

November 25, 2024

PROJECT NAME: MAJOR SITE PLAN FOR HWY 200 STORAGE FACILITY

PROJECT NUMBER: 2023110100

APPLICATION: MAJOR SITE PLAN #30898

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal.
- 2 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.
- 3 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.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: INFO
REMARKS: Ed - For your information on the next project, the process for alternative pipe materials approval is changing slightly. If you want to specify an alternative material to RCP, you will need to submit a request letter identifying the alternative material type requested and providing documentation and/or explanation that the material will comply with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight This will require transitions for MES outfalls. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. Once staff has reviewed the request, we will make a recommendation to approve to the County engineer and a letter will be issued and attached to the Eplans approval.
- 5 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.
- 6 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: 1/30/24 - add waivers if requested in the future

- 7 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.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Please be aware that there are no building numbers on the site plan, but we will need the building numbers to be labeled when the building permits are submitted.
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: INFO
REMARKS: Applicant has indicated payment into the Tree Mitigation Fund for the 40" remaining. Contact Parks & Recreation to start this process. CO hold will be placed on all permits for this site until payment is received.
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: INFO
REMARKS: 1. Correct spelling in note #5 - Bark



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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 11/28/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: Major Site Plan for HWY 200 Storage Facility
Parcel Number(s): 3501-100-013, 3501-100-007, 3501-700-301
Section 25 Township 16S Range 20E Land Use Comm. Zoning Classification B-4
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 5.98 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads 200' West of HWY 200 on SW 103rd Street Road
Additional comments regarding this submittal _____

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

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

Surveyor:

Firm Name: Preece Land Surveying Contact Name: Glen Preece, PSM
Mailing Address: 2201 SE 30th Avenue City: Ocala State: FL Zip Code: 34471
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

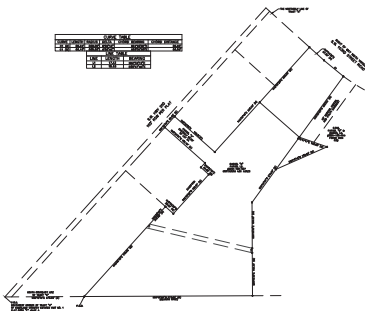
Owner:

Owner: Smart Building Solutions, LLC Contact Name: Chris Hinton, President
Mailing Address: 5703 Red Bug Lake Road City: Winter Springs State: FL Zip Code: 37208
Phone # 407-346-8827 Alternate Phone # _____
Email address: Christopher.Hinton@se.com

Developer:

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

Revised 7/2017



1" = 200'

TRAFFIC STATEMENT:
USING ITE CODE 151 FOR 144 STORAGE UNITS, THIS SITE IS PROJECTED TO GENERATE 26 DAILY TRIPS AND 3 PEAK HOUR TRIPS.

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

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

A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY RIGHT-OF-WAY.

MAJOR SITE PLAN FOR HWY 200 STORAGE FACILITY

DESCRIPTION: PARCEL "A"
A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE N.8912'46"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N.4134'12"E, A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.4825'48"E, A DISTANCE OF 180.00 FEET TO A POINT; THENCE RUN S.3225'57"E, A DISTANCE OF 225.00 FEET TO A POINT; THENCE RUN S.0074'44"E, A DISTANCE OF 318.41 FEET TO A POINT INTERSECTING THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE; THENCE RUN S.8912'46"W, ALONG SAID LINE, A DISTANCE OF 313.61 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED:
BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 1-A OF KINGSLAND COMPLEX BLOCK "A" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN N.4134'12"E, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1-A AND THE NORTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 150.00 FEET; THENCE S.4825'48"E, A DISTANCE OF 36.00 FEET; THENCE S.4134'12"W, PARALLEL TO THE AFOREMENTIONED SOUTHEASTERLY BOUNDARY, A DISTANCE OF 180.00 FEET; THENCE N.4832'04"W, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGES 3-4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N.8912'46"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN N.4134'12"E, A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.4825'48"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.3225'57"E, A DISTANCE OF 225.00 FEET TO A P.O.C.; INTERSECTION THE SOUTHEASTERLY RIGHT OF WAY LINE OF HALEAH BOULEVARD OF SAID PLAT; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.30 FEET TP A P.O.C.; SAID CURVE SEGMENT HAVING A RADIUS OF 800.00 FEET, A DELTA OF 112.95°; A CHORD OF 187.00 FEET, BEARING S.8031'57"E, LEAVING SAID RIGHT OF WAY LINE; RUN S.2328'58"W, A DISTANCE OF 214.59 FEET; THENCE RUN N.7118'49"W, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTHERN TRIANGULAR PORTION MEASURING 30 FEET ON THE SOUTHEASTERLY SIDE AND 30 FEET ON THE SOUTHWESTERN SIDE OF THE FOLLOWING DESCRIBED PROPERTY:
LOT 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT "A", KINGSLAND COUNTY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID TRACT "A", THENCE N.4134'12"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET; THENCE S.4825'48"E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.4825'48"E, ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE COMEING NORTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.5128'57"E, 85.20 FEET; THENCE S.3225'57"E, 225.00 FEET; THENCE N.4825'48"W, 180.00 FEET; THENCE N.4134'12"E, 250.00 FEET TO THE POINT OF BEGINNING.

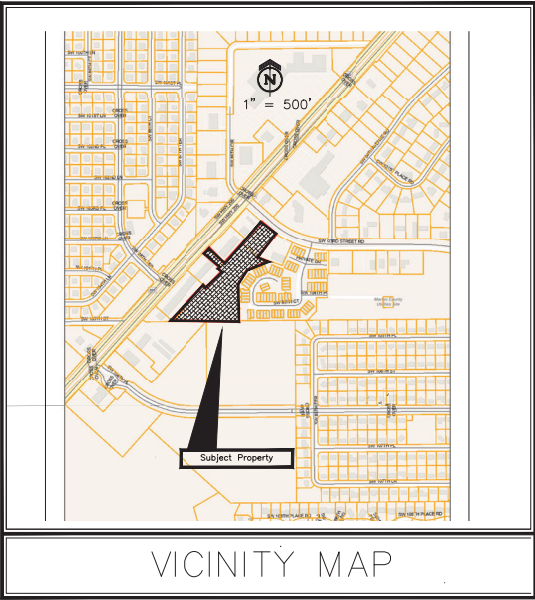
SUBJECT TO A 15 FOOT UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PORTION OF LAND LYING WITHIN TRACT "A", KINGSLAND COUNTY ESTATES AS RECORDED IN PLAT BOOK "L", PAGES 3 THROUGH 6 OF THE PUBLIC RECORDS OF MARION COUNTY, LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHERLY MOST CORNER OF LOT 1A, KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "D", PAGE 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN S.4134'06"W, ALONG THE EASTERLY LINE TO KINGSLAND PLAZA AS RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 1931 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR A DISTANCE OF 81.23 FEET TO THE POINT OF BEGINNING; THENCE RUN S.7118'49"E, FOR A DISTANCE OF 350.15 FEET TO THE WEST LINE OF C&W TRUCK WILLAG; THENCE RUN S.0074'44"E, ALONG SAID WEST LINE FOR A DISTANCE OF 15.43 FEET; THENCE RUN N.7118'49"E, FOR A DISTANCE OF 371.00 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY LINE OF KINGSLAND PLAZA; THENCE RUN N.4134'12"E, ALONG SAID EASTERLY LINE FOR A DISTANCE OF 17.13 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "B"
A PORTION OF TRACT A, KINGSLAND COUNTY ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE N.8912'46"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN N.4134'12"E, A DISTANCE OF 895.23 FEET TO A POINT; THENCE RUN S.4825'48"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S.7118'29"E, A DISTANCE OF 100.06 FEET; THENCE RUN S.4825'48"E, A DISTANCE OF 180.00 FEET; THENCE RUN S.0074'44"E, ALONG SAID EASTERLY BOUNDARY OF PARCEL NUMBER 3501-100-007; THENCE N.3326'41"E, ALONG SAID EASTERLY BOUNDARY LINE OF PARCEL NUMBER 3501-100-007 A DISTANCE OF 135.78 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "C"
THE EASTERLY 50 FEET OF LOT 3-A OF KINGSLAND COMPLEX BLOCK "A", AS RECORDED IN PLAT BOOK "L", PAGES 3 & 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION: PARCEL 3501-100-013
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N.4134'12"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1327.64 FEET; THENCE S.4825'48"E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.4825'48"E, ALONG THE SAID NORTHERLY LINE 67.69 FEET TO A POINT OF CURVE COMEING NORTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF S.5128'57"E, 85.20 FEET; THENCE S.3225'57"E, 225.00 FEET; THENCE N.4825'48"W, 180.00 FEET; THENCE N.4134'12"E, 250.00 FEET TO THE POINT OF BEGINNING.

OWNERS/DEVELOPER
SMART BUILDING SOLUTIONS LLC
5703 RED BUS LANE ROAD, SUITE 411
WINTER SPRINGS, FLORIDA 32708
(407) 346-8827



- GENERAL NOTES:**
1. ALL PROPOSED BUILDINGS ARE ONE STORY.
 2. THIS PROJECT IS LOCATED IN MARION COUNTY, FL.
 3. THIS SITE IS IN FLOOD ZONES "A" & "X" AS SHOWN ON FIRM MAP #12083C0684E.
 4. THIS SITE IS IN THE SPRINGS PROTECTION SECONDARY ZONE.
 5. THERE IS A TOTAL OF 174,955sf OF IMPERVIOUS AREA EXISTING AND PROPOSED WITH THIS PROJECT. THERE IS 1,313sf OF EXISTING IMPERVIOUS ON SITE. THERE IS 167,062sf ONSITE PROPOSED IMPERVIOUS AND 6,579sf OF OFFSITE IMPERVIOUS PROPOSED.
 6. SITE LIGHTING IS INTERIOR TO THE PROJECT AND SHALL BE UNDER BUILDING EVE MOUNTED FIXTURES.
 7. ENTRANCE GATE SHALL BE EQUIPPED WITH SIREN ACTIVATION.

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

WAIVERS		
CODE SECTION	APPROVAL DATE	CONDITIONS
6.13.7.b(1)	4/8/2024	EXISTING BORINGS ARE OK.
6.13.6.g(3)(C)	4/8/2024	DRA BOTTOM TO BE RAISED 6 INCHES.
6.12.12.2	4/8/2024	FEE IN LIEU OF CONSTRUCTION DUE BEFORE FINAL INSPECTION
6.8.6.k(2)	4/8/2024	TYPE B BUFFER TO BE CONSTRUCTED WITH SABAL PALMS AND CLUMPING BAMBOO. SOUTHERN SECTION TO INCLUDE 6" VINYL FENCE
6.8.6.l	4/8/2024	10' BUFFER ALONG SW 103RD STR. RD. WILL NOT REQUIRE SHADE TREES.
6.8.6.k(3)	4/8/2024	.
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INDEX OF SHEETS

1. COVER SHEET
2. AERIAL
3. SITE PLAN
4. GRADING PLAN
5. UTILITY PLAN
6. CONSTRUCTION DETAILS
7. UTILITY DETAILS
- L1. LANDSCAPE PLAN
- L2. TREE REMOVAL PLAN
- L3. LANDSCAPE DETAILS
- SW1 SWPPP
- SW1 SURVEY

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

UPON COMPLETION OF THE LANDSCAPING AND/OR IRRIGATION INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE CONTRACTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM OF THE IRRIGATION SYSTEM. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.



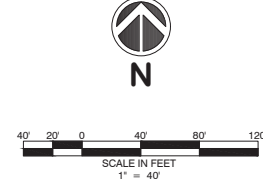
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE SHOWN TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE WILL NOT BE VERIFIED ON ANY ELECTRONIC COPIES.

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.

CHRIS HINTON, MANAGER



THIS SET HAS BEEN DIGITALLY SIGNED AND
 ADJUSTED TO THE SEAL.
 OWNED COPIES OF THIS DOCUMENT ARE NOT
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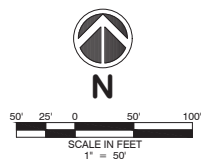
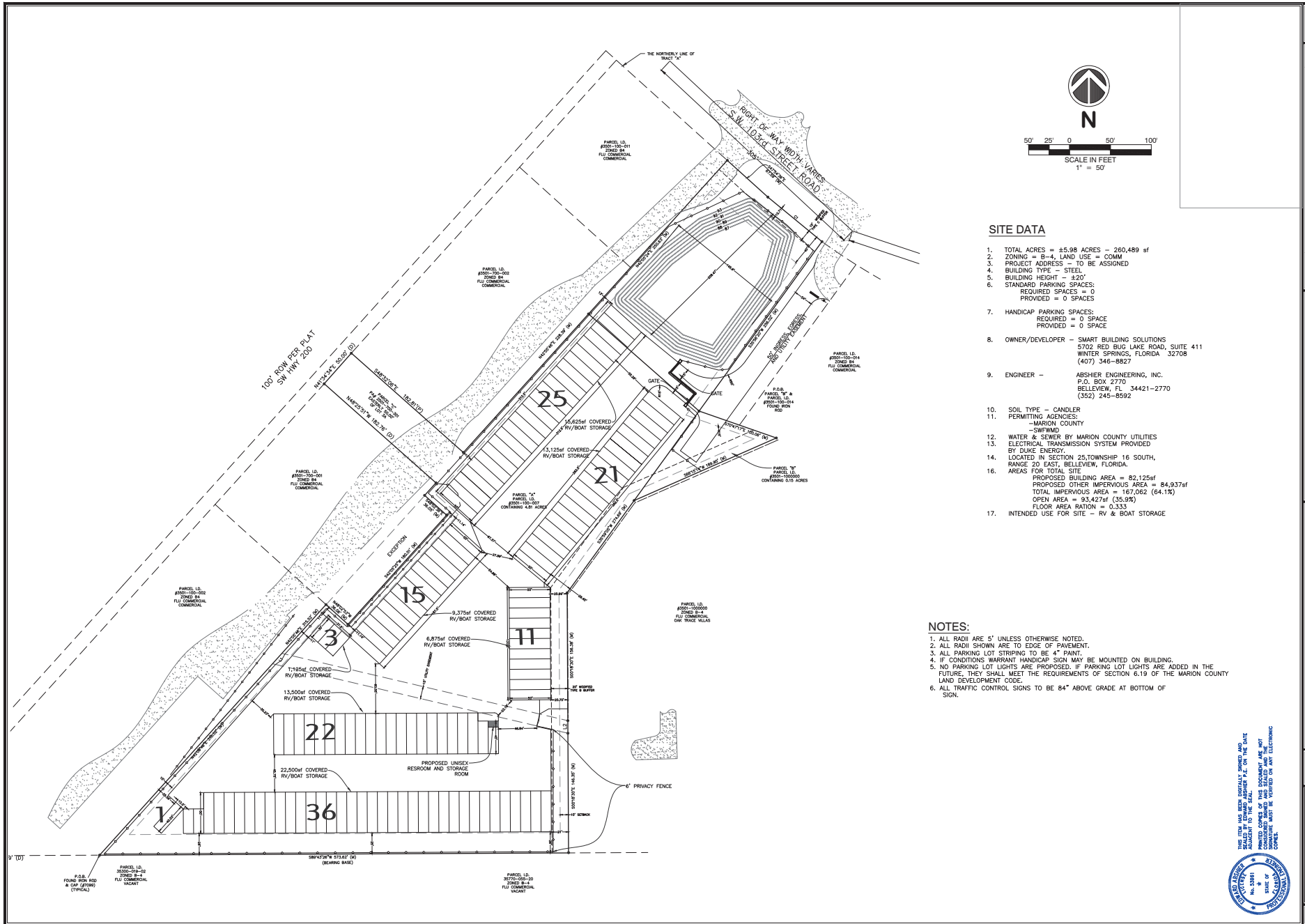
DATE	REVISED PER COUNTY COMMENTS	BY	P.E.A.
11/22/17			

ABSHER 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

AERIAL PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE 11/20/23
 DRAWN BY R.E.A.
 CHKD BY R.E.A.

EDWARD ARSHIER, P.E. #83981
 DATE: August 20, 2024



SITE DATA

1. TOTAL ACRES = ±5.98 ACRES - 260,489 sf
2. ZONING = B-4, LAND USE = COMM
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE - STEEL
5. BUILDING HEIGHT - ±20'
6. STANDARD PARKING SPACES:
REQUIRED SPACES = 0
PROVIDED SPACES = 0
7. HANDICAP PARKING SPACES:
REQUIRED = 0 SPACE
PROVIDED = 0 SPACE
8. OWNER/DEVELOPER - SMART BUILDING SOLUTIONS
5702 RED BUG LAKE ROAD, SUITE 411
WINTER SPRINGS, FLORIDA 32708
(407) 344-8927
9. ENGINEER - ABSHER ENGINEERING, INC.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
10. SOIL TYPE - CANDLER
11. PERMITTING AGENCIES:
-MARION COUNTY
-SWFWMD
12. WATER & SEWER BY MARION COUNTY UTILITIES
13. ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
14. LOCATED IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BELLEVUE, FLORIDA.
16. AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 82,125sf
PROPOSED OTHER IMPERVIOUS AREA = 84,937sf
TOTAL IMPERVIOUS AREA = 167,062 (64.1%)
OPEN AREA = 93,427sf (35.9%)
FLOOR AREA RATION = 0.333
17. INTENDED USE FOR SITE - RV & BOAT STORAGE

NOTES:

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

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING CONTRACT ADMINISTRATION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS ELECTRONIC COPY.

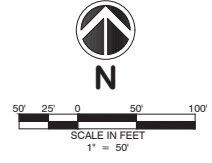
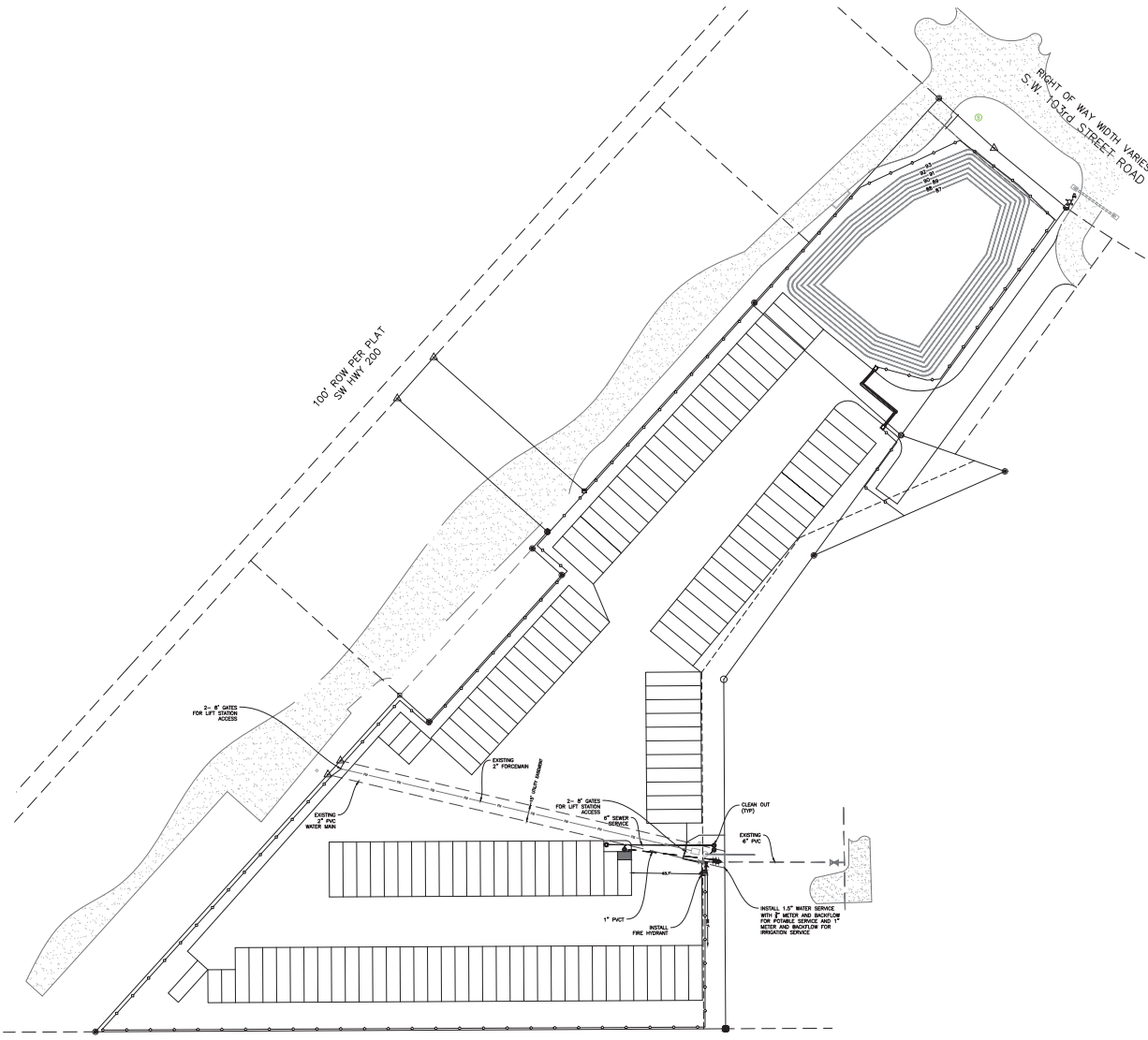


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REVISIONS	DATE	BY	REA

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

SITE PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA
 DATE: 8/15/23
 DRAWN BY: R.E.A.
 CHKD BY: R.E.A.
 EDWARD ABSHER, P.E., #53960
 DATE: November 11, 2024
 SHT. 3 OF 7



MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED, TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-507-6163.

POTABLE WATER/SEWER USAGE
 WATER DEMAND = 50 gpd
 SEWER DEMAND = 50 gpd

IRRIGATION WATER USAGE
 IRRIGATED AREA = 16,376sf
 IRRIGATION WATER DEMAND = 110 gpd

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND
 SEALED BY EDWARD ARSHIER, P.E. ON THE DATE
 OF 8/15/23. PRINTED COPIES OF THIS DOCUMENT ARE NOT
 VALID UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC
 CONSOLE.



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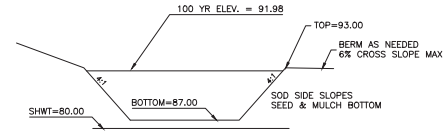
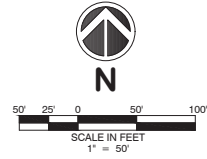
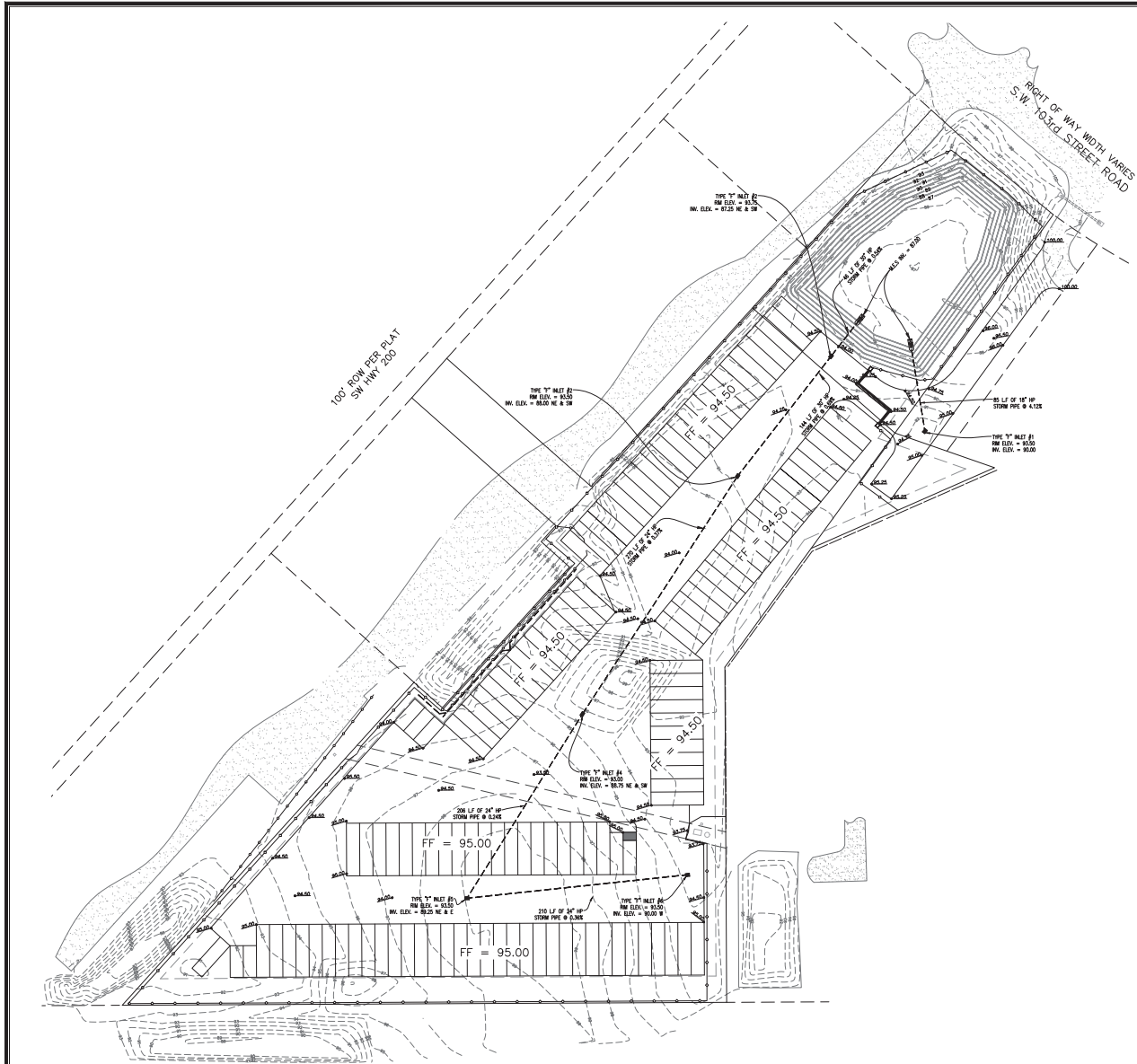
DATE	REVISIONS	BY

ABSHER ENGINEERING, INC.
 5614 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34423-2770
 PHONE: (352) 245-8992
 FAX: (352) 245-8997

UTILITY PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

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

EDWARD ARSHIER, P.E. #83969
 DATE: August 20, 2024



DRA #1
CROSS SECTION
N.T.S.

NOTES:

1. ELEVATIONS SHOWN WERE OBTAINED BY FIELD SURVEY AND ARE BASED N.A.S.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.

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
 VERIFIED BY EDWARD ARSHER, P.E. ON THE DATE
 8/15/23 AT 10:23AM
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 SIGNATURE AND BE VERIFIED ON ANY ELECTRONIC
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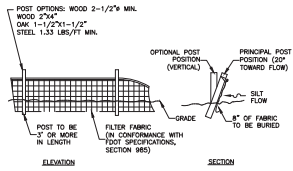
BY	DATE	REVISIONS

ABSHER ENGINEERING, INC.
 5634 SE 111TH STREET, BELLEVUE, FLORIDA
 CA# 9930
 P.O. BOX 2770
 BELLEVUE, FL 34421-2770
 PHONE: (352) 245-8592
 FAX: (352) 245-8597

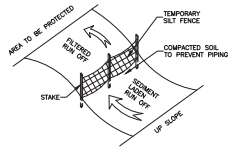
GRADING PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

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

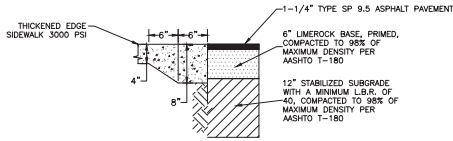
EDWARD ARSHER, P.E. #52844
 DATE: August 20, 2024



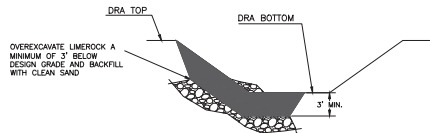
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UP-SLOPE AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR DEPENDENCY IN LEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM HIGHLY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).



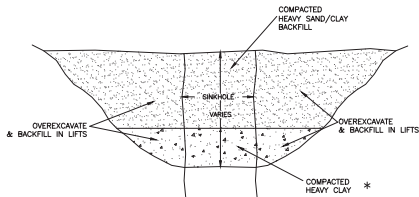
FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL



SIDEWALK & PAVEMENT DETAIL
NO SCALE

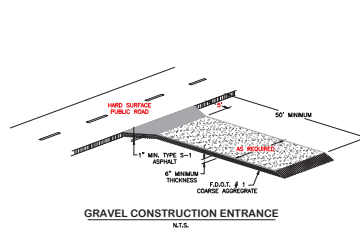


LIMESTONE OUTCROP REMOVAL DETAIL
N.T.S.

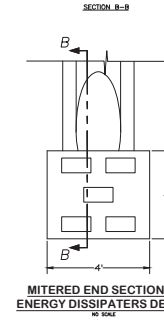
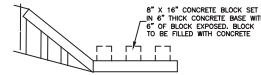


SINKHOLE REPAIR
N.T.S.

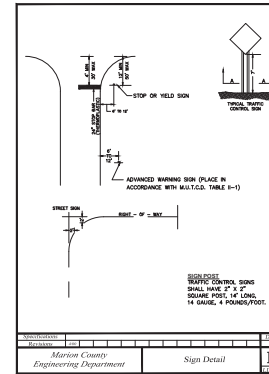
* IF GROUNDWATER IS ENCOUNTERED IN THE BOTTOM OF THE SINKHOLE, FLOWABLE GROUT SHALL BE SUBSTITUTED FOR THE COMPACTED HEAVY CLAY.



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

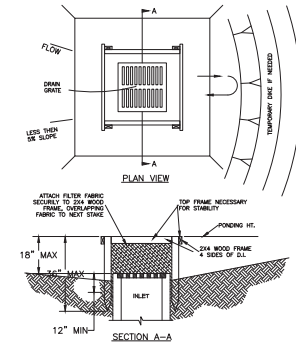


MITERED END SECTION W/ ENERGY DISSIPATERS DETAIL
N.T.S.



SEDIMENT CONTROL SIGNS SHALL HAVE 7\"/>

Marion County Engineering Department Sign Detail B



SILT FENCE INLET SEDIMENT BARRIER

- NOTES:
1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL HEAVY LOAD DRAINAGE AREAS. LEAVE THIS ARE.
 2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, 12 FT. LONG.
 3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (POUNDING HEIGHT) MUST BE WELL BELOW THE DRAINAGE ELEVATION TO PREVENT BLOW BY FROM OVERFLOWING TO PREVENT BLEED THROUGH. A TEMPORARY PIPE MAY BE NECESSARY ON THE DOWN-SLOPE SIDE OF THE STRUCTURE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND VERIFIED BY THE ENGINEER P.E. ON THE DATE 11/20/23. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC COPIES.



DATE	REVISIONS	BY	FILE #

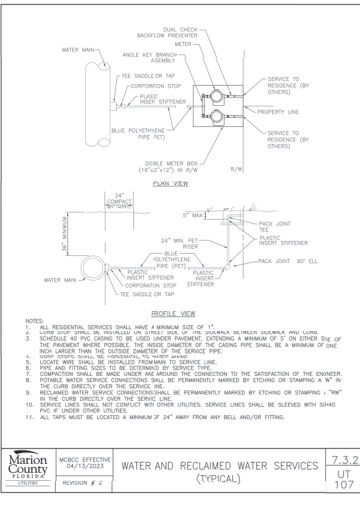
Marion County Engineering Department
Sign Detail B

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

CONSTRUCTION DETAILS
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

DATE: 11/20/23
DRAWN BY: R.E.A.
CHKD BY: R.E.A.

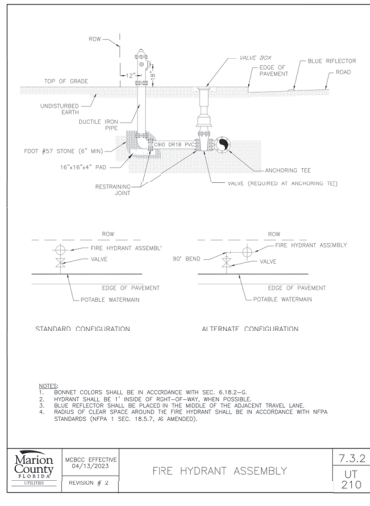
EDWARD ARSHER, P.E., #3590
DATE: April 09, 2024



NOTES:

- ALL RESTRAINED SERVICES SHALL HAVE A MINIMUM OF 3' OF COVER.
- SERVICE AS PIPED SHALL BE TO THE SERVICE POINT (SEE NOTE 1) ON EITHER SIDE OF THE PROPERTY LINE. THE MINIMUM COVER SHALL BE A MINIMUM OF ONE (1) FOOT UNLESS OTHERWISE SPECIFIED.
- LOCATE AND FITTING SHALL BE INSTALLED PERMANENTLY TO SERVICE LINE.
- CONNECTION SHALL BE MADE USING AN APPROVED CONNECTION TO THE SATISFACTION OF THE OWNER.
- POSSIBLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
- RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
- ALL SERVICES SHALL BE INSTALLED WITH OTHER SERVICES UNLESS OTHERWISE SPECIFIED BY THE OWNER.
- ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

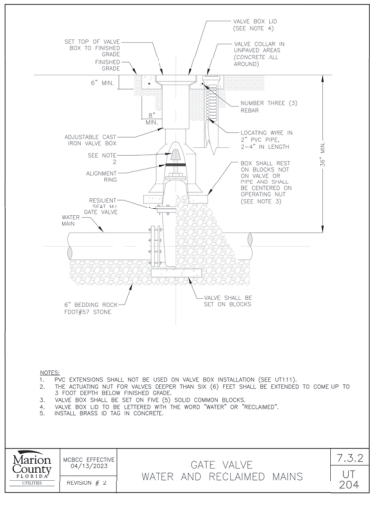
MBCS EFFECTIVE 04/15/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
REVISION # 2		UT 107



NOTES:

- CONCRETE SHALL BE IN ACCORDANCE WITH SEC. 6.10.2-5.
- WORKING SHALL BE 1" FROM EDGE OF ANY, WHEN POSSIBLE.
- VALVE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
- RESULTS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA (STANDARD 11.1 SEC. 10.5.7, AS AMENDED).

MBCS EFFECTIVE 04/15/2023	FIRE HYDRANT ASSEMBLY	7.3.2
REVISION # 2		UT 210



NOTES:

- PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT11).
- USE ADJUSTING WIRE FOR VALVES DEEPER THAN 50 FEET SHALL BE CHANGED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
- VALVE BOX SHALL BE SET ON PINE (3) SOLID COMMON BLOCKS.
- VALVE BOX LO TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED". INITIAL BRASS IS AS IN CONCRETE.

MBCS EFFECTIVE 04/15/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2
REVISION # 2		UT 204

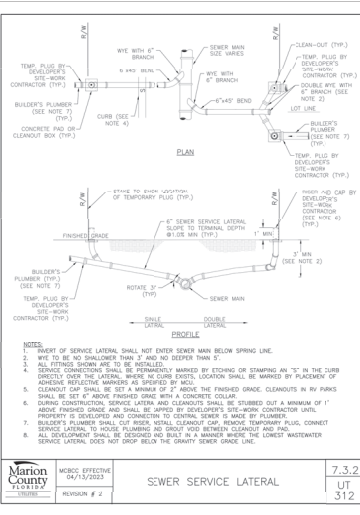
MINIMUM RESTRAINED LENGTH (FT) - EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

WATER MAIN: PRESSURE: 150 PSI. DPTH OF COVER: 3.0 FT.

Pipe Diameter	Pipe Length (ft)									
	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
4"	2	3	4	5	6	7	8	9	10	12
6"	2	3	4	5	6	7	8	9	10	12
8"	2	3	4	5	6	7	8	9	10	12
10"	2	3	4	5	6	7	8	9	10	12
12"	2	3	4	5	6	7	8	9	10	12
14"	2	3	4	5	6	7	8	9	10	12
16"	2	3	4	5	6	7	8	9	10	12
18"	2	3	4	5	6	7	8	9	10	12
20"	2	3	4	5	6	7	8	9	10	12
24"	2	3	4	5	6	7	8	9	10	12

SOIL: Sand-Silt
Run Length (First Joint): 10 ft.

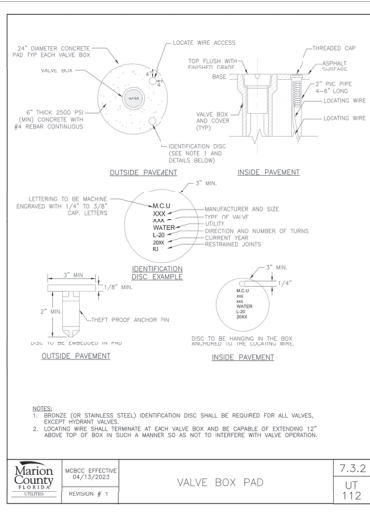
MBCS EFFECTIVE 04/15/2023	RESTRAINED PIPE TABLE	7.3.2
REVISION # 04		UT 116B



NOTES:

- RIGHT OF SERVICE LATERAL SHALL NOT EXCEED SEWER MAIN BELOW SPRING LINE.
- PIPE TO BE NO SMALLER THAN 2" AND NO DEEPER THAN 2'.
- ALL FITTINGS SHOWN ARE TO BE INSTALLED.
- DURING CONNECTIONS SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE APPROVED BY DEVELOPER'S CONTRACTOR (SEE NOTE 4).
- ADHESIVE RESISTIVE MARKERS AS SPECIFIED BY MCO.
- CLEANOUT CAP SHALL BE SET A MINIMUM OF 2' ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 4' ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
- PRIORITY IS DEVELOPER AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
- BELLER'S PLUMBER SHALL CUT BORE HOLE IN CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND BRIST WIRE BETWEEN CLEANOUT AND PAD.
- ALL DEVELOPMENT SHALL BE COORDINATED WITH THE OWNER AND THE LOWEST WATERMASTER SERVICE LATERAL DOES NOT DROP BELOW THE CURB SERVICE GRADE LINE.

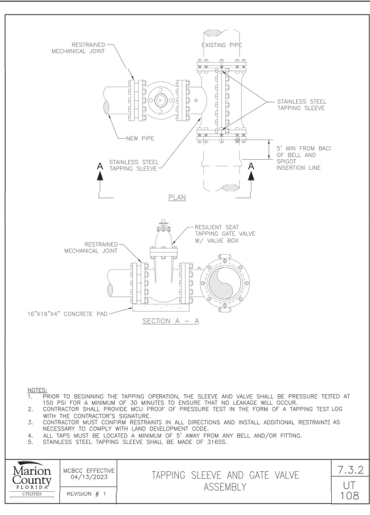
MBCS EFFECTIVE 04/15/2023	SEWER SERVICE LATERAL	7.3.2
REVISION # 2		UT 312



NOTES:

- BRASS OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
- LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER AS TO NOT INTERFERE WITH VALVE OPERATION.

MBCS EFFECTIVE 04/15/2023	VALVE BOX PAD	7.3.2
REVISION # 1		UT 112



NOTES:

- PRIOR TO BEGINNING THE TAPPING OPERATION THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THERE IS NO LEAKAGE. ALL TAPPING TEST LOGS SHALL BE SUBMITTED TO THE OWNER.
- CONTRACTOR SHALL PROVIDE BARE PROF. PRESSURE TEST LOGS TO THE OWNER.
- CONTRACTOR MUST COVER RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
- ALL TAPS MUST BE LOCATED A MINIMUM OF 2' AWAY FROM ANY BELL AND/OR FITTING.
- STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

MBCS EFFECTIVE 04/15/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
REVISION # 1		UT 108

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REVISIONS

NO.	DATE	DESCRIPTION

DATE

ABSHER ENGINEERING, INC.
5604 SE 13TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770 BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

CONSTRUCTION DETAILS

MAJOR SITE PLAN
HWY 200 STORAGE
MARION COUNTY, FLORIDA

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

EDWARD ARSHER, P.E., #55061
DATE: August 20, 2024

SHT. 7 OF 7

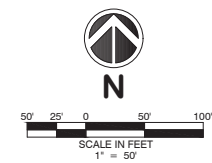
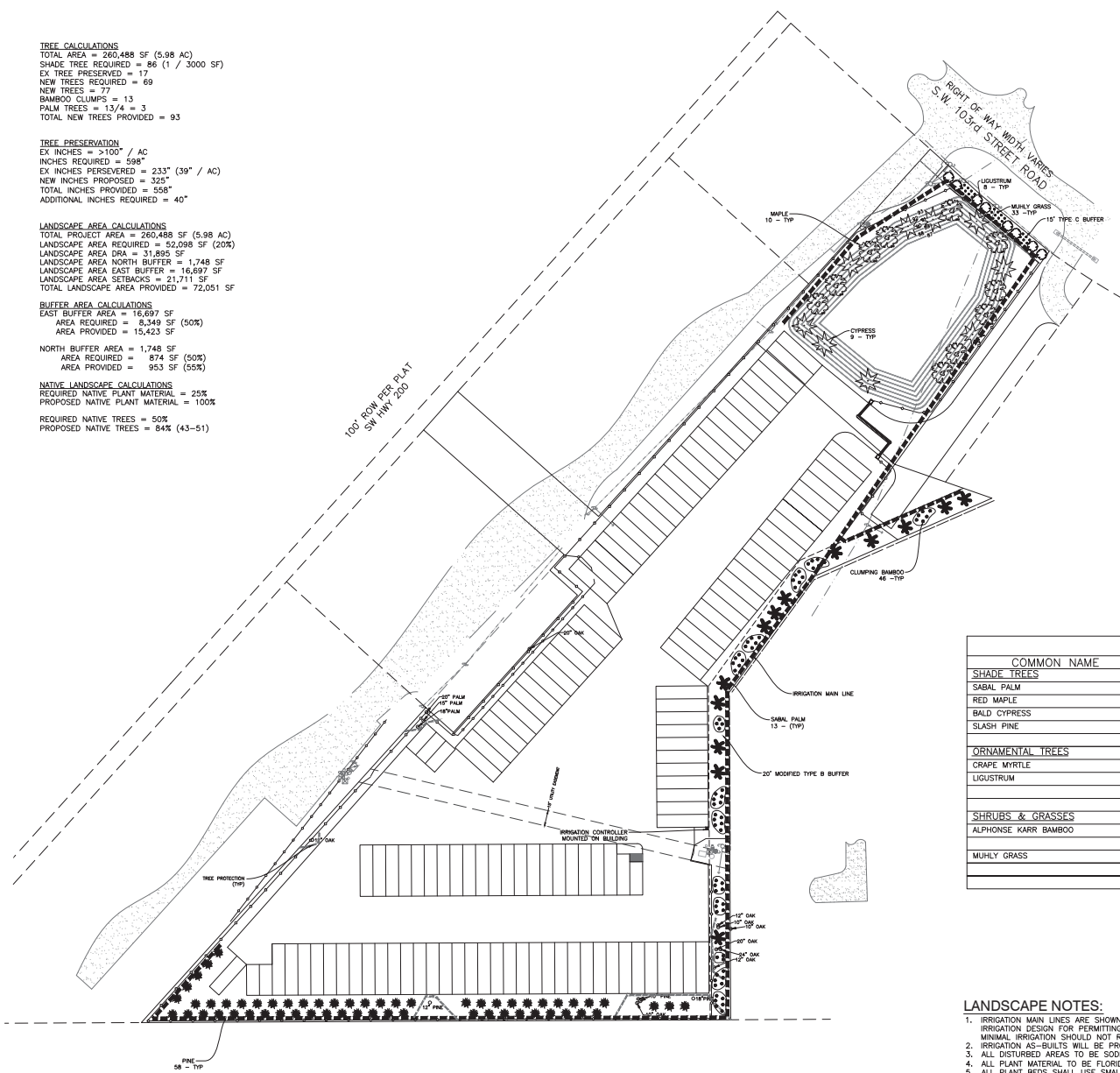
TREE CALCULATIONS
 TOTAL AREA = 260,488 SF (5.98 AC)
 SHADE TREE REQUIRED = 86 (1 / 3000 SF)
 EX TREE PRESERVED = 17
 NEW TREES REQUIRED = 69
 NEW TREES = 77
 BAMBOO CLUMPS = 13
 PALM TREES = 13/4 = 3
 TOTAL NEW TREES PROVIDED = 93

TREE PRESERVATION
 EX INCHES = >100" / AC
 INCHES REQUIRED = 598"
 EX INCHES PRESERVED = 233" (39" / AC)
 NEW INCHES PROPOSED = 325"
 TOTAL INCHES PROVIDED = 558"
 ADDITIONAL INCHES REQUIRED = 40"

LANDSCAPE AREA CALCULATIONS
 TOTAL PROJECT AREA = 260,488 SF (5.98 AC)
 LANDSCAPE AREA REQUIRED = 52,098 SF (20%)
 LANDSCAPE AREA PROVIDED = 31,895 SF
 LANDSCAPE AREA NORTH BUFFER = 1,748 SF
 LANDSCAPE AREA EAST BUFFER = 16,697 SF
 LANDSCAPE AREA SETBACKS = 21,711 SF
 TOTAL LANDSCAPE AREA PROVIDED = 72,051 SF

BUFFER AREA CALCULATIONS
 EAST BUFFER AREA = 16,697 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 = 953 SF (55%)

NATIVE LANDSCAPE CALCULATIONS
 REQUIRED NATIVE PLANT MATERIAL = 25%
 PROPOSED NATIVE PLANT MATERIAL = 100%
 REQUIRED NATIVE TREES = 50%
 PROPOSED NATIVE TREES = 84% (43-51)



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

TREE/PLANT SCHEDULE					
COMMON NAME	NATIVE	BOTANICAL NAME	SIZE	SPACING	QUANTITY
SHADE TREES					
SABAL PALM	YES	SABAL PALMETTO	10' - 15'		13
RED MAPLE	YES	ACER RUBRUM	3.5" CALIPER		10
BALD CYPRESS	YES	TAXODIUM DISTICHUM	3.5" CALIPER		9
SLASH PINE	YES	PINUS ELLIOTTI	3.5" CALIPER		58
ORNAMENTAL TREES					
GRAPE MYRTLE	NO	LAGERSTROEMIA INDICA - MAUVE	25 GAL - 8' HT.	10' - 12'	
LIGUSTRUM	NO	LIGUSTRUM JAPONICA "TREE TYPE"	25 GAL - 7' HT. MULTI-TRUNK, FULL CANOPY	10' - 12'	8
SHRUBS & GRASSES					
ALPONSE KARR BAMBOO	YES	BAMBUSA MULTIPLEX	15 GAL - 6'-8" HT.	4' - 6'	71
MUHLY GRASS	YES	MUHLENBERGIA CAPILLARIS	4 TO 6 CANES, FULL 3 GAL - 24" HT.	3'	12

- LANDSCAPE NOTES:**
1. IRRIGATION MAIN LINES ARE SHOWN. THE IRRIGATIONS CONTRACTOR SHALL PROVIDE AN IRRIGATION DESIGN FOR PERMITTING. DROUGHT TOLERANT PLANTS BEING INSTALLED. MINIMAL IRRIGATION SHOULD NOT BE REQUIRED AFTER THE PLANTS 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 SMALL PINE BARK NUGGETS AS 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.

THIS PLAN HAS BEEN DIGITALLY SIGNED AND VERIFIED BY THE DESIGN PROFESSIONAL AS SHOWN BY THE SEAL AND SIGNATURE OF THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE SIGNED BY THE DESIGN PROFESSIONAL. SOMEONE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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DATE	REVISIONS	BY	R.E.A.

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
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

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

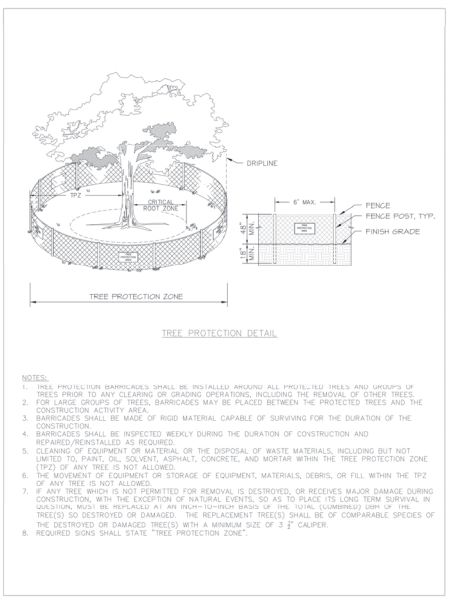
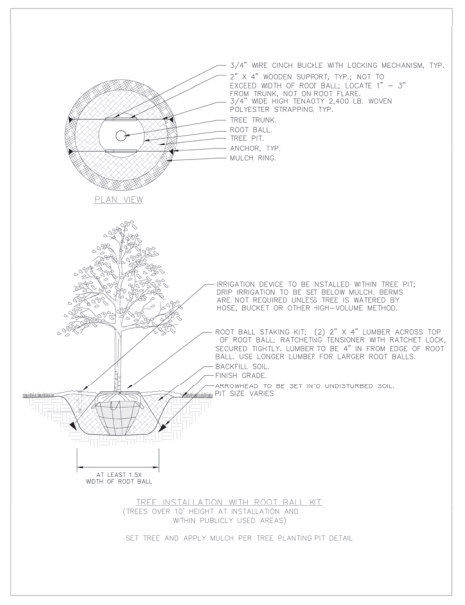
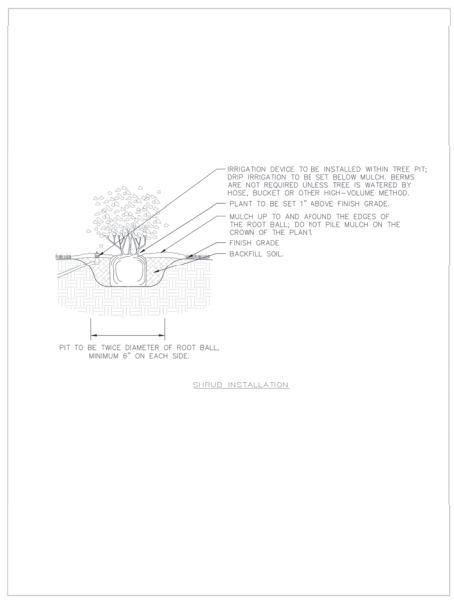
TOWARD ABSHIER JR., P.E. #53067
 DATE: November, 07, 2024

SHT. L1 OF L3

THESE DOCUMENTS ARE PREPARATIONS OF RECORD DRAWINGS AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

DATE	BY	REVISIONS

ASHBHER 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



IRRIGATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
- REPORTING AND REMEDIATING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
- MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
- COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
- COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
- REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS) TO INCLUDE WATER QUALITY.

B. THE SCOPE OF WORK SHALL INCLUDE:

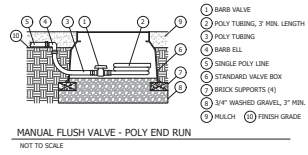
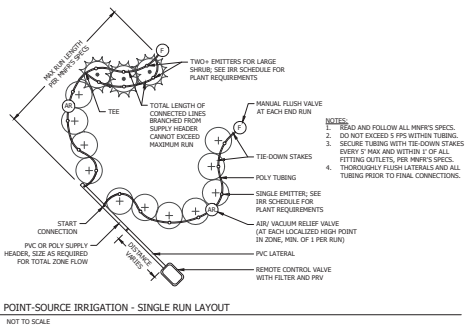
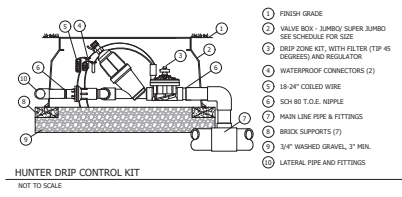
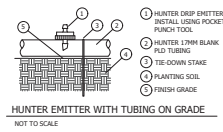
- PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
- PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
- SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
- SUPPLYING OF MATERIALS OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
- 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 SOON 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 MAIN 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 TEST SAID REQUIREMENTS. ANY WORK THAT DOES NOT IS SUBJECT TO REVISION 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://fl.gov/doi>



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

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL OUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
9-15 GPM	3/4" PVC
11-15 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
- WHEN DAYLIGHT SAVING TIME IS IN EFFECT, NON-RESIDENTIAL IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
- WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
- 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.
- 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

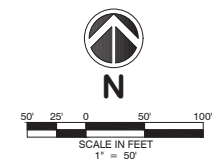
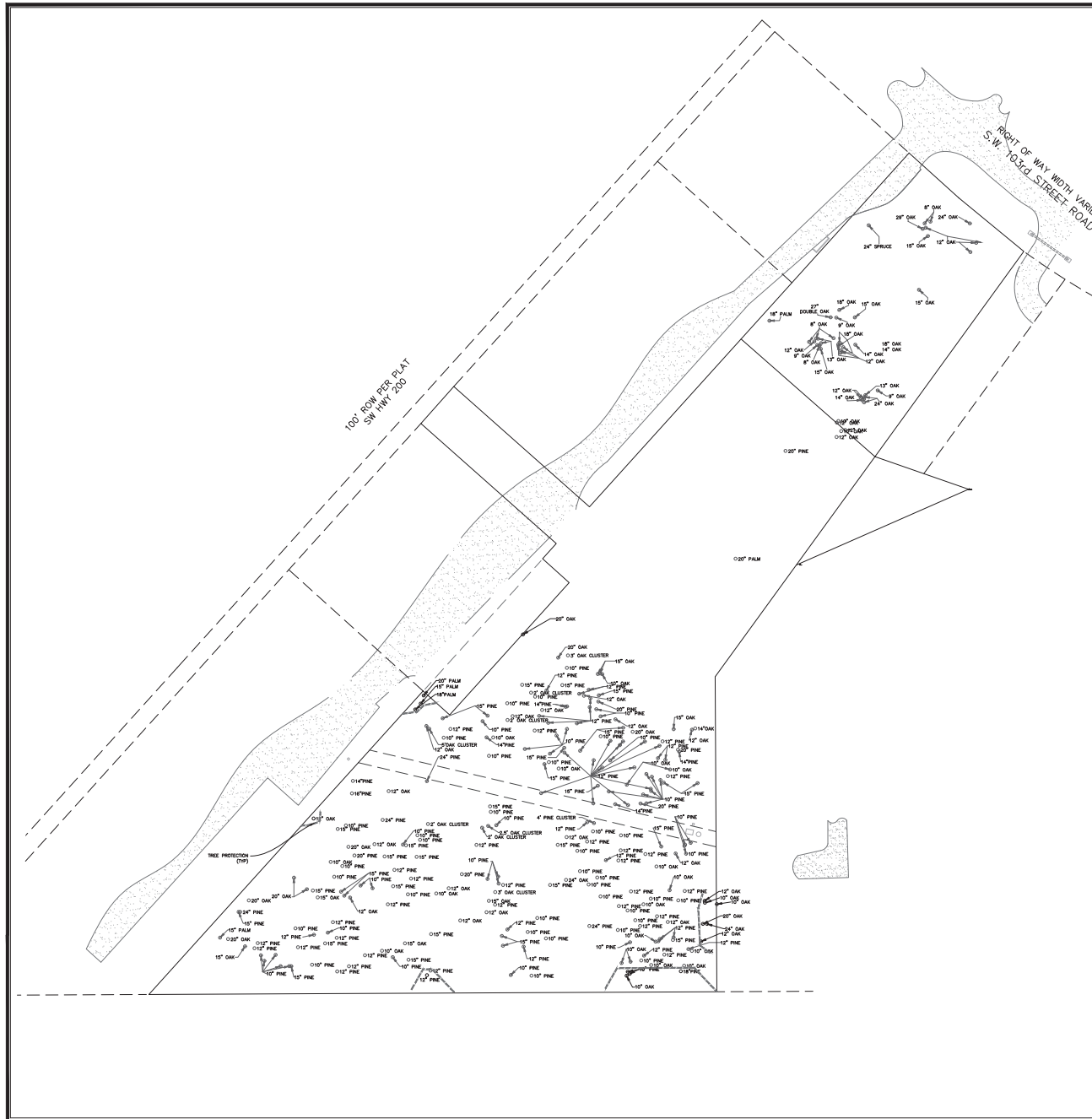
MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*
Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm

Red planting area to Receive POINT SOURCE IRRIGATION
 Hunter IE point source emitter at each plant.
 HE-20-B (red, 2 gph) = 1 assigned to each 3 gal plant.
 Lateral line to emitters = Hunter blank tubing PLD-BLANK 1.8mm
 Note: Pierce blank tubing with emitters at each plant.

LANDSCAPE DETAILS
 MAJOR SITE PLAN
 HWY 200 STORAGE FACILITY
 MARION COUNTY, FLORIDA

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

EDWARD ASHBER, P.E., #3390
 DATE: December 05, 2023

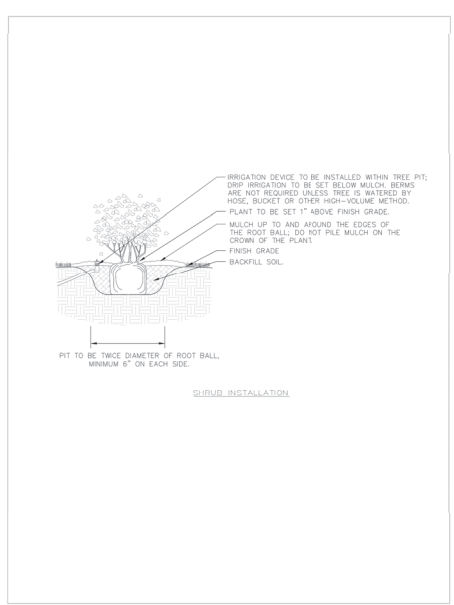


NOTES:
1. ALL TREES SHOWN ARE TO BE REMOVED.

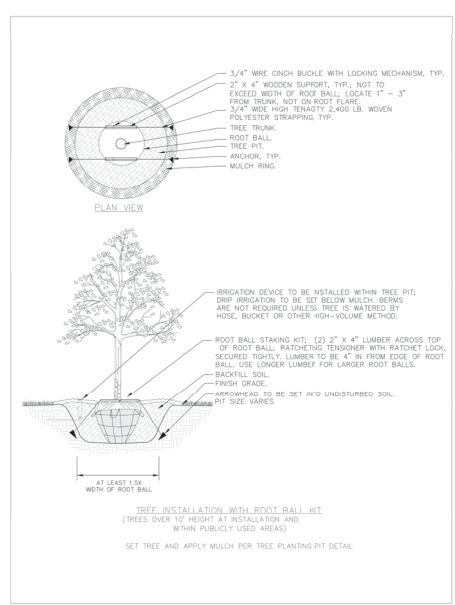
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
VERIFIED BY THE SIGNER P.E. ON THE DATE
PRINTED COPIES OF THIS DOCUMENT ARE NOT
VALID FOR RECORDING OR ANY
PURPOSE UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC
COPY.



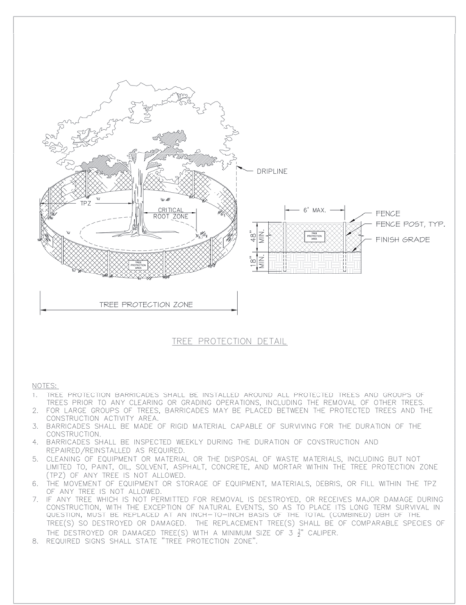
THESE DOCUMENTS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR ANY FORM WITHOUT WRITTEN PER- MISION.	
BY:	R.E.A.
REVISIONS	
DATE	
ABSHIER ENGINEERING, INC. 5614 SE 111TH STREET, BELLEVUE, FLORIDA CA# 9930 P.O. BOX 2770 BELLEVUE, FL 34423-2770 PHONE: (352) 245-8992 FAX: (352) 245-8997	
TREE REMOVAL PLAN MAJOR SITE PLAN HWY 200 STORAGE FACILITY MARION COUNTY, FLORIDA	
DATE	8/15/23
DRAWN BY	R.E.A.
CHKD BY	R.E.A.
EDWARD ABSHIER, JR., P.E. #53061	
DATE:	August 20, 2024
SHT.	L2 OF L3



SHRUB INSTALLATION



TREE INSTALLATION WITH ROOT BALL KIT



TREE PROTECTION DETAIL

- NOTES:
- TREE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
 - FOR LARGE GROUPS OF TREES, BARRIERS MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
 - BARRIERS SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
 - BARRIERS SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
 - 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.
 - THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 - 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, IT MAY BE REPLACED AT AN EQUAL-TO-OR-BETTER QUALITY OF THE ORIGINAL SPECIES 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" CALIPER.
 - REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
 - REPORTING AND REMEDIATING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
 - MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
 - COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
 - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
 - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS) TO INCLUDE WATER QUALITY.
- THE SCOPE OF WORK SHALL INCLUDE:
 - PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
 - PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
 - SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
 - SUPPLYING OF MATERIALS OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
 - PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.
- 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 SOON 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 MAIN CUT OFF SWITCH, AND BACK-FLOW PREVENTION.
- 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 MEET SAID REQUIREMENTS. ANY WORK THAT DOES NOT IS SUBJECT TO REPAIRMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- 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://rlf.usgfw.com>

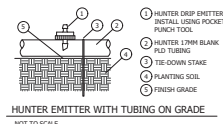
IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
 - WREN DAYLIGHT SAVING TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND OR FRIDAY.
 - WREN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
 - 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.
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IRRIGATION SCHEDULE

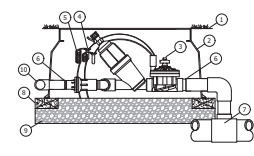
MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*
Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm

Red planting area to Receive POINT SOURCE IRRIGATION
 Hunter VE 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-BLUNK 1/8" min
 Note: Pierce blank tubing with emitters at each plant



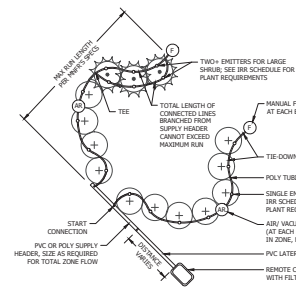
HUNTER EMITTER WITH TUBING ON GRADE

- HUNTER DRIP EMITTER; INSTALL USING POCKET PUNCH TOOL
- HUNTER 1/8" BUBBLER AND TUBING
- 1/2" OD-DRAIN STAKE
- PLANTING SOIL
- FINISH GRADE

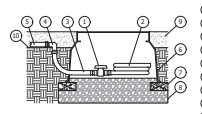


HUNTER DRIP CONTROL KIT

- FINISH GRADE
- VALVE BOX - 3/8" ID SUPER JUMBO SEE SCHEDULE FOR SIZE
- DRIP ZONE KIT, WITH FILTER (TP 45 DEGREES) AND REGULATOR
- WATERPROOF CONNECTORS (2)
- 1/8" ID COILED WIRE
- 5/8" HD T.A.S. WPIPE
- MAIN LINE PIPE & FITTINGS
- BLOCK SUPPORTS (7)
- 3/4" WASHED GRAVEL, 3" MIN
- LATERAL PIPE AND FITTINGS



POINT-SOURCE IRRIGATION - SINGLE RUN LAYOUT



MANUAL FLUSH VALVE - POLY END RUN

- BARB VALVE
- POLY TUBING, 3" MIN LENGTH
- POLY TUBING
- BARB FILL
- SINGLE POLY LINE
- STANDARD VALVE BOX
- BLOCK SUPPORTS (4)
- 1/4" WASHED GRAVEL, 3" MIN
- MULCH
- FINISH GRADE

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

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL OUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-15 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-50 GPM	2" PVC

- NOTES:
- READ AND FOLLOW ALL MFG'S SPECS.
 - DO NOT EXCEED 5 PPS WITHIN TUBING.
 - SECURE TUBING WITH TIE-DOWN STAKES EVERY 5' MAX AND WITHIN 1' OF ALL FITTING OUTLETS, PER MFG'S SPEC.
 - THOROUGHLY FLUSH LATERALS AND ALL TUBING PRIOR TO FINAL CONNECTIONS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND VERIFIED BY THE SIGNER. THE USER P.A.C. ON THE DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC SIGNATURE.



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

LANDSCAPE DETAILS
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

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

EDWARD ARSHER, P.E. #15081
 DATE: April 09, 2024

DESCRIPTION: PARCEL "A"
 A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAN THEREON RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHWESTERN BOUNDARY, RUN N 41°34'12" E, A DISTANCE OF 862.5 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 180.0 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 180.0 FEET TO A POINT OF BEGINNING; THENCE RUN S 2°09'53" W, A DISTANCE OF 276.00 FEET TO A POINT OF BEGINNING; THENCE RUN S 89°12'18" E, A DISTANCE OF 100.00 FEET; THENCE RUN S 89°12'18" E, ALONG SAID LINE A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED:
 BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 1-A OF KINGSLAND COMPLEX BLOCK "A" AS PER PLAT THEREON RECORDED IN PLAT BOOK "L", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHWESTERN BOUNDARY, RUN N 41°34'12" E, A DISTANCE OF 862.5 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 180.0 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 2°09'53" W, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 276.00 FEET TO A POINT OF BEGINNING; THENCE RUN S 89°12'18" E, ALONG SAID LINE A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAN THEREON RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHWESTERN BOUNDARY, RUN N 41°34'12" E, A DISTANCE OF 862.5 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 180.0 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 2°09'53" W, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 276.00 FEET TO A POINT OF BEGINNING; THENCE RUN S 89°12'18" E, ALONG SAID LINE A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTHERN TRIANGULAR PORTION MEASURING 30 FEET ON THE SOUTHWESTERN SIDE AND 30 FEET ON THE NORTHEASTERN SIDE OF THE FOLLOWING DESCRIBED PROPERTY:
 LOT 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SW CORNER OF SAID TRACT "A", THENCE N 41°34'12" E, ALONG THE NORTHEASTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1207.64 FEET; THENCE S 4°49'52" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 87.00 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 851°59'57" E, 180.00 FEET; THENCE S 2°39'23" W, 255.00 FEET; THENCE N 48°25'48" W, 180.00 FEET; THENCE N 41°34'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT UTILITY EASEMENT DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND Lying WITHIN TRACT "A", KINGSLAND COUNTRY ESTATES AS RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, Lying IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A, KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THENCE RUN S 7°11'48" E, FOR A DISTANCE OF 358.15 FEET TO THE WEST LINE OF GAK TRACT VILLAS; THENCE RUN S 0°24'14" E, ALONG SAID WEST LINE FOR A DISTANCE OF 16.43 FEET; THENCE RUN N 7°11'48" E, FOR A DISTANCE OF 371.05 FEET TO A POINT OF APPROXIMATE EASTERN LINE OF KINGSLAND PLAZA; THENCE RUN N 41°34'12" E, ALONG SAID EASTERN LINE FOR A DISTANCE OF 17.13 FEET TO THE POINT OF BEGINNING.

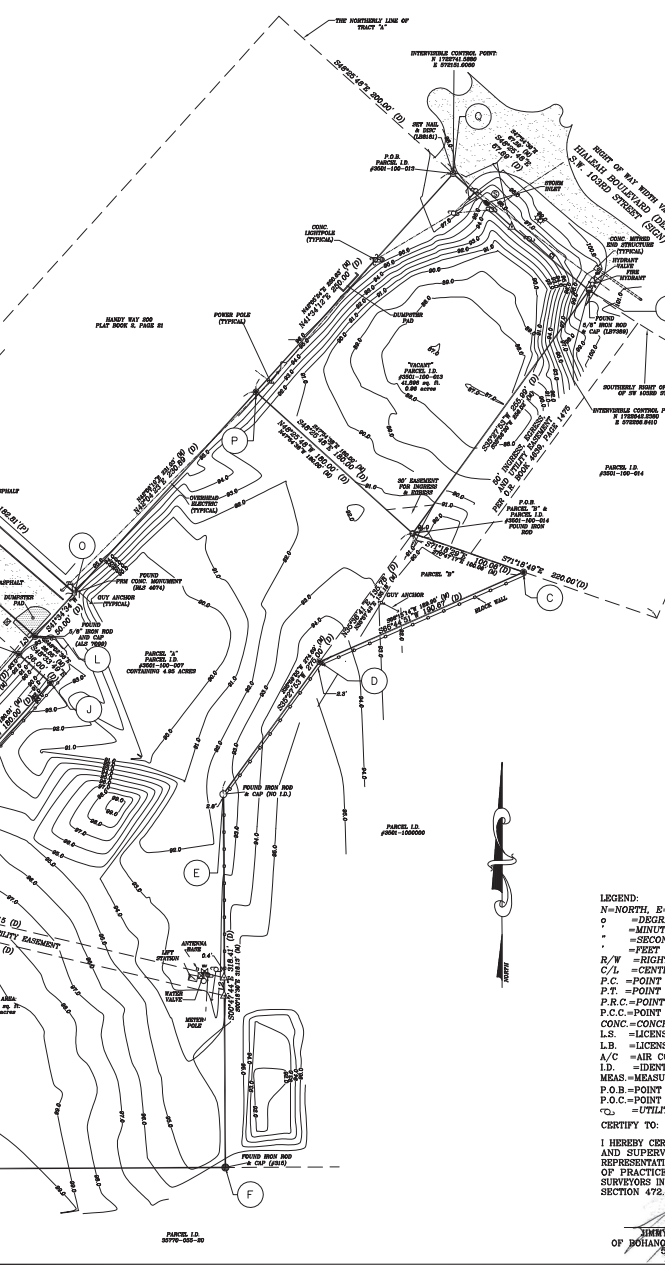
DESCRIPTION: PARCEL "B"
 A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAN THEREON RECORDED IN PLAT BOOK "L", PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET; THENCE LEAVING SAID SOUTHWESTERN BOUNDARY, RUN N 41°34'12" E, A DISTANCE OF 862.5 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 180.0 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 2°09'53" W, ALONG THE SOUTHWESTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 276.00 FEET TO A POINT OF BEGINNING; THENCE RUN S 89°12'18" E, ALONG SAID LINE A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "C"
 THE EASTERLY 50 FEET OF LOT 5A OF KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "L", PAGE(S) 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
DESCRIPTION: PARCEL 3501-100-013
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 41°34'12" E, ALONG THE NORTHEASTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 4°49'52" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 4°49'52" E, ALONG THE SAID NORTHERLY LINE 87.69 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 851°59'57" E, 180.00 FEET; THENCE S 2°39'23" W, 255.00 FEET; THENCE N 48°25'48" W, 180.00 FEET; THENCE N 41°34'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL 3501-100-013
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 41°34'12" E, ALONG THE NORTHEASTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 4°49'52" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 4°49'52" E, ALONG THE SAID NORTHERLY LINE 87.69 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 851°59'57" E, 180.00 FEET; THENCE S 2°39'23" W, 255.00 FEET; THENCE N 48°25'48" W, 180.00 FEET; THENCE N 41°34'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL 3501-100-013
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 41°34'12" E, ALONG THE NORTHEASTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 4°49'52" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 4°49'52" E, ALONG THE SAID NORTHERLY LINE 87.69 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 851°59'57" E, 180.00 FEET; THENCE S 2°39'23" W, 255.00 FEET; THENCE N 48°25'48" W, 180.00 FEET; THENCE N 41°34'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL 3501-100-013
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 41°34'12" E, ALONG THE NORTHEASTERN BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 4°49'52" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 4°49'52" E, ALONG THE SAID NORTHERLY LINE 87.69 FEET TO A POINT OF CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 851°59'57" E, 180.00 FEET; THENCE S 2°39'23" W, 255.00 FEET; THENCE N 48°25'48" W, 180.00 FEET; THENCE N 41°34'12" E, 250.00 FEET TO THE POINT OF BEGINNING.



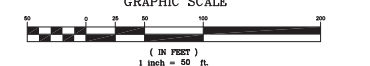
STATE PLANE COORDINATES			
ID	NORTHING	EASTING	ELEVATION
A	N 1728242.2380	E 5719628.8410	100.82
B	N 1728435.1340	E 5719618.5940	81.30
C	N 1728262.0200	E 5720110.0770	92.58
D	N 1728255.6370	E 5719627.1830	92.63
E	N 1728212.6580	E 5719651.1430	92.40
F	N 1721894.5480	E 5719569.2000	93.80
G	N 1721891.7980	E 5719633.3300	92.70
H	N 1728198.8270	E 5719601.2080	93.97
I	N 1728174.2540	E 5718877.2880	94.94
J	N 1728207.8590	E 5718071.7610	91.94
K	N 1728281.8080	E 5717961.1390	93.75
L	N 1728247.1210	E 5717941.7830	93.80
M	N 1728468.3906	E 5719568.0269	00.00
N	N 1728505.7944	E 5719611.2085	00.00
O	N 1728384.8100	E 5719582.9040	94.47
P	N 1728505.6070	E 5719628.9090	95.63
Q	N 1728274.5580	E 5721411.0060	97.66
G 593	N 1728280.1140	E 5721411.7190	85.74
F 593	N 1728289.5580	E 5695564.0580	83.21

- NOTES:
- 1) BEARINGS BASED ON PLAT OF KINGSLAND COUNTRY ESTATES
 - 2) SURVEY BASED ON EXISTING MONUMENTATION OF KINGSLAND COUNTRY ESTATES
 - 3) DESCRIPTION FURNISHED BY CLIENT
 - 4) BOUNDARY SURVEY FOR CHRISTOPHER HINTON
 - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
 - 6) BEARINGS AND DISTANCES ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMPLOYED SURVEYOR'S SEAL.
 - 7) SURVEYOR AND INSTRUMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR DEFENSE OF THIS TRACT.
 - 8) NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY. THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR INFORMATION TO BE OBTAINED TO BE OUTSIDE THE 10'-TILE PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM. CURRENTLY PAVED HEREON ARE DEEMED FROM STATE PLANE COORDINATES BASED ON LONGMAN L-VET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK THAT IS CERTIFIED BY WALTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, BODY DATUM (GCSN 83-2007).
 - 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X".
 - 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEY.
 - 11) THE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHANNON & ASSOCIATES LAND SURVEYING, INC.
 - 12) THE PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT SUCCESSFULLY MENTIONED ON THIS CLIENT'S DEED.
 - 13) ALL UTILITY PROPERTIES DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR ERRORS.
 - 14) SURVEY CONTROL POINTS FOR THIS SURVEY ARE NOTED AS THE NORTHWEST PROPERTY CORNER (REFERENCE POINT "Q") AND THE NORTHEAST PROPERTY CORNER (REFERENCE POINT "J") AS LOCATED IN THE "STATE PLANE COORDINATE CHART" DATUM FOR THIS POINTS ARE HORIZONTAL DATUM MARSS, 2011.
 - 15) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL CONTROL POINT DESIGNATED P 593, REFERENCED TO THE NORTH AMERICAN DATUM (NAD83), WITH A PUBLISHED ELEVATION OF 83.00' AND A FIELD OBSERVATION ELEVATION OF 83.21'.
 - 16) THE SCALE FACTOR FOR VERTICAL CONTROL POINT P 593 HAS BEEN DETERMINED TO BE 0.10498888.

LEGEND:
 N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
 ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - = FEET WHEN USED IN A DISTANCE
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 C/V = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 CONC. = CONCRETE
 L.S. = LICENSED SURVEYOR
 L.B. = LICENSED BUSINESS
 A/C = AIR CONDITIONER
 I.D. = IDENTIFICATION
 MEAS. = MEASURED DISTANCE OR BEARING
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 U.P. = UTILITY POLE

CERTIFY TO: CHRISTOPHER HINTON
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAN AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.00-023 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JIMMY J. BOHANNON, PSM # 8172
 OF BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 11/05/2024
 DATE



CURVE TABLE				
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CL (M)	83.91	800.00'	295°57'21"	85.89
CL (M)	88.10	800.00'	292°52'53"	85.06

LINE TABLE	
LINE	BEARING
L1	17.13 N41°34'12"E
L2	16.43 S02°47'44"W
L3	55.50 N41°42'14"E

REVISION:			
NO.	DATE	BY	CORRECTION
1	11/16/23	BCL	
2	12/9/23	BCL	STATE PLANE/TRENS
3	11/05/24	JLB	UPDATE

BOUNDARY SURVEY FOR: CHRISTOPHER HINTON
BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 "COMPANILY SURVEYING & MAPPING SURVIVOR"
 P. O. BOX 9777
 BELLAVILLE, FLORIDA 32611
 OFFICE: (352) 298-9218
 FAX: (352) 298-9219
 CELL: (352) 298-9218
 E-MAIL: BOHANNON@BOHANNONLANDSURVEYING.COM



JOB NO. 23-163	SURVEY DATE: 9/4/23
DRAWN: BCL	BOOK: 89/11-14
REVIEWED: JLB	SHEET: 2 OF 2

DESCRIPTION: PARCEL "A"
A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N 41°54'12" E, A DISTANCE OF 866.23 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE RUN S 20°27'53" W, A DISTANCE OF 576.00 FEET TO A POINT; THENCE RUN N 87°18'30" E, A DISTANCE OF 100.00 FEET, THENCE N 84°44'12" E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°12'18" E, ALONG SAID LINE A DISTANCE OF 576.81 FEET TO THE POINT OF BEGINNING.

LAND THE FOLLOWING BOUNDARIES:
BEGIN AT THE SOUTHWEST CORNER OF LOT 1-A OF KINGSLAND COMPLEX BLOCK "A" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N 41°54'12" E, A DISTANCE OF 866.23 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE RUN S 20°27'53" W, A DISTANCE OF 576.00 FEET TO A POINT; THENCE RUN N 87°18'30" E, A DISTANCE OF 100.00 FEET, THENCE N 84°44'12" E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N 41°54'12" E, A DISTANCE OF 866.23 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE RUN S 20°27'53" W, A DISTANCE OF 576.00 FEET TO A P.O.C. INTERSECTION THE SOUTHERLY BOUNDARY OF SAID TRACT "A" AND THE SOUTHERLY BOUNDARY OF SAID TRACT "A" HAVING A RADIUS OF 800.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID ARC OF A CURVE A DISTANCE OF 147.00 FEET TO A P.O.C. SAID CURVE SEGMENT HAVING A RADIUS OF 800.00 FEET, A DELTA OF 11°48'52". A CHORD OF 167.00 FEET, BEARING S 40°24'17" E, LEAVING SAID POINT OF BEGINNING; THENCE RUN N 71°16'44" W, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

ALSO NORTHERLY WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTHERLY TRIANGULAR PORTION MEASURING 30 FEET ON THE SOUTHWESTERN SIDE AND 30 FEET ON THE SOUTHWESTERN SIDE OF THE FOLLOWING DESCRIBED PROPERTY:
LOT 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "A", KINGSLAND COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID TRACT "A", THENCE N 41°54'12" E, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 49°45'48" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 49°45'48" E, ALONG THE SAID NORTHERLY LINE 67.89 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 261.00 FEET; THENCE S 20°27'53" W, 200.00 FEET; THENCE N 49°45'48" E, 180.00 FEET; THENCE N 41°54'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

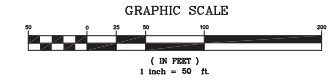
SUBJECT TO A 10 FOOT UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PORTION OF TRACT "A", KINGSLAND COUNTRY ESTATES AS RECORDED IN PLAT BOOK "7", PAGES 64 THROUGH 68 OF THE PUBLIC RECORDS OF MARION COUNTY, LYING IN SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A, KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N 41°54'12" E, A DISTANCE OF 866.23 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE RUN S 20°27'53" W, A DISTANCE OF 576.00 FEET TO A POINT; THENCE RUN N 87°18'30" E, A DISTANCE OF 100.00 FEET, THENCE N 84°44'12" E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "B"
A PORTION OF TRACT A, KINGSLAND COUNTRY ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING; LEAVING SAID SOUTHERLY BOUNDARY, RUN N 41°54'12" E, A DISTANCE OF 866.23 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE RUN S 20°27'53" W, A DISTANCE OF 576.00 FEET TO A POINT; THENCE RUN N 87°18'30" E, A DISTANCE OF 100.00 FEET, THENCE N 84°44'12" E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°12'18" E, ALONG SAID SOUTHERLY BOUNDARY LINE OF PARCELS NUMBER 3501-100-007-04 A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "C"
THE SOUTHWEST CORNER OF LOT 3A OF "KINGSLAND COMPLEX BLOCK "A" AS RECORDED IN PLAT BOOK "7", PAGES 64, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SECTION 85, TOWNSHIP 16 SOUTH, RANGE 80 EAST, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 49°45'48" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 49°45'48" E, ALONG THE SAID NORTHERLY LINE 67.89 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 261.00 FEET; THENCE S 20°27'53" W, 200.00 FEET; THENCE N 49°45'48" E, 180.00 FEET; THENCE N 41°54'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "D"
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N 89°12'18" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 1387.64 FEET; THENCE S 49°45'48" E, ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 49°45'48" E, ALONG THE SAID NORTHERLY LINE 67.89 FEET TO A POINT OF CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF 261.00 FEET; THENCE S 20°27'53" W, 200.00 FEET; THENCE N 49°45'48" E, 180.00 FEET; THENCE N 41°54'12" E, 250.00 FEET TO THE POINT OF BEGINNING.

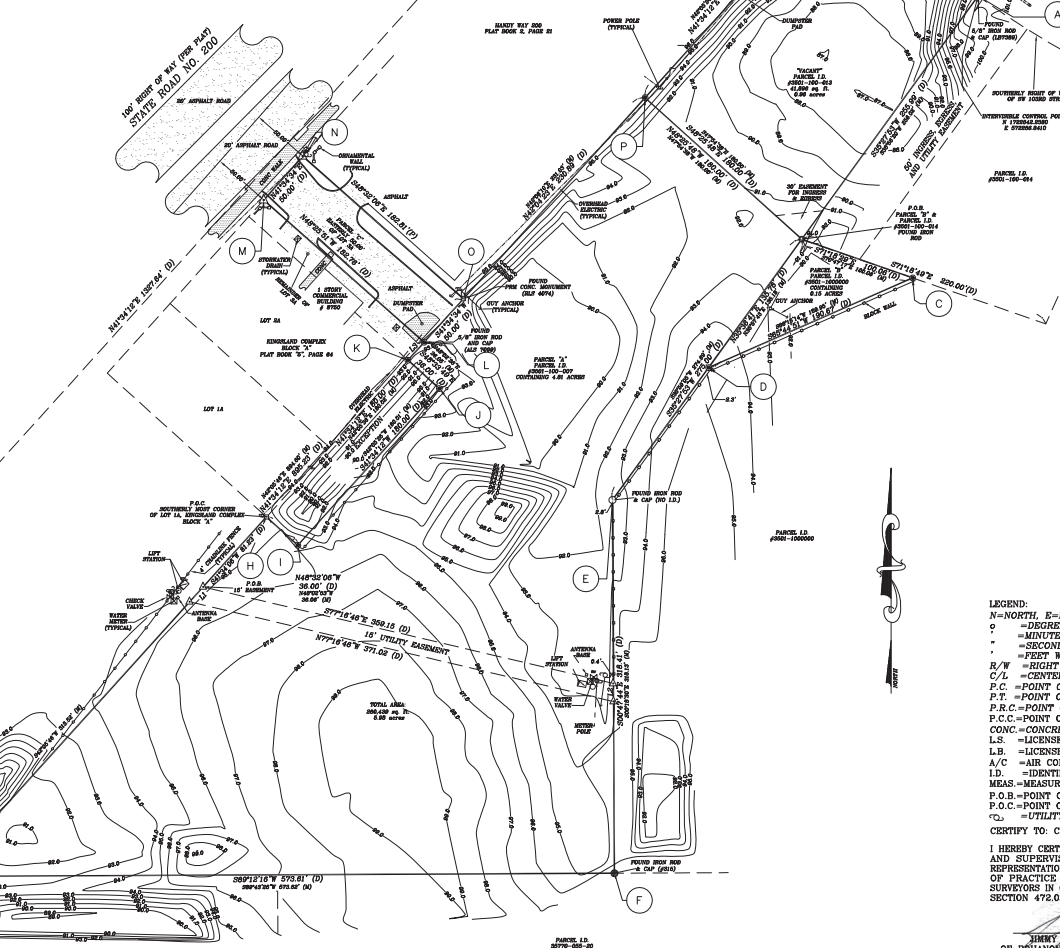


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CL (D)	86.86	800.00	105.51°	S81°36'37.2" E	85.86
LS	15.43	800.00	105.51°	S81°36'37.2" E	85.86

LINE TABLE

LINE	LENGTH	BEARING
L1	17.13	N41°54'12" E
L2	15.43	S09°47'44" E
L3	86.86	N41°40'14" E



STATE PLANE COORDINATES

ID	NORTHING	EASTING	ELEVATION
A	1728442.8380	E 872888.8410	100.82
B	1728435.1540	E 872185.6940	91.30
C	1728402.6200	E 87281.0570	82.38
D	1728355.9370	E 873807.1830	82.53
E	1728212.8580	E 871955.1430	82.40
F	1728154.5490	E 871958.9080	83.80
G	1728101.7980	E 871383.2380	82.70
H	1728108.3070	E 871660.3160	83.37
I	1728174.8540	E 871687.2920	84.94
J	1728207.8590	E 871807.7810	91.94
K	1728231.8080	E 871781.1380	83.75
L	1728247.1810	E 871784.7830	83.80
M	1728268.3908	E 871858.0258	90.00
N	1728255.7944	E 871681.8265	90.00
O	1728284.2180	E 871688.2940	84.47
P	1728255.6070	E 871988.9090	90.53
Q	1728241.5880	E 872151.0080	87.58
R 693	1728480.1140	E 87314.7180	85.64
P 693	1728239.5500	E 86958.6580	83.21

- NOTES:**
- BEARINGS BASED ON PLAT OF KINGSLAND COUNTRY ESTATES
 - STATIONED BASED ON BESTING MONUMENTATION OF KINGSLAND COUNTRY ESTATES
 - BOUNDARY SURVEY FOR CHRISTOPHER HINTON
 - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD
 - REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
 - UNSATURATED AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERGROUND CONTAMINANTS OR FACILITIES THAT MAY AFFECT THE USE OR DEPLETION OF THIS TRACT
 - NO EXAMINATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION
 - LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #18046-0650 B, DATED JANUARY 18, 1983
 - THIS INSTRUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED BY ANY OTHER PERSON WITHOUT THE WRITTEN AUTHORIZATION FROM ABSOLUTE LAND SURVEYING, INC.
 - BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES BASED ON LEICEMANN I-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK THAT IS IDENTIFIED BY WASHINGTON GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, NAVD 83 ADJUSTMENT (ENR 83-3007)
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT NECESSARILY MENTIONED ON THE CLIENT'S DEED
 - ANY/ALL PRIOR DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, OVERRIDES AND/OR ERRORS
 - INTERVENE CONTROL POINTS FOR THIS SURVEY ARE NOTED AS THE NORTHERLY PROPERTY CORNER (REFERENCE POINT "A") AND THE NORTHERLY PROPERTY CORNER (REFERENCE POINT "B") IN LOCATED IN THE "STATE PLANE COORDINATES" CLASST. DATUM FOR THESE POINTS ARE GEODETIC DATUM NAD83, 8011
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL CONTROL POINT DESIGNATED P 693, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83) WITH A PUBLISHED ELEVATION OF 81.50' AND A FIELD OBSERVATION ELEVATION OF 83.21'
 - THE SCALE FACTOR FOR VERTICAL CONTROL POINT P 693 HAS BEEN DETERMINED TO BE 0.14648588

LEGEND:
 N-NORTH, E-EAST, S-SOUTH, W-WEST (OR ANY COMBINATION)
 ° - DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' - MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " - SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - FEET WHEN USED IN A DISTANCE
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.C.C. - POINT OF COMPOUND CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 CONC. - CONCRETE
 L.S. - LICENSED SURVEYOR
 L.B. - LICENSED BUSINESS
 A/C - AIR CONDITIONER
 IDENTIFICATION
 MEAS. - MEASURED DISTANCE OR BEARING
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 U. - UTILITY POLE

CERTIFY TO: CHRISTOPHER HINTON
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 45-17.055-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

3/29/2024

REVISION:

NO.	DATE	BY	REASON
1	11/16/23	BCL	CORRECTION
2	12/9/23	BCL	STATE PLANS/TREES
3	3/28/24	BCL	UPDATE

BOUNDARY SURVEY FOR: CHRISTOPHER HINTON
BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 "COMPLETE SURVEYING & MAPPING SERVICE"
 P.O. BOX 9777
 BELLEVILLE, FLORIDA 34811
 OFFICE: (850) 899-5212
 CELL: (850) 899-5212

SURVEY DATE:
3/14/24

BOOK: BCL
DATE: 3/29/2024

SHEET: 2 OF 2

REVIEWED: JLP

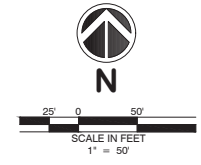
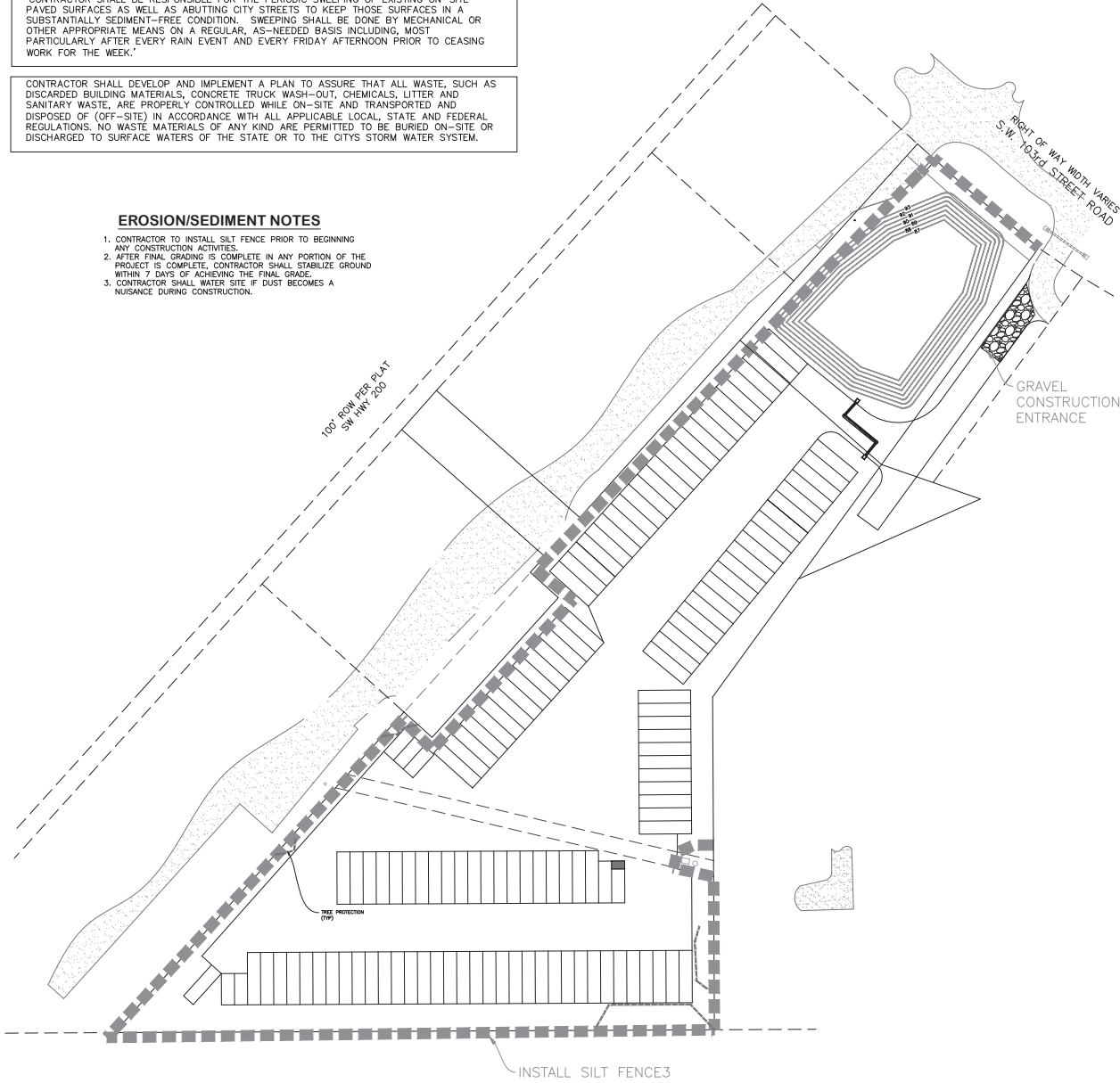
SHERRY L. BOHANNON, PSM # 8172
 OF BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 8600 S.W. 113TH STREET
 BELLEVILLE, FL 34420

'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 MECHANICAL OR OTHER APPROPRIATE MEANS ON A REGULAR, AS-NEEDED BASIS INCLUDING, MOST PARTICULARLY 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.

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.



EDWARD ARSHER
 REGISTERED PROFESSIONAL ENGINEER
 No. 53981
 EXPIRES 12/31/2024
 DATE OF EXPIRATION: 12/31/2024
 STATE OF FLORIDA
 PROFESSIONAL ENGINEERING

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE BEING THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

DATE	REVISIONS	BY

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

SWPPP PLAN
MAJOR SITE PLAN
HWY 200 STORAGE FACILITY
MARION COUNTY, FLORIDA

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

EDWARD ARSHER, P.E. #53981
 DATE: April 09, 2024