

June 20, 2025

PROJECT NAME: SSS ANIMAL HOSPITAL 2024 EXPANSION

PROJECT NUMBER: 2002120072

APPLICATION: MAJOR SITE PLAN #32192

- 1 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 Kevin Vickers, PE at 352-671-8695 or [kevin.vickers@marionfl.org](mailto:kevin.vickers@marionfl.org).
- 2 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: 12/26/24-add waivers if requested in future
- 3 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.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/ Central Water
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)  
STATUS OF REVIEW: INFO  
REMARKS: Consider alternative to pine straw mulch - pine straw requires frequent replenishment



**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

AR 32192

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 11/11/2024  
mm/dd/yyyy

**A. PROJECT INFORMATION:**

Project Name: SSS Animal Hospital 2024 expansion  
Parcel Number(s): 9007-0100-36  
Section 5 Township 16S Range 23E Land Use Comm. Zoning Classification B-4  
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 1.5 Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads 7121 SE Maricamp Road  
Additional comments regarding this submittal \_\_\_\_\_

**B. CONTACT INFORMATION (fill in as applicable):**

**Engineer:**

Firm Name: Abshier Engineering Inc. Contact Name: Edward Abshier, P.E.  
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421  
Phone # 352-245-8592 Alternate Phone # 352-266-9555  
Email(s) for contact via ePlans: ed@abshiereng.com

**Surveyor:**

Firm Name: Rogers Engineering Contact Name: Kelle Boyer, PSM  
Mailing Address: 1105 SE 3rd Avenue City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

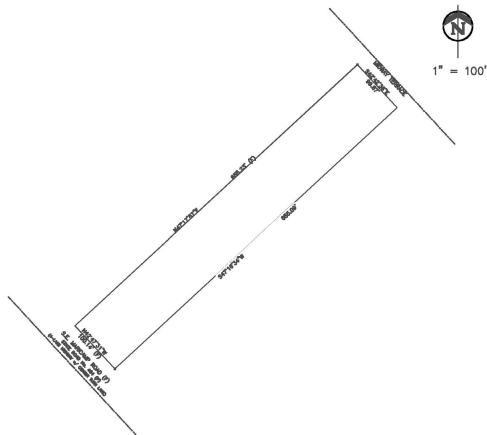
**Owner:**

Owner: Toby L. Johnson DVM, LLC Contact Name: Toby Johnson, Manager  
Mailing Address: 7121 SE Maricamp Road City: Ocala State: FL Zip Code: 34472  
Phone # 352-687-3688 Alternate Phone # \_\_\_\_\_  
Email address: ssah2017@gmail.com

**Developer:**

Developer: N/A Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 7/2017



DESCRIPTION:  
LOT 36, BLOCK 100, SILVER SPRINGS SHORES UNIT #7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE(S) 84 THROUGH 102, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TRAFFIC STATEMENT:  
USING ITE CODE 640 FOR 2,882 SF. THIS SITE IS PROJECTED TO GENERATE 62 DAILY TRIPS AND 11 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 SSS ANIMAL HOSPITAL 2024 EXPANSION

WAIVERS		
CODE SECTION	APPROVAL DATE	CONDITIONS
6.12.12.D - SIDEWALKS	4/22/2025	PAY FEE-IN-LIEU OF SIDEWALKS FOR MARICAMP ROAD ONLY
6.13.7.B(2) - GEOTECHNICAL CRITERIA	4/7/2025	.
6.13.2.A(3)	4/7/2025	MINIMUM BERM WIDTH REDUCED TO 3'
6.7.4 - SHADE TREES	4/7/2025	ORNAMENTAL TREES UNDER POWER LINES COUNT FOR SHADE TREES
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### INDEX OF SHEETS

1. COVER SHEET
2. AERIAL
3. SITE PLAN
4. GRADING PLAN
5. UTILITY PLAN
6. CONSTRUCTION DETAILS
- L-1. LANDSCAPE PLAN
- L-2. LANDSCAPE DETAILS
- S1. SURVEY
- S2. SURVEY TOPO

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.



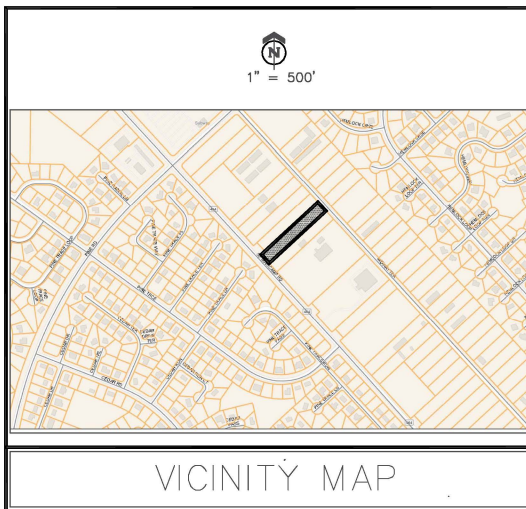
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ARSHIER P.E. ON THE DATE INDICATED TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EDWARD ARSHIER 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.

TOBY JOHNSON, MANAGER



### VICINITY MAP

#### GENERAL NOTES:

1. PARCEL # FOR THIS SITE IS 9007-0100-36.
2. ALL PROPOSED BUILDINGS ARE ONE STORY.
3. THIS PROJECT IS LOCATED IN MARION COUNTY, FL.
4. THIS SITE IS IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP #12083C0545D.
5. THIS SITE IS IN THE SPRINGS PROTECTION PRIMARY ZONE.
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

#### OWNERS/DEVELOPER

TOBY L. JOHNSON DVM LLC  
TOBY JOHNSON, MANAGER  
7121 SE MARICAMP RD.  
OCALA, FL 34472  
352-687-3666

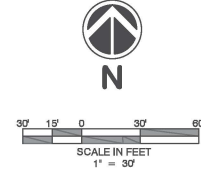
**ABSHIER ENGINEERING, INC.**  
5614 SE 111th STREET, BELLEVUE, FLORIDA

P.O. BOX 2770  
BELLEVUE, FL 34421-2770

CA# 9930

PHONE: (352) 245-8592  
FAX: (352) 245-8597



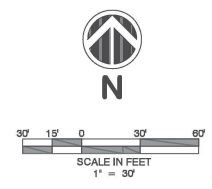
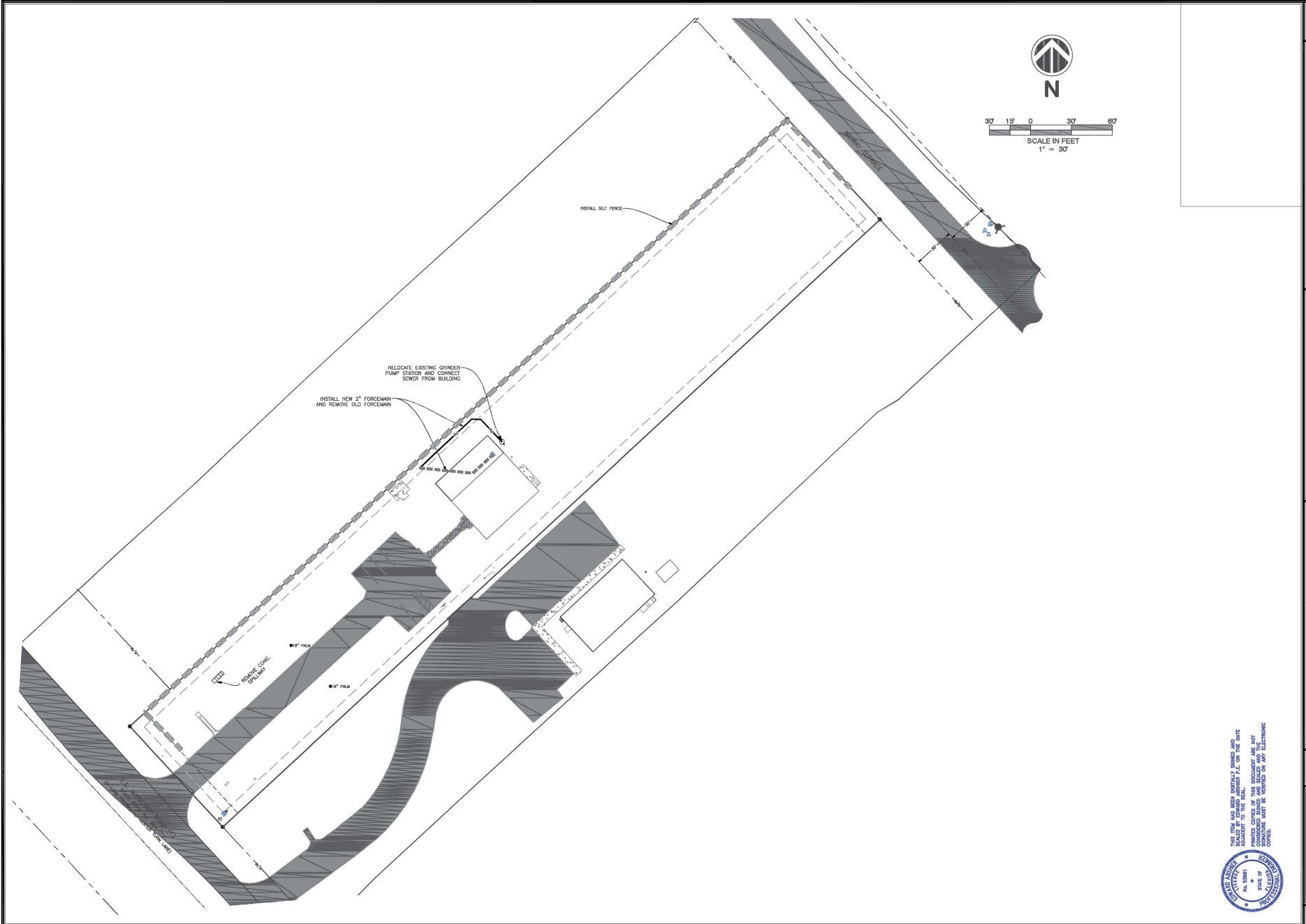


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COPY.



DATE: 3-15-24		DRAWN BY: R.E.A.		CHKD BY: R.E.A.	
EDWARD ASHIER, JR., P.E. #63861		DATE: May 22, 2025		SHT. 2 OF 7	
AERIAL PLAN MAJOR SITE PLAN S.S. SHORES ANIMAL HOSPITAL MARION COUNTY, FLORIDA					
ABSHIER ENGINEERING, INC. 5614 SE 111TH STREET, BELLEVUE, FLORIDA P.O. BOX 2770 PHONE: (352) 245-8592 FAX: (352) 245-8597 CAP # 9930					
DATE: 11/25/17		REVISED PER COUNTY COMMENTS		BY: R.E.A.	
REVISIONS					
THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, SHOWING THE PROPERTY OF BELLEVUE, FLORIDA, AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.					

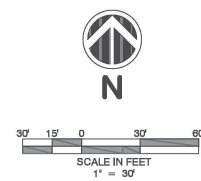
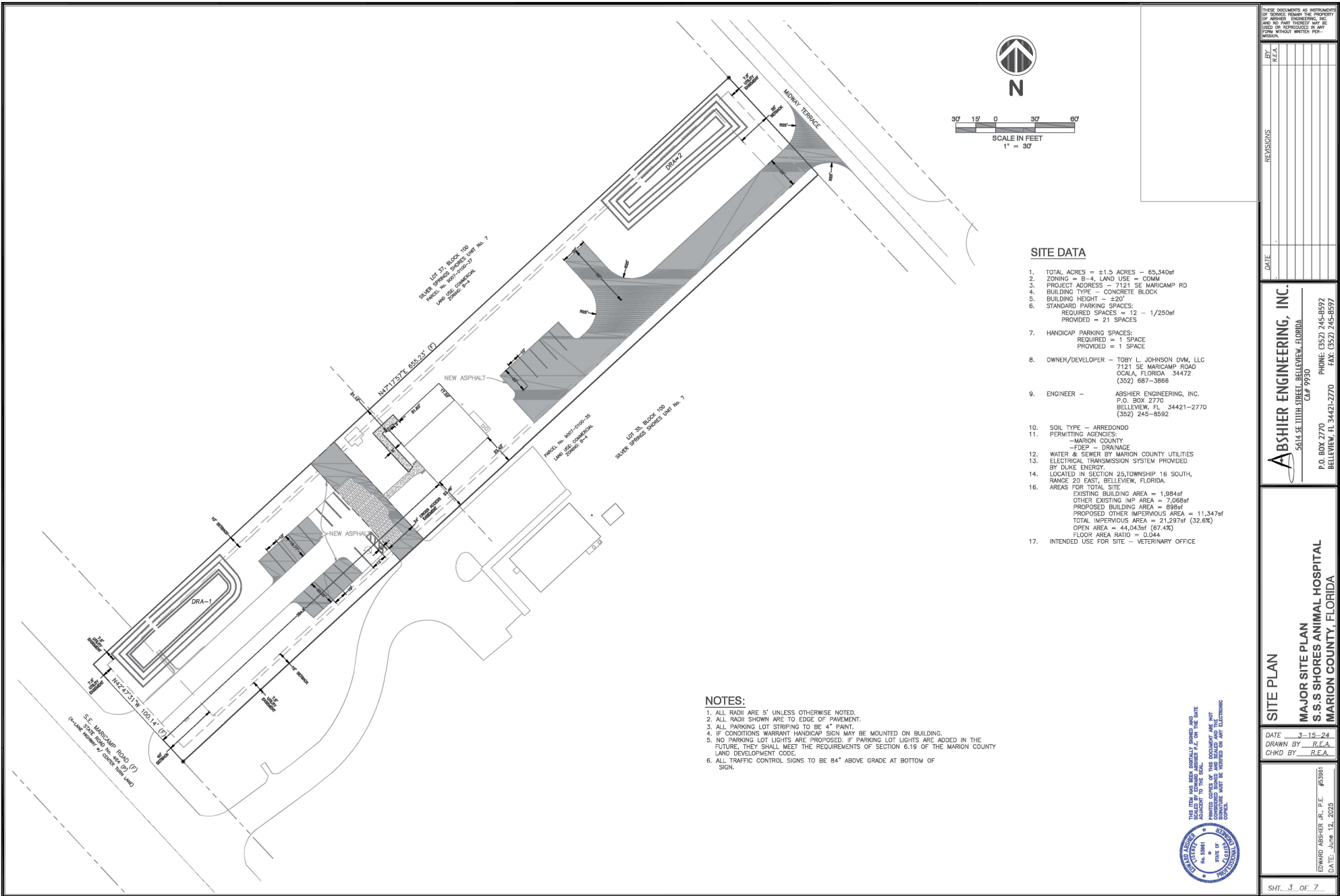




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 CONTRACT NUMBER: 2023-05-22-001



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DATE	BY
	R.E.A.
REVISIONS 1. 3-15-24 2. 3-15-24 3. 3-15-24 4. 3-15-24 5. 3-15-24 6. 3-15-24 7. 3-15-24 8. 3-15-24 9. 3-15-24 10. 3-15-24	
<b>ABSHIER ENGINEERING, INC.</b> 5614 SE 11TH STREET, BELLEVUE, FLORIDA CA# 9930 P.O. BOX 2770 BELLEVUE, FL 34421-2770 PHONE: (352) 245-8592 FAX: (352) 245-8597	
<b>DEMO PLAN</b> <b>MAJOR SITE PLAN</b> <b>S.S. SHORES ANIMAL HOSPITAL</b> <b>MARION COUNTY, FLORIDA</b>	
DATE	3-15-24
DRAWN BY	R.E.A.
CHKD BY	R.E.A.
EDWARD ASHIER, JR., P.E. #63861 DATE: May 22, 2023	
SHIT. 3 OF 7	



**SITE DATA**

1. TOTAL ACRES = ±1.5 ACRES = 65,340sf
2. ZONING = B-4, LAND USE = COMM
3. PROJECT ADDRESS = 7121 SE MARICAMP RD
4. BUILDING TYPE = CONCRETE BLOCK
5. BUILDING HEIGHT = ±20'
6. STANDARD PARKING SPACES:  
REQUIRED SPACES = 12 - 1/250sf  
PROVIDED = 21 SPACES
7. HANDICAP PARKING SPACES:  
REQUIRED = 1 SPACE  
PROVIDED = 1 SPACE
8. OWNER/DEVELOPER = TOBY L. JOHNSON DVM, LLC  
7121 SE MARICAMP ROAD  
OCALA, FLORIDA 34472  
(352) 687-3886
9. ENGINEER = ABSHIER ENGINEERING, INC.  
P.O. BOX 2770  
BELLEVUE, FL 34421-2770  
(352) 245-8592
10. SOIL TYPE = MRDONDON
11. PERMITTING AGENCIES:  
-FCR - DRAINAGE
12. WATER & SEWER BY MARION COUNTY UTILITIES
13. ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
14. LOCATED IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BELLEVUE, FLORIDA
16. AREAS FOR TOTAL SITE:  
EXISTING BUILDING AREA = 1,984sf  
OTHER EXISTING IMP AREA = 7,068sf  
PROPOSED BUILDING AREA = 898sf  
PROPOSED OTHER IMPERVIOUS AREA = 11,347sf  
TOTAL IMPERVIOUS AREA = 21,297sf (32.6%)  
OPEN AREA = 44,043sf (67.4%)  
FLOOR AREA RATIO = 0.044
17. INTENDED USE FOR SITE = VETERINARY OFFICE

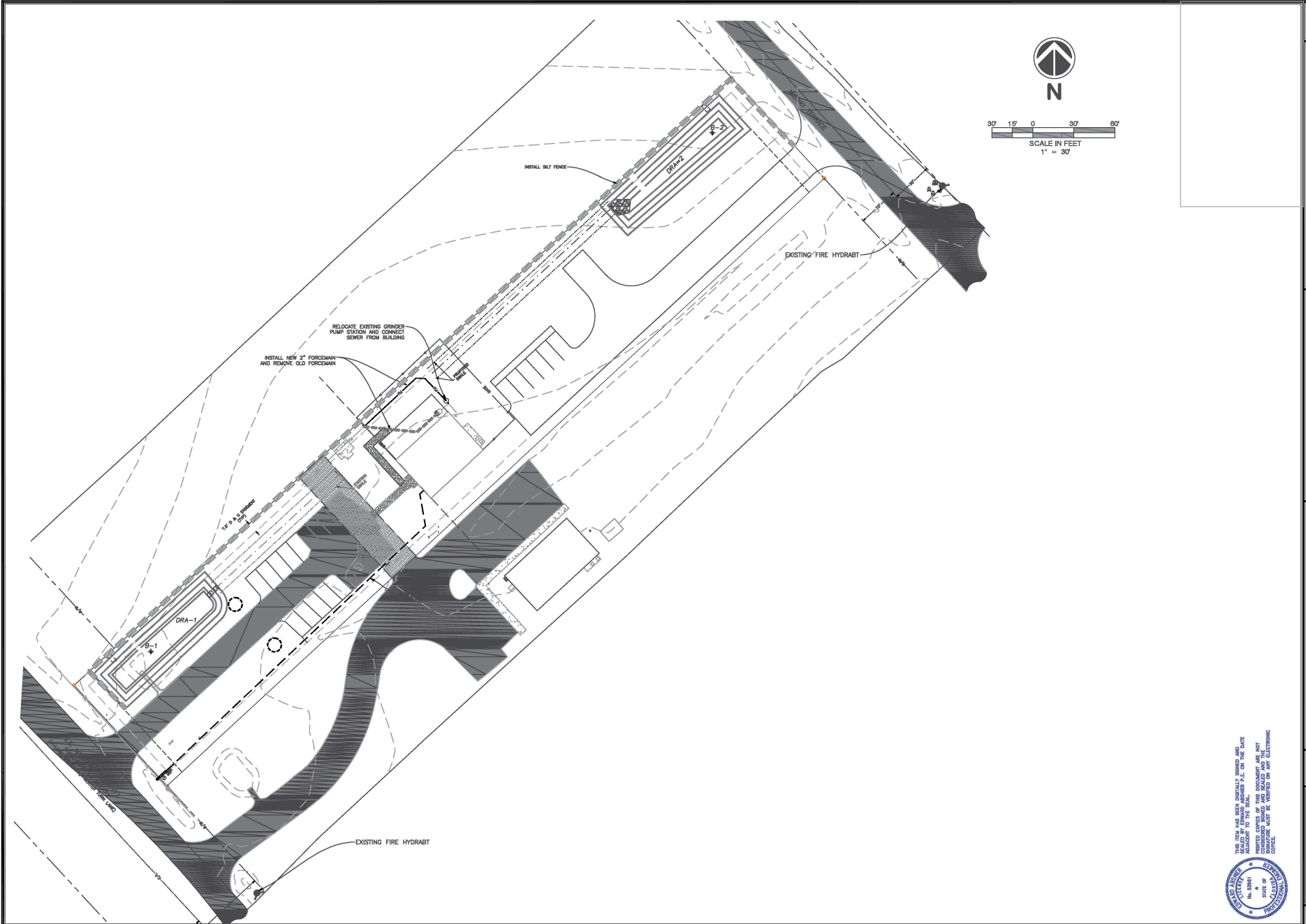
**NOTES:**

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
3. ALL PARKING LOT STRIPING TO BE 4" PAINT.
4. IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.
5. NO PARKING LOT LIGHTS ARE PROPOSED. IF PARKING LOT LIGHTS ARE ADDED IN THE FUTURE, THEY SHALL MEET THE REQUIREMENTS OF SECTION 6.15 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
6. ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.

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BY	REVISIONS
DATE	
<b>ABSHIER ENGINEERING, INC.</b> 5614 SE 11TH STREET, BELLEVUE, FLORIDA P.O. BOX 2770 BELLEVUE, FL 34421-2770 PHONE: (352) 245-8592 FAX: (352) 245-8597 CAL# 9930	
<b>SITE PLAN</b> <b>MAJOR SITE PLAN</b> <b>S.S. SHORES ANIMAL HOSPITAL</b> <b>MARION COUNTY, FLORIDA</b>	
DATE	3-15-24
DRAWN BY	R.E.A.
CHKD BY	R.E.A.
EDWARD ASHIER, JR., P.E. #53951 DATE: June 12, 2025	
SHT. 3 OF 7	

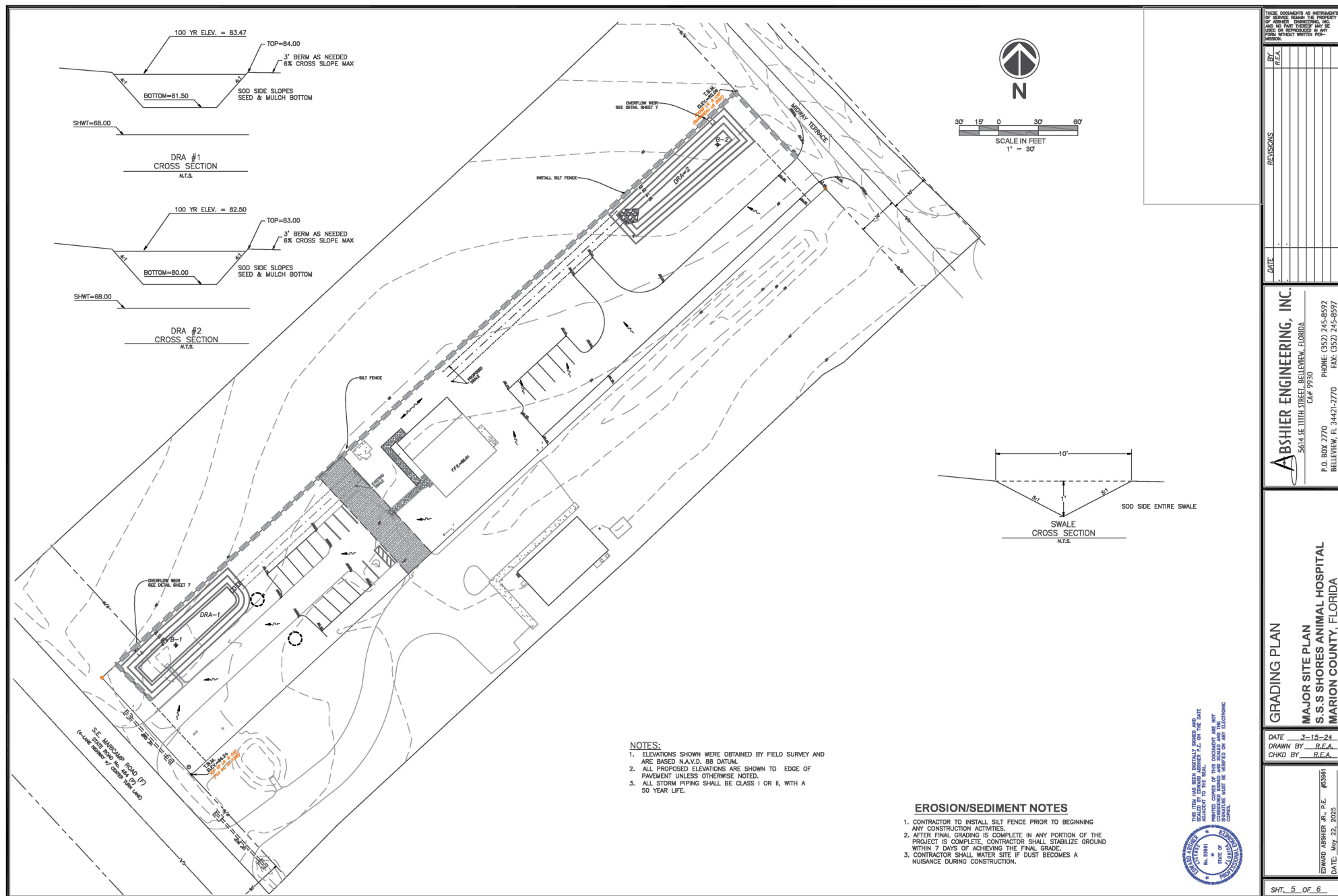


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DATE	BY
	REA
REVISIONS 1. 3-15-24 2. 3-15-24 3. 3-15-24 4. 3-15-24 5. 3-15-24 6. 3-15-24 7. 3-15-24 8. 3-15-24 9. 3-15-24 10. 3-15-24	
PROJECT MAJOR SITE PLAN S.S. SHORES ANIMAL HOSPITAL MARION COUNTY, FLORIDA	
DATE: 3-15-24 DRAWN BY: REA CHKD BY: REA	
EDWARD ABSHIER, JR., P.E. #13381 DATE: May 22, 2025	
SHT. 4 OF 6	
ABSHIER ENGINEERING, INC. 5614 SE 11TH STREET, BELLEVUE, FLORIDA P.O. BOX 2770 BELLEVUE, FL 34427-2770 PHONE: (352) 245-8592 FAX: (352) 245-8597 CAM # 9930	





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**ABSHER ENGINEERING, INC.**  
5614 SE 11TH STREET, BELLEVUE, FLORIDA  
CA# 9930

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P.O. BOX 2770  
BELLEVUE, FL 34421-2770

PHONE: (352) 245-9592  
FAX: (352) 245-9597

GRADING PLAN

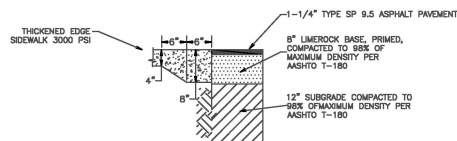
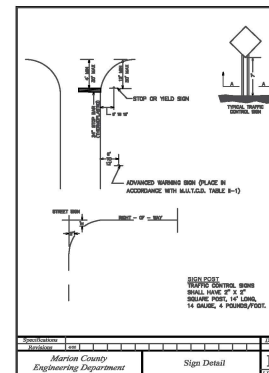
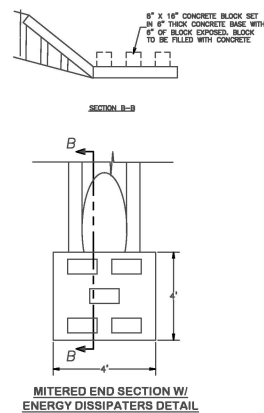
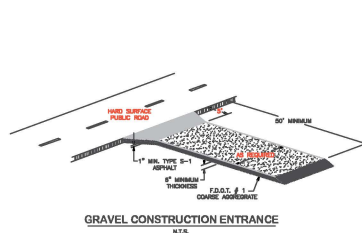
DATE 3-15-24  
DRAWN BY R.E.A.  
CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #23961  
DATE: May 22, 2025

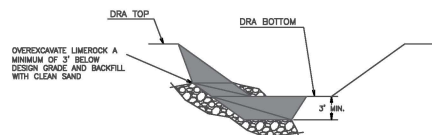
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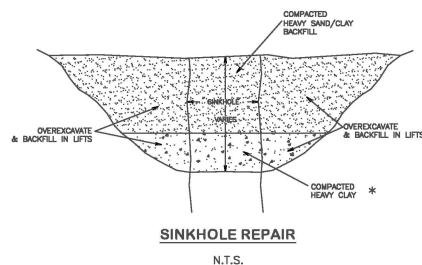
- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE CONSTRUCTION DISTURBANCE. THE FOLLOWING MEASURES ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD:
1. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT ALL EXPOSED AREAS TO PREVENT EROSION AND SEDIMENTATION. THESE MEASURES MAY CAUSE EROSION PROBLEMS. EROSION SHALL BE REMOVED AND THE EXPOSED AREAS RESEED OR COVERED WITH SOIL, CONNECTED AS DETERMINED BY THE OWNER.
  2. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE PLACEMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DETERMINED BY THE OWNER. THESE MEASURES SHALL BE DESIGNED TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
  3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MAINTENANCE AND CONTINGENCY CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
  5. NECESSARY BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
  6. ANY EROSION OR SEDIMENTATION SHALL BE REMOVED AFTER EACH RAINFALL. THEY MAY BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE INCH.
  7. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO THE ADJACENT WATERWAYS.
  8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE REMOVED SHALL BE REMOVED TO CONFORM TO THE EXISTING GRASS COVERED AND GRADED AND SEEDING.
10. BIDD PRICES TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED



**SIDEWALK & PAVEMENT DETAIL**  
NO SCALE

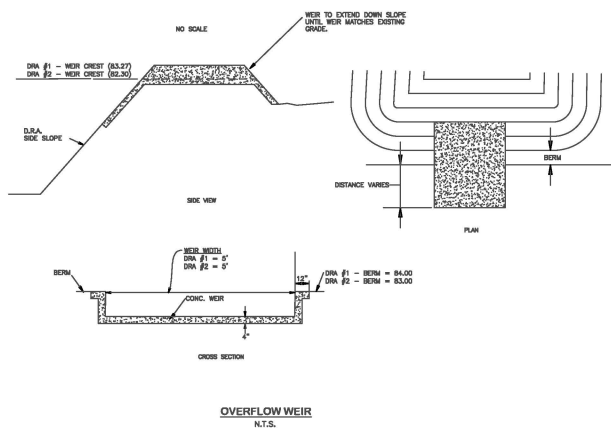


**LIMESTONE OUTCROP REMOVAL**  
**DETAIL**  
**NTS**

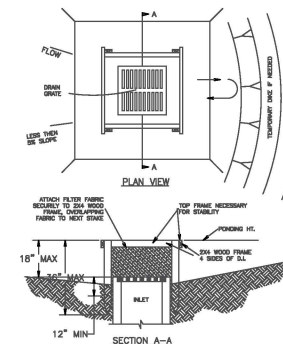


## SINKHOLE REPAIR

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



OVERFLOW WEIR  
N.T.S.



**SILT FENCE INLET SEDIMENT BARRIER**

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
 SEALING BY EDWARD ARSHER P.A. ON THE DATE  
 ADJACENT TO THE SEAL.

UNRECORDED COPIES OF THIS DOCUMENT ARE NOT  
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[illegible]

**ABSHER 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

**CONSTRUCTION DETAILS**

DATE 3-15-24  
DRAWN BY R.E.A.  
CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #53961  
DATE: June 12, 2025

**TREE CALCULATIONS**  
 TOTAL AREA = 65,340 SF (1.50 AC)  
 SHADE TREE REQUIRED = 22 (1 / 3000 SF)  
 EX TREE PRESERVED = 2  
 NEW TREES REQUIRED = 20  
 NEW TREES PROVIDED = 20

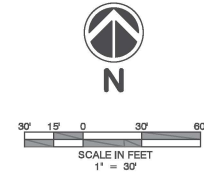
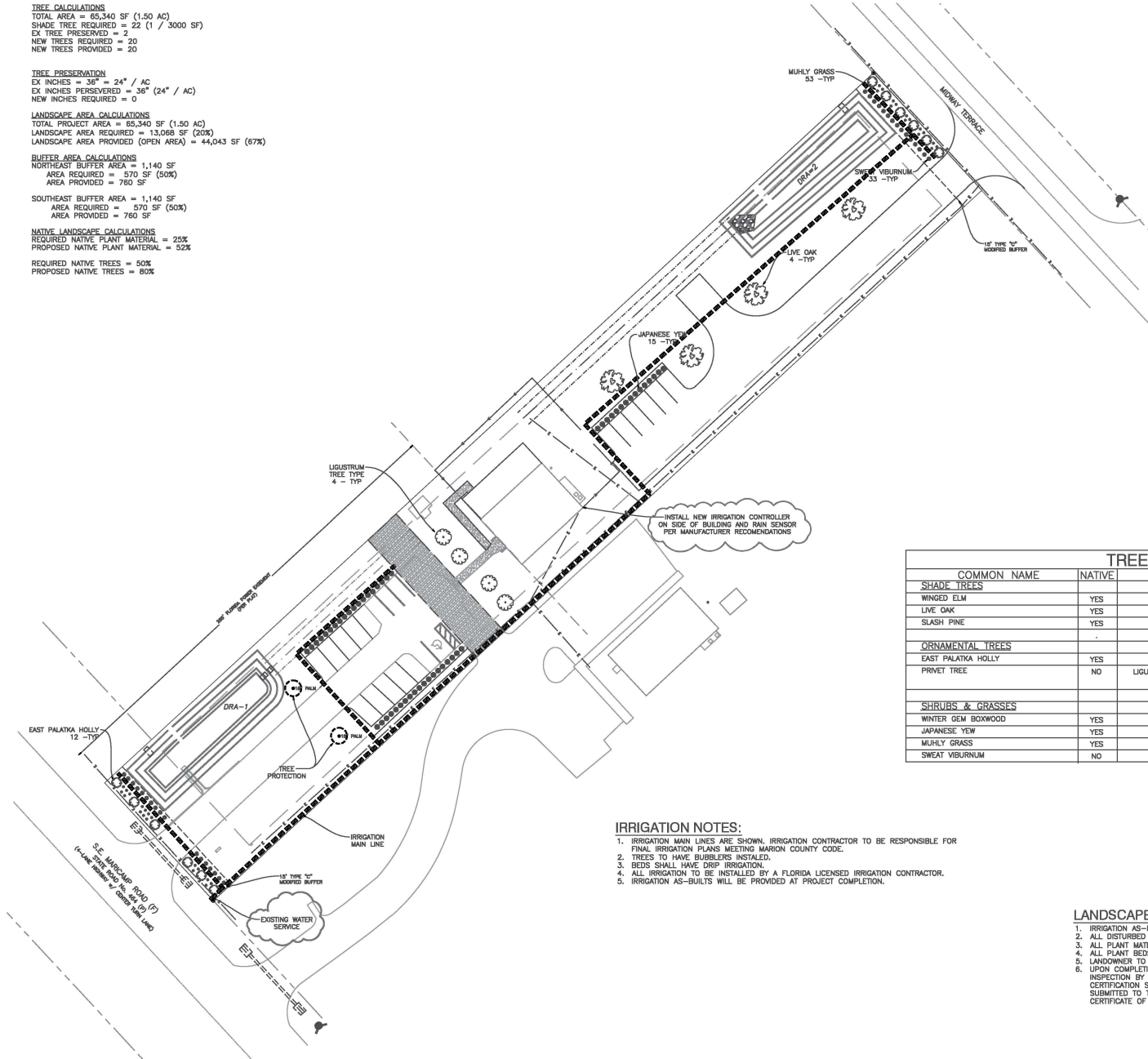
**TREE PRESERVATION**  
 EX INCHES = 36" = 24" / AC  
 EX INCHES PRESERVED = 36" (24" / AC)  
 NEW INCHES REQUIRED = 0

**LANDSCAPE AREA CALCULATIONS**  
 TOTAL PROJECT AREA = 65,340 SF (1.50 AC)  
 LANDSCAPE AREA REQUIRED = 13,068 SF (20%)  
 LANDSCAPE AREA PROVIDED (OPEN AREA) = 44,043 SF (67%)

**BUFFER AREA CALCULATIONS**  
 NORTHEAST BUFFER AREA = 1,140 SF  
 AREA REQUIRED = 570 SF (50%)  
 AREA PROVIDED = 760 SF

**SOUTHEAST BUFFER AREA = 1,140 SF**  
 AREA REQUIRED = 570 SF (50%)  
 AREA PROVIDED = 760 SF

**NATIVE LANDSCAPE CALCULATIONS**  
 REQUIRED NATIVE PLANT MATERIAL = 25%  
 PROPOSED NATIVE PLANT MATERIAL = 52%  
 REQUIRED NATIVE TREES = 50%  
 PROPOSED NATIVE TREES = 60%



TREE/PLANT SCHEDULE					
COMMON NAME	NATIVE	BOTANICAL NAME	SIZE	QUANTITY	SPACING
<b>SHADE TREES</b>					
WINGED ELM	YES	ULMUS CHINENSIS	-	-	-
LIVE OAK	YES	QUERCUS VIRGINIA	3.5" CALIPER	4	-
SLASH PINE	YES	PINUS ELLIOTTI	-	-	-
<b>ORNAMENTAL TREES</b>					
EAST PALATKA HOLLY	YES	ILEX X ATTENUATA	25 GAL. - 8' HT.	12	-
PRIVET TREE	NO	LIGUSTRUM JAPONICA - TREE TYPE	25 GAL. - 7' HT. FULL CANOPY	4	-
<b>SHRUBS &amp; GRASSES</b>					
WINTER GEM BOXWOOD	YES	BUXUS MICRO PHYLLO	-	-	-
JAPANESE YEW	YES	TAXUS CUSPIDATA	3 GAL. - 24" HT.	53	4'
MUHLY GRASS	YES	MUHLENBERGIA CAPILLARIS	3 GAL. - 24" HT.	30	3'
SWEAT VIBURNUM	NO	VIBURNUM ODORATISSIMUM	3 GAL. - 24" HT.	33	4'

#### IRRIGATION NOTES:

1. IRRIGATION MAIN LINES ARE SHOWN. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR FINAL IRRIGATION PLANS MEETING MARION COUNTY CODE.
2. TREES TO HAVE BUBBLERS INSTALLED.
3. BEDS SHALL HAVE DRIP IRRIGATION.
4. ALL IRRIGATION TO BE INSTALLED BY A FLORIDA LICENSED IRRIGATION CONTRACTOR.
5. IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION.

#### LANDSCAPE NOTES:

1. IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION.
2. ALL DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1.
4. ALL PLANT BEDS SHALL USE PINE BARK NUGGETS FOR MULCH.
5. LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY.
6. 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.



THESE DOCUMENTS ARE PREPARED BY THE DESIGN PROFESSIONAL AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

DATE	BY	REVISIONS
6-11-25	R.E.A.	REVISIONS PER MARION COUNTY

**ASHIER ENGINEERING, INC.**  
 5614 SE 11TH STREET, BELLEVUE, FLORIDA  
 CAMP 9930  
 P.O. BOX 2770  
 BELLEVUE, FL 34427-2770  
 PHONE: (332) 245-8592  
 FAX: (332) 245-8597

**LANDSCAPE PLAN**  
**MAJOR SITE PLAN**  
**S.S. SHORES ANIMAL HOSPITAL**  
**MARION COUNTY, FLORIDA**

DATE: 3-15-24  
 DRAWN BY: R.E.A.  
 CHKD BY: R.E.A.

TOWARD ASHIER, JR., P.E. - REGIST.  
 DATE: June 12, 2025

SHT. L1 OF L2





SET TREE AND APPLY MULCH PER TREE PLANTING PIT DETAIL

2. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES. BARRICADES SHALL BE CONSTRUCTED OF 4" X 4" X 8' TREATED PINE OR EQUIVALENT FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION AREA. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE PROJECT.
3. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRS/REPLACEMENTS AS REQUIRED.
4. CLEANING OF EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO: FUEL, OIL, GREASE, HYDRAULIC FLUIDS, AND OTHER LIQUIDS, SHALL BE PROHIBITED WITHIN (TPZ) OF ANY TREE OR GROUP OF TREES.
5. ALL EQUIPMENT, MATERIALS, STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
6. IF ANY REFERENCE TREE IS DAMAGED FOR REMOVAL OR DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE REFERENCE TREE SHALL BE REPLACED WITHIN 12 MONTHS OF THE DATE OF THE TREE(S) DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3" CALIPER.
7. REQUIRED TREE REMOVAL AND REPLACEMENT LOGS SHALL BE SUBMITTED TO THE CITY OF CHANDLER.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPOSED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS
  2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
  3. MAINTAINING THE SITESTAKE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
  4. COORDINATING WITH OTHER TRADES AND SUBS TO ACHIEVE THE FINISHED CHARACTER.
  5. ADJUSTMENTS TO HIDE AND PILE LOCATIONS IF REQUIRED.
  6. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNING.
  7. REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLAN PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
  8. PROVIDING AND MAINTAINING ALL NECESSARY SAFETY MEASURES WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.

- B. THE SCOPE OF WORK SHALL INCLUDE:

1. PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
2. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED,
3. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES,
4. SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY,
5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.

- C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE BRULING PRODUCTION AREA LISTS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED WATERING COVERS. THE CONTRACTOR SHALL MAINTAIN TURF AND TREES/SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-LOW PREVENTION.

- E. ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- F. 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://flfwf.usf.edu>

- <http://www.elsevier.com>



NOT TO SCALE

- DRIP EMITTER, USING POCKET TOOL
- 17MM BLANK TUBING
- 1/2" STAKE
- 1" SOIL
- GRADE

- ① FRESH GRADE
- ② VALVE BOX - JUMBO/ SUPER JUM  
SEE SCHEDULE FOR SIZE
- ③ DRIP ZONE KIT, WITH FILTER (71  
DEGREES) AND REGULATOR
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 18-24" COILED WIRE
- ⑥ SCH 80 T.O.E. NIPPLE
- ⑦ MAIN LINE PIPE & FITTINGS
- ⑧ BRICK SUPPORTS (7)
- ⑨ 3/4" WASHED GRAVEL, 3" MIN.
- ⑩ LATERAL PIPE AND FITTINGS

1. IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.

1. IRRIGATION IS NOT ALLOWED BETWEEN 12:00 A.M. AND 4:00 P.M.
2. WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
3. WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON FRIDAY.
4. 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.
5. 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.

## MANUFACTURED / MODELS

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

Red planting area to Receive POINT SOURCE IRRIGATION

Workers HC make major mistakes at each plant.

Lateral line to emitters  $\mu$  Hyper blank tubing ID-OD NK 17mm

Notes: Pierce blank tubing with emitters at each plant.



NOT TO SCALE



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

- EE
- 
- VTS

- EF VALVE  
D HIGH POINT  
( PER RUN)
- VALVE  
PRV

- 1 BARB VALVE
- 2 POLY TUBING, 3' MIN. LENGTH
- 3 POLY TUBING
- 4 BARB ELL
- 5 SINGLE POLY LINE
- 6 STANDARD VALVE BOX
- 7 BRICK SUPPORTS (4)
- 8 3/4" WASHED GRAVEL, 3' MIN.
- 9 MULCH 10 FINISH GRADE

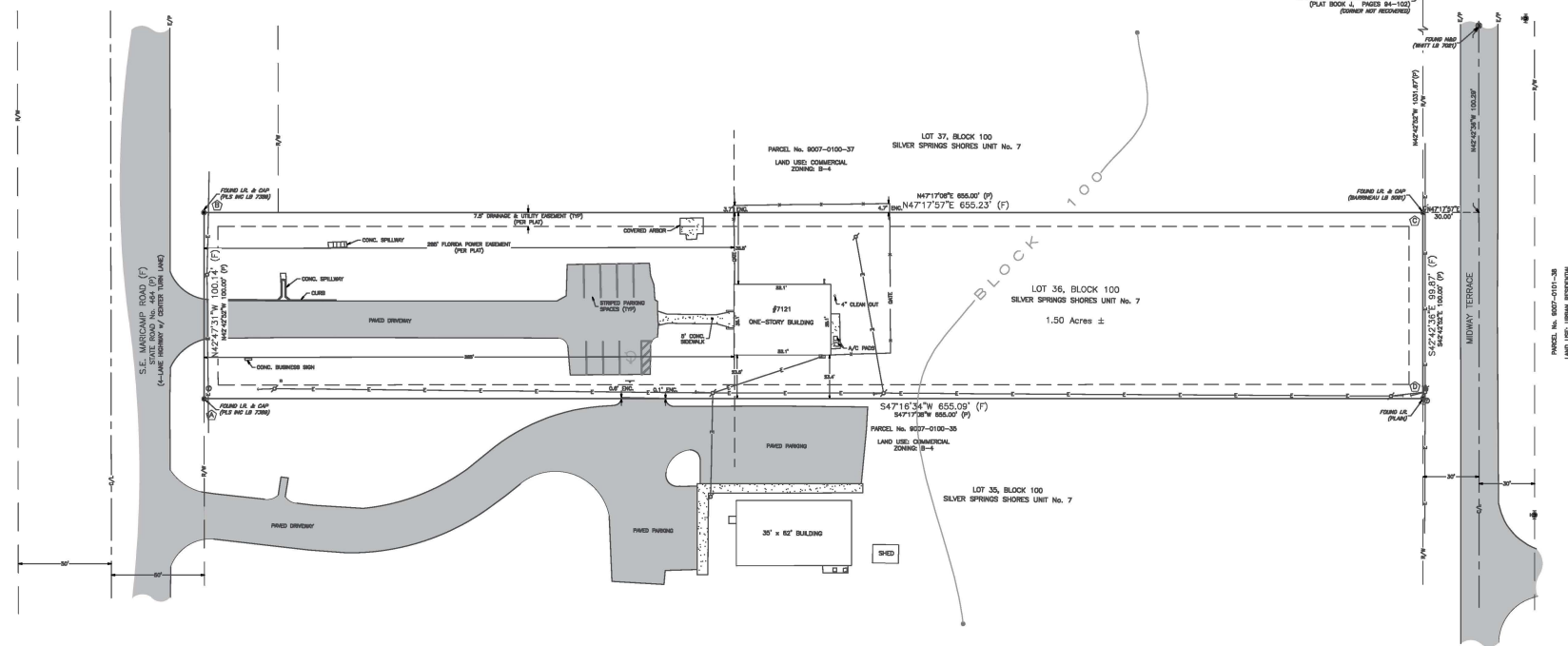
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**ABSHER ENGINEERING, INC.**  
5614 SE 11TH STREET, BELLEVUE, FLORIDA  
CA# 9930  
P.O. BOX 2770 PHONE: (352) 245-8592  
BELLEVUE, FL 34421-2770 FAX: (352) 245-8597

LANDSCAPE DETAILS

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

EDWARD ABSHIER JR., P.E. #53961  
ATE: December 26, 2024



SHEET 1: BOUNDARY SURVEY  
SHEET 2: TOPOGRAPHIC SURVEY

LEGEND

- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- N&D NAIL & DISC
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- SEC. SECTION
- TWP. TOWNSHIP
- RANGE RANGE
- (P) PLAT MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- D.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- CONC. CONCRETE
- U.E. UNDERGROUND ELECTRIC
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- SANITARY SEWER LINE
- STORM PIPES
- FENCE
- CONC. ASPHALT
- GROUND CONTOUR
- T.B.M. TEMPORARY BENCHMARK
- F.F. FINISH FLOOR
- ELEV. ELEVATION
- INV. INVERT
- C.M.E.S. CONCRETE MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SANITARY MANHOLE
- STORM MANHOLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGN
- STREET SIGN
- GAS MARKER
- FIBER OPTIC CABLE MARKER
- LIGHT POLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- ELECTRIC METER



GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

LEGAL DESCRIPTION:

LOT 36, BLOCK 100, SILVER SPRINGS SHORES UNIT No. 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 94 THROUGH 102, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

STATE PLANE COORDINATES	
N 1741944.159	E: 645090.267
N 1742017.842	E: 644892.240
N 1742462.200	E: 645463.772
N 1742388.613	E: 645531.515

SURVEY REPORT:

- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- VERTICAL DATA IS BASED ON CONTROL POINT "X 508", PUBLISHED ELEVATION = 72.42, NAVD-88.
- FIELD SURVEY DATE: 1/28/2024.
- THE LEGAL DESCRIPTION WAS PROVIDED BY DEED OF RECORD, OFFICIAL RECORDS BOOK 6545, PAGE 501, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0545, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER SJ-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

MEKELLE M. BOYER DATE: 2/12/2024  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 7398  
STATE OF FLORIDA

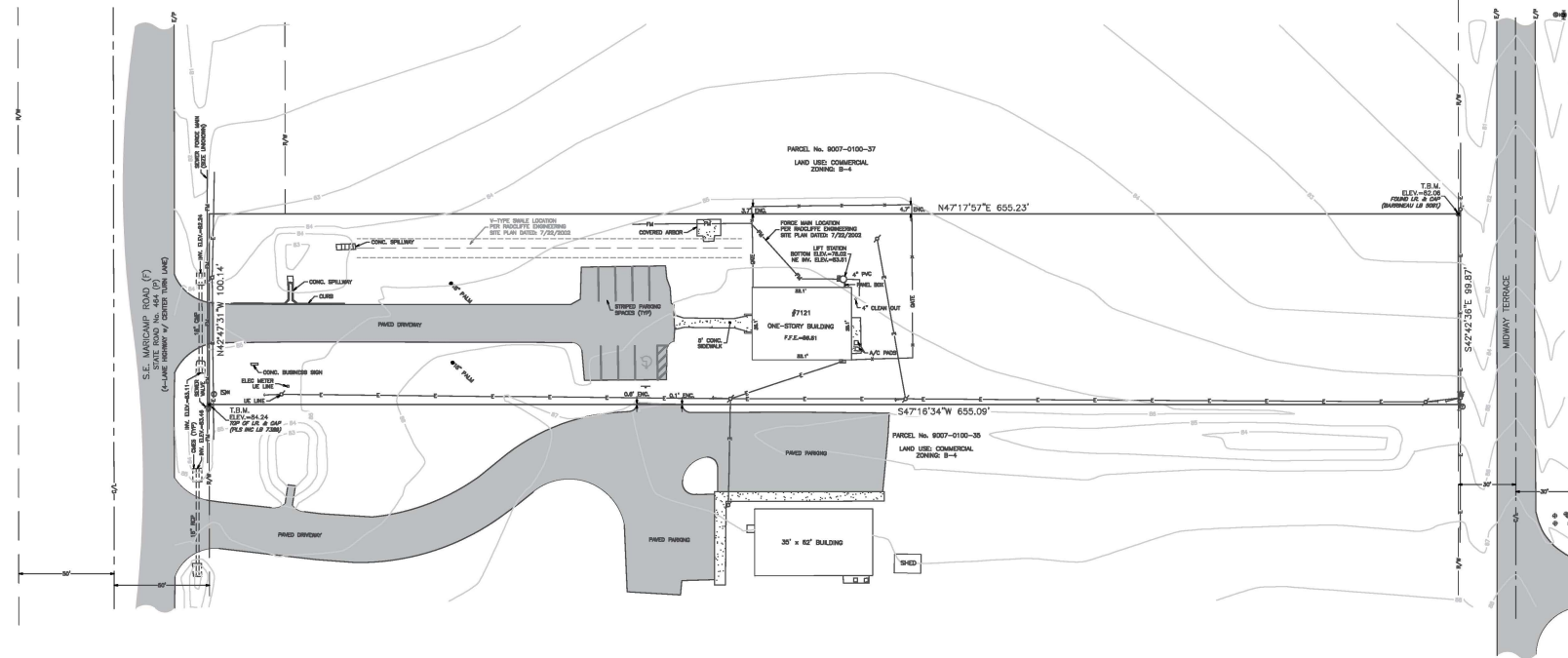
DATE	REVISION

Robert L. Rogers, P.E.  
R.L. Reg. No. 10027  
rogersengineering.com  
Rogers Engineering, Inc., Reg. No. 8274  
rogersengineering.com  
Meekelle M. Boyer, P.S.M.  
Meekelle M. Reg. No. 7398  
meekelleboyer.com

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
TOBY L. JOHNSON DVM, LLC

JOB No. 24-9027-0100-38	DATE 2/12/2024
SCALE 1" = 30'	SHEET 1 OF 2



SHEET 1: BOUNDARY SURVEY  
SHEET 2: TOPOGRAPHIC SURVEY

# LEGEND

- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
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GRAPHIC SCALE

(IN FEET)  
HORIZ. 1 inch = 30 ft.

MEKELLE M. BOYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 7398  
STATE OF FLORIDA

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
TOBY L. JOHNSON DWM, LLC

JOB No.  
24-8007-0100-35

DATE  
2/12/2024

SCALE  
1" = 30'

SHEET  
2 OF 2

**ROGERS ENGINEERING, LLC**  
*Civil Engineering & Land Surveying*  
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DATE	REVISION