

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 within 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 Wiilson 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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Board of County Commissioners**

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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

Section & Title of Code: \_\_\_\_\_ 6.12.12 Sidewalks

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

\_\_\_\_\_

\_\_\_\_\_

Section & Title of Code: \_\_\_\_\_ 6.11.4.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.

\_\_\_\_\_

\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

Revised 7/2017



# Marion County Florida - Interactive Map



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

Marion County	Not Maintained	Green: Band_2
Parcels	Streets	Blue: Band_3
County Road Maintenance	Red: Band_1	
OCE Maintained Paved		

Aerial 2023

1:4,514

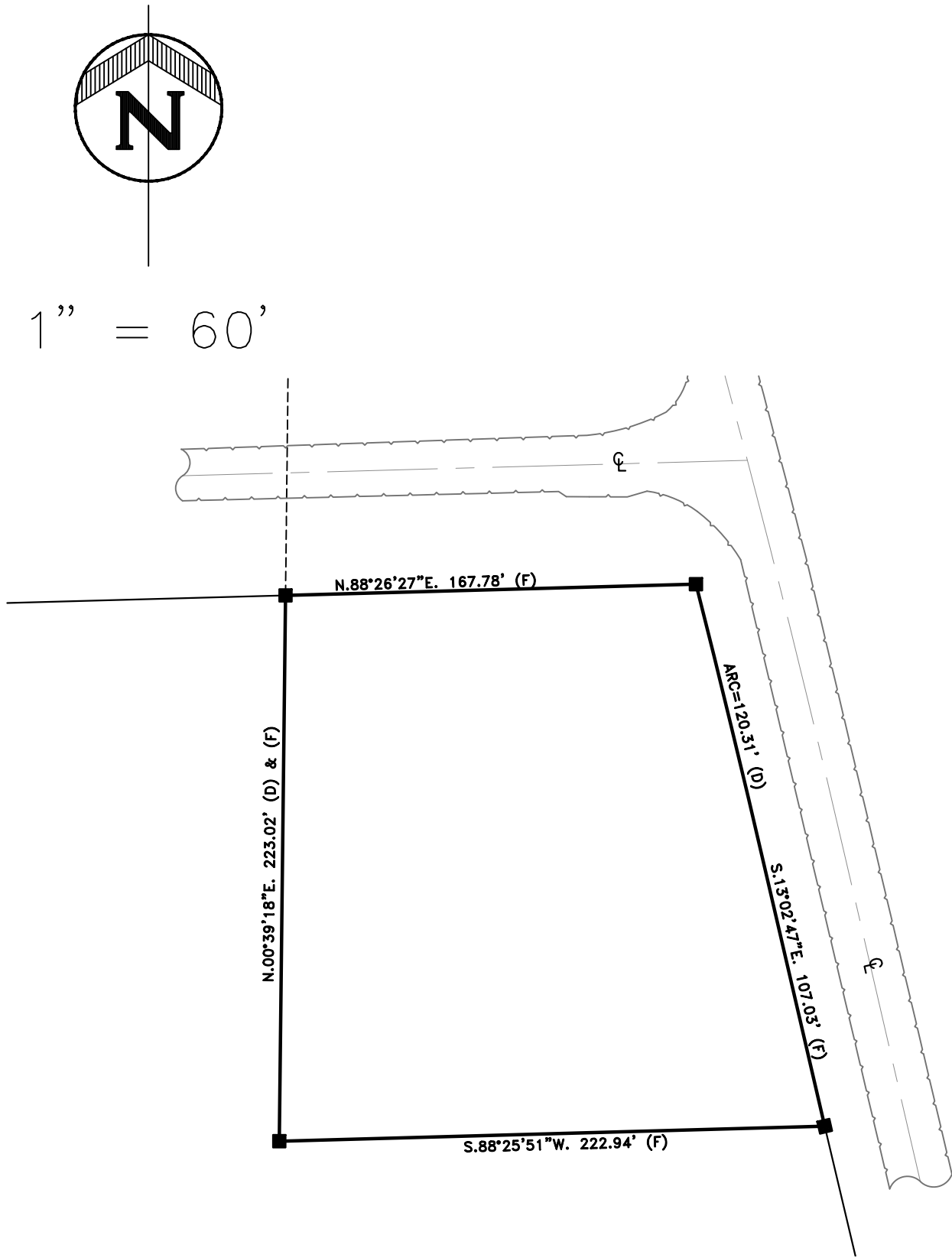
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

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

Marion County Board of County Commissioners

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.





**DESCRIPTION:**

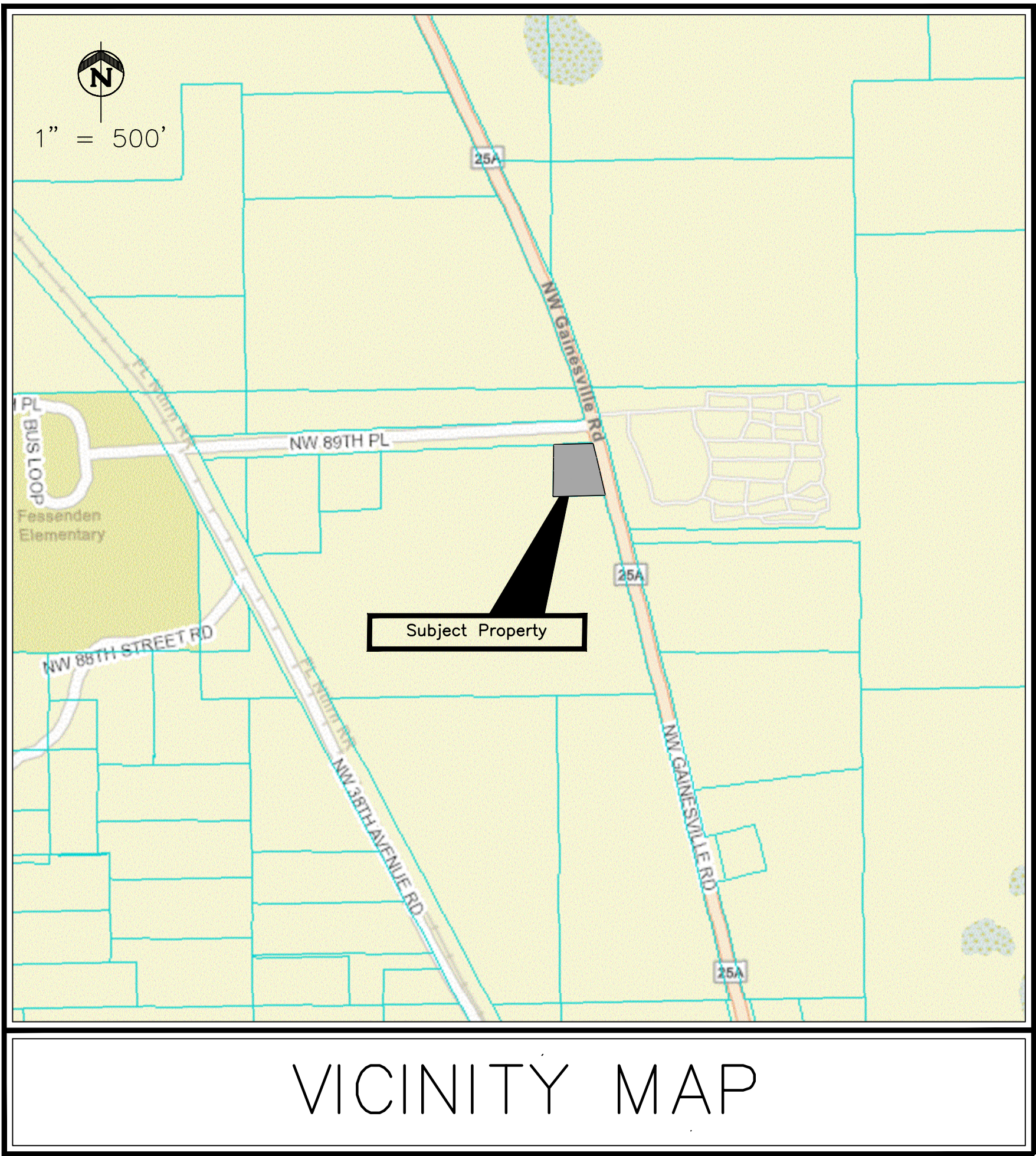
(PER OFFICIAL RECORDS BOOK 3362, PAGE 240, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

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 (FESSENDEN 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.

# MINOR SITE PLAN

## FOR

### DAN WILSON

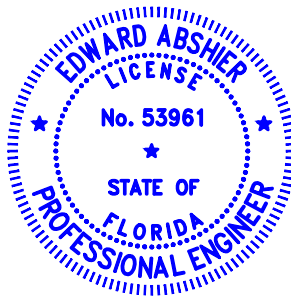


### INDEX OF SHEETS

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.



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.  
FLORIDA REGISTERED ENGINEER NO. 53961

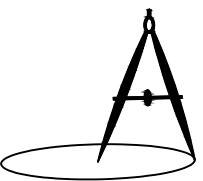
### OWNER'S SIGNATURE

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, BELLEVIEW, FLORIDA

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

CA# 9930

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



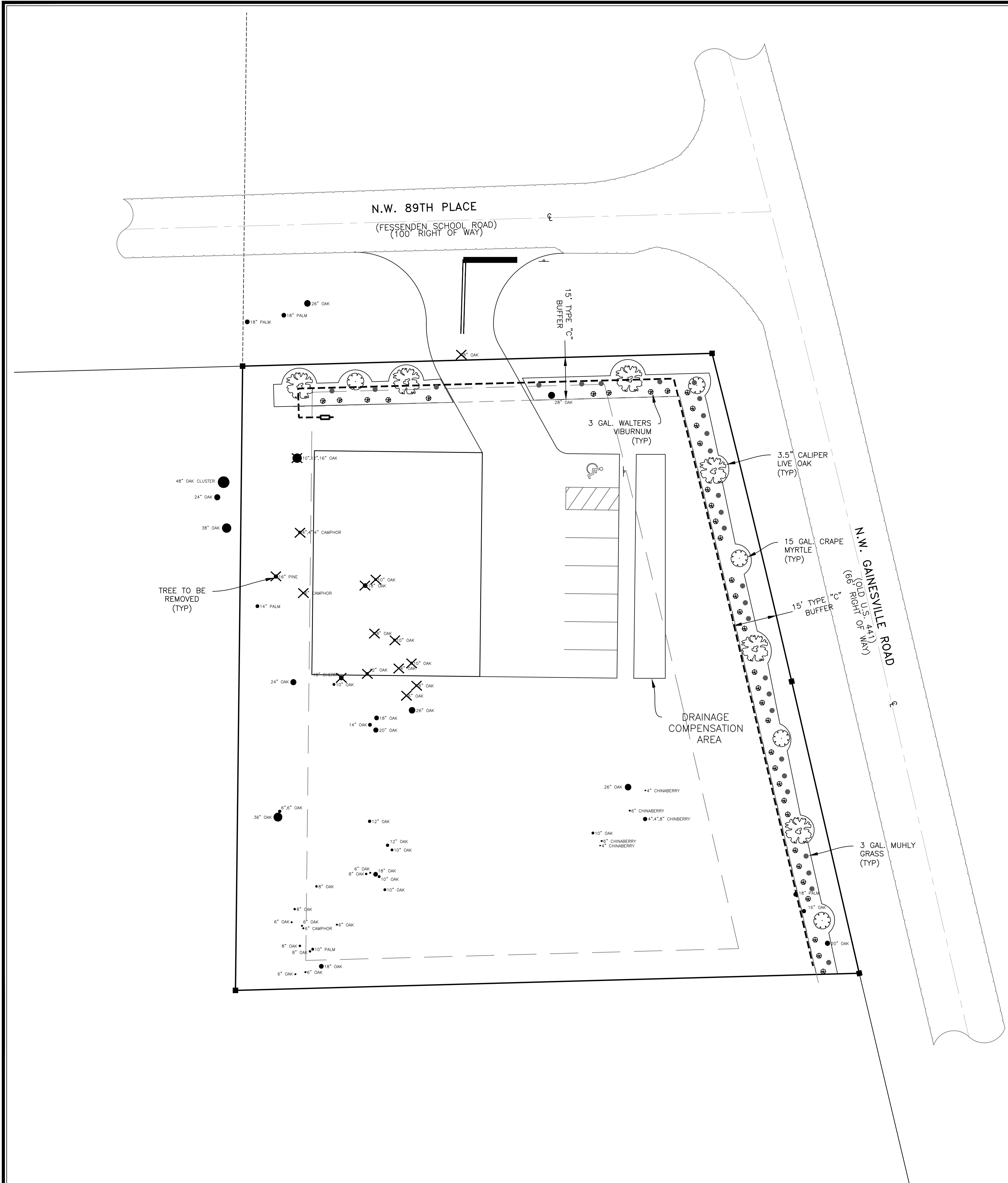
"NICHOLS FAMILY REVOCABLE TRUST"  
PARCEL NO. 12907-000-00  
VACANT  
ZONED = A-1  
FLU = CD

N.00°39'18"E. 223.02' (D) & (F)

S.00°39'18"W. 235.08' (D) S.00°39'18"W. 235.18' (F)

N.W. 89TH PLACE  
(FESSENDEN SCHOOL ROAD)  
(100' RIGHT OF WAY)

N.88°26'27"E. 167.78' (F)



TREE CALCULATIONS  
TOTAL AREA = 43,624 SF (1.00 AC)  
SHADE TREE REQUIRED = 15 (1 / 3000 SF)  
EX TREE PRESERVED = 40  
NEW TREES REQUIRED = 0

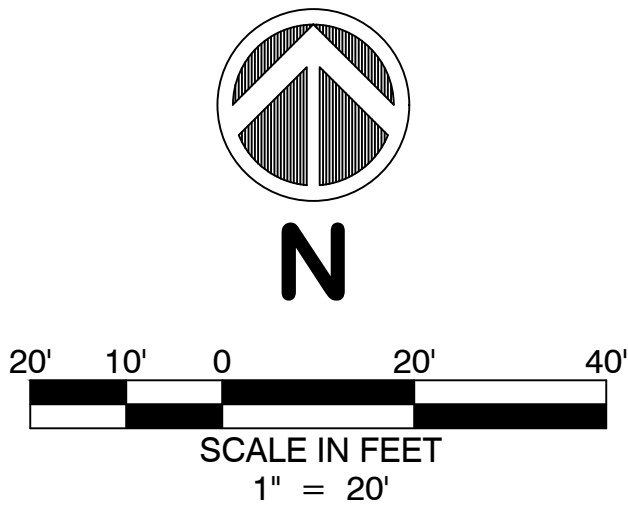
TREE PRESERVATION  
EX INCHES PERSEVERED = 556" (405" / AC)  
NEW INCHES REQUIRED = 0"

LANDSCAPE AREA CALCULATIONS  
TOTAL PROJECT AREA = 43,624 SF (1.00 AC)  
LANDSCAPE AREA REQUIRED = 8,724 SF (20%)  
LANDSCAPE AREA BUFFERS = 2,959 SF  
TOTAL LANDSCAPE AREA PROVIDED = ±15,000 SF

BUFFER AREA CALCULATIONS  
BUFFER AREA = 5,026 SF  
LANDSCAPE AREA REQUIRED = 2,513 SF (50%)  
LANDSCAPE AREA PROVIDED = 2,959 SF

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

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



TREE/PLANT SCHEDULE			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES			
ALLEE ELM	ULMUS CHINENSIS	.	.
LIVE OAK	QUERCUS VIRGINIA	3.5" CALIPER	6
		.	.
		.	.
		.	.
ORNAMENTAL TREES			
CRAPE MYRTLE	LAGERSTROEMIA INDICA — MAUVE	15 GAL. — 4'–5' HT.	5
LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA	.	.
		.	.
SHRUBS & GRASSES			
WINTER GEM BOXWOOD	BUXUS MICRO PHYLLA	.	.
JAPANESE YEW	TAXUS CUSPIDATA	.	.
MUHLY GRASS	MUHLLENBERGIA 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.

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

LANDSCAPE PLAN  
MINOR SITE PLAN  
DAN WILSON  
MARION COUNTY, FLORIDA

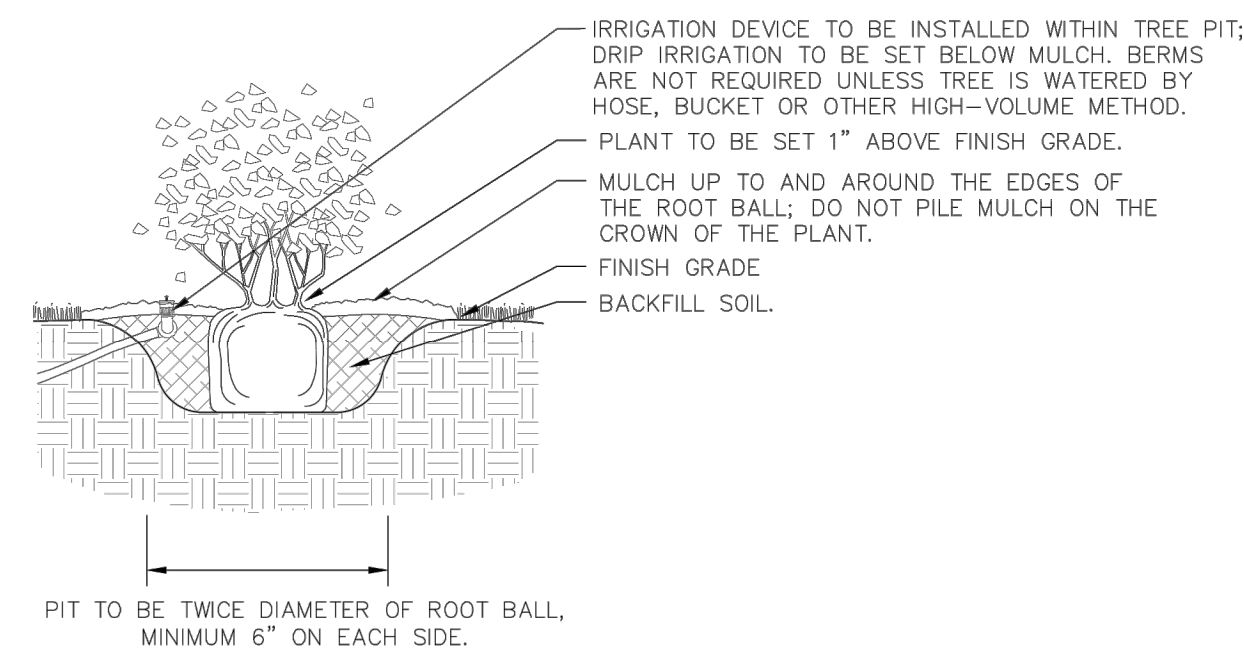
DATE 10/12/23  
DRAWN BY R.E.A.  
CHKD BY R.E.A.

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

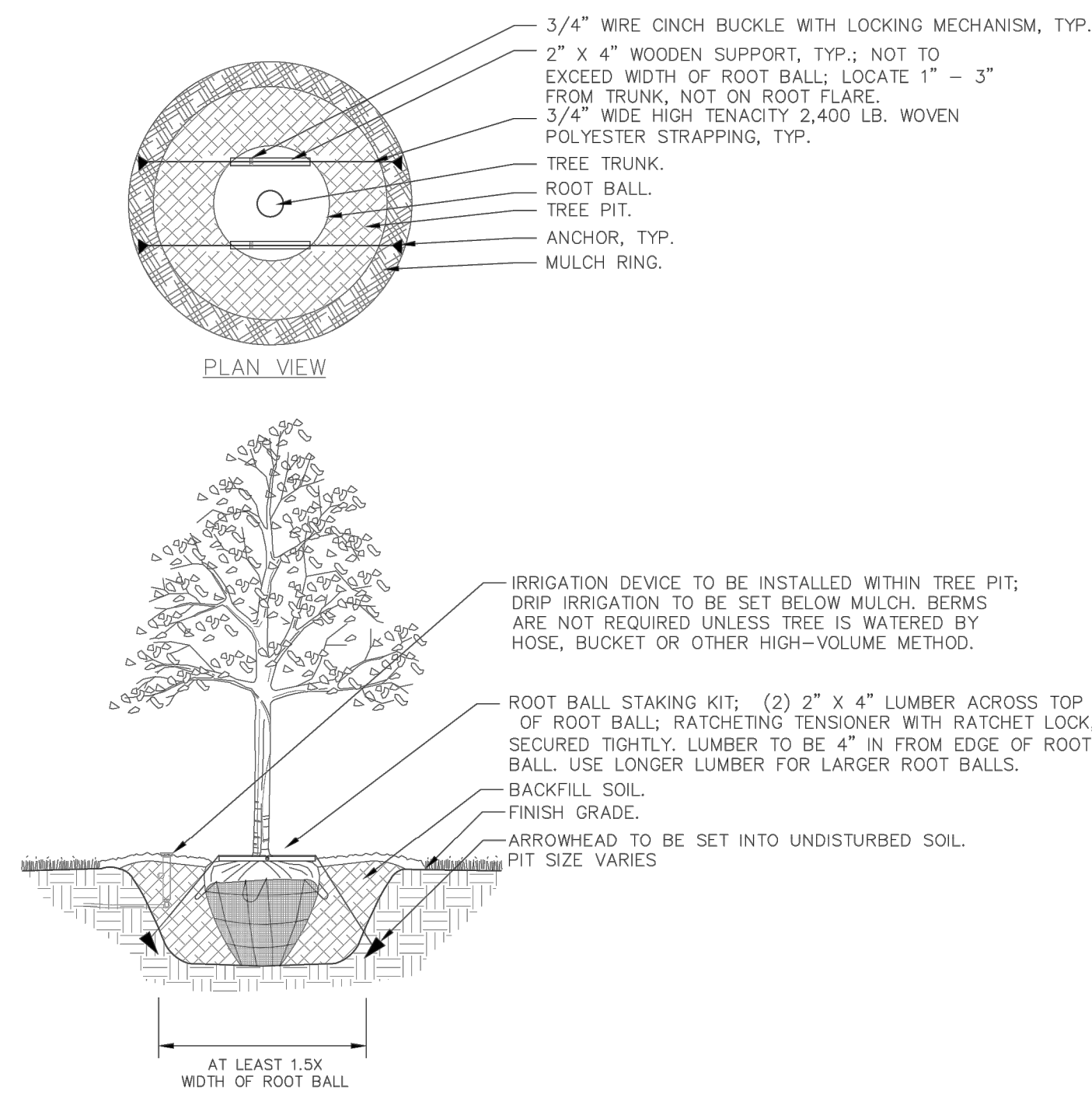
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**LANDSCAPE DETAILS**

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

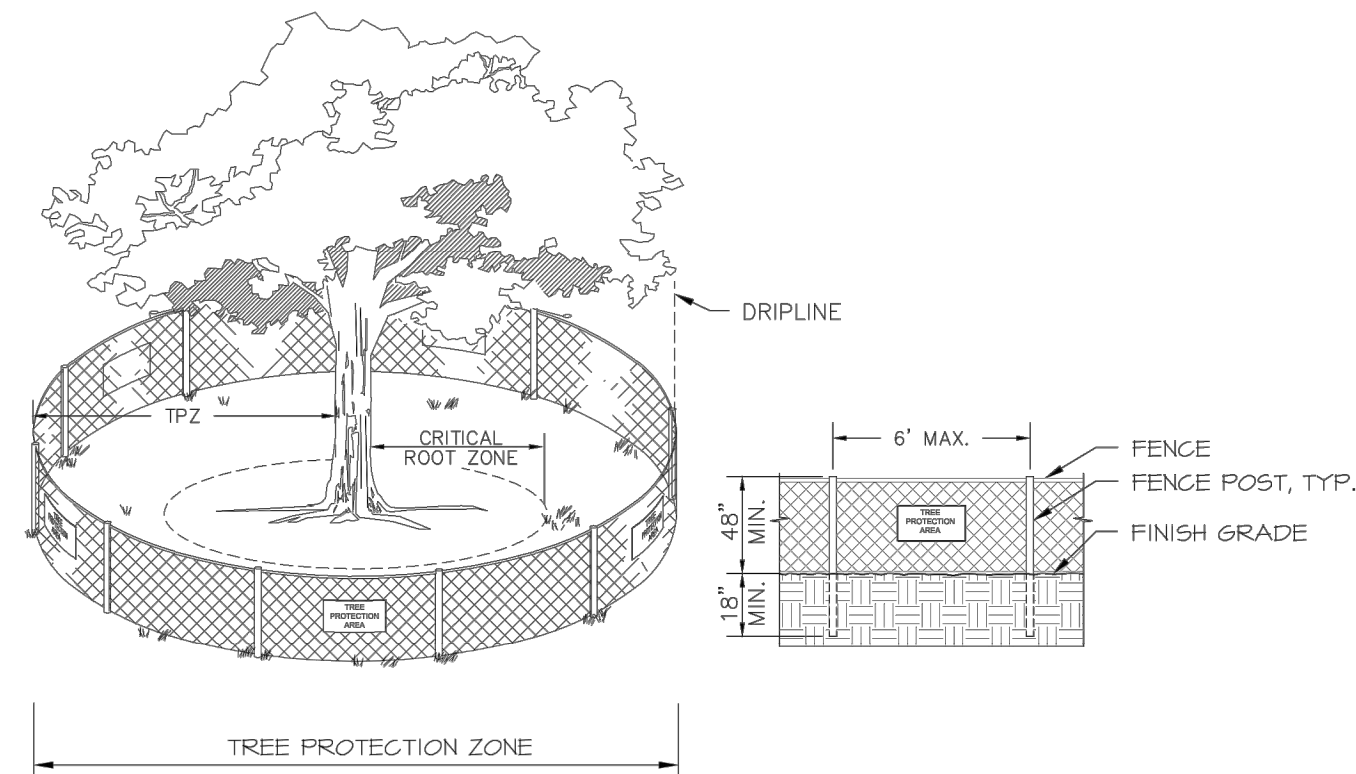


## SHRUB INSTALLATION



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



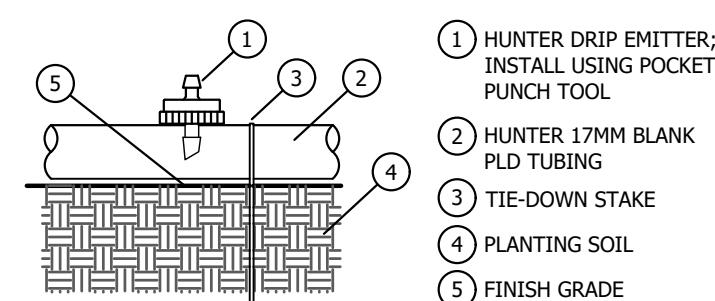
TREE PROTECTION DETAIL

NOTES:

1. TREE PROTECTION BARRIAGES 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. POLYETHYLENE GROUNDSHEET TREE PROTECTION BARRIAGES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRIAGES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRIAGES 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, SOLVENTS, 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 A TREE 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) 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" CALIBER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

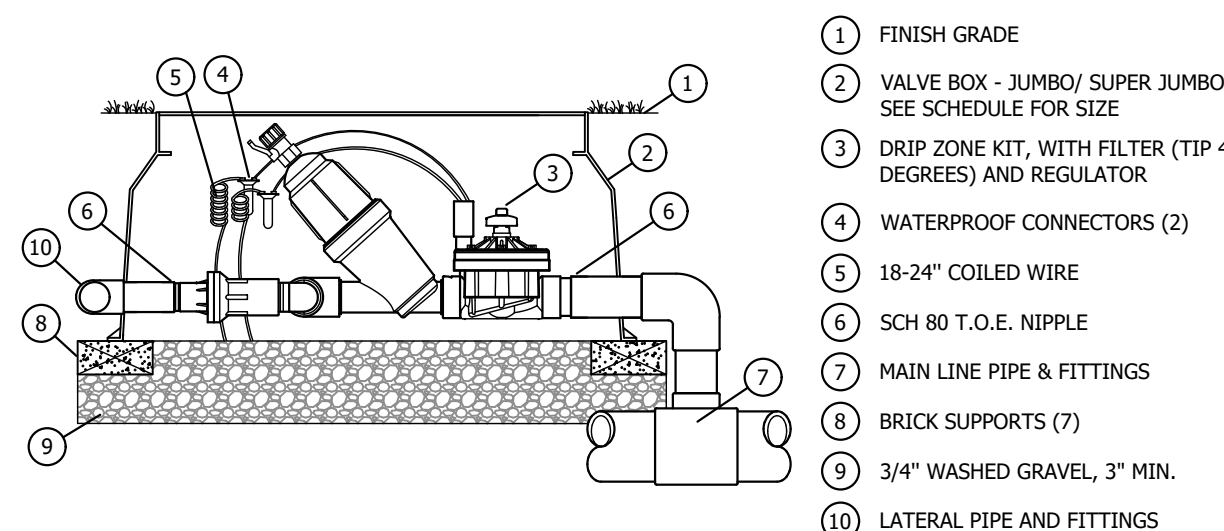
## IRRIGATION NOTES

- 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 JOBSITE 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. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL 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. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
  4. SUPPLYING MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
  5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.
- C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE 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 SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND BEST MANAGEMENT PRACTICES - ANY WORK THAT DOES NOT IS 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://ffas.ufsu.edu>



## HUNTER Emitter with Tubing on Grade

NOT TO SCALE



## HUNTER DRIP CONTROL KIT

NOT TO SCALE

## 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.
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.

### IRRIGATION SCHEDULE

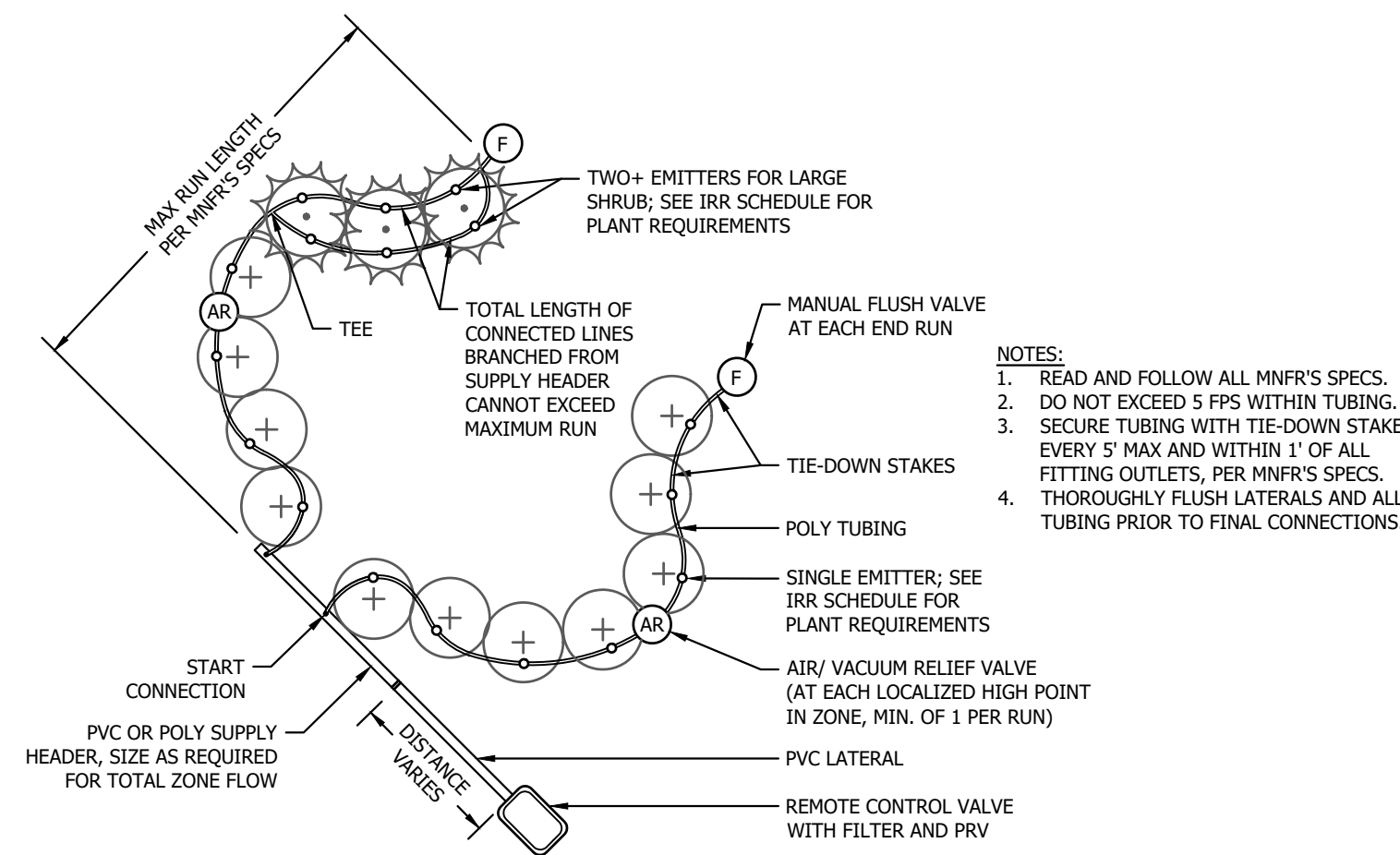
<u>MANUFACTURER / MODEL</u>	<u>TYPE</u>	<u>ARC</u>	<u>PSI</u>	<u>GPM*</u>
Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm

Bed planting area to Receive POINT SOURCE IRRIGATION

Hunter HE point source emitters at each plant:  
HE-20-B (red; 2 gph) = 1 assigned to each 3 gal plant

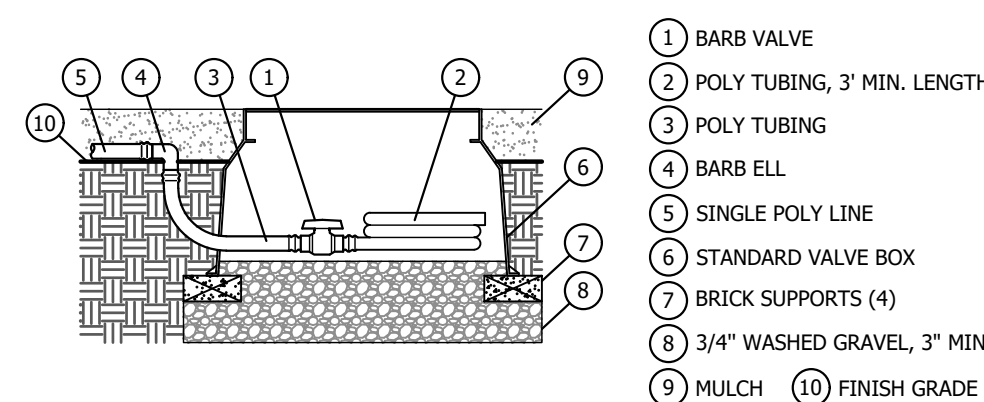
Lateral line to emitters = Hunter blank tubing PLD-BLNK 17mm

Notes: Pierce blank tubing with emitters at each plant



### POINT-SOURCE IRRIGATION - SINGLE RUN LAYOUT

NOT TO SCALE



MANUAL FLUSH VALVE - POLY END RUN

NOT TO SCALE

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

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERESTING 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