

April 1, 2024

PROJECT NAME: MINOR SITE PLAN FOR DAN WILSON

PROJECT NUMBER: 2023110014

APPLICATION: MINOR SITE PLAN #30825

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required

STATUS OF REVIEW: INFO

REMARKS:

2 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Will there be any signs? Provide location and dimensions of all proposed signs.

3 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?

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: DEP Water Approval

STATUS OF REVIEW: INFO

REMARKS: Well will require permit through Florida Department of Environmental Protection or Department of Health in Marion County. Number of employees and visitors per day will determine.

5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Septic permit will be required through the Department of Health in Marion County.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: No wetland or floodplain areas.

7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Minor 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]."

8 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Show 100yr flood zone

STATUS OF REVIEW: NO

REMARKS: provide flood zone

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)

STATUS OF REVIEW: NO

REMARKS: provide environmental assessment or exemption.

10 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: Provide springs protection zone (secondary).

11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: NO

REMARKS: Site Plan will need to show fire department water supply with in 400 feet of the building.

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - Provide a traffic statement on the cover sheet.

13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4.B - Cross access  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - A 24' wide paved cross access easement is required along NW Gainesville Road. Show the easement on the plans and pave it to the southern property line. The easement shall be recorded prior to final plan approval. Please contact Cheryl Weaver in the right-of-way office for the required standard easement template and to coordinate the recording of the easement.

14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.5 - Driveway access  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - The driveway needs to be located next to the western property line to maximize spacing from NW Gainesville Road.

15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.9.C - Pavement marking  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - Show the width of the parking spacings and the length and width of the handicap aisle.

16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - The right-of-way on NW Gainesville Road does not meet current standards. A right-of-way dedication of 27 feet is required.

17 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.12 - Sidewalks  
STATUS OF REVIEW: NO  
REMARKS: 11/19/23 - 1. Sidewalk is required along NW Gainesville Road with access onto the site. 2. An accessible route needs to be provided from the handicap spot to the building entrance including sidewalk.

18 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet 02 has incorrect Project Address of 8985 NW County Rd 25A listed in Site Data. It should be TBD.

19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.3 - Tree protection  
STATUS OF REVIEW: NO  
REMARKS: Show tree protection on plan and in detail

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO

REMARKS: 1. Show overhead power on plan. 2. North buffer does not meet requirements for ornamental trees; shrubs and groundcovers are too sparse, does not meet 50% requirement. 3. East buffer - see comment for north buffer. 4. Show south and west buffers, Type D . 5. Pine straw mulch is not recommended, breaks down to quickly. Consider mini pine bark nuggets.

21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Shade trees are required at each terminus island, or at the ends on the parking area. 2. Min 5' strip of screening material required around the perimeter of the parking area

22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: 1. Min. 5' strip of screening material along 60% of the public view side of building, in this case along the north and east sides

23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Will there be a dumpster? if so, show screening

24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities

STATUS OF REVIEW: NO

REMARKS: Will there be a Stormwater Retention Area? If so, additional screening may be required

25 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: Provide plant spacing details

26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

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

STATUS OF REVIEW: NO

REMARKS: Show water source, controller and rain sensor locations

27 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

28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide whether or not this is in ESOZ area.

29 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: What Springs protection zone is this in?

30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

STATUS OF REVIEW: NO

REMARKS: Please provide wellhead protection zone.

31 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Environmental assessment must be provided.

32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: If listed species present, mitigation plan to be provided.

33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Concurrency approval or deferral must be elected.

34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: This site plan exceeds the threshold for a minor site plan and should be a major site plan review.



## 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

30825

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/27/24 Parcel Number(s): 12869-000-00 Permit Number: \_\_\_\_\_  
mm/dd/yyyy

### A. PROJECT INFORMATION:

Fill in below as applicable:

Project Name: Minor Site Plan for Dan Wilson 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): Dan Wilson  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 8985 NW CR 25A  
City: Ocala State: FL Zip Code: 34475 Phone # 352-572-2094

### 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: 2.20.1A - Major Site Plan

Reason/Justification for Waiver Request: Site barely exceeds threshold. Owner will contain excess runoff on site.

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

Revised 7/2017



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Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

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Section & Title of Code: 6.12.2 - Right-of-way

Reason/Justification for Waiver Request: County requesting r-o-w dedication. If r-o-w is needed in the future is can be purchased.

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Section & Title of Code: 6.12.12 Sidewalks

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

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Section & Title of Code: 6.11.4.B - Cross Access

Reason/Justification for Waiver Request: The adjacent parcel has access to both NW Gainseville Rd and NW 89th Place. Internal access can be provided to both Streets.

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Section & Title of Code: 6.11.5 - Driveway Access

Reason/Justification for Waiver Request: Driveway doesn't meet spacing requirements. Drive way can't be moved further west due to existing water well.

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Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

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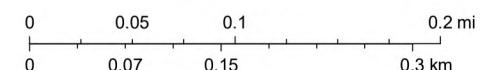
Revised 7/2017

# Marion County Florida - Interactive Map



11/8/2023, 8:11:13 AM

1:4,514



Marion County

Parcels

Not Maintained

Green: Band\_2

Streets

Blue: Band\_3

County Road Maintenance

Aerial 2023

OCE Maintained Paved

Red: Band\_1

Marion County Property Appraiser, Esri Community Maps  
Contributors, Marion County Property Appraiser, FDEP, ©  
OpenStreetMap, Microsoft, Esri, HERE, Garmin,  
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,  
EPA, NPS, US Census Bureau, USDA, OCE, Marion

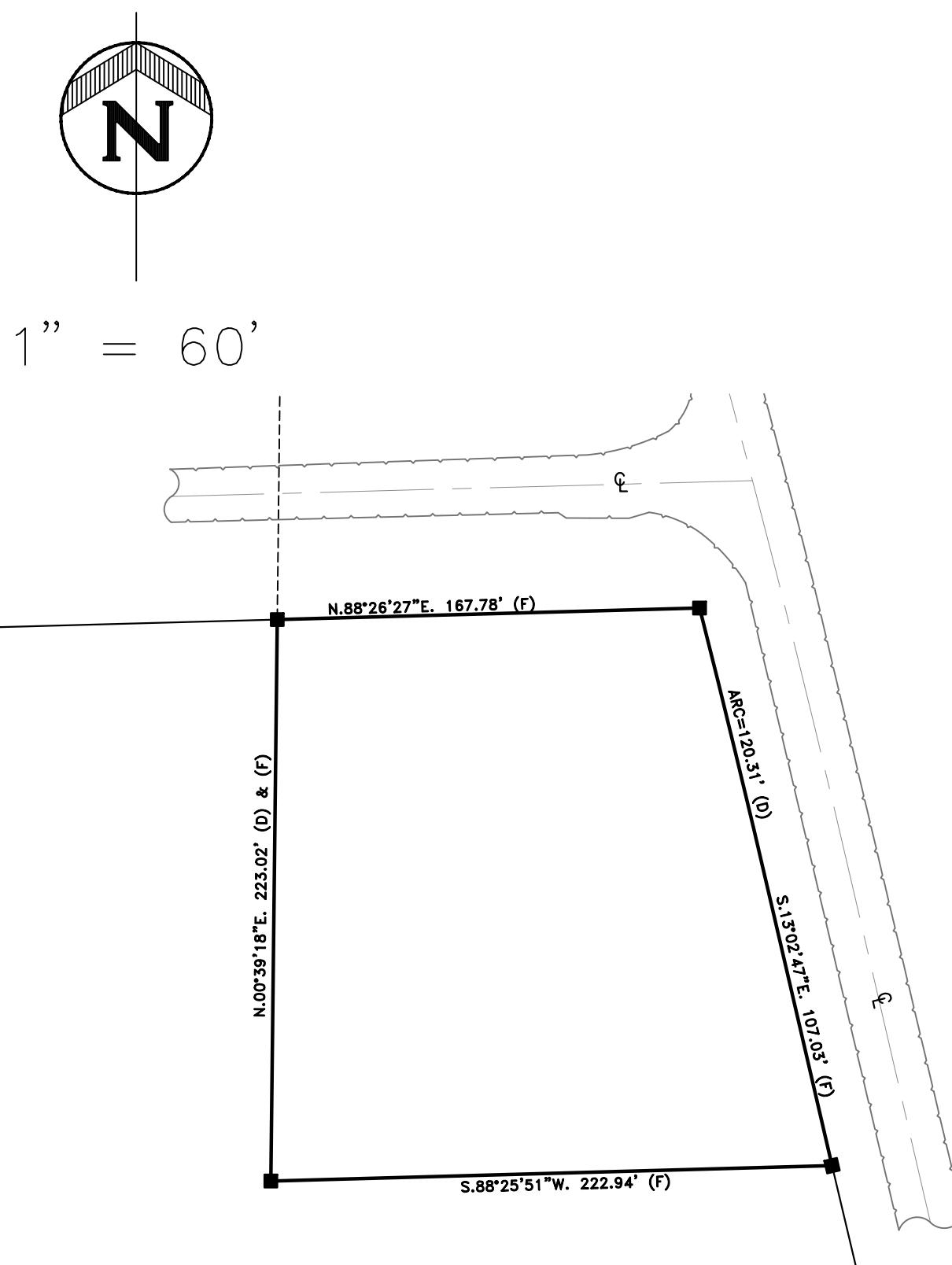
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Board of County Commissioners

# MINOR SITE PLAN

FOR

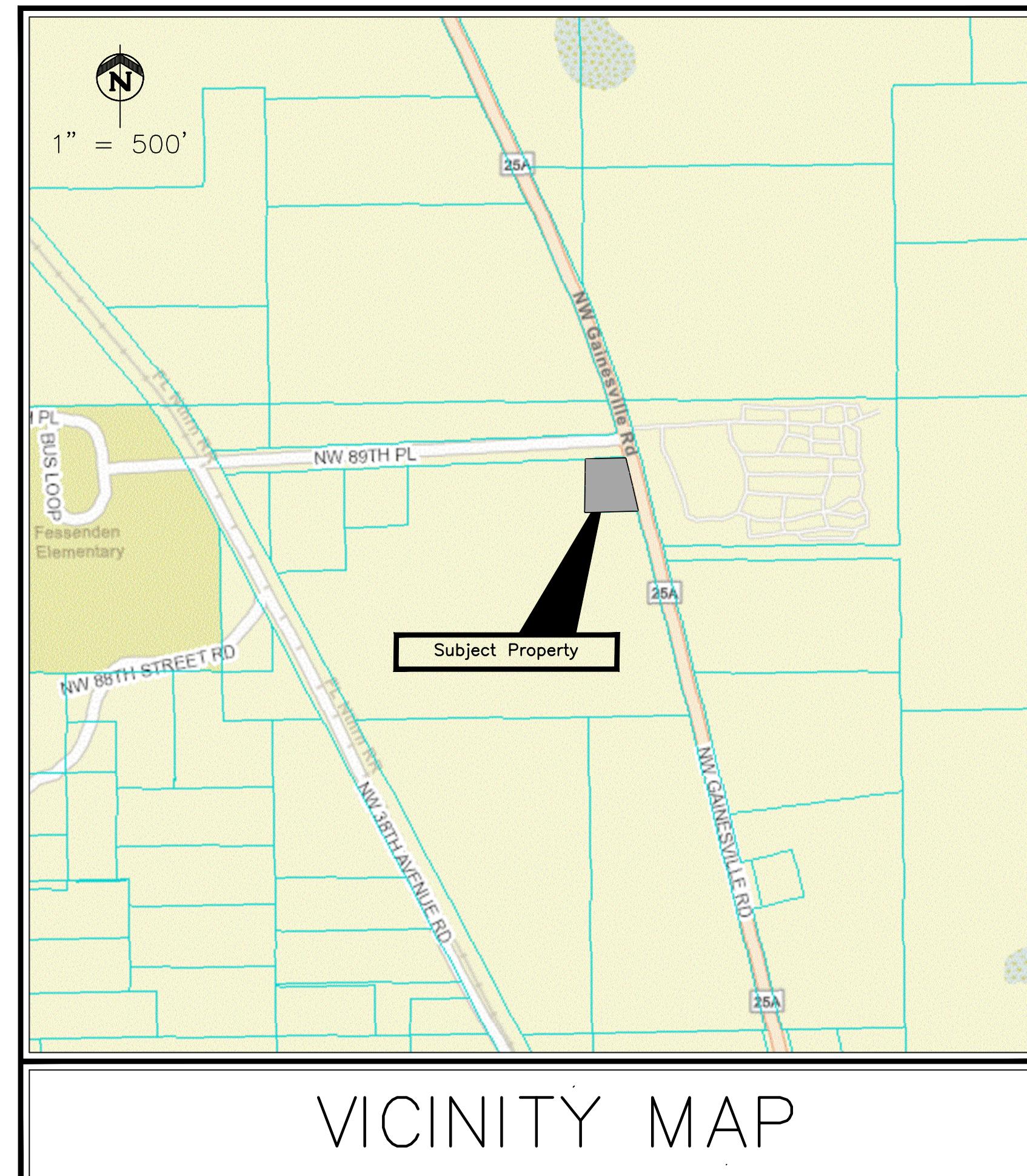
DAN WILSON



#### DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 3362, PAGE 240, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

COMMENCING AT THE NW CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.00°39'18"W, ALONG THE WEST BOUNDARY OF SAID SECTION 14 A DISTANCE OF 235.08 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF N.W. 89TH PLACE (FESSENDER SCHOOL ROAD) (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE N.88°25'35"E, ALONG SAID SOUTH RIGHT OF WAY LINE 167.65 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF NW GAINESVILLE ROAD (OLD U.S. 441) (66 FEET WIDE) SAID POINT BEING ON A NON-TANGENT CURVE TO THE WEST AND HAVING A RADIUS OF 5696.70 FEET; THENCE SOUTHERLY ALONG AND WITH THE ARC OF SAID RIGHT OF WAY CURVE THROUGH A CENTRAL ANGLE OF 01°12'47", AN ARC DISTANCE OF 120.61 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.13°40'09"E, 120.60 FEET TO THE POINT OF TANGENCY; THENCE S.13°03'45"E, ALONG SAID WESTERLY RIGHT OF WAY LINE 107.07 FEET; THENCE DEPARTING FROM SAID WESTERLY RIGHT OF WAY LINE S.88°25'35"W, 222.92 FEET TO AN INTERSECTION WITH SAID WEST BOUNDARY OF SECTION 14; THENCE N.00°39'18"E, ALONG SAID WEST BOUNDARY 223.02 FEET TO THE POINT OF BEGINNING.



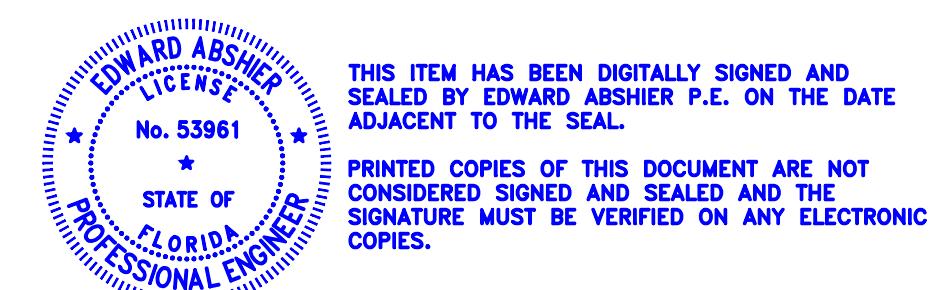
VICINITY MAP

#### INDEX OF SHEETS

1. COVER SHEET
2. SITE PLAN
3. STORM DRAINAGE & UTILITY PLAN
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE DETAILS

#### 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.



EDWARD ABSHIER JR.,  
FLORIDA REGISTERED ENGINEER NO. 53961

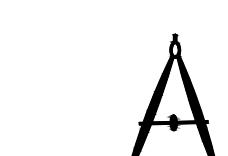
#### OWNER'S SIGNATURE

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

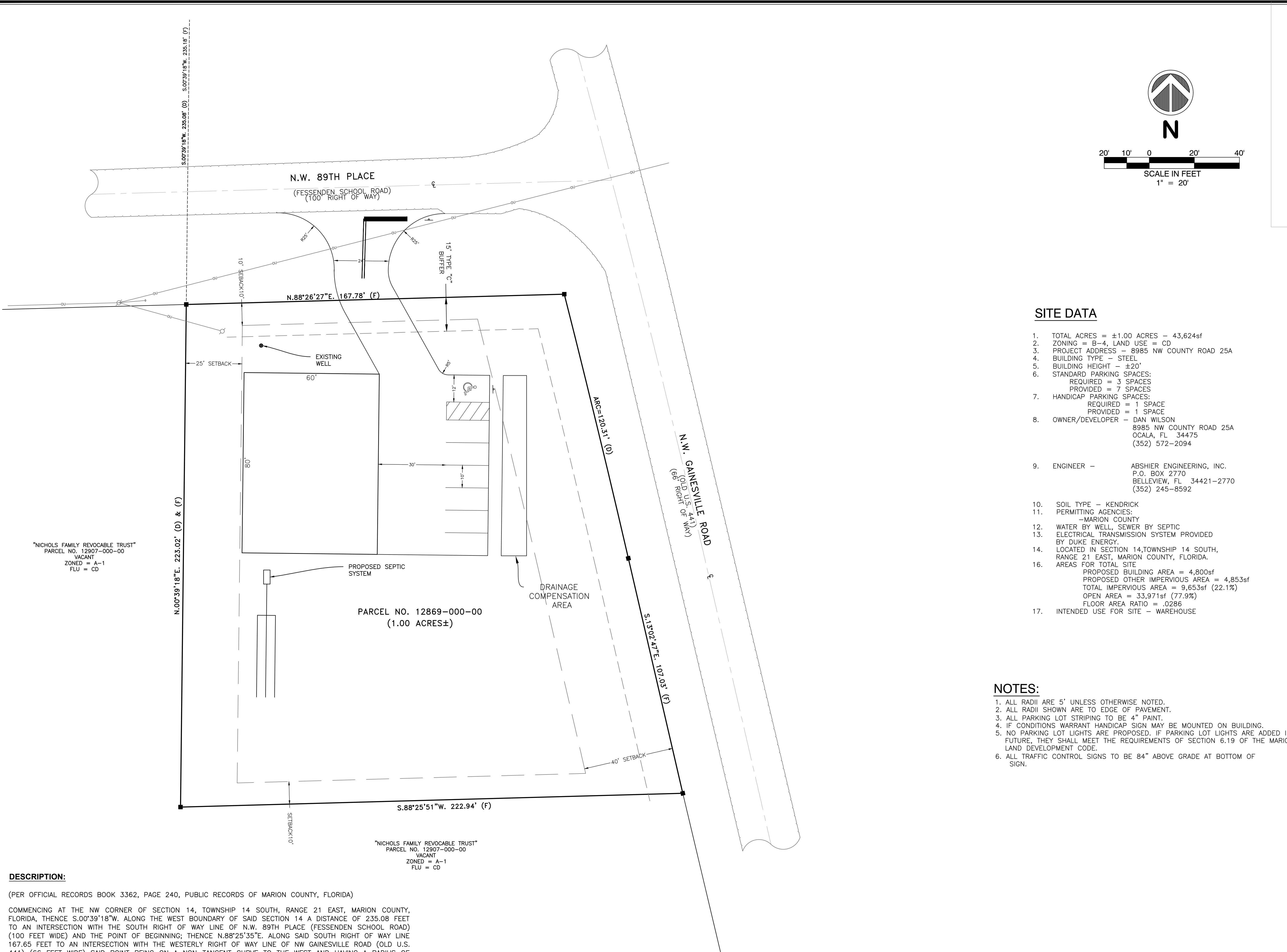
DAN WILSON

#### OWNERS/DEVELOPER

DAN WILSON  
8985 NW COUNTY ROAD 25A  
OCALA, FL 34475  
(352) 572-2094

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

P.O. BOX 2770 CA# 9930 PHONE: (352) 245-8592  
BELLEVUE, FL 34421-2770 FAX: (352) 245-8597



## ITE DATA

TOTAL ACRES =  $\pm 1.00$  ACRES - 43,624sf  
ZONING = B-4, LAND USE = CD  
PROJECT ADDRESS - 8985 NW COUNTY ROAD 25A  
BUILDING TYPE - STEEL  
BUILDING HEIGHT -  $\pm 20'$   
STANDARD PARKING SPACES:  
    REQUIRED = 3 SPACES  
    PROVIDED = 7 SPACES  
HANDICAP PARKING SPACES:  
    REQUIRED = 1 SPACE  
    PROVIDED = 1 SPACE  
OWNER/DEVELOPER - DAN WILSON  
                          8985 NW COUNTY ROAD 25A  
                          OCALA, FL 34475  
                          (352) 572-2094

ENGINEER - ABSHIER ENGINEERING, INC.  
                          P.O. BOX 2770  
                          BELLEVUE, FL 34421-2770  
                          (352) 245-8592

SOIL TYPE - KENDRICK  
PERMITTING AGENCIES:  
    -MARION COUNTY  
WATER BY WELL, SEWER BY SEPTIC  
ELECTRICAL TRANSMISSION SYSTEM PROVIDED  
BY DUKE ENERGY.  
LOCATED IN SECTION 14, TOWNSHIP 14 SOUTH,  
RANGE 21 EAST, MARION COUNTY, FLORIDA.  
AREAS FOR TOTAL SITE  
    PROPOSED BUILDING AREA = 4,800sf  
    PROPOSED OTHER IMPERVIOUS AREA = 4,853sf  
    TOTAL IMPERVIOUS AREA = 9,653sf (22.1%)  
    OPEN AREA = 33,971sf (77.9%)  
    FLOOR AREA RATIO = .0286  
INTENDED USE FOR SITE - WAREHOUSE

## OTES:

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

&lt;div[](https://img.shields.io/badge/DESCRIPTION%3A-1.0.0-blue)

(PER OFFICIAL RECORDS BOOK 3362, PAGE 240, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

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FLORIDA  
NOTARY  
PROFESSIONAL  
STATE OF FLORIDA  
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No. 53961

ADJACENT TO THE SEAL.

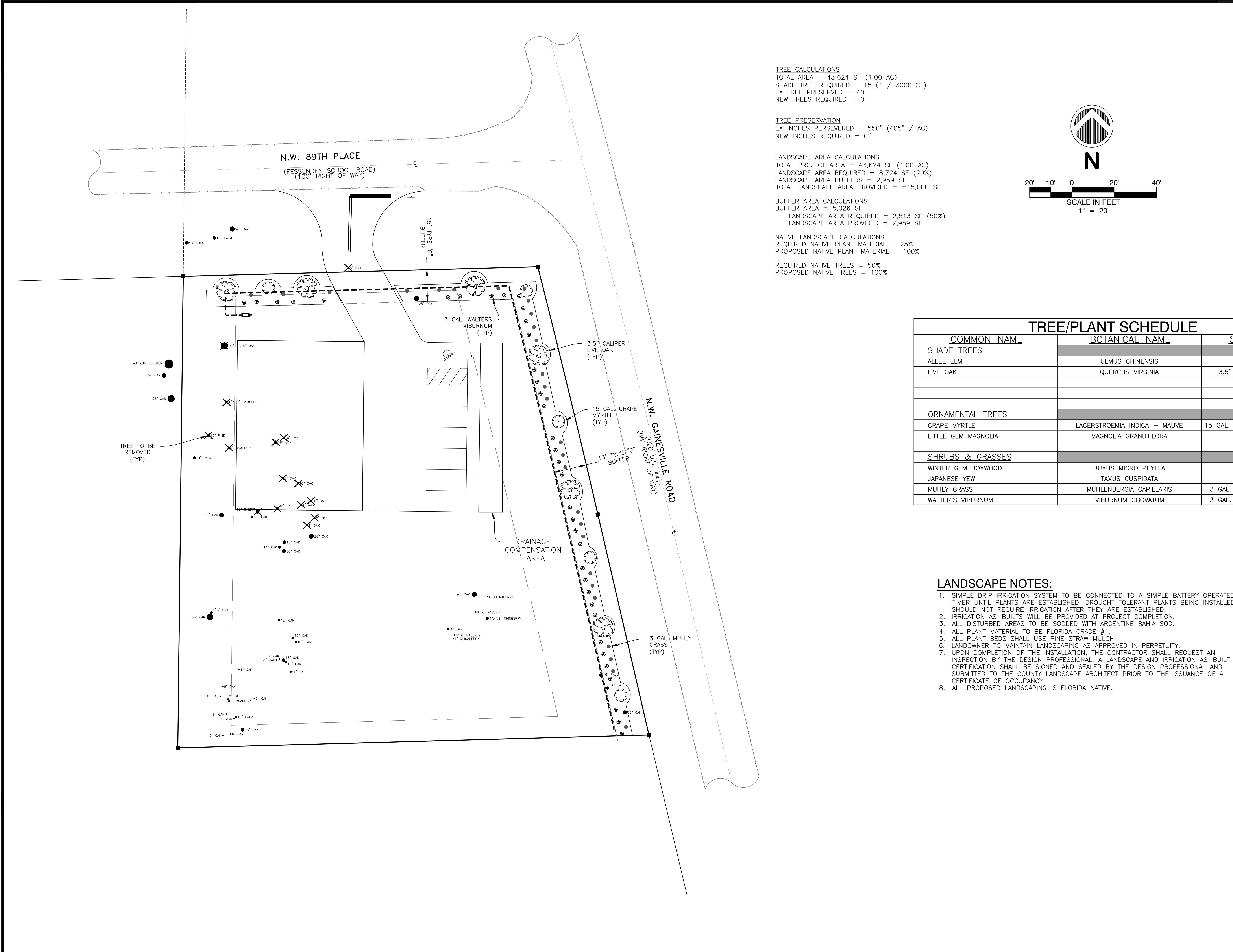
SITE PLAN	
MINOR SITE PLAN	
DAN WILSON	
MARIION COUNTY, FLORIDA	
DATE	10/12/23
DRAWN BY	R.E.A.
CHKD BY	R.E.A.
P.O. BOX 2770 BELLEVIEW, FL 34421-2770	
PHONE: (352) 245-8592 FAX: (352) 245-8597	
EDWARD ABSHIER, JR., P.E. #53961 DATE: November 07, 2023	
SHT. 2 OF 2	

THESE DOCUMENTS AS INSTRUMENTS  
OF SERVICE REMAIN THE PROPERTY  
OF ABSHIER ENGINEERING, INC.  
AND NO PART THEREOF MAY BE  
USED OR REPRODUCED IN ANY  
FORM WITHOUT WRITTEN PER-  
MISSION.

DATE 10/12/23  
DRAWN BY R.E.A.  
CHKD BY R.F.A.

EDWARD ABSHIER JR., P.E. #53961  
DATE: November 07, 2023

SHT. L1 OF L2



## **TREE/PLANT SCHEDULE**

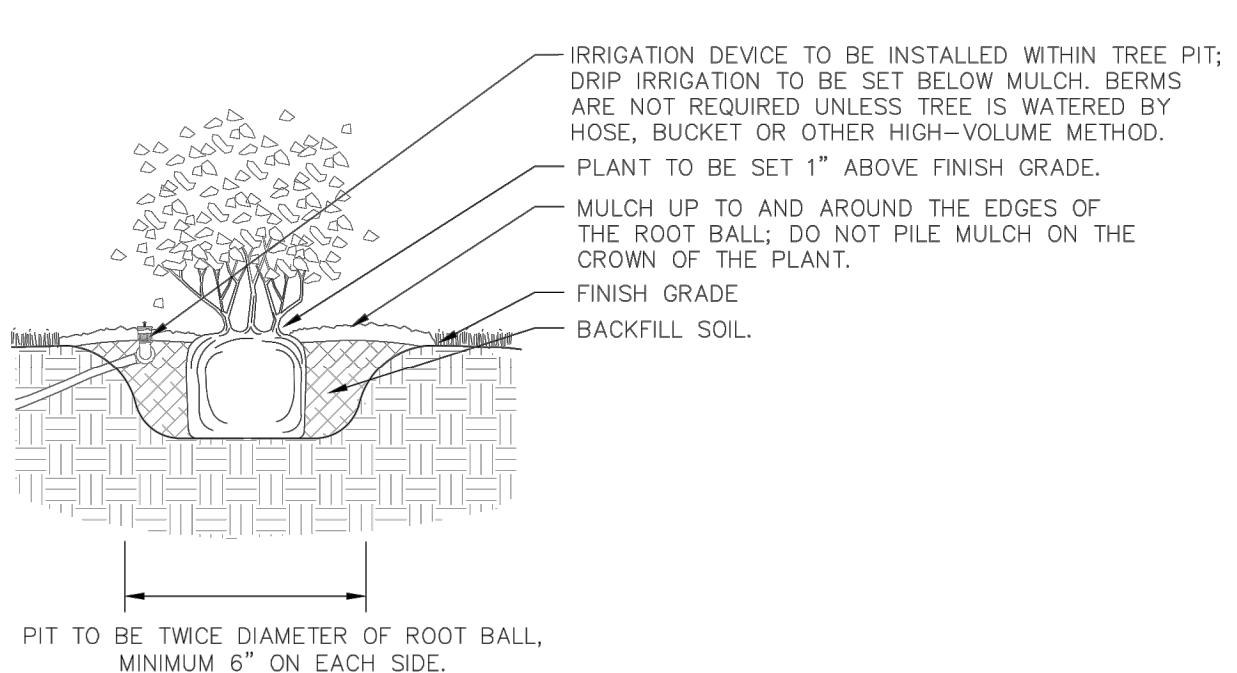
<u>TREE/PLANT SCHEDULE</u>			
<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>QUANTITY</u>
<u>SHADE TREES</u>			
ALLEE ELM	ULMUS CHINENSIS	.	.
LIVE OAK	QUERCUS VIRGINIA	3.5" CALIPER	6
		.	.
		.	.
		.	.
		.	.
<u>ORNAMENTAL TREES</u>			
CRAPE MYRTLE	LAGERSTROEMIA INDICA - MAUVE	15 GAL. - 4'-5' HT.	5
LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA	.	.
		.	.
		.	.
<u>SHRUBS &amp; GRASSES</u>			
WINTER GEM BOXWOOD	BUXUS MICRO PHYLLA	.	.
JAPANESE YEW	TAXUS CUSPIDATA	.	.
MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL. - 24" HT.	26
WALTER'S VIBURNUM	VIBURNUM OBOVATUM	3 GAL. - 24" HT.	36

## LANDSCAPE NOTES:

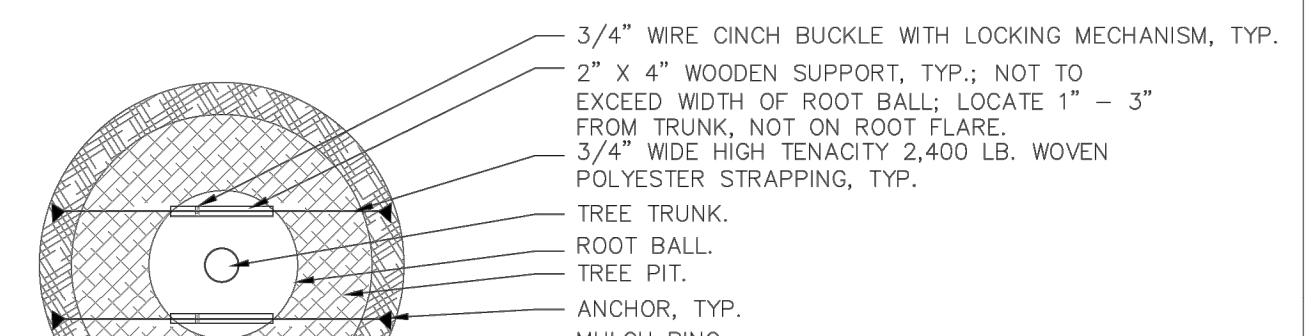
1. SIMPLE DRIP IRRIGATION SYSTEM TO BE CONNECTED TO A SIMPLE BATTERY OPERATED TIMER UNTIL PLANTS ARE ESTABLISHED. DROUGHT TOLERANT PLANTS BEING INSTALLED SHOULD NOT REQUIRE IRRIGATION AFTER THEY ARE ESTABLISHED.
2. IRRIGATION AS-BUILTS WILL BE PROVIDED AT PROJECT COMPLETION.
3. ALL DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAHIA SOD.
4. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1.
5. ALL PLANT BEDS SHALL USE PINE STRAW MULCH.
6. LANDOWNER TO MAINTAIN LANDSCAPING AS APPROVED IN PERPETUITY.
7. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. ALL PROPOSED LANDSCAPING IS FLORIDA NATIVE.

BY	R.E.A.
DATE	.
REVISIONS	.

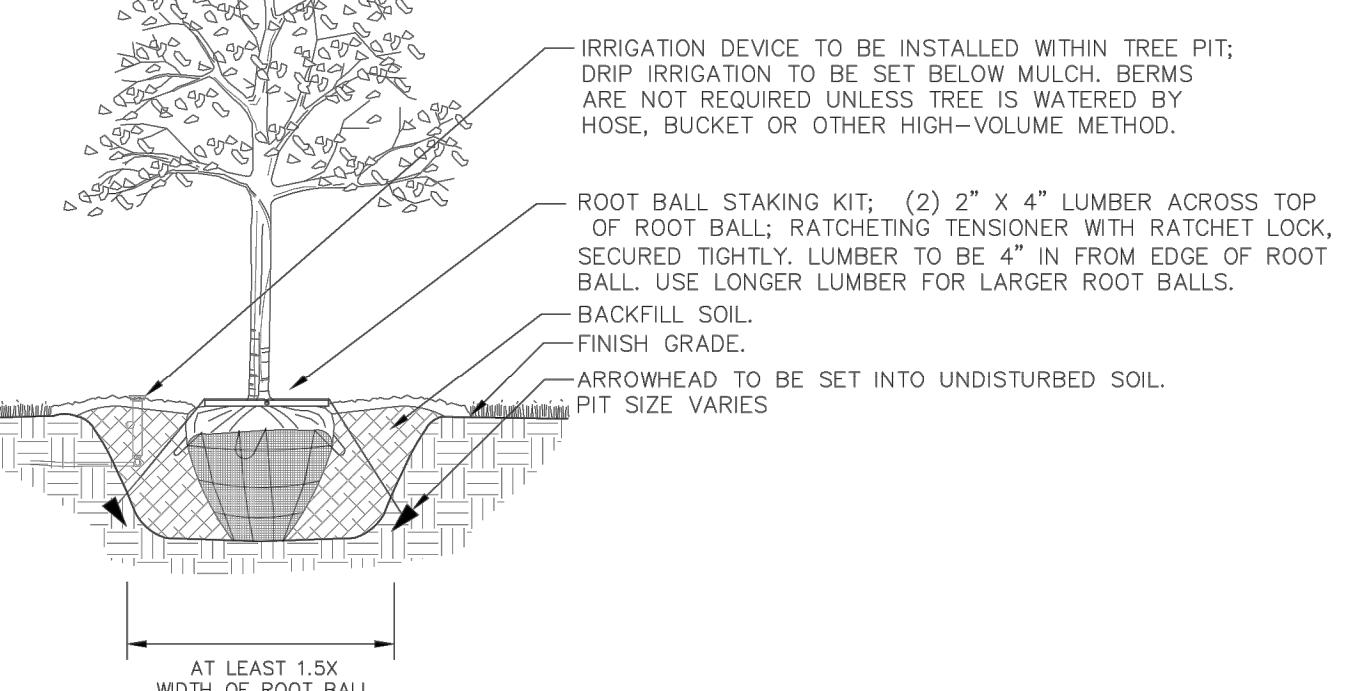
ABSHIER ENGINEERING, INC.  
5614 SE 111TH STREET, BELLEVUE, FLORIDA  
CA# 9930  
P.O. BOX 2770 PHONE: (352) 245-8592  
BELLEVUE, FL 34421-2770 FAX: (352) 245-8597



SHRUB INSTALLATION

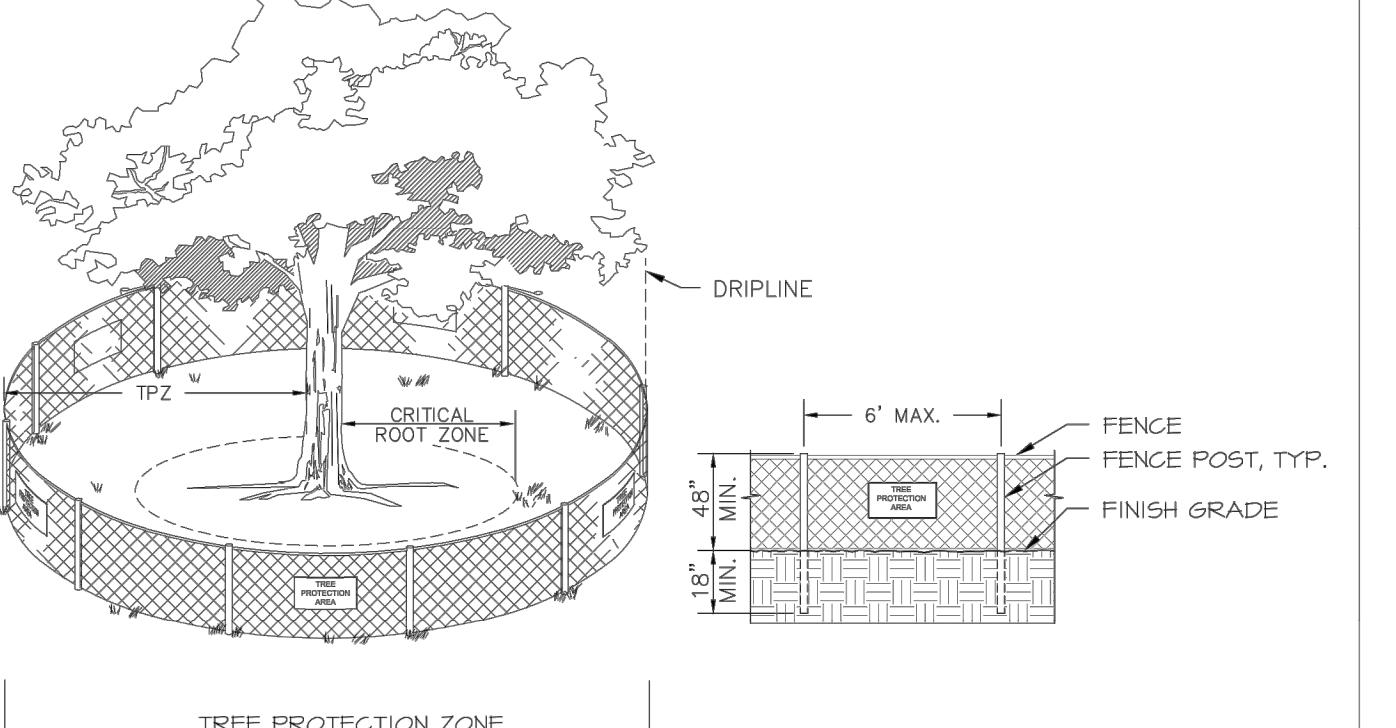


PLAN VIEW



TREE INSTALLATION WITH ROOT BALL KIT  
(TREES OVER 10' HEIGHT AT INSTALLATION AND  
WITHIN PUBLICLY USED AREAS)

SET TREE AND APPLY MULCH PER TREE PLANTING PIT DETAIL



TREE PROTECTION DETAIL

NOTES:  
 1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.  
 2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.  
 3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.  
 4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.  
 5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.  
 6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.  
 7. IF ANY TREE, WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO 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 1/2" CALIPER.  
 8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

#### IRRIGATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:  
 1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.  
 2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.  
 3. MAINTAINING THE WORKSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.  
 4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.  
 5. CONDUCTING THE WORK IN A CLEAN AND A PROFESSIONAL MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH THE WALK THROUGH AND TURNOVER.  
 6. REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLAN(S) PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.  
 7. OBSERVING AND REPORTING ANY CONDITIONS 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. SUPPLYING OF MATERIALS, EQUIPMENT AND SERVICES AS ALL MANUFACTURER'S WARRANTIES.  
 4. SUPPLYING OF MATERIALS 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 IRRIGATION PROJECT AREA/ LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/ SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.

D. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE CONTRACTUAL AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

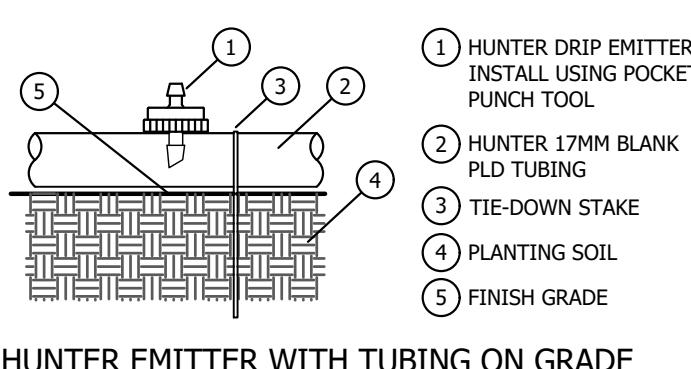
E. ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

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://ffl.ifas.ufl.edu>

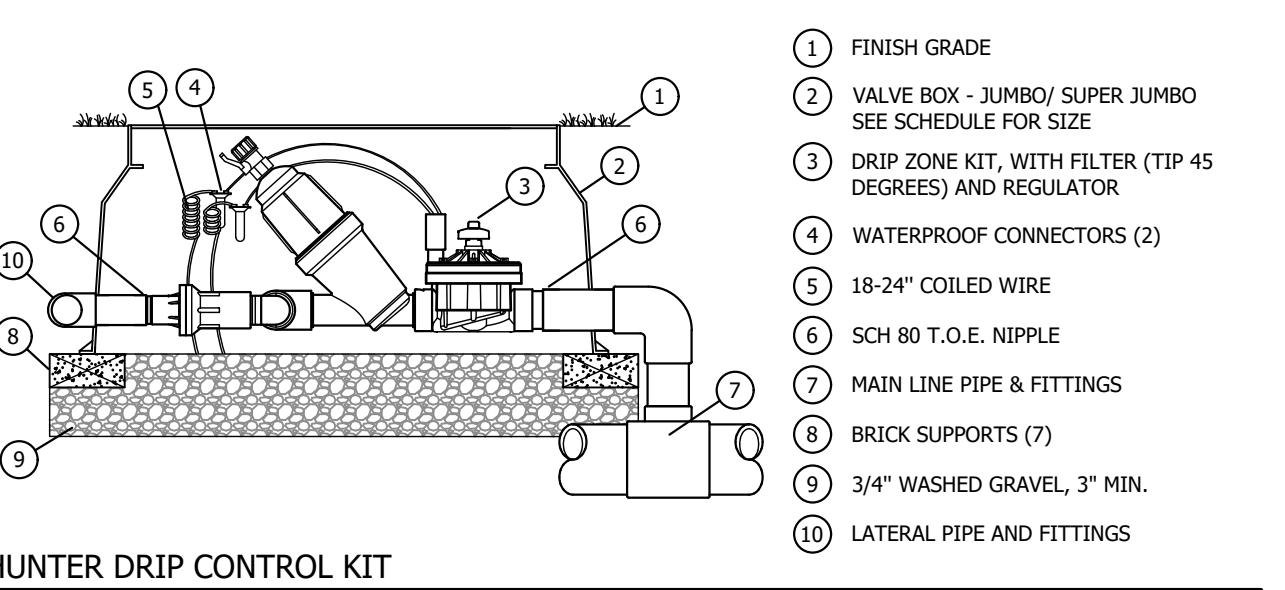
#### IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

1. IRRIGATION IS NOT ALLOWED BETWEEN 10:00 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 TUESDAY AND/ OR 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.



HUNTER EMMITTER WITH TUBING ON GRADE  
NOT TO SCALE



HUNTER Drip CONTROL KIT  
NOT TO SCALE

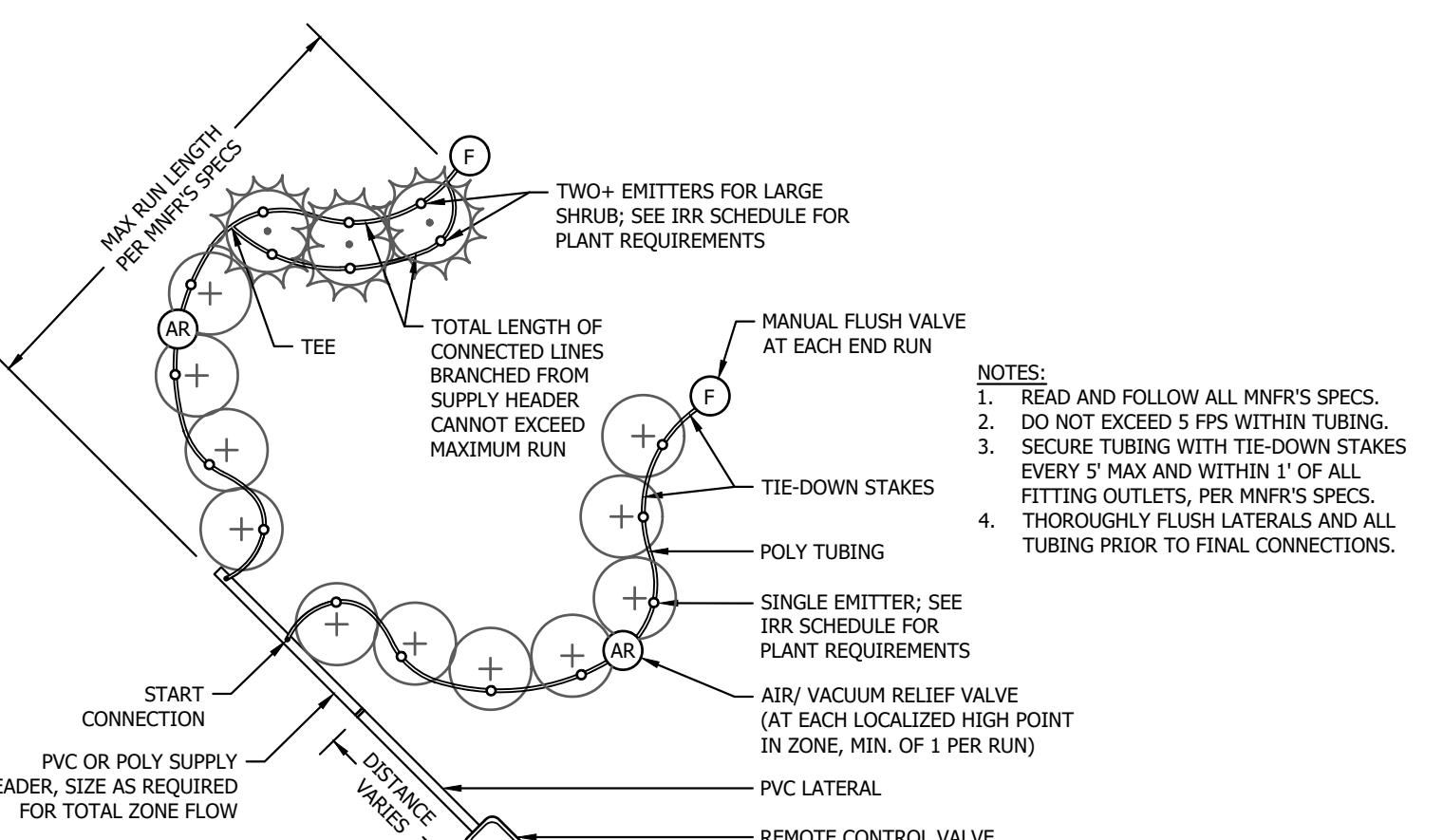
#### IRRIGATION SCHEDULE

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

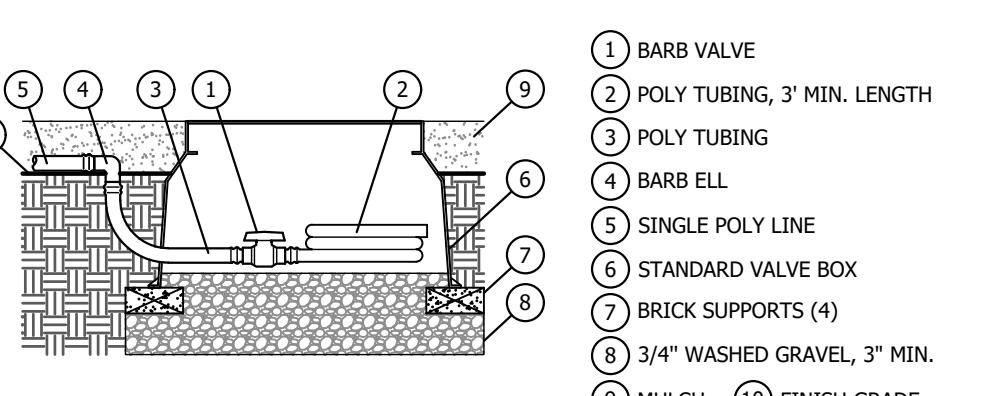
#### Bed planting area to Receive POINT SOURCE IRRIGATION

Hunter HE-20-B (red; 2 gph) = 1 assigned to each 3 gal plant  
Lateral line to emitters = Hunter blank tubing PLD-BLNK 17mm

Notes: Pierce blank tubing with emitters at each plant



POINT-SOURCE IRRIGATION - SINGLE RUN LAYOUT  
NOT TO SCALE



MANUAL FLUSH VALVE - POLY END RUN  
NOT TO SCALE

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

THE BELOW TABLE PROVIDES THE MAXIMUM LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMES 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

LANDSCAPE DETAILS  
MINOR SITE PLAN  
DAN WILSON  
MARION COUNTY, FLORIDA  
DATE 10/12/23  
DRAWN BY R.E.A.  
CHKD BY R.E.A.

EDWARD ABSHIER JR., P.E. #53961  
DATE: November 07, 2023

SHT. L2 OF L2