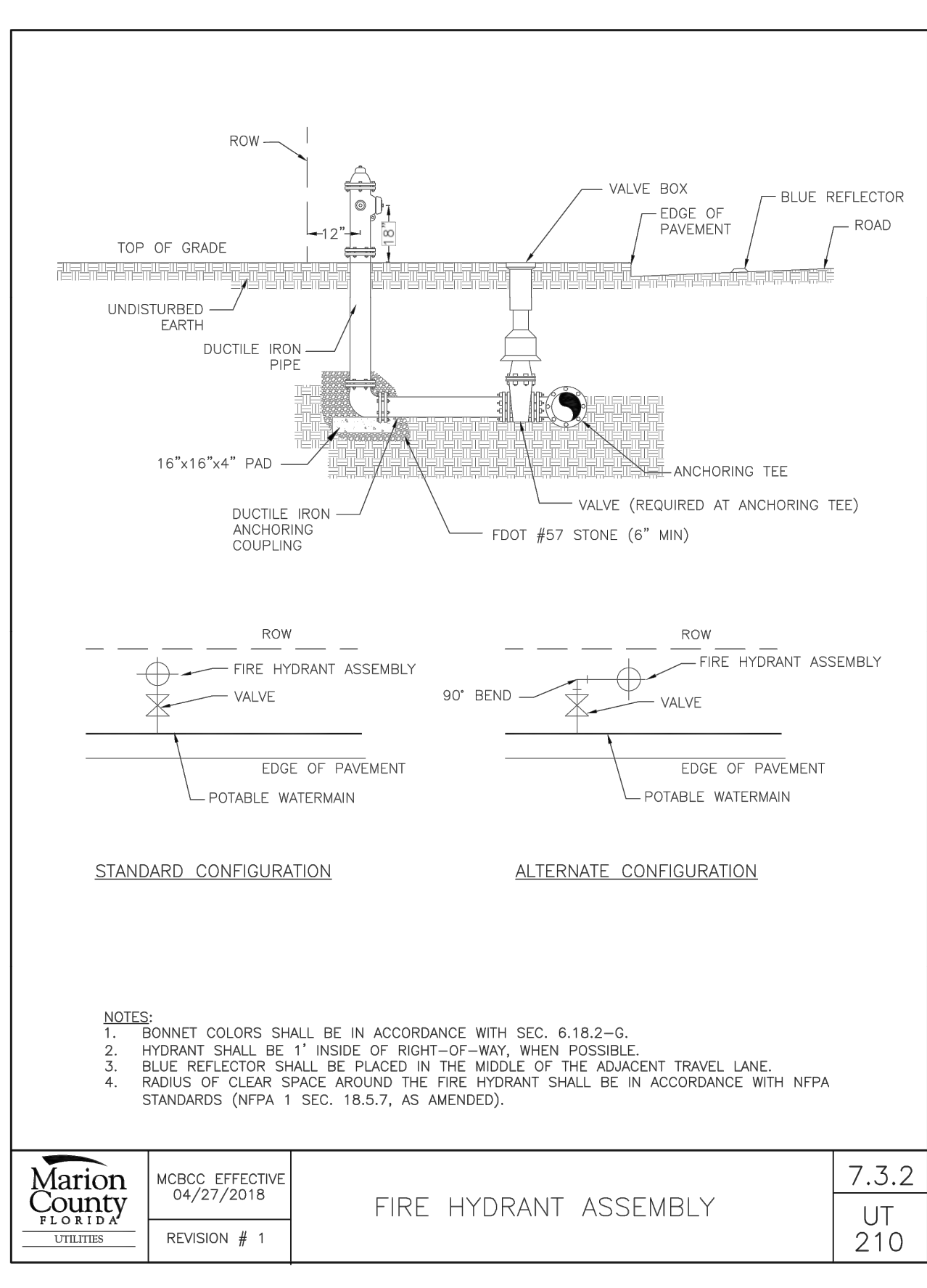
CONSTRUCTION DETAILS
MAJOR SITE PLAN
HWY 200 STORAGE
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

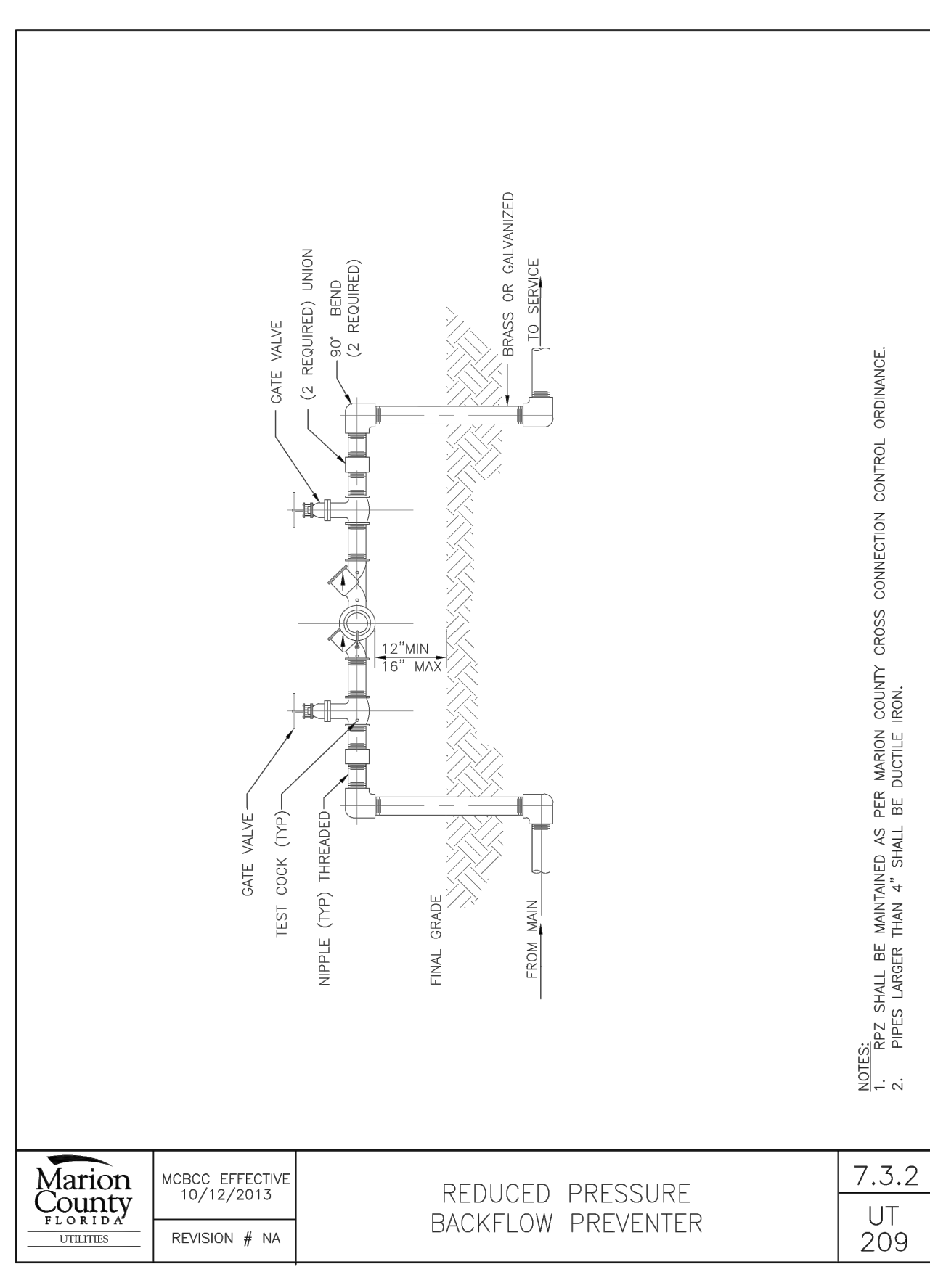
EDWARD ABSHIER JR., P.E. #53961
 DATE: December 05, 2023



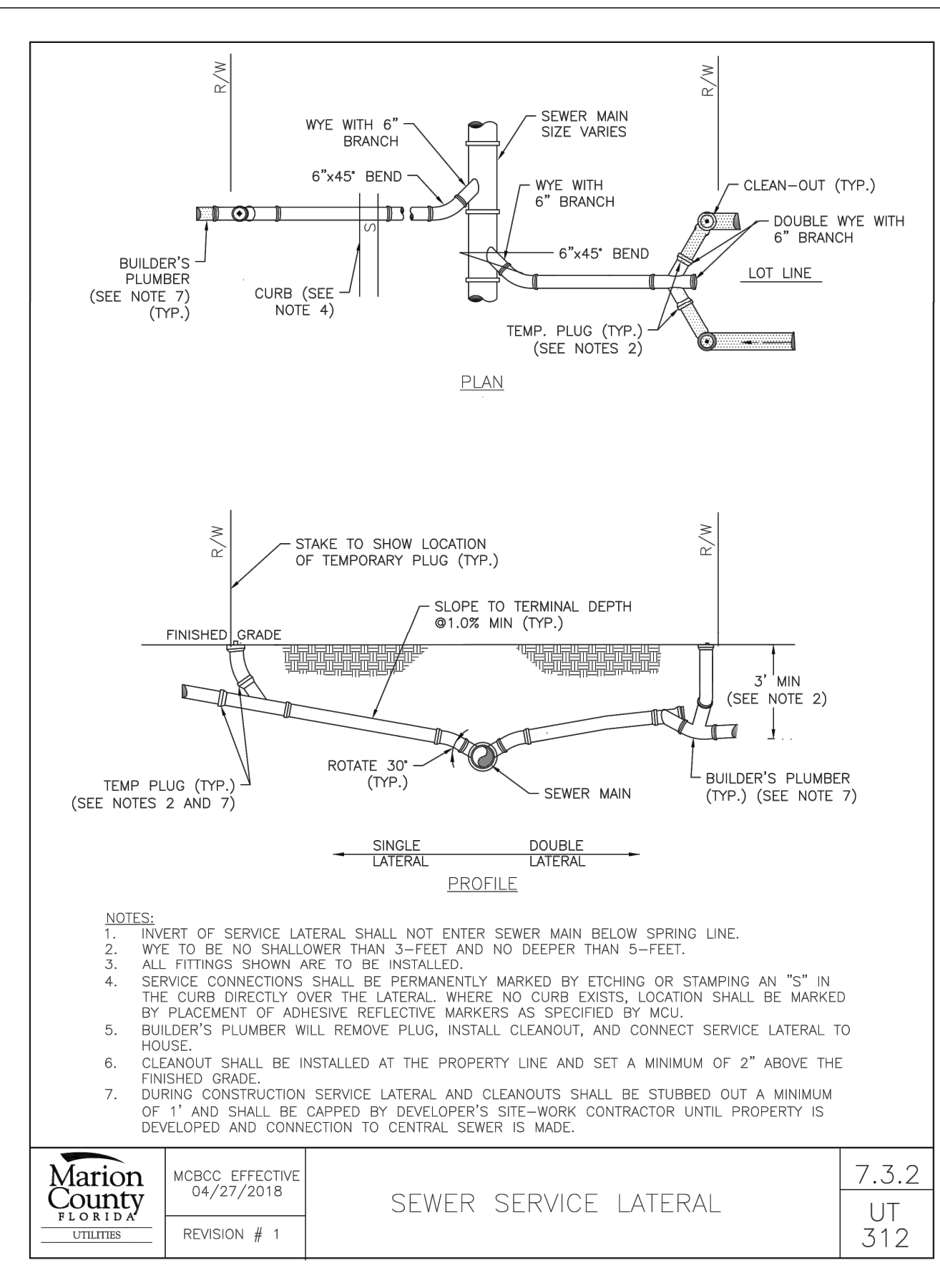
Marion County UTILITIES	MCBCC EFFECTIVE 04/27/2018	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107
REVISION # 1			



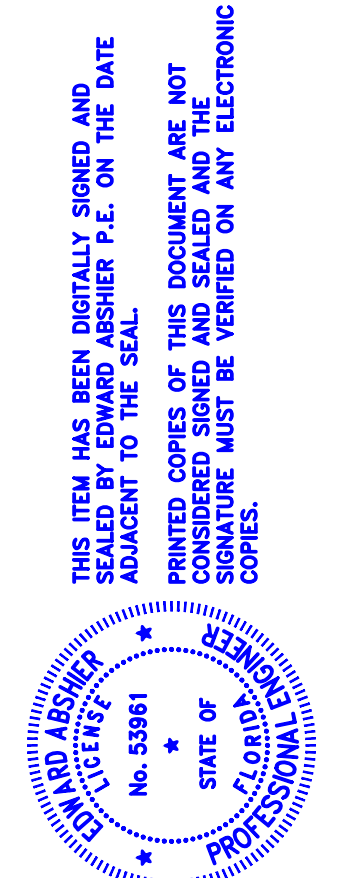
Marion County UTILITIES	MCBCC EFFECTIVE 04/27/2018	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
REVISION # 1			



Marion County UTILITIES	MCBCC EFFECTIVE 10/12/2013	REDUCED PRESSURE BACKFLOW PREVENTER	7.3.2 UT 209
REVISION # NA			



Marion County UTILITIES	MCBCC EFFECTIVE 04/27/2018	SEWER SERVICE LATERAL	7.3.2 UT 312
REVISION # 1			



TREE CALCULATIONS

TOTAL AREA = 260,488 SF (6.98 AC)
 SHADE TREE REQUIRED = 86 (1 / 3000 SF)
 EX TREE PRESERVED = 17
 NEW TREES REQUIRED = 69
 NEW TREES PROVIDED = 104

TREE PRESERVATION

EX INCHES = >100" / AC = 598"
 EX INCHES PERSEVERED = 233" (39" / AC)
 NEW INCHES REQUIRED = 365"

LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA = 260,488 SF (1.85 AC)
 LANDSCAPE AREA REQUIRED = 52,098 SF (20%)
 LANDSCAPE AREA DRA = 31,895 SF
 LANDSCAPE AREA NORTH BUFFER = 1,748 SF
 LANDSCAPE AREA EAST BUFFER = 16,697 SF
 LANDSCAPE AREA SETBACKS = 21,711 SF
 TOTAL LANDSCAPE AREA PROVIDED = 72,051 SF

BUFFER AREA CALCULATIONS

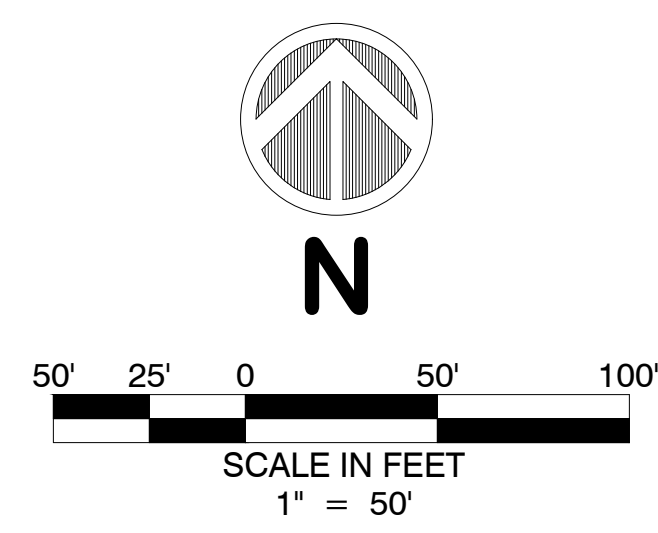
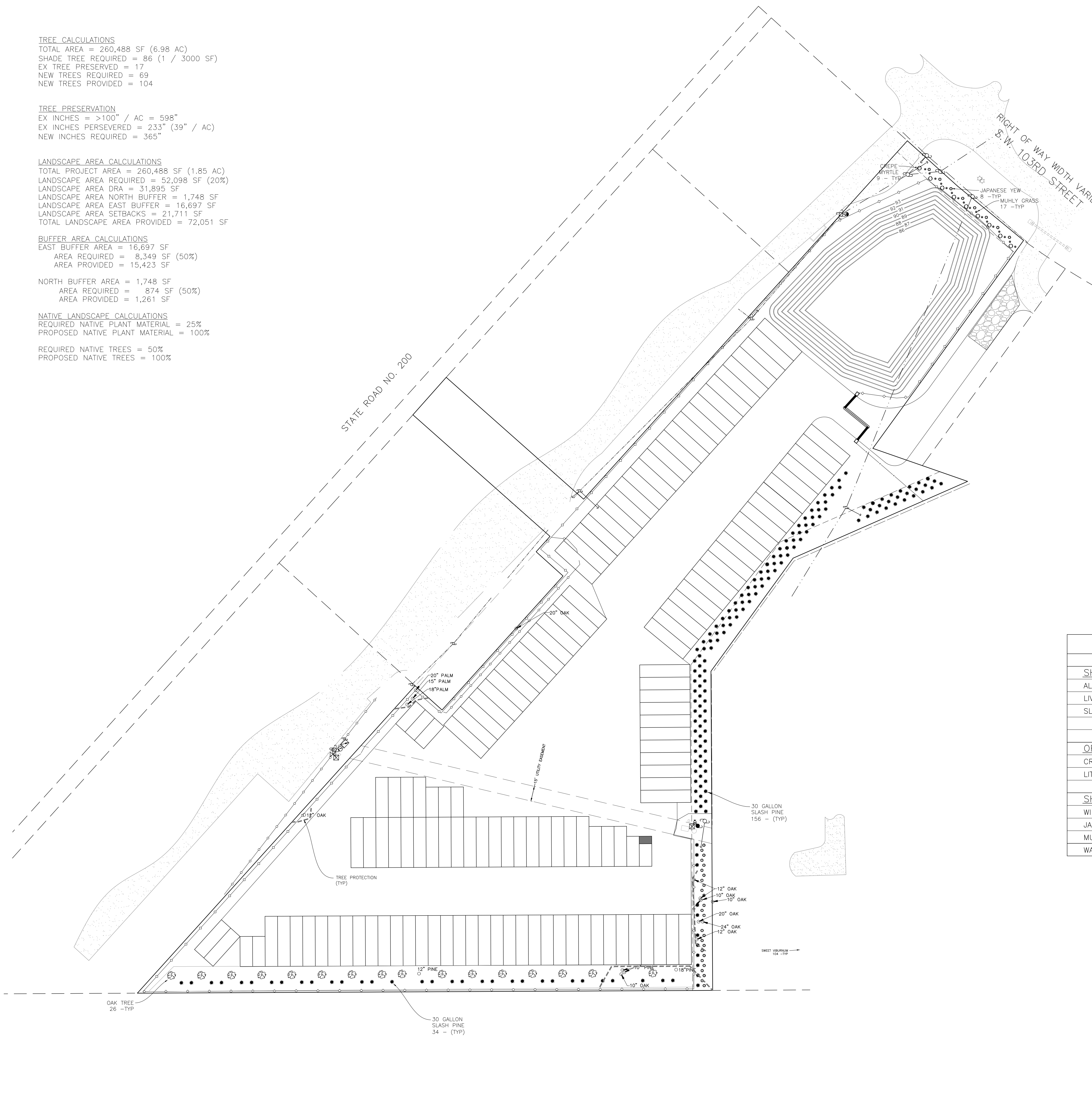
EAST BUFFER AREA = 16,697 SF
 AREA REQUIRED = 8,349 SF (50%)
 AREA PROVIDED = 15,423 SF

NORTH BUFFER AREA = 1,748 SF
 AREA REQUIRED = 874 SF (50%)
 AREA PROVIDED = 1,261 SF

NATIVE LANDSCAPE CALCULATIONS

REQUIRED NATIVE PLANT MATERIAL = 25%
 PROPOSED NATIVE PLANT MATERIAL = 100%

REQUIRED NATIVE TREES = 50%
 PROPOSED NATIVE TREES = 100%



TREE/PLANT SCHEDULE			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES			
ALLEE ELM	ULMUS CHINENSIS	.	.
LIVE OAK	QUERCUS VIRGINIA	3.5" CALIPER	16
SLASH PINE	PINUS ELLIOTTI	30 GAL. - 4'-5' HT.	179
		.	.
ORNAMENTAL TREES			
CRAPE MYRTLE	LAGERSTROEMIA INDICA - MAUVE	15 GAL. - 4'-5' HT.	9
LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA	.	.
		.	.
SHRUBS & GRASSES			
WINTER GEM BOXWOOD	BUXUS MICRO PHYLLA	.	.
JAPANESE YEW	TAXUS CUSPIDATA	3 GAL. - 24" HT.	8
MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL. - 24" HT.	17
WALTER'S VIBURNUM	VIBURNUM OBOVATUM	3 GAL. - 24" HT.	26

LANDSCAPE NOTES:

1. SIMPLE DRIP IRRIGATION SYSTEM TO BE CONNECTED TO A SIMPLE BATTERY OPERATED TIMER UNTIL PLANTS ARE ESTABLISHED. DROUGHT TOLERANT PLANTS BEING INSTALLED SHOULD NOT REQUIRE IRRIGATION AFTER THEY ARE ESTABLISHED.
2. IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION.
3. ALL DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAHIA SOD.
4. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1.
5. ALL PLANT BEDS SHALL USE PINE STRAW MULCH.
6. LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY.
7. 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.
8. ALL PROPOSED LANDSCAPING IS FLORIDA NATIVE.

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DATE	REVISIONS	BY	R.E.A.

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LANDSCAPE PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

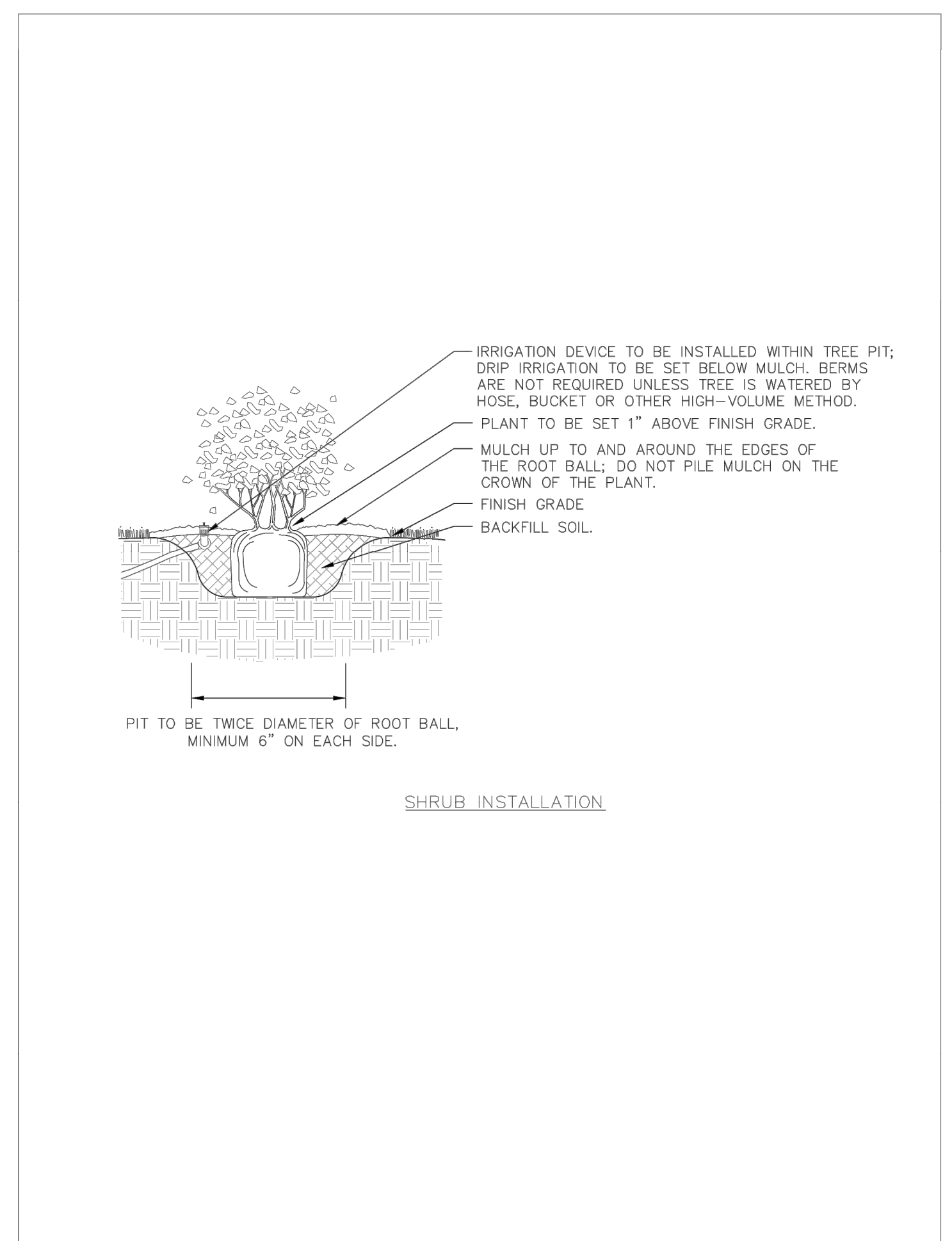
DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER, JR., P.E. #65981
 DATE: December 05, 2023

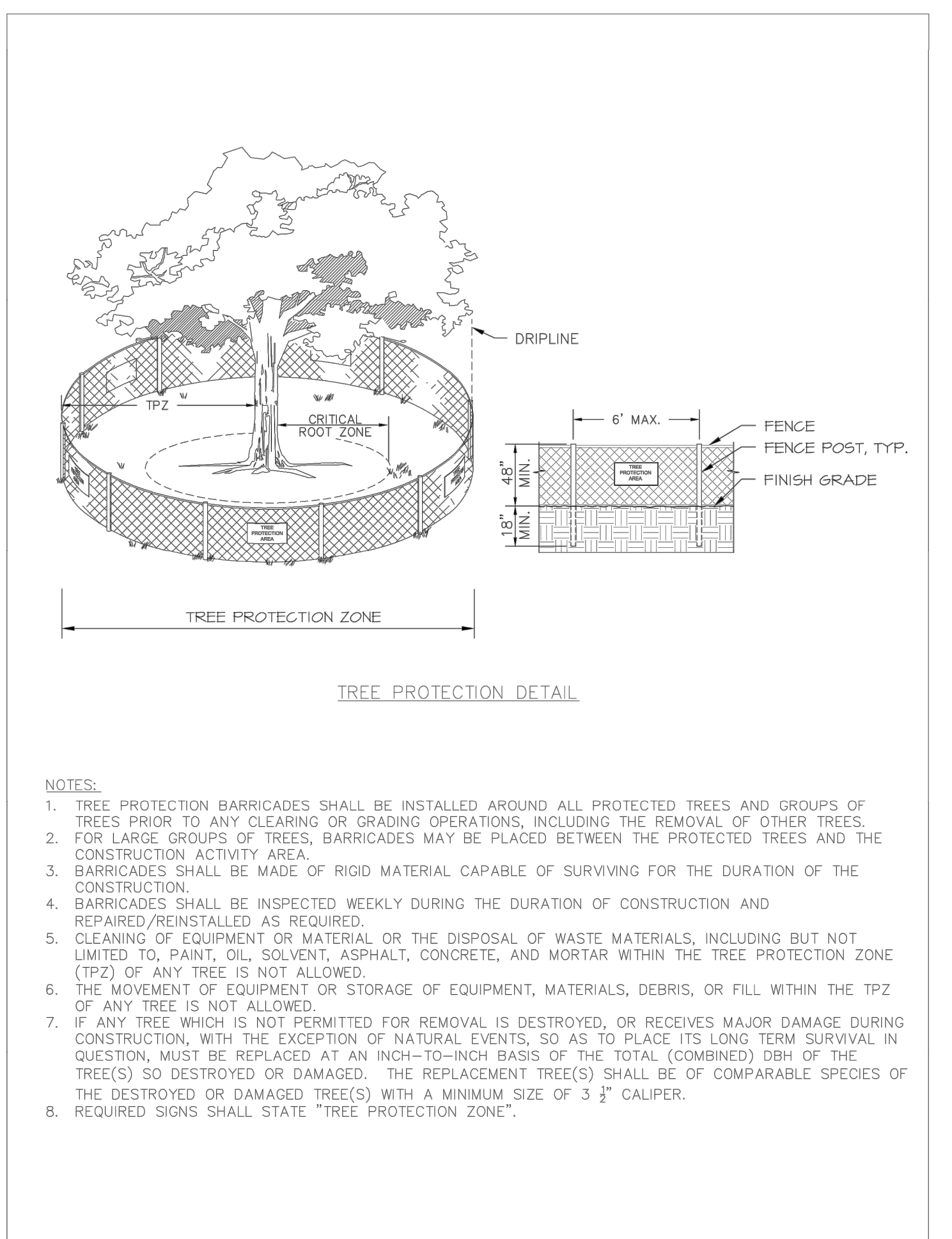
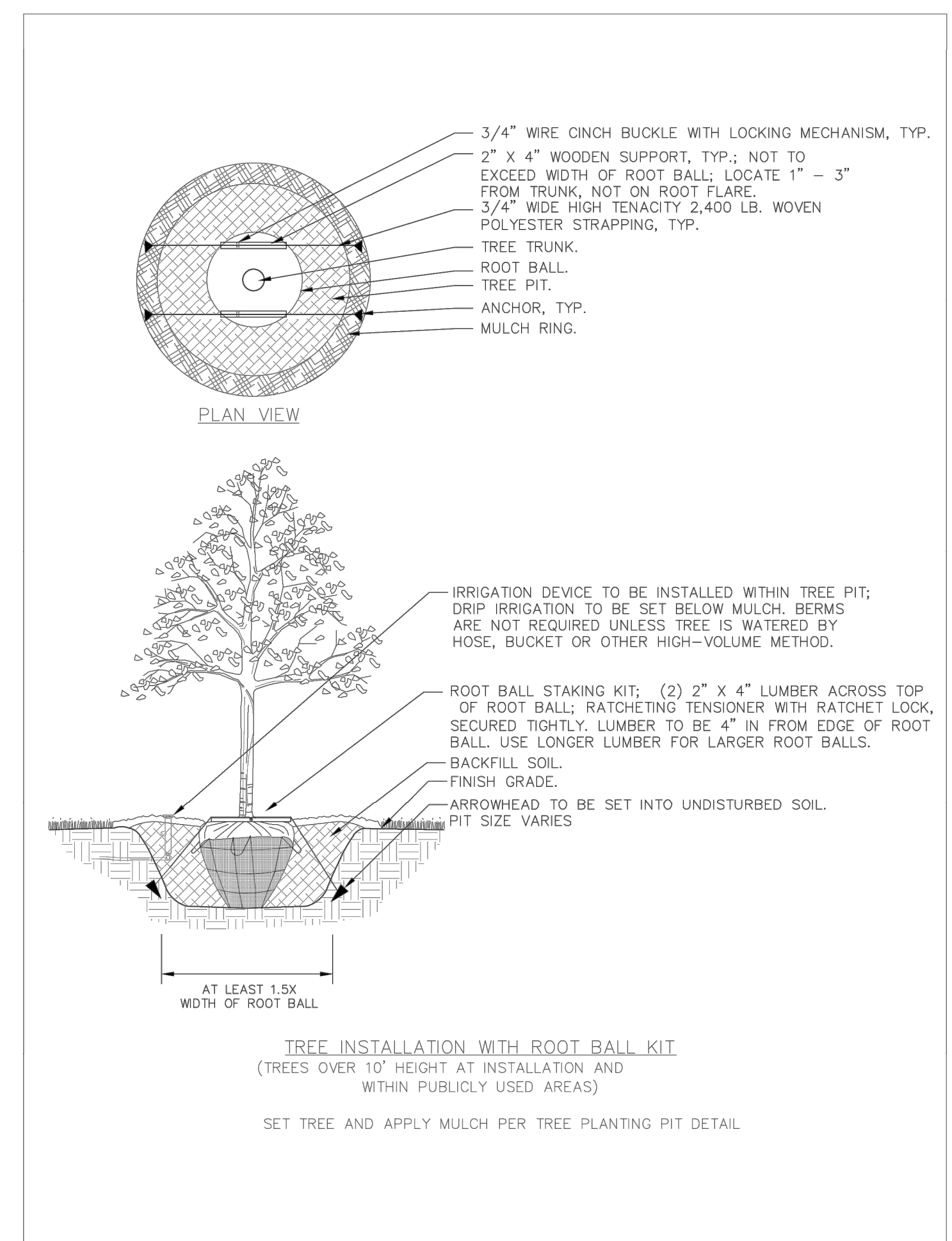
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SHRUB INSTALLATION



IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
 - REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
 - MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
 - COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
 - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
 - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLAN(S) PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.
- THE SCOPE OF WORK SHALL INCLUDE:
 - PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
 - PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
 - SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
 - SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
 - PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.
- THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA/ LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/ SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
- THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. <http://fl.fras.ufl.edu>

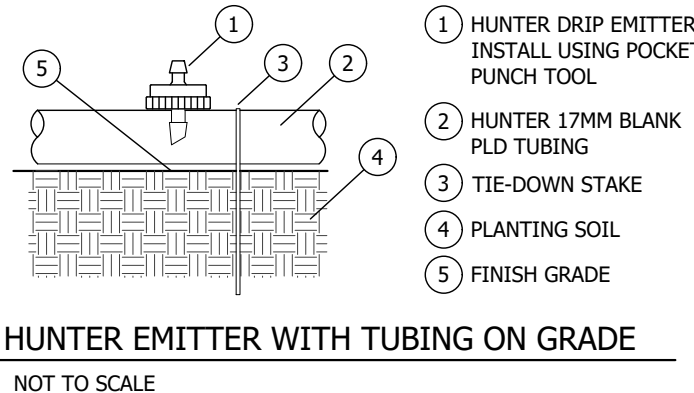
IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
 - WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
 - WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
 - FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER INCH (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
 - ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.
- NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

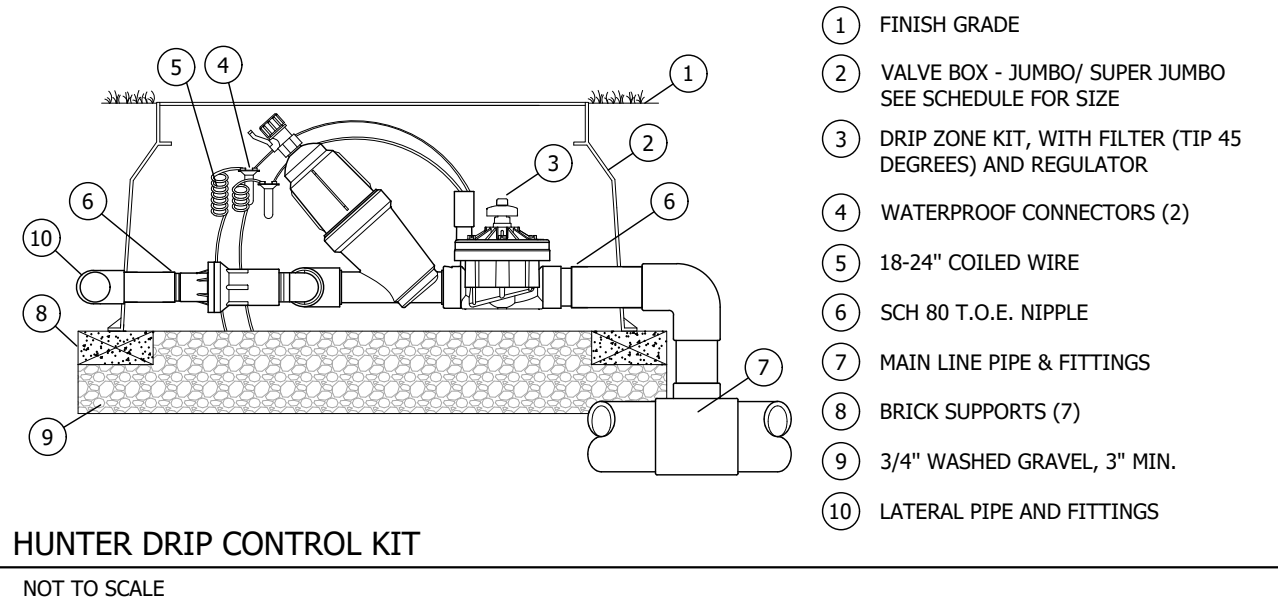
IRRIGATION SCHEDULE

MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*
Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm

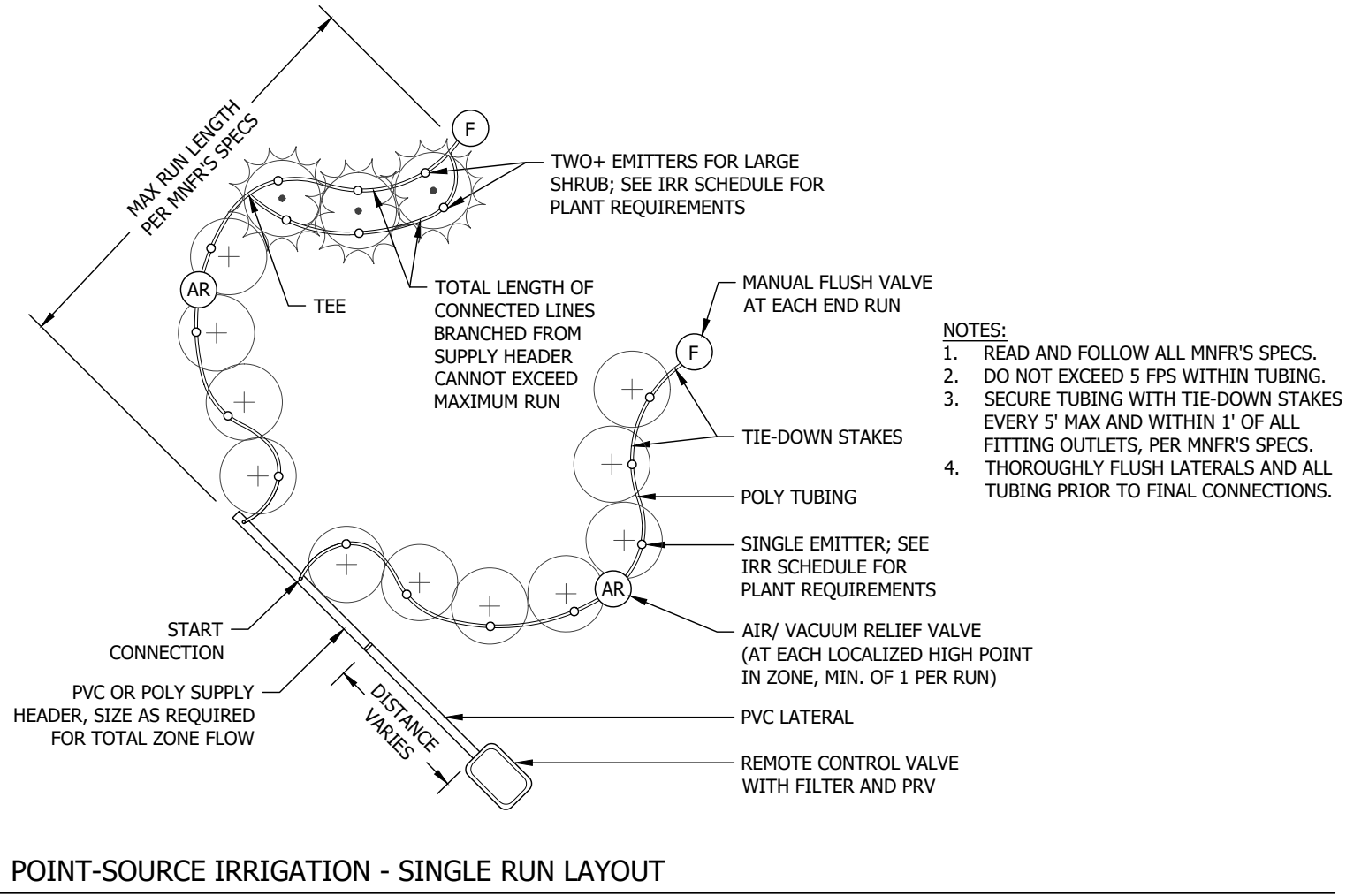
Bed planting area to Receive POINT SOURCE IRRIGATION
 Hunter HE point source emitters at each plant:
 HE-20-B (red; 2 gph) = 1 assigned to each 3 gal plant
 Lateral line to emitters = Hunter blank tubing PLD-BLNK 17mm
 Notes: Pierce blank tubing with emitters at each plant



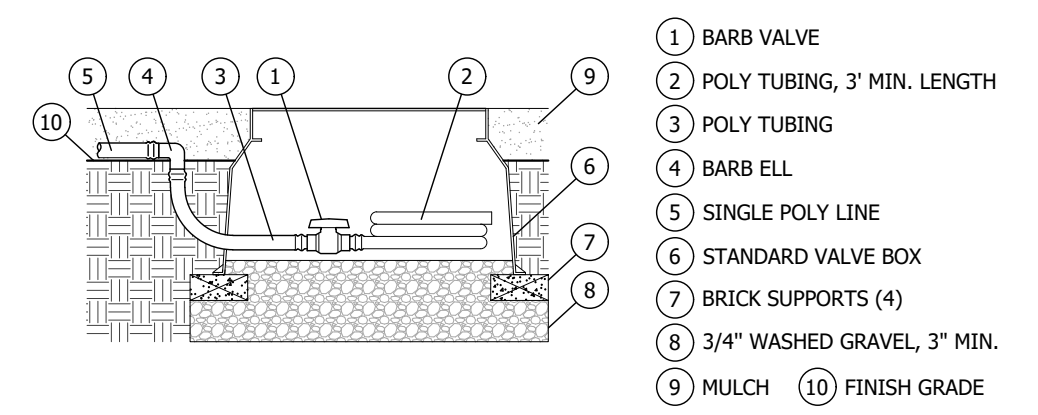
HUNTER EMITTER WITH TUBING ON GRADE NOT TO SCALE



HUNTER DRIP CONTROL KIT NOT TO SCALE



POINT-SOURCE IRRIGATION - SINGLE RUN LAYOUT NOT TO SCALE



MANUAL FLUSH VALVE - POLY END RUN NOT TO SCALE

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC

NOTES:
 1. READ AND FOLLOW ALL MFR'S SPECS.
 2. DO NOT EXCEED 5 FPS WITHIN TUBING.
 3. SECURE TUBING WITH TIE-DOWN STAKES EVERY 5' MAX AND WITHIN 1' OF ALL FITTING OUTLETS, PER MFR'S SPECS.
 4. THOROUGHLY FLUSH LATERALS AND ALL TUBING PRIOR TO FINAL CONNECTIONS.

LANDSCAPE DETAILS
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHER JR., P.E. #63961
 DATE: December 05, 2023

DESCRIPTION: PARCEL "A"
 A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE N.89°12'16"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N.41°34'12"E, A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.48°25'48"E, A DISTANCE OF 180.00 FEET TO A POINT; THENCE RUN S.35°27'53"W, A DISTANCE OF 275.00 FEET TO A POINT; THENCE RUN S.00°47'44"E, A DISTANCE OF 318.41 FEET TO A POINT INTERSECTING THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE; THENCE RUN S.89°12'16"W, ALONG SAID LINE A DISTANCE OF 573.61 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED:
 BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 1-A OF KINGSLAND COMPLEX BLOCK "A" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "5", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN N.41°34'12"E, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1-A AND THE NORTHEASTERLY PROJECTION THEREOF A DISTANCE OF 180.00 FEET; THENCE S.48°25'48"E, A DISTANCE OF 36.00 FEET; THENCE S.41°34'12"W, PARALLEL TO THE AFOREMENTIONED SOUTHEASTERLY BOUNDARY A DISTANCE OF 180.00 FEET; THENCE N.48°32'06"W, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE(S) 3-6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N.89°12'16"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN N.41°34'12"E, A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.48°25'48"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.35°27'53"E, A DISTANCE OF 255.99 FEET TO A P.O.C.; INTERSECTION THE SOUTHWESTERLY RIGHT OF WAY LINE OF HALEAH BOULEVARD OF SAID PLAT; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.90 FEET TO A P.O.C. SAID CURVE SEGMENT HAVING A RADIUS OF 800.00 FEET, A DELTA OF 11°58'55", A CHORD OF 167.00 FEET, BEARING S.60°31'37"E, LEAVING SAID RIGHT OF WAY LINE, RUN S.23°28'58"W, A DISTANCE OF 214.59 FEET; THENCE RUN N.71°18'49"W, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTHERN TRIANGULAR PORTION MEASURING 30 FEET ON THE SOUTHEASTERN SIDE AND 30 FEET ON THE SOUTHWESTERN SIDE OF THE FOLLOWING DESCRIBED PROPERTY:
 LOT 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT "A", KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "L", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SW CORNER OF SAID TRACT "A", THENCE N.41°34'12"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET; THENCE S.48°25'48"E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.48°25'48"E, ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.51°28'57"E, 85.20 FEET; THENCE S.35°27'53"E, 255.99 FEET; THENCE N.48°25'48"W, 180.00 FEET; THENCE N.41°34'12"E, 250.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT UTILITY EASEMENT DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND LYING WITHIN TRACT "A", KINGSLAND COUNTY ESTATES AS RECORDED IN PLAT BOOK "L", PAGES 3 THROUGH 6 OF THE PUBLIC RECORDS OF MARION COUNTY, LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHERLY MOST CORNER OF LOT 1A, KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "5", PAGE 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S.41°34'06"W, ALONG THE EASTERLY LINE TO KINGSLAND PLAZA AS RECORDED IN OFFICIAL RECORDS BOOK 1387, PAGE 1031 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR A DISTANCE OF 61.23 FEET TO THE POINT OF BEGINNING; THENCE RUN S.77°16'46"E, FOR A DISTANCE OF 359.15 FEET TO THE WEST LINE OF OAK TRACE VILLAS; THENCE RUN S.00°47'44"E, ALONG SAID WEST LINE FOR A DISTANCE OF 15.43 FEET; THENCE RUN N.77°16'46"W, FOR A DISTANCE OF 371.02 FEET TO A POINT OF AFORESAID EASTERLY LINE OF KINGSLAND PLAZA; THENCE RUN N.41°34'12"E, ALONG SAID EASTERLY LINE FOR A DISTANCE OF 17.13 FEET TO THE POINT OF BEGINNING.

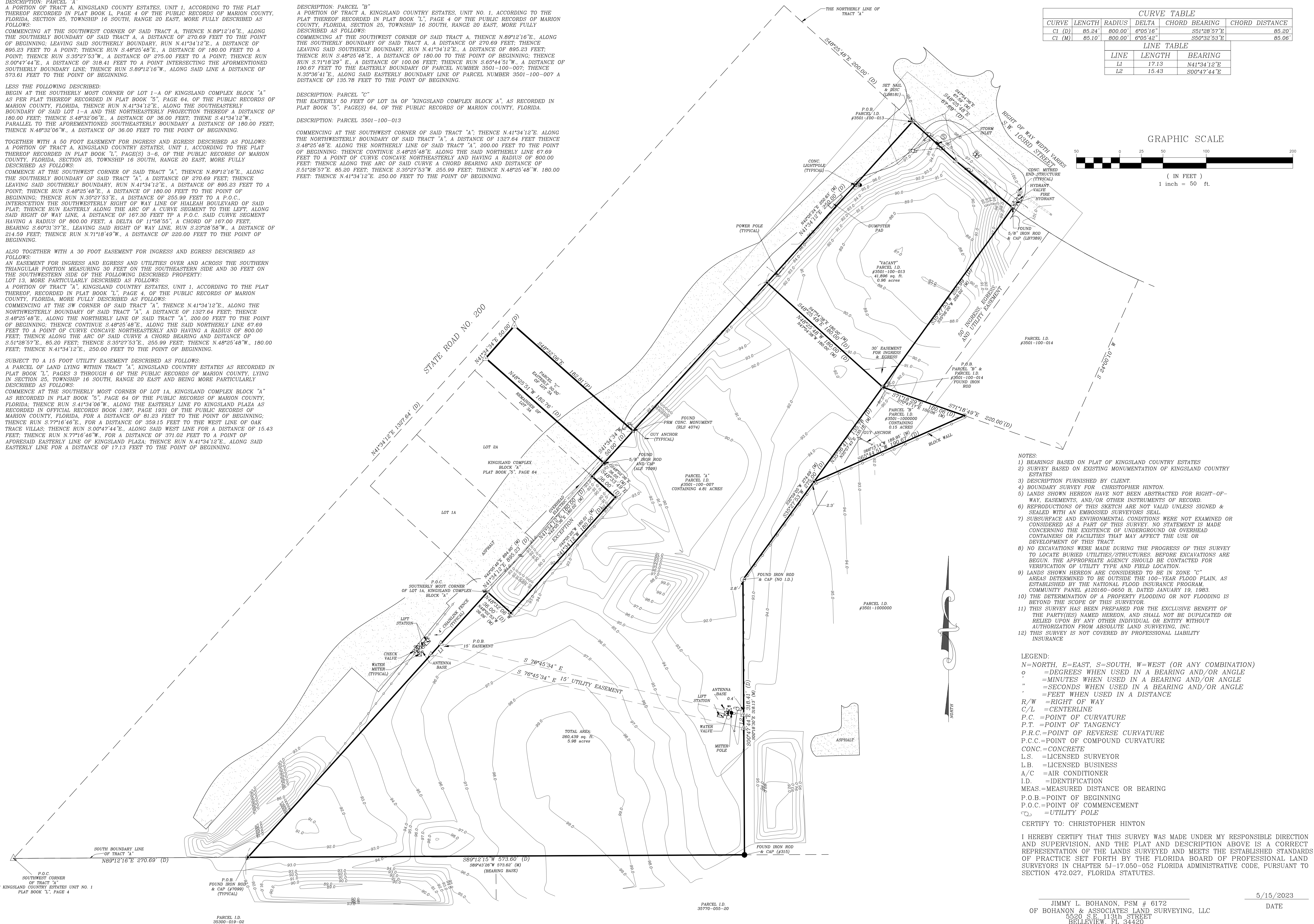
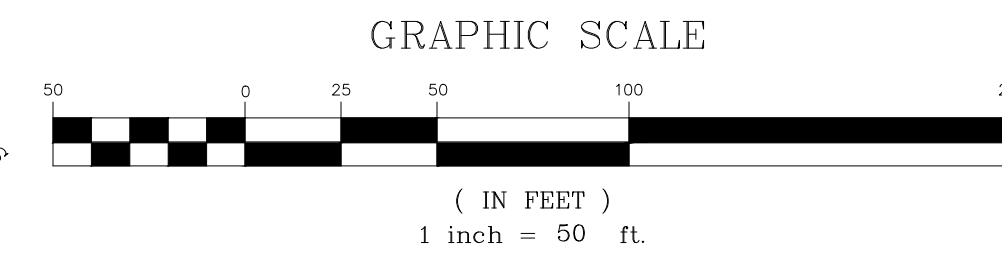
DESCRIPTION: PARCEL "B"
 A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE N.89°12'16"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN N.41°34'12"E, A DISTANCE OF 895.23 FEET; THENCE RUN S.48°25'48"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S.71°18'29"E, A DISTANCE OF 100.06 FEET; THENCE RUN S.65°44'51"W, A DISTANCE OF 190.67 FEET TO THE EASTERLY BOUNDARY OF PARCEL NUMBER 3501-100-007; THENCE N.35°36'41"E, ALONG SAID EASTERLY BOUNDARY LINE OF PARCEL NUMBER 3501-100-007 A DISTANCE OF 135.78 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "C"
 THE EASTERLY 50 FEET OF LOT 3A OF KINGSLAND COMPLEX BLOCK "A", AS RECORDED IN PLAT BOOK "5", PAGE(S) 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION: PARCEL 3501-100-013
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N.41°34'12"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET; THENCE S.48°25'48"E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.48°25'48"E, ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.51°28'57"E, 85.20 FEET; THENCE S.35°27'53"W, 255.99 FEET; THENCE N.48°25'48"W, 180.00 FEET; THENCE N.41°34'12"E, 250.00 FEET TO THE POINT OF BEGINNING.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1 (D)	85.24	800.00	6°05'16"	S51°28'57"E	85.20
C1 (M)	85.10	800.00	6°05'42"	S50°32'53"E	85.06

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.13	N41°34'12"E
L2	15.43	S00°47'44"E



- NOTES:
- 1) BEARINGS BASED ON PLAT OF KINGSLAND COUNTY ESTATES
 - 2) SURVEY BASED ON EXISTING MONUMENTATION OF KINGSLAND COUNTY ESTATES
 - 3) DESCRIPTION FURNISHED BY CLIENT.
 - 4) BOUNDARY SURVEY FOR CHRISTOPHER HINTON.
 - 5) LANDS SHOWN HERON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
 - 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
 - 9) LANDS SHOWN HERON ARE CONSIDERED TO BE IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #120160-0650 B, DATED JANUARY 19, 1983.
 - 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEY.
 - 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HERON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM ABSOLUTE LAND SURVEYING, INC.
 - 12) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

LEGEND:
 N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
 ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 ' = FEET WHEN USED IN A DISTANCE
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 CONC. = CONCRETE
 L.S. = LICENSED SURVEYOR
 L.B. = LICENSED BUSINESS
 A/C = AIR CONDITIONER
 I.D. = IDENTIFICATION
 MEAS. = MEASURED DISTANCE OR BEARING
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 ∩ = UTILITY POLE

CERTIFY TO: CHRISTOPHER HINTON
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JIMMY L. BOHANON, PSM # 6172
 OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
 5520 S.E. 113th STREET
 BELLEVUE, FL 34420

5/15/2023
 DATE

NO.	DATE	BY	REVISION:
1	5/15/23	BCL	CORRECTION
2			
3			

BOUNDARY SURVEY FOR: CHRISTOPHER HINTON

BOHANON & ASSOCIATES LAND SURVEYING, LLC
 "COMPLETE SURVEYING & MAPPING SERVICE"
 P.O. BOX 5477
 OCALA, FLORIDA 34478

OFFICE: (352) 236-2912 LB # 8181

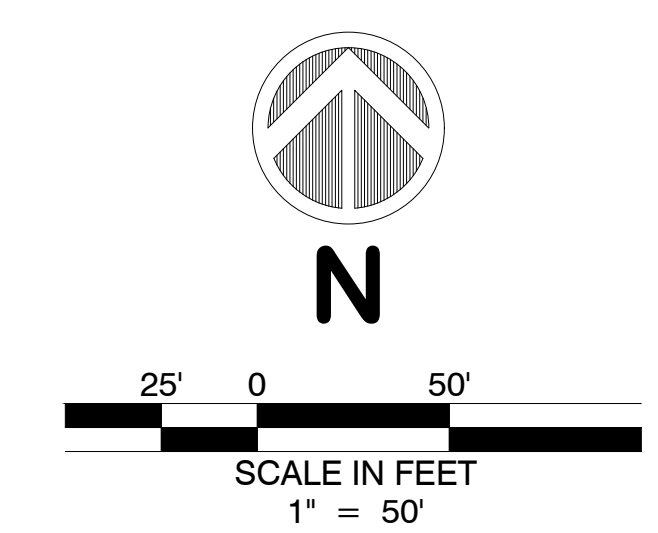
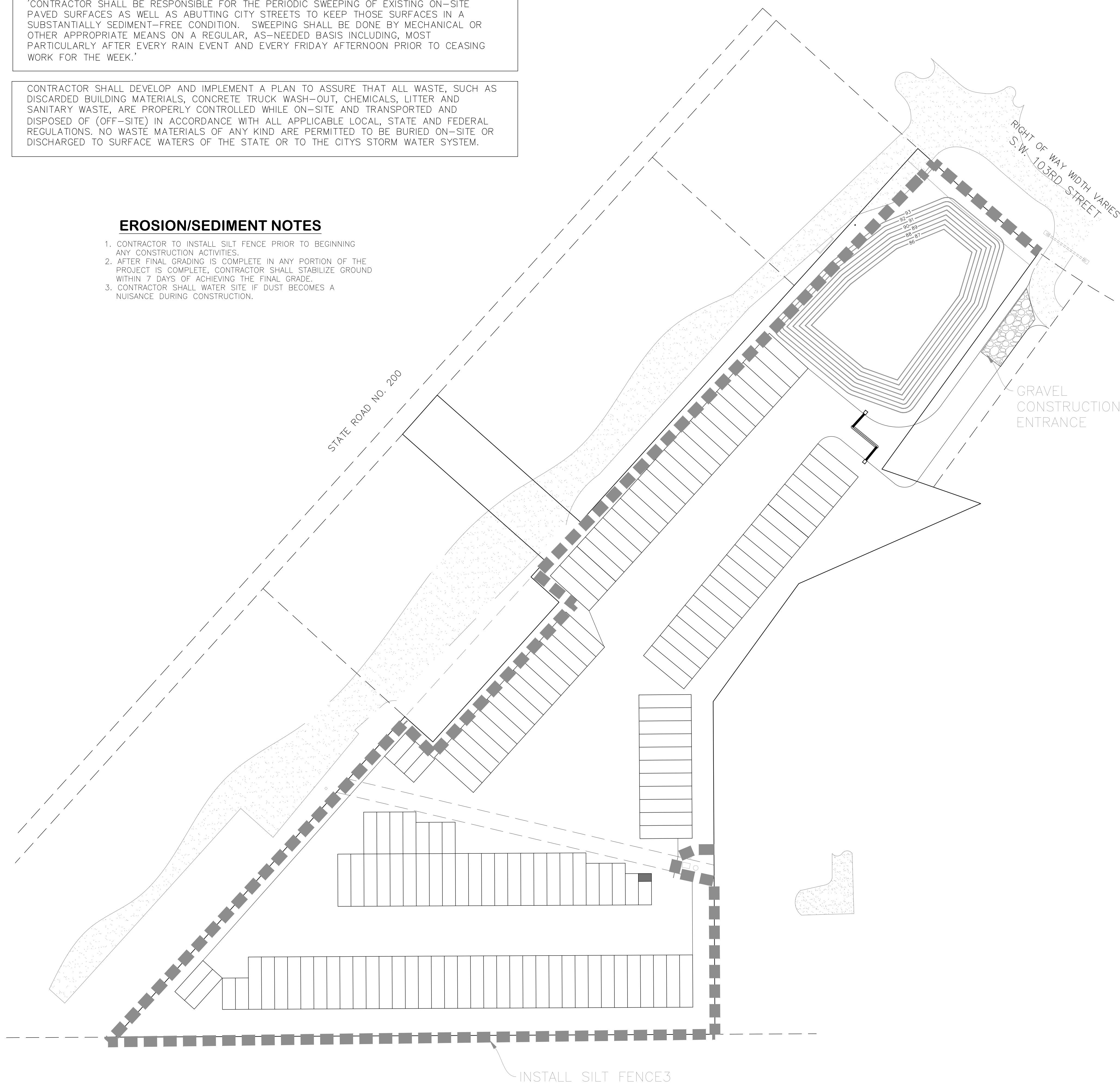
JOB NO.	SURVEY DATE:	REVIEWED:
23-193	5/4/23	JLB
DRAWN:	BOOK: 291/11-14	
	SHEET: 2 OF 2	

'CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AS WELL AS ABUTTING CITY STREETS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL OR OTHER APPROPRIATE MEANS ON A REGULAR, AS-NEEDED BASIS INCLUDING, MOST PARTICULARLY AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.'

CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.

EROSION/SEDIMENT NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. AFTER FINAL GRADING IS COMPLETE IN ANY PORTION OF THE PROJECT IS COMPLETE, CONTRACTOR SHALL STABILIZE GROUND WITHIN 7 DAYS OF ACHIEVING THE FINAL GRADE.
3. CONTRACTOR SHALL WATER SITE IF DUST BECOMES A NUISANCE DURING CONSTRUCTION.



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 PERMISSION.

DATE	REVISIONS	BY	R.E.A.

ABSHIER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

SWPPP PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 8/15/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #63961
 DATE: December 05, 2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
 COPIES.

