

June 18, 2024

PROJECT NAME: MAJOR SITE PLAN FOR 2626 NW 35TH STREET LLC

PROJECT NUMBER: 2023050009

APPLICATION: MAJOR SITE PLAN #30105

- 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.
- 2 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: The DRC approved payment of a fee in-lieu of sidewalk construction. The fee comes out to \$9,967.75 and must be paid prior to final inspection.
- 3 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: 4/12/24-add waivers if requested in the future
11/28/23 - add waivers if requested in the future
- 4 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 Plans 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: DEP Water Approval
STATUS OF REVIEW: INFO
REMARKS: PUBLIC WELL REGULATED BY DEP OR DOH
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: will there be any outside storage?
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified Owner with Sunbiz. 4.17.24 HR
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]."



**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 30105

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 04/15/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: Mjor Site Plan for 2626 NW 35th Street LLC
Parcel Number(s): 4152-002-001
Section 10 Township 17S Range 22E Land Use Ind Zoning Classification M-2
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.03 Number of Lots 1 Miles of Roads 0
Location of Property with Crossroads SE corner of SE HWY 484 and SE 31st Avenue
Additional comments regarding this submittal Construction of a office/warehouse building

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

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

Surveyor:

Firm Name: Preece Land Surveying Inc. Contact Name: Glen Preece
Mailing Address: 2201 SE 30th Avenue - Suite 102 City: Ocala State: FL Zip Code: 34471
Phone # 352-351-0091 Alternate Phone # _____
Email(s) for contact via ePlans: glen@plsinc.us

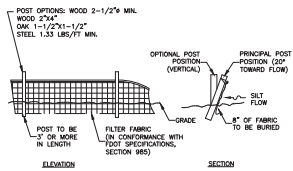
Owner:

Owner: 2626 NW 35th LLC Contact Name: Scott Sumner, Manager
Mailing Address: P.O. Box 608 City: Ocala State: FL Zip Code: 34478
Phone # 352-867-8850 Alternate Phone # _____
Email address: ssumner@beelinedevelopment.com

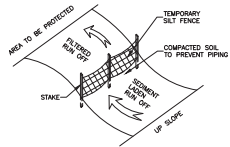
Developer:

Developer: Same Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

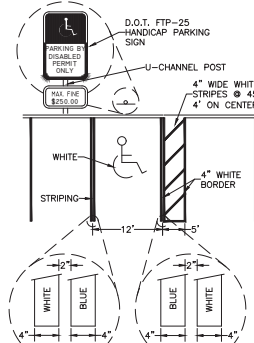
Revised 7/2017



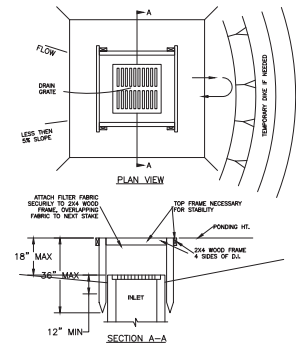
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS SEPARATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLOUSE AREA HAS BEEN STABILIZED BY SOIL 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 MOST 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 SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

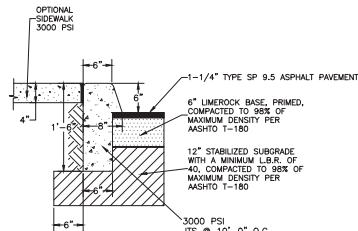


HANDICAP PARKING DETAILS

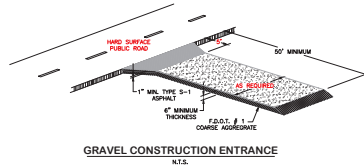


- NOTES:
1. REEL SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, HEAVY LEVEL DRAINAGE AREAS. LESS THAN 100'.
2. USE 2x4 WOOD OR EQUIVALENT METAL STRAKES.
3. 3 FT. MIN. LENGTH.
4. ATTACH FILTER FABRIC SECURE TO 2x4 WOOD FRAME, OVERLAPPING FABRIC TO NEXT STRAKE.
 4. THE TOP OF THE FRAME (BONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION CORRESPONDING TO PREVENT RUNOFF FROM BEING PRODDING THE FRAME. TEMPORARY STRAKES BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

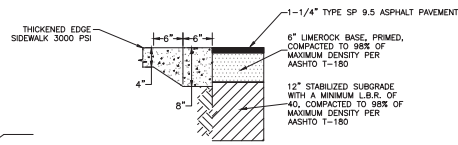
SILT FENCE INLET SEDIMENT BARRIER



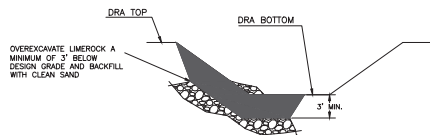
TYPE "D" CURB DETAIL



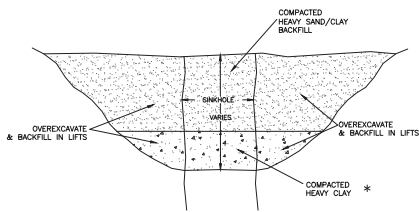
GRAVEL CONSTRUCTION ENTRANCE



SIDEWALK & PAVEMENT DETAIL



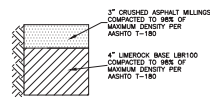
LIMESTONE OUTCROP REMOVAL DETAIL



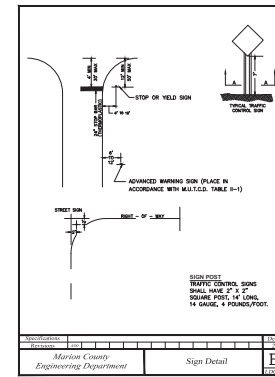
SINKHOLE REPAIR

N.T.S.

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



TRUCK TRAILER STORAGE AREA DETAIL



Marion County Engineering Department	Sign Detail	B
---	-------------	---

DATE	REVISIONS

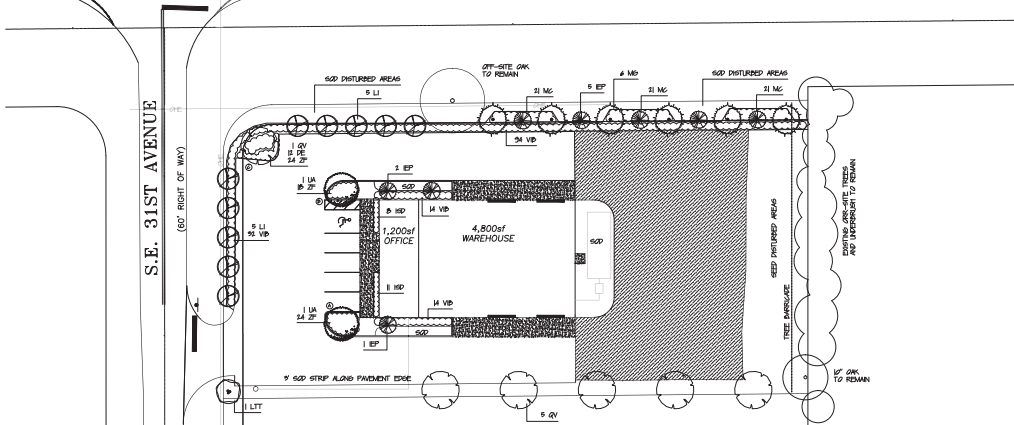
ABSHER ENGINEERING, INC.
 5614 SE 11TH STREET, BELLEVUE, FLORIDA
 CA # 9930
 P.O. BOX 2770 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

CONSTRUCTION DETAILS
MAJOR SITE PLAN
 2626NW 35th ST, LLC
 MARION COUNTY, FLORIDA

DATE: 3/20/23
 DRAWN BY: R.E.A.
 CHKD BY: R.E.A.
 EDWARD ABSHER, P.E., #3590
 DATE: April 11, 2024



S.E. HIGHWAY 484
(RIGHT OF WAY WIDTH VARIES)



LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA # GRADE OR BETTER.
2. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" - 3" OF FINE DARK MULCH.
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY GRADE OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE SDB GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN KNOWN FOR GRADES AND STANDARDS.
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAIL.
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL REVIEW THE LIMITS OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NITRATE FEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
12. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS A MINIMUM OF 40' - 50' PER TO ALL NEW TREES.
14. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
15. NO PLANTINGS OR OTHER CONSTRUCTIONS MAY BE WITHIN THE 1' VERTICAL OVERHANG AREA.
16. ALL NEW SDB SHALL BE ARGENTINE-DAMA INSTALLED WITH NO GAPS OR OVERLAP.
17. SDB EDGES ALONG PLANTING BEDS SHALL BE SHAVED-CUT AND ROUNDED FOR MAINTENANCE.
18. ALL OTHER DISTURBED AREAS SHALL BE RESEED WITH ARGENTINE-DAMA AT 8 LBS PER 1000 SF.
19. RESEED AREAS SHALL BE RANDED INTO THE SOIL AND COVERED WITH STRAW OR OTHER APPROVED MATERIAL.
20. PLANTING SOIL USED FOR THE BLENDED PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC., MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STONKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL.
21. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE.
22. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO RESIGNING ANY INSPECTIONS AND/OR APPROVALS.
23. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PESTICIDES ARE NOT APPLIED.
24. DO NOT PLANT NEW TREES TOO DEEP UNLESS THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVELS.
25. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
26. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z602).
27. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOWNWARD LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED.
28. ALL PLANT MATERIALS MUST MEET ALL OF THE SIZE SPECIFICATIONS AND NOT EXCEED THE CONTAINER SIZE.
29. OBTAIN THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE.
30. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS.

LANDSCAPE NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 475 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
2. ALL REQUIREMENTS OUTLINED IN SECTION 475 B SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION.
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 475 B SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
4. NOTES HAVE BEEN SHOWN RECOMMENDING LICENSED (A&B), A&B, TREE PROTECTION (475 E), MAINTENANCE (A&B), A&B, FERTILIZER USE (A&B), AND WATERING (A&B).
5. ALL REQUIREMENTS OUTLINED IN SECTION 475 B REPAIRING FERTILIZER AND OTHER LANDSCAPE CHECKS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS.
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 MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. ALL REQUIREMENTS OUTLINED IN SECTION 475 B REPAIRING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
8. ALL REQUIREMENTS OUTLINED IN SECTION 475 B REPAIRING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSES AND CERTIFICATION SHALL BE COMPLIED WITH.
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR THIS SHALL MEET THE LICENSES AND CERTIFICATION REQUIREMENTS LATER SECTION 475 B.
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES.
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED.
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY U/7/16.
13. INSTALLATION SHALL MEAN SURVIVAL. IN PRIORITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. SEED AND/OR OTHER PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

TREE PROTECTION NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE COMPLIED WITH FOR TREE REMOVAL, PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL REPLACEMENT PERMITS UNDER AND SUBJECT TO THIS CODE:
 - a) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE OR ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
 - b) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR PAIL WITHIN THE TREE OR ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
 - c) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION ARRANGEMENTS AND SIGNALS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY ARRANGEMENT OR SIGNAL WHICH HAS BEEN DAMAGED OR IS BEING REMOVED SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
 - d) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RESIGNS MAJOR BRANCHES OR THE TRUNK OF THE TREE TO SUCH AN EXTENT AS TO BE UNUSABLE FOR THE LIFE OF THE TREE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE TREE WITHIN THE LIFE-TIME PERIOD. IN QUESTION, THE TREE MUST BE REPLACED AT AN 8-INCH-OR-ANCH DIAMETER OF THE CORONATION OR THE TREE IS TO BE REPLACED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT TREE OF 1.5 INCH CALIBER. THE COUNTY RESERVES THE RIGHT TO OBTAIN A REPLACEMENT VALUE FOR SDB TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

TREE PRESERVATION / MITIGATION

TOTAL EXISTING TREES	=	1
TOTAL EXISTING RUBES	=	0
REQUIRED PRESERVATION	=	1
PROVIDED PRESERVATION	=	1

LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA	=	44,867 SF
LANDSCAPE AREA REQUIRED	=	8,975 SF (20%)
LANDSCAPE AREA PROVIDED	=	8,967 SF

SHRUB TREE CALCULATIONS

TOTAL PROJECT AREA	=	44,867 SF
SHRUB TREES REQUIRED	=	143 (0 / 1000 SF)
LANDS PRESERVED TREES	=	43
NEW SHRUB TREES REQUIRED	=	100
NEW SHRUB TREES PROVIDED	=	100

NORTH PALMS - 100 LF, IF WIDE TYPE 'C', 4750 SF

SHRUB TREES REQUIRED	=	143 (0 / 1000 LF)
SHRUB TREES PROVIDED	=	143 (0 / 1000 LF)
ORNAMENTAL TREES REQUIRED	=	4 (0 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	4 (0 / 100 LF)
LANDSCAPE AREA REQUIRED	=	1,235 SF (60%)
LANDSCAPE AREA PROVIDED	=	1,235 SF

WEST PALMS - 100 LF, IF WIDE TYPE 'C', 1000 SF

SHRUB TREES REQUIRED	=	14 (0 / 100 LF)
SHRUB TREES PROVIDED	=	14 (0 / 100 LF)
ORNAMENTAL TREES REQUIRED	=	1 (0 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	1 (0 / 100 LF)
LANDSCAPE AREA REQUIRED	=	260 SF (60%)
LANDSCAPE AREA PROVIDED	=	260 SF

ORNAMENTAL TREES USED BECAUSE OF OVERHEAD ELECTRIC LINES

ORNAMENTAL TREES USED BECAUSE OF OVERHEAD ELECTRIC LINES	=	0
--	---	---

LANDSCAPE MATERIAL LIST

SHRUB TREES	SOUTHERN MANGLA	NATIVE	#	OR.	1ST	CA.	1/2	TALL	SINGLE	LEADER	FULL	CANOPY
1	MANGROVE	NATIVE	4	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY
2	OR.	NATIVE	4	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>6</td> <td>FT. FULL CANOPY</td> </td></td>	SINGLE <td>LEADER <td>6</td> <td>FT. FULL CANOPY</td> </td>	LEADER <td>6</td> <td>FT. FULL CANOPY</td>	6	FT. FULL CANOPY
3	OR.	NATIVE	4	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>6</td> <td>FT. FULL CANOPY</td> </td></td>	SINGLE <td>LEADER <td>6</td> <td>FT. FULL CANOPY</td> </td>	LEADER <td>6</td> <td>FT. FULL CANOPY</td>	6	FT. FULL CANOPY

ORNAMENTAL TREES	EAST PALM	NATIVE	#	OR.	1ST	CA.	1/2	TALL	SINGLE	LEADER	FULL	CANOPY
1	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY
2	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY

GRASSES	GOLDEN BERMUDA	NATIVE	#	OR.	1ST	CA.	1/2	TALL	SINGLE	LEADER	FULL	CANOPY
1	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY
2	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY

NATIVE PLANT CALCULATIONS	100% ARGENTINE-DAMA	100% ARGENTINE-DAMA	#	OR.	1ST	CA.	1/2	TALL	SINGLE	LEADER	FULL	CANOPY
1	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY
2	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY

LANDSCAPE ISLANDS	100% ARGENTINE-DAMA	100% ARGENTINE-DAMA	#	OR.	1ST	CA.	1/2	TALL	SINGLE	LEADER	FULL	CANOPY
1	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY
2	OR.	NATIVE	1	OR.	15'	CA.	1/2	TALL <td>SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td></td>	SINGLE <td>LEADER <td>FULL <td>CANOPY</td> </td></td>	LEADER <td>FULL <td>CANOPY</td> </td>	FULL <td>CANOPY</td>	CANOPY

A	=	25 SF
B	=	144 SF
C	=	236 SF

NO.	DATE	COUNTY	COMMENTS	RAK	BY
1	9/24	FLORIDA			

DATE	4 / 23
DRAWING NO.	
SCALE	1" = 30'
JOB NO.	
FR.	
AS.	

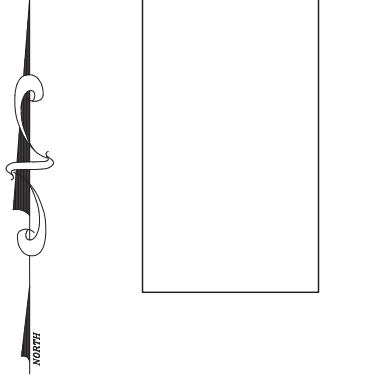
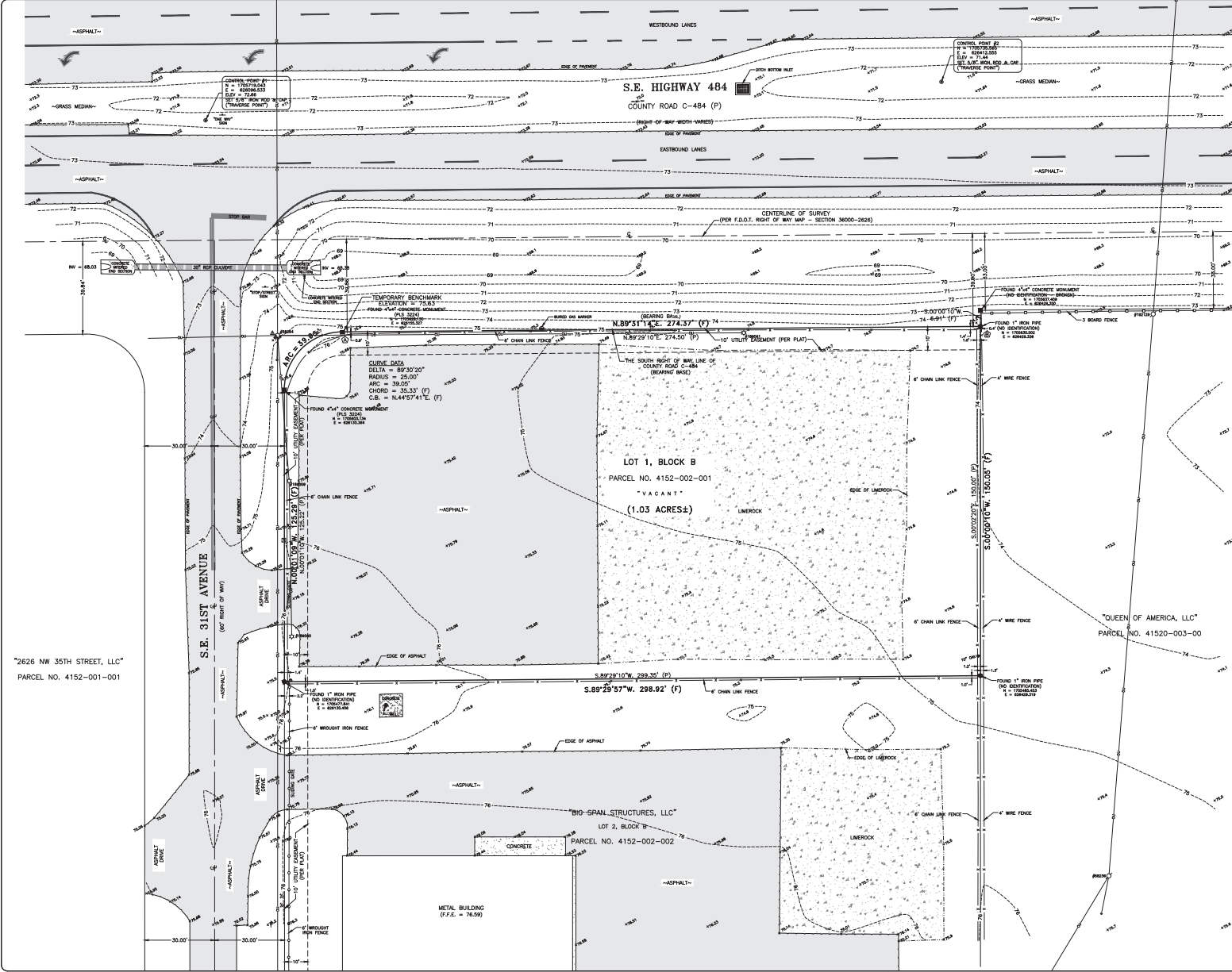
ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTS
1000 SE. 3RD AVE. SUITE 101
GAINESVILLE, FLORIDA 32609
(352) 822-8899
LANDSCAPE ARCHITECTS: STEPHANIE M. HANNA, DESIGNER
SDB: GUYARD DESIGN, GUYARDDESIGN.COM



LANDSCAPE PLAN
2626 NW 35th STREET LLC
MARION COUNTY FLORIDA
SHEET 1201 OF 1201



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



DESCRIPTION:
 (PER OFFICIAL RECORDS BOOK 1639, PAGE 438, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)
 LOT 1, BLOCK B, THREE C'S INDUSTRIAL PARK, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK V, PAGE 18, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-484, TO BEAR N.89°31'14"E.
 2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEE LAND SURVEYING, INC.
 4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 6. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 7. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 8. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 10. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 11. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP FOUND IN COMMUNITY PANEL NUMBER 120836 0740 D, EFFECTIVE AUGUST 28, 2008.
 12. THE MOST CURRENT ABATING RECORDED INSTRUMENTS FOR ADJONERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
 13. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT 175-73-A17, PUBLISHED ELEVATION = 84.80', NAVD-83.
 14. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS 175-73-A17 & "2 RL", NAD-83 (1990 ADJUSTMENT).

LEGEND

(P) = PLAT DIMENSION	TEM = TEMPORARY BENCHMARK	WELL = WELL	TR = TRAFFIC CONTROL BOX
(F) = FIELD MEASUREMENT	RCM = REINFORCED CONCRETE PIPE	WM = WATER METER	WB = WATER METER BOX
(C) = CIRCUMFERENTIAL DIMENSION	CMF = CORRUGATED METAL PIPE	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
(O) = CALCULATED DIMENSION	WPC = WETTED CURB PAVEMENT	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
(D) = EXCERPT DIMENSION	PVC = POLYVINYL CHLORIDE	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
(S) = RIGHT OF WAY LINE	HPC = HIGH DENSITY POLYETHYLENE	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
(CB) = CHORD BEARING	OU = OVERHEAD UTILITIES	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
(OS) = OFFICIAL RECORDS BOOK	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
PC = POINT OF CURVATURE	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
PIC = POINT OF INTERSECTION	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
LI = LICENSED BUSINESS	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
LS = LICENSED SURVEYOR	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
FTE = FINISHED FLOOR ELEVATION	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
TR = TELEPHONE RISER BOX	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
WPP = WOOD POWER POLE	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
CP = CONCRETE POWER POLE	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX
MP = METAL POWER POLE	DFR = FLORIDA DEPARTMENT OF TRANSPORTATION	WTR = TELEPHONE RISER BOX	WTR = TELEPHONE RISER BOX



BOUNDARY & TOPOGRAPHIC SURVEY
 FOR:
BEELINE DEVELOPMENT, INC.

PRECEE
 LAND SURVEYING, INC.
 (LICENSED BUSINESS NO. 7389)

BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 Ocala, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: gpre@precee.us

(SURVEYOR'S CERTIFICATION)
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE: GLEN H. PRECEE, JR., P.L.S.M. - LS 5427

DATE OF FIELD SURVEY: JUNE 21, 2022

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.:	PAGES			
107	68-70			

FILE NO.: 3 C'S IND. PARK
 SCALE: 1" = 20'
 COPYRIGHT © 2022 JOB ORDER # 22-060