

July 2, 2024

PROJECT NAME: MAJOR SITE PLAN FOR MARION SOCCER ACADEMY

PROJECT NUMBER: 2024020094

APPLICATION: MAJOR SITE PLAN #31215

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: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: will there be outside storage? Show the location of any proposed outside storage.

3 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: will there be any signage? Provide the location and size of signs.

4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.11 - Landscape installation

STATUS OF REVIEW: INFO

REMARKS: Installation shall mean survival in perpetuity, and replacement if necessary, of all materials.

Dead and/or dying plant material shall be replaced by the owner within 30 days of notification by the County.

5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

STATUS OF REVIEW: INFO

REMARKS: None on property.

6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: INFO

REMARKS: Please clarify on the plans if any gate will be placed at the entrance. If gated must contain siren activation

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Well and septic permits will need to be through the Department of Health in Marion County

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: defer to MCFR - no public water available within connection distance

9 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.

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Legal Documents

STATUS OF REVIEW: INFO

REMARKS:

- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
STATUS OF REVIEW: INFO
REMARKS:
- 12 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:
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: INFO
REMARKS: 4/19/24 - Coordinate with FDOT for permitting the driveway connection.
- 14 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.
- 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: 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.
- 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 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: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Please identify the use of a vegetative cover on the bottom of the proposed DRA
- 19 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
- 20 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.

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 4/19/24 - A 24' wide paved cross access easement is required along US 301.

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 4/19/24 - Sidewalk is required along US 301.

23 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)

STATUS OF REVIEW: NO

REMARKS: 4/4/24-fee due with resubmittal

24 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 4/4/24-Title block on all sheets denoting type of application

25 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: 4/4/24-Parcel number missing on title page

26 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire comments

STATUS OF REVIEW: NO

REMARKS: Please provide information on the food being served at the concession box. any food that is being cooked must be protected by Kitchen hood and suppression. Please add comment to plans the type of food being served for determination

27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: Located in Secondary Springs Protection Zone

- 28 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.
- 29 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.F - All abbreviations used shall be clearly defined in the legend
STATUS OF REVIEW: NO
REMARKS: See markup.
- 30 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Provide shade tree calculations (1/3,000sf)
- 31 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Provide existing inches of trees on site
- 32 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Provide revised calculations showing existing inches-preserved inches = required inches
- 33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: 1. Provide spacing specification in schedule, provide spacing detail 2.Plant material not used on site should be removed from plant schedule
- 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Hwy 301 buffer lacks sufficient quantities of trees, shrubs and groundcovers - 5 shade, 7 ornamental etc.. (due to OHE, ornamental trees may be substituted for shade at equal amounts) 2. Clarify 'modified type c buffer' 3. Clarify 'modified type D buffer' 4. West buffer lacks sufficient quantities of ornamentals, and shrubs
- 35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. 2. Each row of parking spaces shall be terminated by a landscaped island. 3.All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island.
- 36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO

REMARKS: Landscape plantings shall be provided along the public view sides of all proposed structures, Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall

37 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Where will dumpster be located? Provide screening

38 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 shade trees may be of one species.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Provide note from this section of code

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Provide irrigation plan

41 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

42 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Include parcel ID on the cover sheet.

43 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: located in the secondary springs protection zone. Cover sheet says primary.



**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 31215

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/1/2024 Parcel Number(s): 39151-000-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Marion Soccer Academy 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): AHST 332 LLC
Property Owner's Signature: _____
Property Owner's Mailing Address: 9804 N 53rd Street
City: Temple Terrace State: FL Zip Code: 33617 Phone # 813-850-3646

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: 6.11.4.B - Cross Access
Reason/Justification for Waiver Request: This Site is to be used to teach children to play soccer.
The fields will be astroturf and the facility gated to protect the fields. Traffic for adjacent parcels
is a concern with all the children at the site. This is like a school or county park which are not
required cross access for the same reason.

DEVELOPMENT REVIEW USE:

Received By: Email 7/2/24 Date Processed: 7/2/24 BM Project # 2024020094 AR # 31215

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

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Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: 6.8.7 - Vehicle Use Area Landscaping
Reason/Justification for Waiver Request: The parking areas are proposed to be grass. no 5' landscape strip, end of the parking row island are needed. There are trees shown at the end of the parking areas.

Section & Title of Code: 6.8.8 - Building Landscaping
Reason/Justification for Waiver Request: The only "building" proposed is a small bathroom. It is behind a cargo container 8' foot wide that will be used for storage and Concession. No food to be cooked.

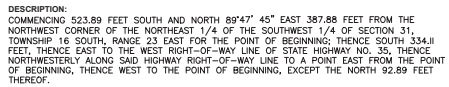
Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Revised 7/2017



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



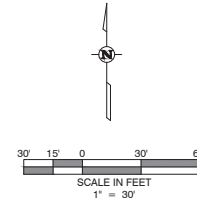
OWNERS/DEVELOPER
AHST 332 LLC
WALTER PIMENTAL, CONSTRUCTION MANAGER
9804 N 53RD STREET
TEMPLE TERRACE, FL 33617
352-850-3646

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

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.

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

WALTER PIMENTAL, CONSTRUCTION MANAGER



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY EDWARD ABISHER P.E. ON THE DATE
ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

EDWARD ABSHIER JR., P.E. #53961
DATE: March 25, 2024

[illegible]

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

P.O. BOX 2770
BELLEVUE, FL 33421-2770

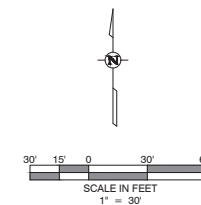
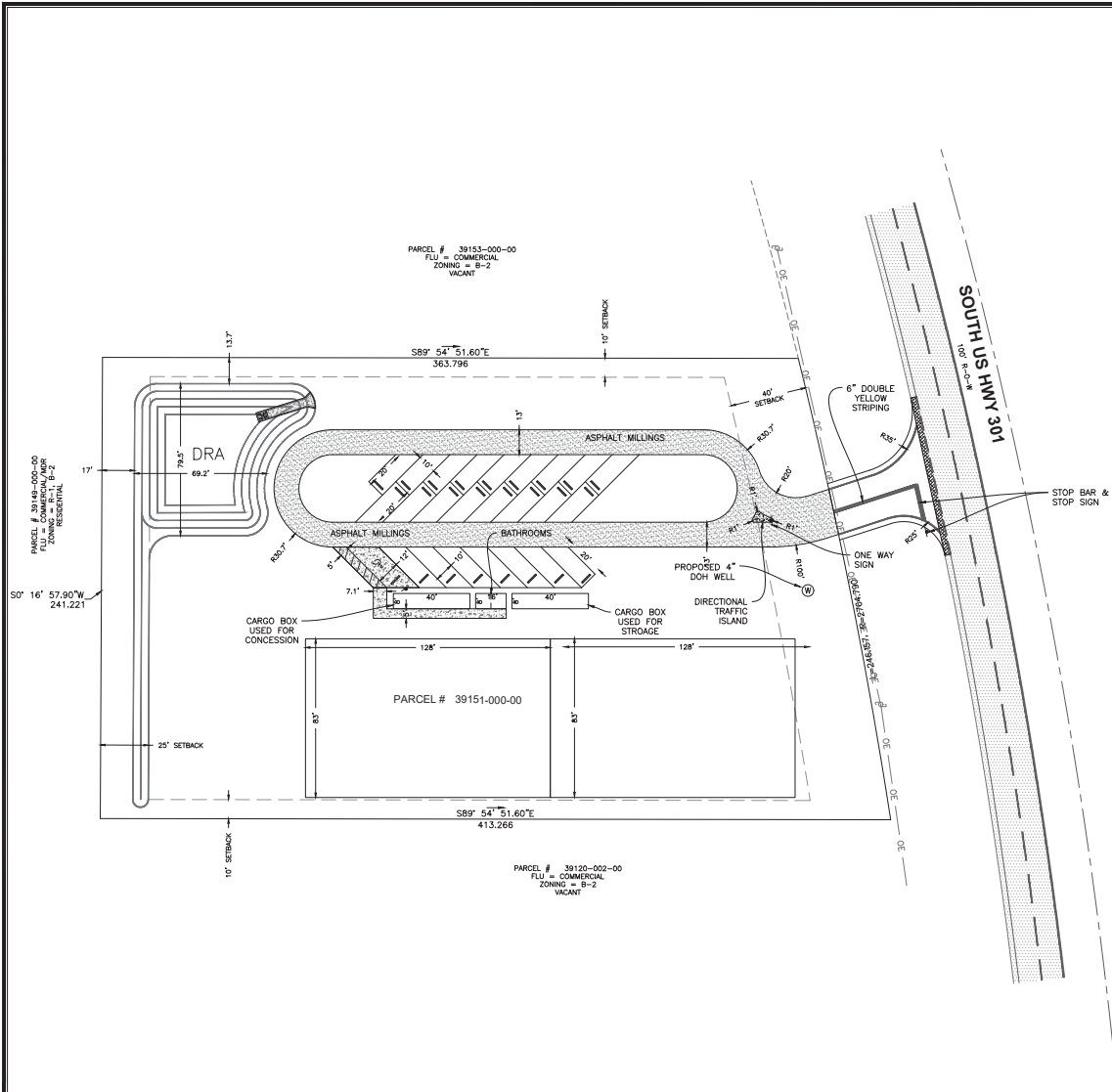
PHONE: (352) 245-8592
FAX: (352) 245-8507

AERIAL

MARION SOCCER ACADEMY
MARION COUNTY, FLORIDA

DATE 1/25/2024
DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. 2 OF 6



SITE DATA

1. TOTAL ACRES = ±2.50 ACRES - 108,900SFsf
2. ZONING = B-2, LAND USE = COMM
3. PROJECT ADDRESS - 11638 S US HWY 301
4. BUILDING TYPE - VARIOUS
5. BUILDING HEIGHT - ±15'
6. STANDARD PARKING SPACES:
REQUIRED SPACES = UNKNOWN
PROVIDED = 25 SPACES
7. HANDICAP PARKING SPACES:
REQUIRED = 1 SPACE
PROVIDED = 1 SPACE
8. OWNER/DEVELOPER - AHST 332 LLC
9804 N 53rd STREET
TEMPLE TERRACE, FL 33617
(813) 850-3646
9. ENGINEER - ABSHIER ENGINEERING, INC.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
10. SOIL TYPE - ARREDONDO, SPARR, & ZUBER
11. PERMITTING AGENCIES:
-MARION COUNTY
-FDEP 10-2
12. WATER BY WELL, SEWER BY SEPTIC
13. ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
14. LOCATED IN SECTION 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST, BELLEVUE, FLORIDA.
16. AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 768sf
PROPOSED OTHER IMPERVIOUS AREA = 30,357sf
TOTAL IMPERVIOUS AREA = 31,125sf (28.6%)
OPEN AREA = 77,775sf (71.4%)
FLOOR AREA RATION = .007
17. INTENDED USE FOR SITE - YOUTH SOCCER ACADEMY

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. ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.



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

EDWARD ABSHIER, JR., P.E. #53961
DATE: March 25, 2024

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 OR BY ANY MEANS WITHOUT WRITTEN PERMISSION.

REVISIONS	BY	DATE

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

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

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

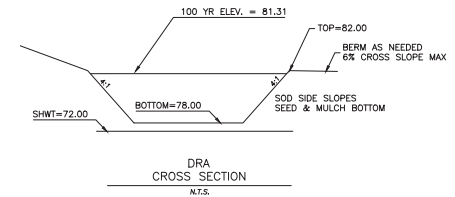
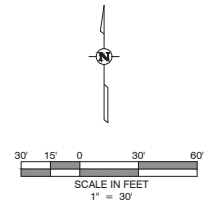
SITE PLAN

MARION SOCCER ACADEMY
MARION COUNTY, FLORIDA

DATE: 1/25/2024
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

SHT. 3 OF 6

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.



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



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SEALED BY EDWARD ABBSHIER P.E. ON THE DATE
ADJACENT TO THE SEAL.

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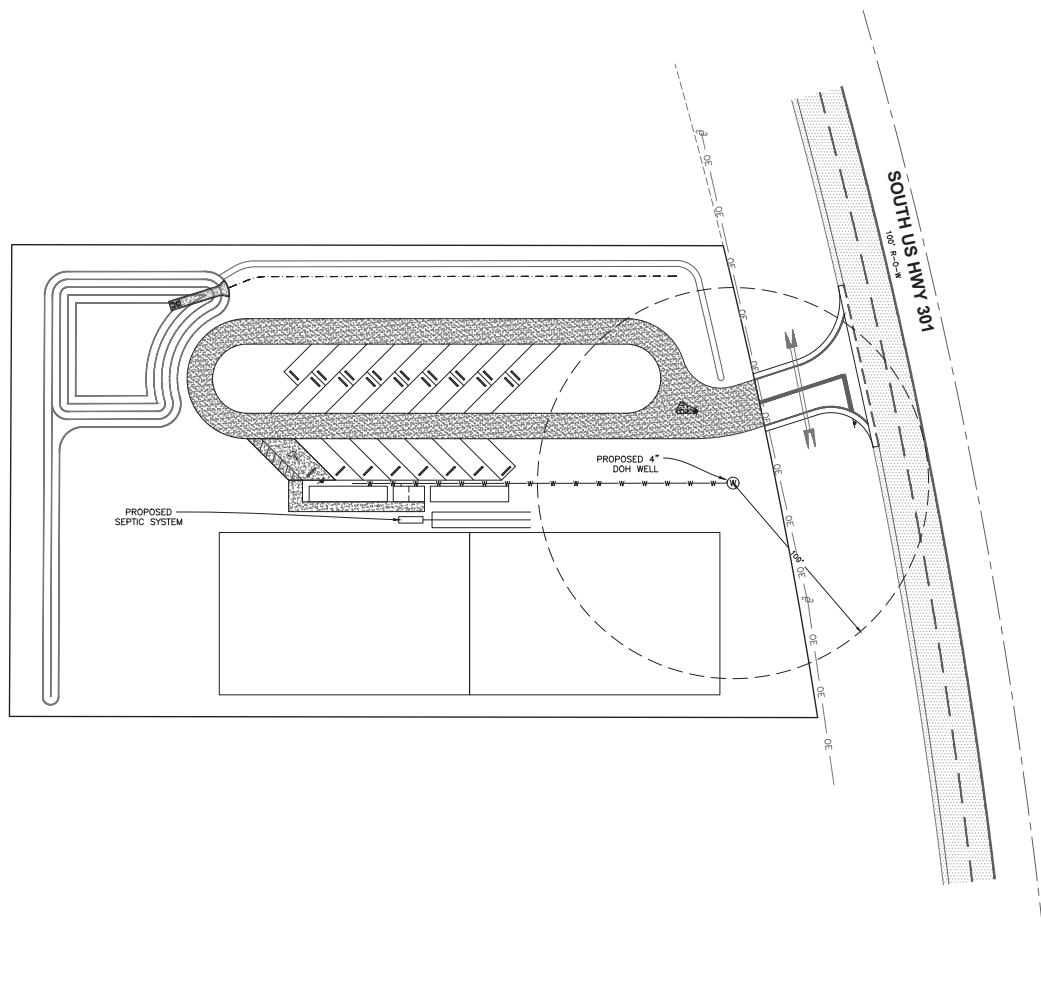
P.O. BOX 2770
BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

GRADING PLAN

MARION SOCCER ACADEMY
MARION COUNTY, FLORIDA

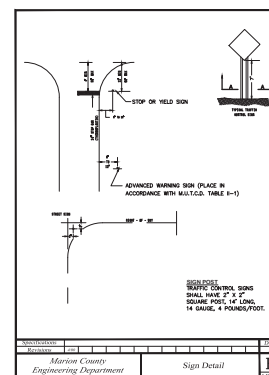
DATE 1/25/2024
DRAWN BY R.E.A.
CHKD BY R.E.A.

HT, 4 OF 6



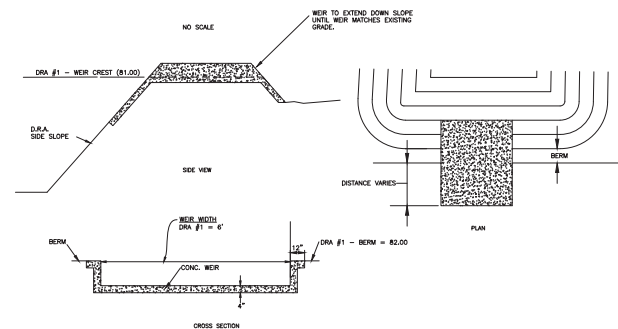
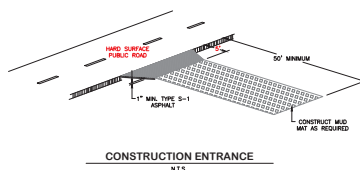


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N.T.S.

* 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.

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. ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.



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EDWARD ABSHIER JR., P.E. #53961
March 25, 2024

[illegible]

ABSHIER 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

DETAILS

MARION SOCCER ACADEMY
MARION COUNTY, FLORIDA

DATE 1/25/2024
DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. 6 OF 6

TREE CALCULATIONS

TOTAL AREA = 108,900 SF (2.5 AC)
 SHADE TREE REQUIRED = 36 (1 / 3000 SF)
 EX TREE PRESERVED = 25
 NEW TREES REQUIRED = 11
 NEW TREES PROVIDED = 11

TREE PRESERVATION

EX INCHES = >100" / AC = 250"
 EX INCHES PRESERVED = 410" (164" / AC)
 NEW INCHES REQUIRED = 0"

LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA = 108,900 SF (2.55 AC)
 LANDSCAPE AREA REQUIRED = 21,780 SF (20%)
 LANDSCAPE AREA DRA = 7,262 SF
 LANDSCAPE AREA EAST BUFFER = 3,618 SF
 LANDSCAPE AREA WEST BUFFER = 3,693 SF
 LANDSCAPE AREA OTHER OPEN SPACE = 20,898 SF
 TOTAL LANDSCAPE AREA PROVIDED = 35,471 SF (MINIMUM)

BUFFER AREA CALCULATIONS

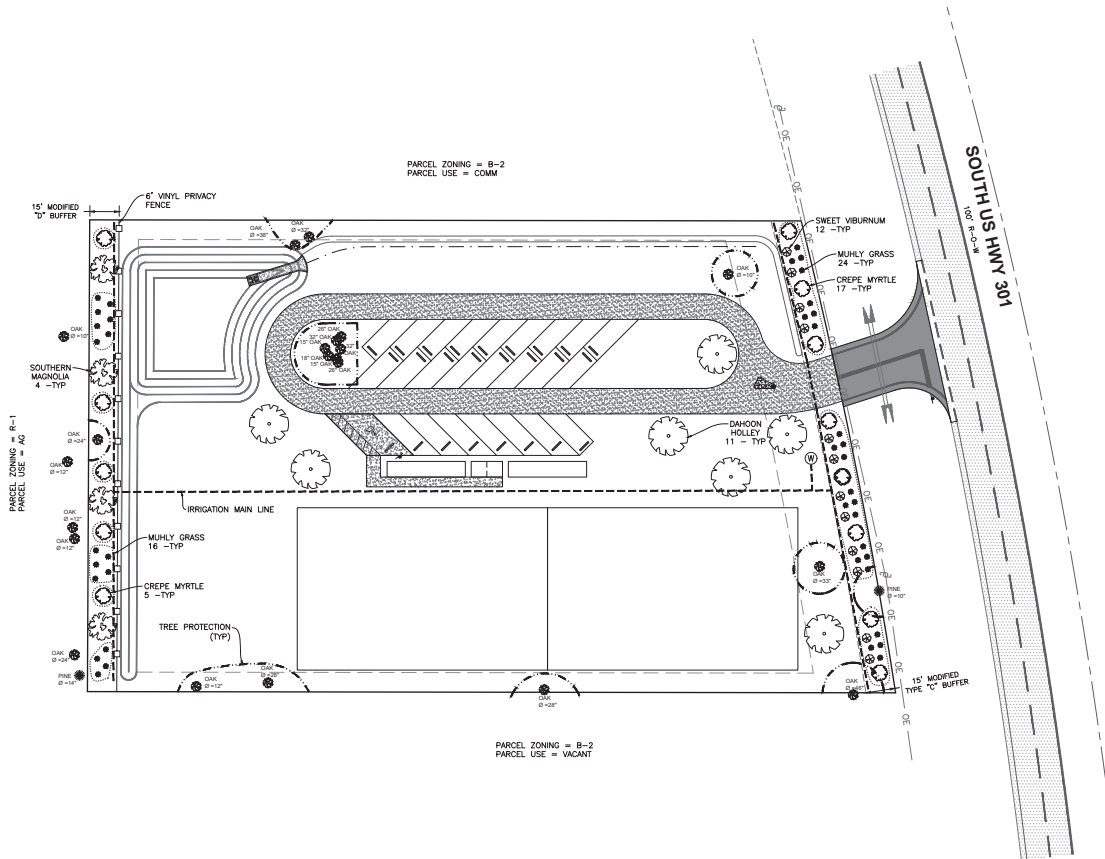
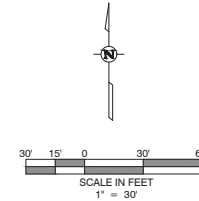
EAST BUFFER AREA = 3,618 SF
 AREA REQUIRED = 8,349 SF (50%)
 AREA PROVIDED = 15,423 SF

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 = 40-65 = 62%
 REQUIRED NATIVE TREES = 50%
 PROPOSED NATIVE TREES = 100%

TREE/PLANT SCHEDULE				
COMMON NAME	NATIVE	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES				
WINGED ELM	YES	ULMUS ALATA	3.5" CALIPER	0
LIVE OAK	YES	QUERCUS VIRGINIA	3.5" CALIPER	0
SLASH PINE	YES	PINUS ELLIOTTI	.	0
SOUTHERN MAGNOLIA	YES	MAGNOLIA GRANDIFLORA BROWN BEAUTY	3.5 CALIPER	4
DAHOON HOLLEY	YES	ILEX CASSINE	3.5 CALIPER	7
ORNAMENTAL TREES				
CRAPE MYRTLE	NO	LAGERSTROEMIA INDICA - MAUVE	25 GAL. - 8' HT.	13
LITTLE GEM MAGNOLIA	NO	MAGNOLIA GRANDIFLORA	.	0
EAST PALATKA HOLLY	YES	ILEX EAST PALATKA	25 GAL. - 7' HT.	0
SHRUBS & GRASSES				
WINTER GEM BOXWOOD	NO	BUXUS MICRO PHYLLA	.	.
SWEET VIBURNUM	NO	VIBURNUM ODORATISSIMUM	3 GAL. - 24" HT.	12
MUHL GRASS	YES	MUHLENBERGIA CAPILLARIS	3 GAL. - 24" HT.	40
WALTER'S VIBURNUM	YES	VIBURNUM OBOVATUM	3 GAL. - 24" HT.	0



LANDSCAPE NOTES:

1. IRRIGATION MAIN LINES ARE SHOWN, IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR FINAL IRRIGATION PLANS MEETING MARION COUNTY CODE.
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 BARK NUGGET 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.



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EDWARD ABSHER JR., P.E. #53861
 DATE: March 25, 2024

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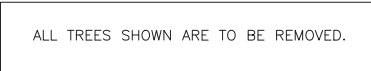
DATE	BY	REVISIONS
	R.E.A.	

ABSHER ENGINEERING, INC.
 5604 SE 11TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

LANDSCAPE PLAN
 MARION SOCCER ACADEMY
 MARION COUNTY, FLORIDA

DATE: 1/25/2024
 DRAWN BY: R.E.A.
 CHKD BY: R.E.A.

SHT. 3 OF 6



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SHT. L2 OF L3[illegible]

ABSHIER ENGINEERING, INC.
5614 SE 111TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770 404-277-2770
PHONE: (352) 245-8592

TREE REMOVAL PLAN

MARION SOCCER ACADEMY
MARION COUNTY, FLORIDA

DATE 1/25/2024
DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. L2 OF L3

PROPERTY ADDRESS:
11638 S US HWY 301,
BELLEVUE, FL 34420
(FOLIO NO. 39151-000-00)

DESCRIPTION:
COMMENCING 523.89 FEET SOUTH AND NORTH 89°47'45" EAST 387.88 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 16S, RANGE 23E EAST FOR THE POINT OF BEGINNING, THENCE SOUTH 334.11 FEET, THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 35, THENCE NORTHWESTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY LINE TO A POINT EAST FROM THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING, EXCEPT THE NORTH 92.89 FEET THEREOF.

FLOOD ZONE INFORMATION:
COMMUNITY: MARION COUNTY - 120160
MAPI/PANEL NO.: 12083C0741D
SUFFIX: D
FIRM DATE: 08/28/2008
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT, ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: NAIL ELEVATION: 82.39 FEET (NAVD83)

NOT FOUND PROPERTY CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S14°51'42"E FOR A CHORD BEARING OF THE WEST RIGHT OF WAY LINE OF S US HWY 301 HWY AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

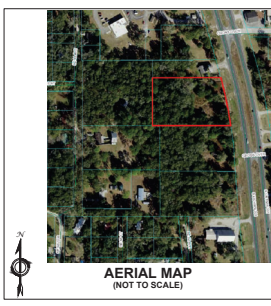
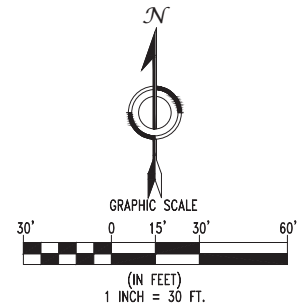
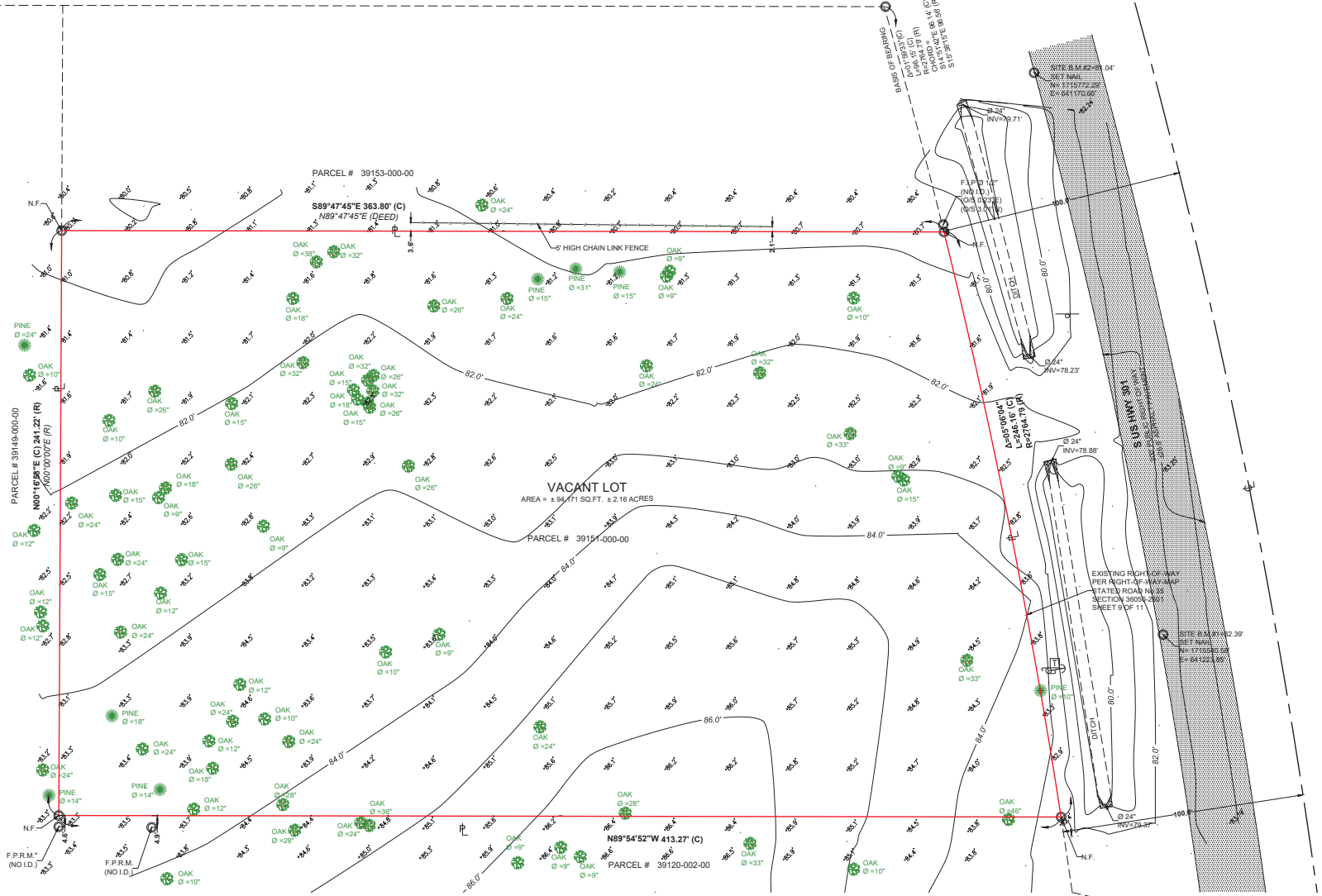
WALTER PIMENTEL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

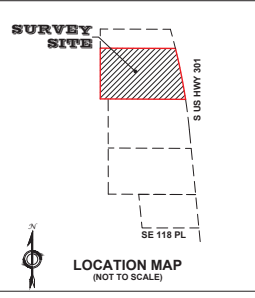
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 31, TOWNSHIP 16S, RANGE 23E, MARION COUNTY



LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- PALM & TRUNK TREE
- CANOPY & TRUNK TREE
- PINE & TRUNK TREE
- MANHOLE (SANITARY SEWER)
- GROUND ELEVATION
- PAVEMENT ELEVATION
- CATCH BASIN
- UTILITY POLE
- METER (WATER)
- A/C UNIT
- TELECOMMUNICATIONS
- GUY WIRE



ABBREVIATIONS

- BC=BLOCK CORNER
- C=CALCULATED
- M=MEASURED
- R=RECORD
- TYP.=TYPICAL
- P.B.=PLAT BOOK
- P.C.=PAGE
- F.I.R.=FOUND IRON ROD
- F.I.P.=FOUND IRON PIPE
- I.D.=IDENTIFICATION
- F.C.=FENCE CORNER
- F.P.R.M.=FOUND PERMANENT REFERENCE MONUMENT



PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

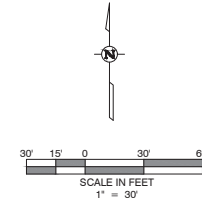
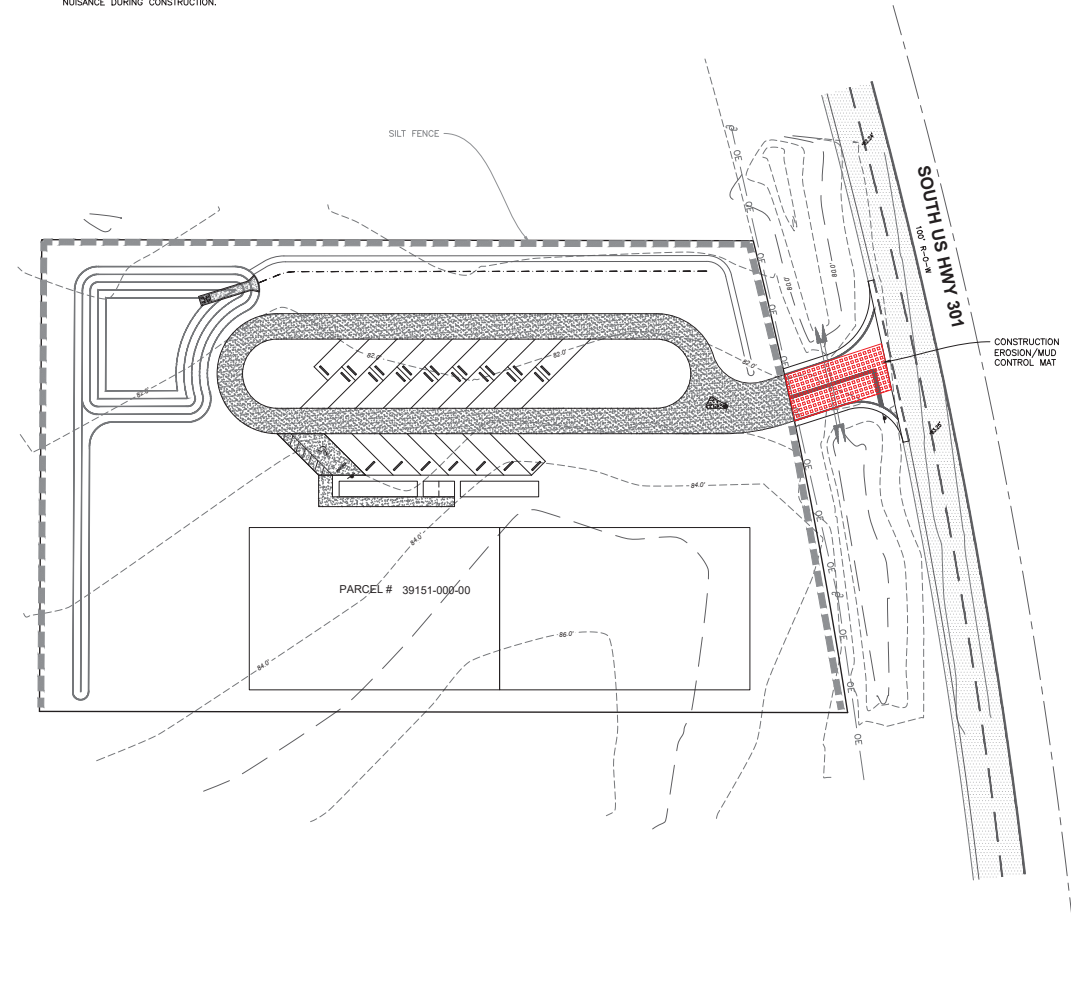
ORIGINAL
FIELD DATE
10/21/2023
REVISIONS:

JOB NO. 23-7288
DRAWN E.V.

SHEET
1/1

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.



'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 HAND OR OTHER APPROPRIATE MEANS ON A REGULAR, AS-NEEDED BASIS INCLUDING 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.



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SWPPP
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MARION COUNTY, FLORIDA

DATE: 1/25/2024
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

SHT. SW-1 OF SW-1