



SUBMITTAL SUMMARY REPORT 33175

PLAN NAME: SR 200 & HWY 484 MASTER INFRASTRUCTURE

LOCATION:

APPLICATION DATE: 08/06/2025

PARCEL: 35341-002-01

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/31/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit

Comments N/A 2.14.1.A - Master Plan submitted (for phased subdivisions)
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
NO 2.12.28 - Correct road names supplied Sheet C.01 is missing labels for SW HWY 200 and SW HWY 484.
I named the new roads and added them to Sheet C0.1. Please add to all future submittals.
YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Address at the top of the C0.0 should be listed as TBD SW HWY 484.

Environmental Health (Plans) (Environmental Health)	08/27/2025	11/09/2025	Approved
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Comments YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	08/27/2025	11/09/2025	Requires Re-submit
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Comments LAND USE-REJECT
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Floodplain shown on S001.
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustering?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

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YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided? Preliminary Plat creating lots - uses/business not yet specified.
 N/A 4.1.4.J - [Greenway Setback Provided?]
 NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide assessment.
 INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species on-site, preservation and/or mitigation, as required by FWC, must occur.
 N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
 N/A 6.12.2.A - [Local Road right-of-Way Provided?]
 N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
 YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
 N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
 INFO 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? Initial submittal for Prelim. Plat
 N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
 N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
 N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
 N/A 6.12.12 - [Sidewalks Provided?]
 NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Methodology currently in review/resubmit status AR 32946.
 N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
 NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide concurrency note on cover page.
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
 INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

ZONING-REJECT

N/A 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan B-4 zoning / COM FLU designation
 YES 2.12.4.C -Owner and applicants name Included
 NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of adjacent properties on sheet C0.1.
 NO 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Please indicate required/proposed development standards for B-4 zoning as a table on sheets C0.0/0.1 (FAR, building height, setbacks, etc.)
 YES 2.12.4.L(6) - Acreage of tract Included. 10.68 AC
 NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please include typical lot detail, including setbacks and minimum lot dimensions (proposed).
 YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included
 YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
 NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Please indicate required buffer types along ROW and A-1 property. Proposed buffer widths along PID 35343-000-00 are inadequate. Please update sheet C0.1.
 INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Please indicate any development agreements/ongoing/adopted waivers on cover sheet.
 YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... B-4 lot/DRA SF indicated
 INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU
 YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain FEMA Flood Zone X/AE
 No ESOZ
 NO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Please provide Environmental Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4, or EALS Exemption Request (ER) indicating compliance with LDC Sec. 6.5.3
 INFO 4.4.4 - Provision for subdivision signs Will there be any signs? If so, a separate sign permit will be required.
 INFO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Staff notes utilities easement crosses proposed buffers at points. Please note that, in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
 YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Included
 INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X/AE
 No ESOZ
 Secondary Springs Protection Zone
 INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit
Comments	N/A 2.12.18 - All trees 10" DBH and larger N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments NO 6.8.6 - Buffers 1. Buffers on north, adjacent to A-1 zoning, Industrial use, should be a Type B buffer. Confirm with Planning/Zoning. Plan shows 5' buffer. 2. Please label buffer types, not just dimension. 3. Buffer on West side to be confirmed with Planning/Zoning. 4. DRA on NE corner will need to be screened per 6.13.3.D. N/A Additional Landscape comments		
OCE Design (Plans) (Office of the County Engineer)	08/27/2025	11/09/2025	Approved

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OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved
Comments	YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 8/15/25-fee due with resubmittal N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/15/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile. YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers) YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.) YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow, graphic drawing, & written scale INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments INFO Preliminary Plat Checked SunBiz and Project Map -EMW 8.19.25

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]."

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit
Comments	NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The necessary drainage easements will be reviewed with the improvement/site plan and final plat submittals. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width. YES 2.12.13/14/15 - General Exhibits INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan. INFO 2.12.19 - Proposed Drainage Improvements (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan. INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW. INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan. YES 2.12.38 - Stormwater Maintenance Entity INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. YES 6.10 - Karst Topography and High Recharge Areas INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide updated boundary survey. YES 6.4.3.B - Provide lot and tract areas and dimensions YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations INFO 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management) YES 6.4.3.E - Locate and identify all easements YES 6.4.3.F - The location of the existing one percent (100-year) flood plain YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS NO 6.4.3.H - Provide a current topographic survey Please provide updated topographic survey. YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply YES 6.4.3.J - Metes and bounds description legal description N/A 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted YES 6.4.3.L - Show all apparent means of access on site to adjoining properties YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities N/A Additional Survey comments			

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
YES 2.12.38 - Maintenance of improvements				
YES 2.17.2.I - Road geometrics				
YES 6.2.1.E - Drawing legend				
INFO 6.11.3 - Traffic Impact Analysis 8/25/25 - Traffic methodology under review; approved traffic study will be required prior to approval of improvement plan.				
NO 6.11.4 - Access management 8/25/25 - 1) Driveway location along SW HWY 484 will need to be coordinated with Advent-Rose Creek development for parcel ID 35334-008-00. Only one access location for both properties will be approved and as such, details will need to be resolved prior to plat approval. Configuration details, including offsite improvements will be determined with approved traffic study. 2) Potential driveway along SW HWY 200 cannot meet minimum commercial spacing requirements of 660' and is not supported by County. Any driveway along SW HWY 200 requires permitting with FDOT in coordination with the County OCE Traffic. Provide any correspondence you get from FDOT for coordination purposes. 3) Cross-access is required to both adjoining properties due to the common commercial land use.				
N/A 6.11.5.D - Residential driveway requirements				
NO 6.12.2 - Right-of-way 8/25/25 - 1) Private road does not meet minimum width requirements. 2) INFO: Additional right-of-way needs will be finalized with improvement plan upon review of approved traffic study.				
NO 6.12.9 - Subdivision roads and related infrastructure 8/25/25 - Centerline radii do not support 30 mph design speed indicated on cover sheet.				
N/A 6.12.10 - Intersection layout				
INFO 6.12.11 - Turn lanes 8/25/25 - Turn lane details will be finalized with improvement plan upon review of approved traffic study.				
INFO 6.12.12 - Sidewalks 8/25/25 - Sidewalks are required long SW HWY 484 and SW HWY 200. Design details will be reviewed with improvement plan.				
N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		08/27/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
INFO 6.14.2 - Connection Requirements This Plat will be connecting to Marion County Water and Wastewater, as stated on C0.0 Cover Sheet.				
NO 6.14.5 - Submittal Requirements C0.1 – The 10-foot utility easement is shown within the 15-foot landscape buffer; please note that landscaping cannot be planted or placed over utility mains, and the Utility Easement should be adjusted outside of the buffer. (2) Water mains located outside of dedicated rights-of-way require a minimum 20-foot easement centered on the water main. 10' on each side of the main. As this is a private access road with no public ROW, the required 20-foot easement should be provided.				
INFO 6.14.9 - Transfer of Facilities to Marion County Utilities Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.				
N/A 6.15.2 - Decentralized Systems				
N/A 6.15.9 - Wellfields and Water Supply				
N/A 6.15.10 - Water Treatment Plants				
N/A 6.16.2 - Decentralized Systems				
N/A 6.16.5 - Wastewater Pump Stations				
N/A 6.17.6 - Non-Residential Irrigation Wells Not shown on plat plan.				
N/A 6.17.7 - On-Site Storage				
N/A 7.2.14 - Water Wells				
NO 7.2.16 - Lift Stations C0.1 – Please clarify why the lift station tract is not labeled and confirm whether a page is included that provides the tract legend with the dedications listed. (2) Lift stations must be located a minimum of 50 feet from any vertical structure; ensure adequate separation between the proposed lift station site and the potential building area on Lot 3. (3) Confirm whether the 20-foot utility easement will be paved. Where no paved access currently exists to the lift station site, the developer is required to provide a 12-foot-wide paved asphalt access road (1.5-inch-thick FDOT SP-9.5 Asphaltic Concrete over a 6-inch-thick LBR 40 limerock base and 6-inch-thick FBV 75 sub-base). (4) Clarify whether it is anticipated that Utilities would access the lift station by turning into the ROW at the SR 200 and Hwy 484 intersection..				
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33175				
N/A Project is located within other private or municipal utility service area.				
NO Additional Utilities comments C0.0 - Remove Carrie Hyde from contact listing under Marion County Utilities. (2) SR 200 and HWY 484 should be shown on the plat for ROW depiction, turn lanes and access management.				



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 COMMITTEE WAIVER REQUEST FORM

Date: 07/21/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone #: 727-709-3382
Email address: jtyszko3022@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone #: 407-789-2209
Email address: mark.grande@kimley-horn.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.2 - Right-of-Way
Reason/Justification for Request (be specific): _____

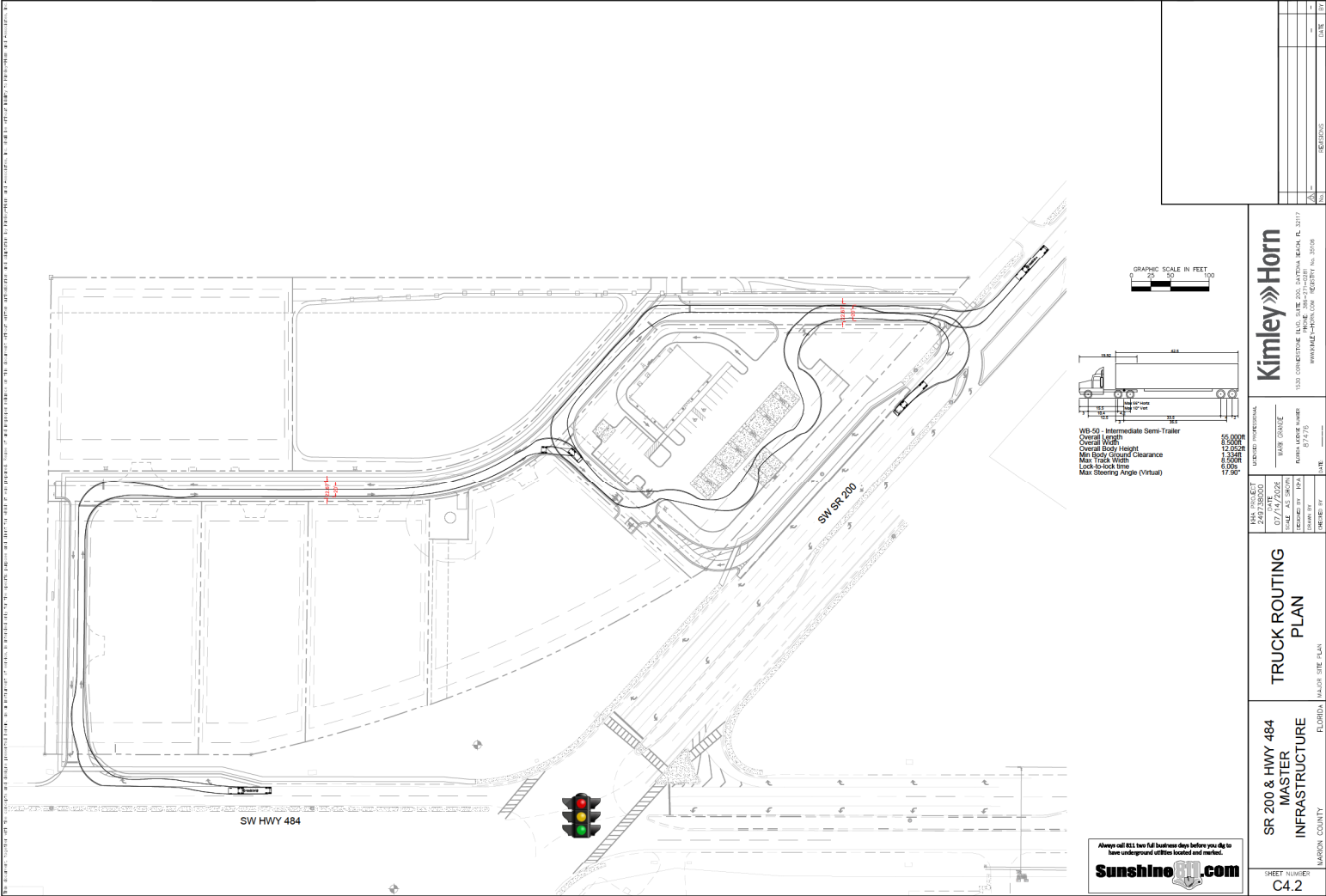
DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

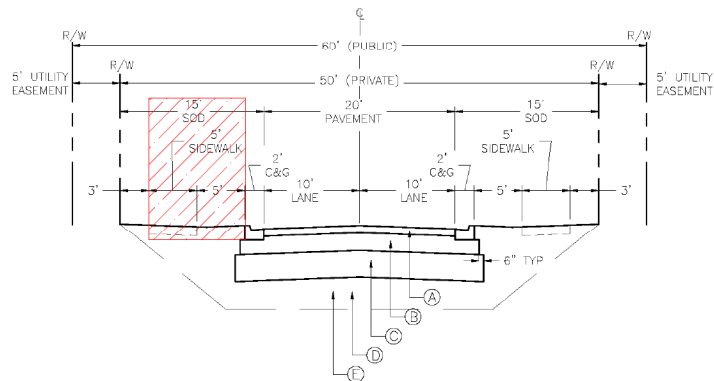
ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: _____ Verified by (print & initial): _____



TO BE REMOVED



- (A) ASPHALTIC CONCRETE SURFACE COURSE
- (B) LIMESTONE BASE COURSE, LBR 100
- (C) STABILIZED SUBGRADE, LBR 40
(12" MINIMUM THICKNESS)
- (D) EMBANKMENT MATERIAL WHEN REQUIRED BY
UNSATURABLE MATERIAL EXCAVATION
- (E) UNSATURABLE MATERIAL EXCAVATION IF REQUIRED

C&G	CURB AND GUTTER
C	CENTERLINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL

1. SIDEWALK, WHEN REQUIRED, SHALL BE CONSTRUCTED PER FDOT INDEX 310 AND SECTION 522 OF THE FDOT STANDARD SPECIFICATIONS.
2. EXISTING TREES MAY REMAIN IN THE R/W, PROVIDED THEY DO NOT CONFLICT WITH CLEAR ZONE, DRAINAGE, SIDEWALKS OR UTILITIES.
3. SEED & MULCH MAY BE ALLOWED IN CERTAIN AREAS OF THE R/W IF APPROVED.



MCBCC EFFECTIVE 10/12/2013
REVISION # NA

2 LANE
URBAN SUBDIVISION LOCAL
TYPICAL SECTION

7.3.1
TS 011

Kimley»Horn

249738000	DATE	07/13/2026	MARK GRACE
	SCALE AS SHOWN		

40' RIGHT-OF-WAY
WAIVER EXHIBIT

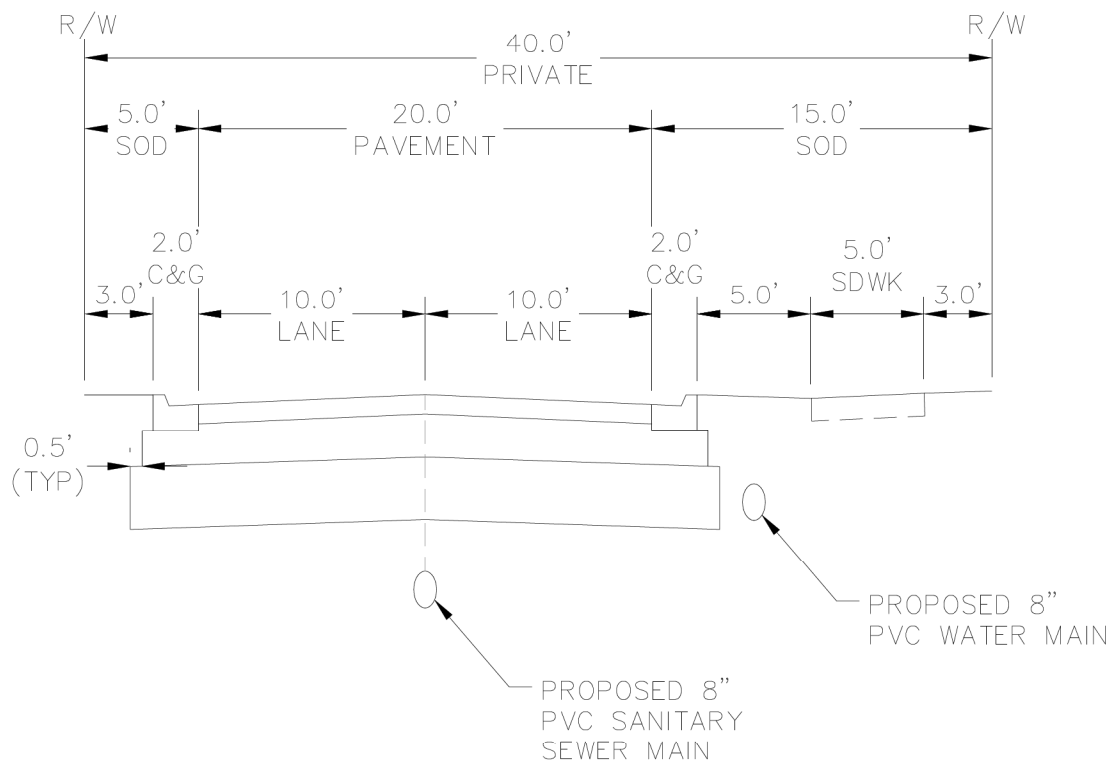
SR 200 & HWY 484
MASTER
INFRASTRUCTURE

SHEET NUMBER
EX-01

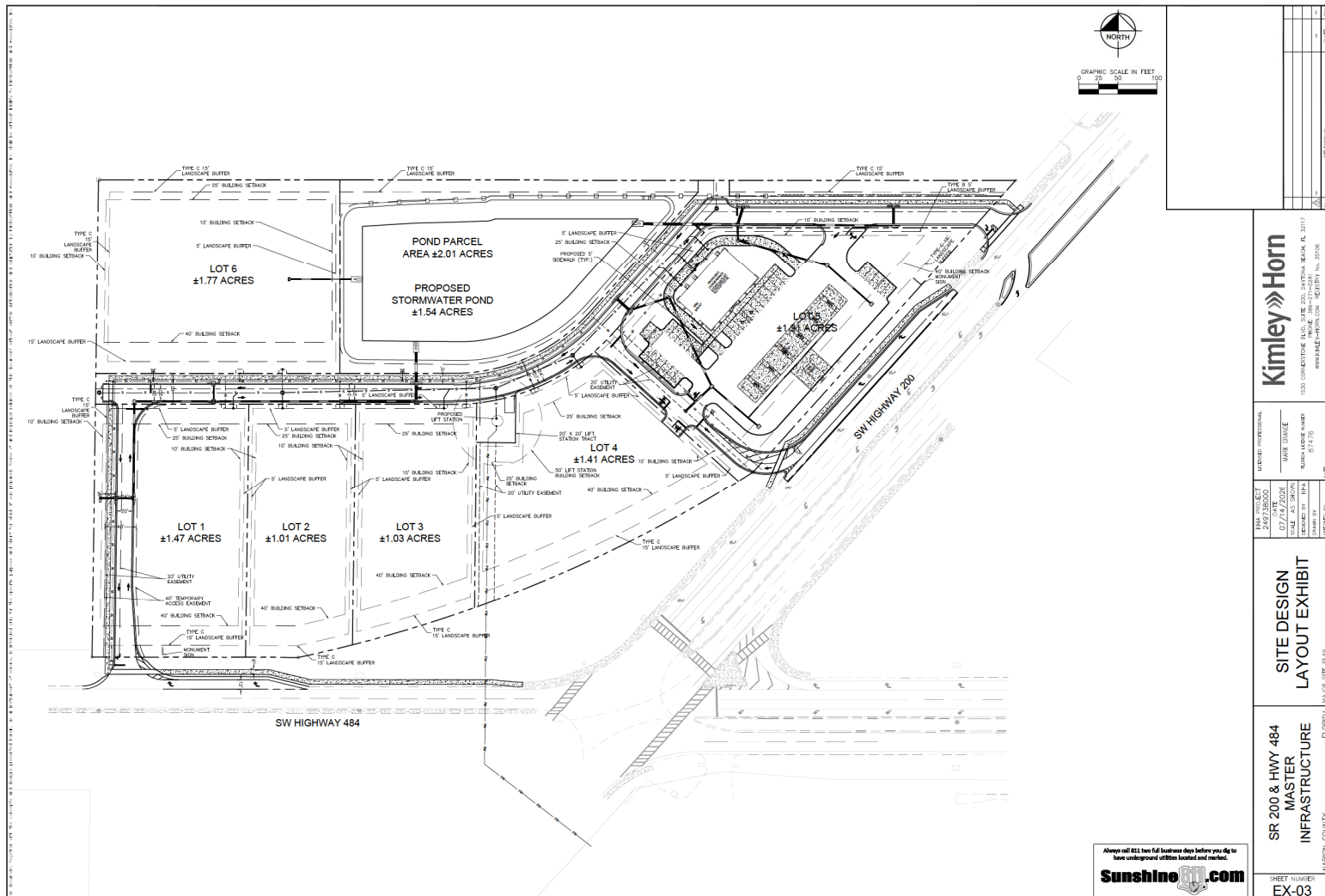
LEGEND

C&G CURB AND GUTTER
R/W RIGHT OF WAY
TYP TYPICAL

40' RIGHT-OF-WAY SECTION VIEW



PROJECT	DATE	BY	DATE	BY
2407/240702	01/01/2018	01/01/2018	01/01/2018	01/01/2018
SCALE	AS SHOWN	SCALE	AS SHOWN	SCALE
DRAWN BY	8/74/75	DRAWN BY	8/74/75	DRAWN BY
CHECKED BY		CHECKED BY		CHECKED BY
APPROVED BY		APPROVED BY		APPROVED BY
Kimley»Horn 1333 CORNELL BLVD., SUITE 200, DAYTONA BEACH, FL 32117 WWW.KIMLEY-HORN.COM				
SR 200 & HWY 484 MASTER INFRASTRUCTURE				
40' RIGHT-OF-WAY WAIVER EXHIBIT				
SHEET NUMBER EX-02				



Drawing notes: N:\JAL\CA\249738000 - SR 200 & Hwy 484 Master Infrastructure\JAL\CA\249738000 - COVER.dwg COO Aug 11, 2023 12:30pm by William Mcknight

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PROJECT NUMBER	3541-008-01
PROJECT ZONING	R-4
PERMITTED USE	COMMERCIAL (A-B) (D) (E) (F) (G)
PERMITS	1/10/2023
PROJECT LOCATION	7
PROJECT LENGTH	1.310 FT

WATER WILL BE PROVIDED BY MARION COUNTY UTILITY.

SEWER WILL BE PROVIDED BY MARION COUNTY UTILITY.

WASTE WATER WILL BE PROVIDED BY A CENTRAL WASTE TREATMENT PLANT.

ALL PROJECTS IN ACCORDANCE WITH THE MARION COUNTY LUG WILL BE PROVIDED WITH THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.

DESIGN AND CONSTRUCTION

DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MARION COUNTY LUG.

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PRELIMINARY PLAT FOR SR200 & HWY484 MASTER INFRASTRUCTURE

10011 SW 484TH
OCALA, FLORIDA

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST



PROJECT LOCATION

PROJECT LOCATION



VICINITY MAP
GRAPHIC SCALE IN FEET
0 500 1000 2000

Sheet List Table	
Sheet Number	Sheet Title
001	COVER SHEET
002	PRELIMINARY PLAT

I HEREBY CERTIFY THAT
THESE PLANS HAVE
BEEN PREPARED IN ACCORDANCE
WITH ALL APPLICABLE
REQUIREMENTS OF THE
MARION COUNTY LAND
DEVELOPMENT CODE, EXCEPT
AS NOTED.

LICENSING PROFESSIONAL
DATE: 8/7/2023
BY: JAL
SCALE: AS SHOWN
DESIGNED BY: JAL
DRAWN BY: JAL
DATE: 8/7/2023

COVER SHEET

SR 200 & HWY 484
MASTER DEV

SHEET NUMBER
C0.0

LEGAL DESCRIPTION

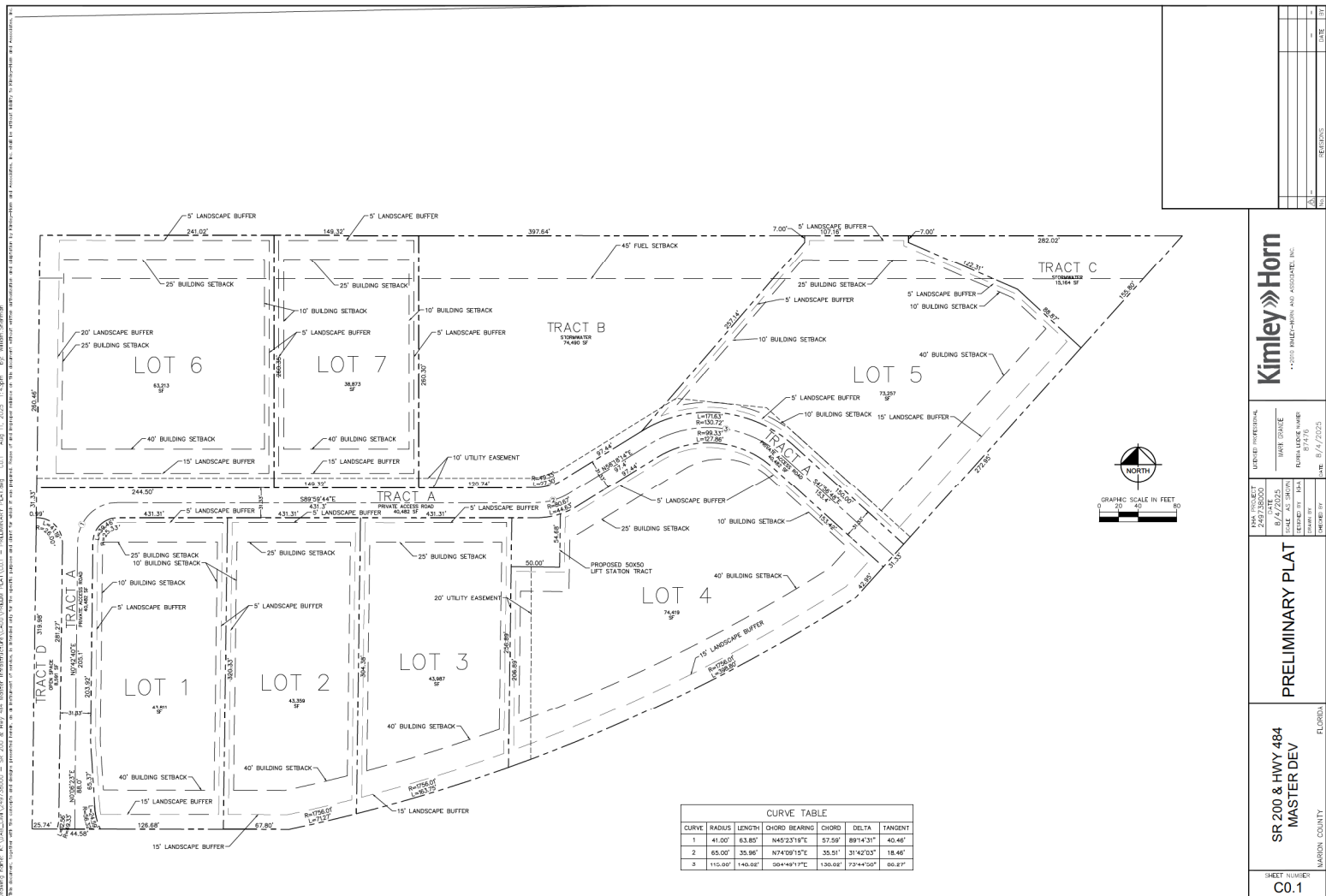
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2514, PAGE 703, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PREPARED BY

Kimley»Horn

1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-888-1811
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108



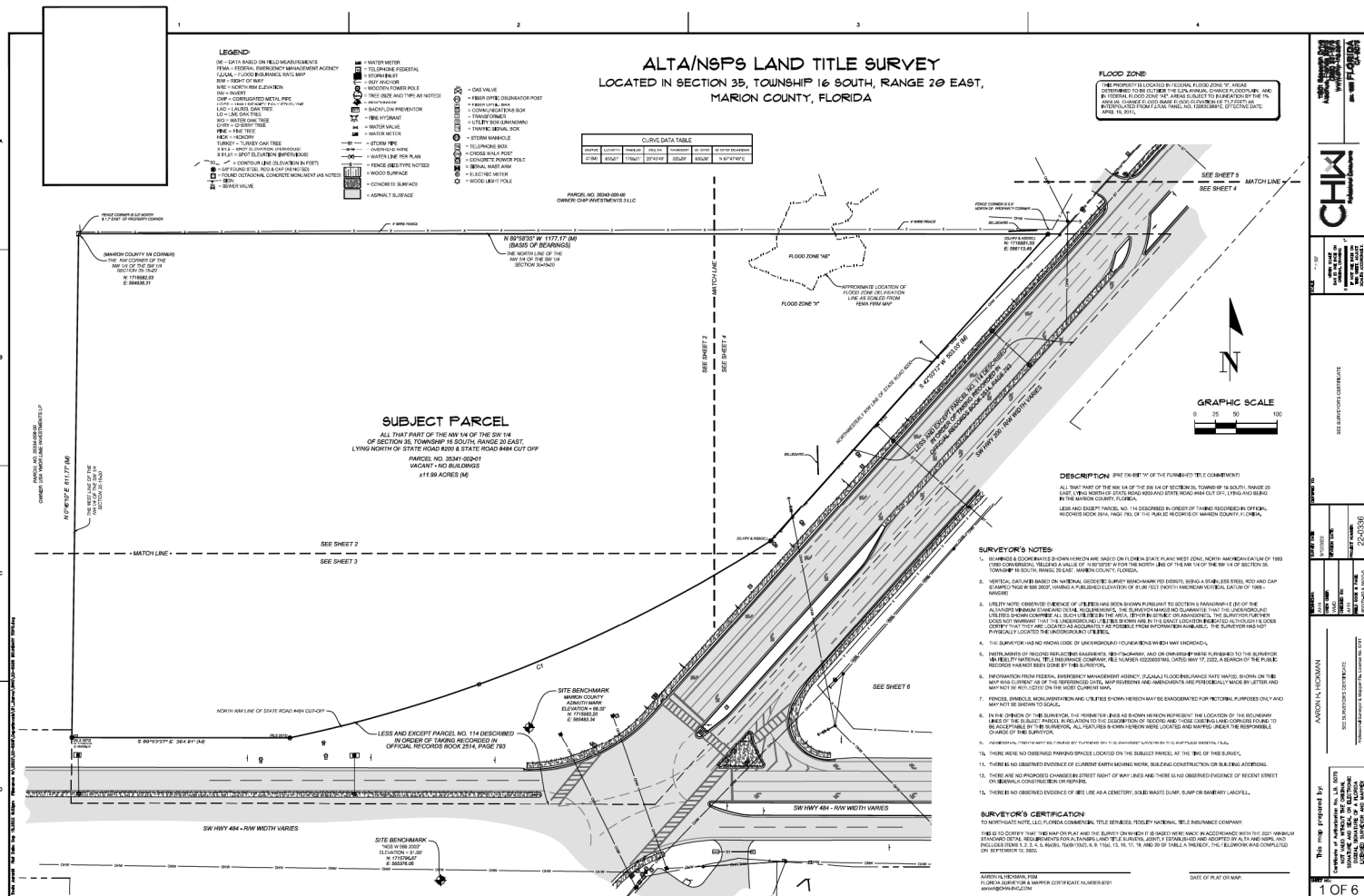
Kimley»»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.

249738000	DATE	MARK GRANDE
	8/4/2025	FLORIDA LICENSE NUMBER
		87476
	SCALE AS SHOWN	DATE
	DESIGNED BY K+A	8/4/2025
	DRAWN BY	
	CHECKED BY	

PRELIMINARY PLAI

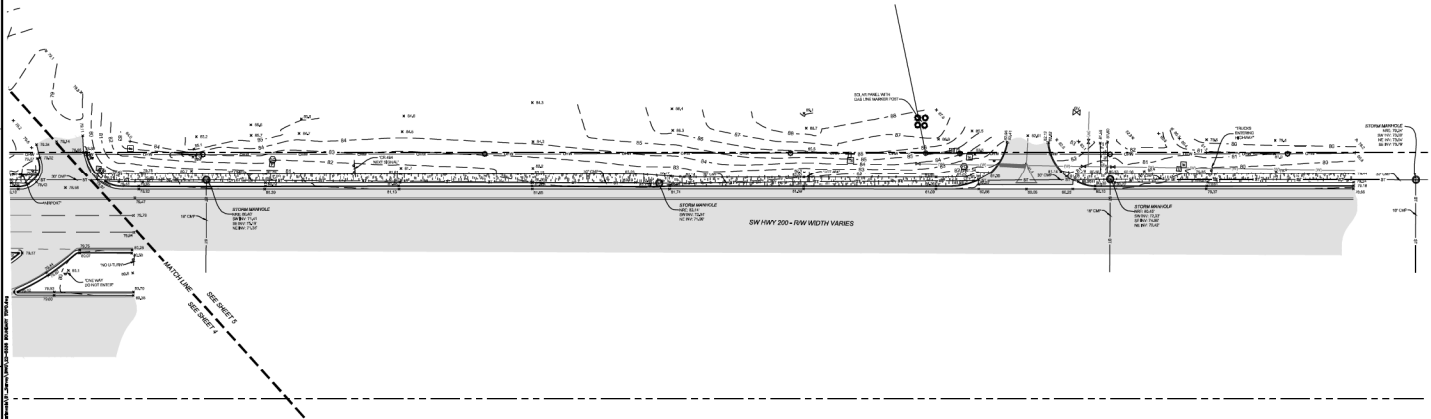
SR 200 & HWY 484
MASTER DEV

DET NUMBER
C0.1



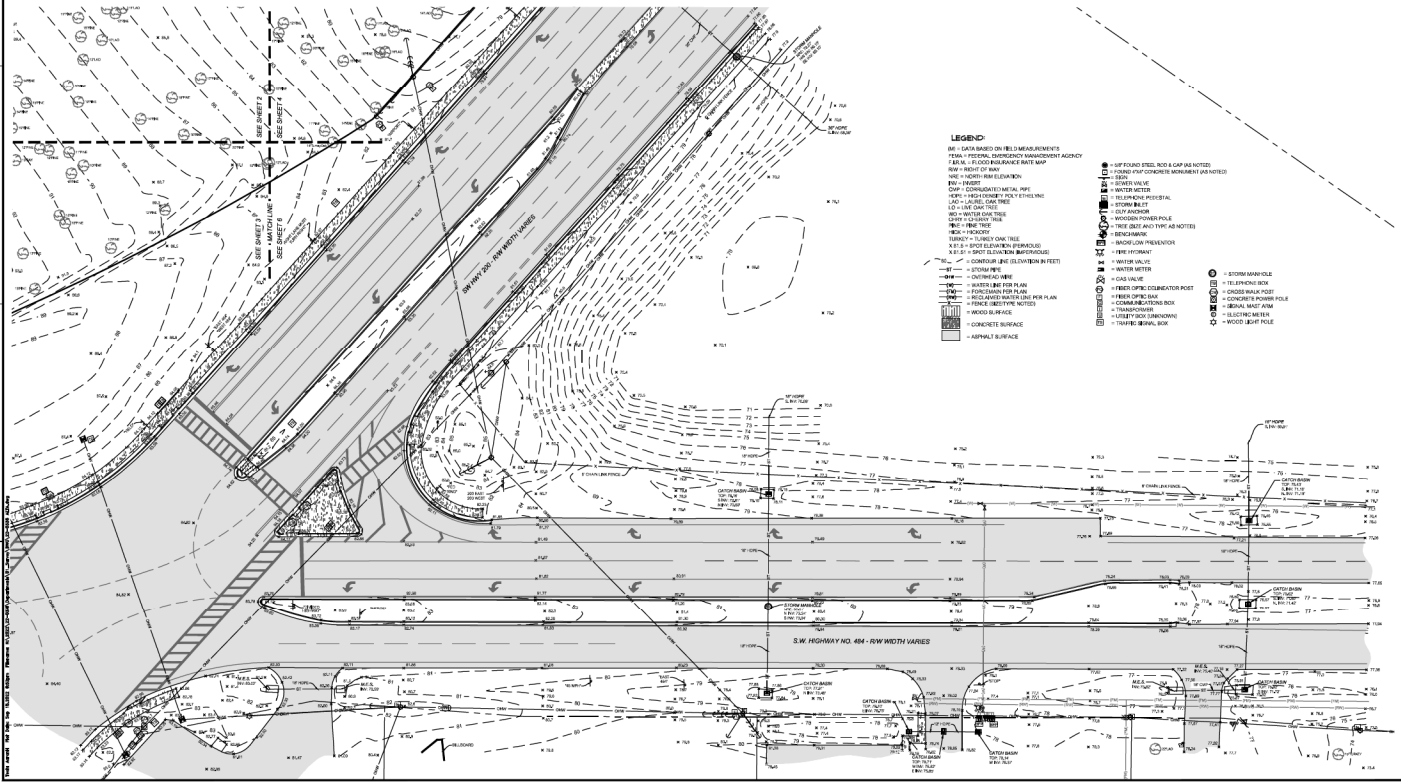
PMA = POTENTIAL ASBESTHOSIS IN MANIFESTATIONS
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRMAL = FLOOD INSURANCE RATE MAP
 N = NORTH OF
 NW = NORTH-NORTH-WEST
 NW = NORTHWEST
 CRP = CORRUGATED METAL PIPE
 HST = HIGH DENSITY POLYETHYLENE
 LAD = LAUREL, OAK TREE
 LO = LIVE OAK TREE
 WO = WATER OAK TREE
 CHRY = CHERRY TREE
 TR = TRUNK TREE
 HCK = HICKORY
 TURKEY = TURKEY OAK TREE
 X FPL = SPOT FLESHY BARK PNEUMIA
 X SP = SPOT ELEVATION (IN PARABOLUS)
 + CONTROLLING ELEVATION (IN FEET)
 ST = STORM PIPE
 OH = OVERHEAD WIRE
 WP = WATERLINE IN PLAN
 F = FENCE (BE TYPE NOTED)
 B = BROAD SURFACE
 C = CONCRETE SURFACE
 A = ASPHALT SURFACE

- OPEN-CASTED STAKE AND CAP (AS NOTED)
- BOX
- CONCRETE MONUMENT (AS NOTED)
- BOLLARD
- WATER VALVE
- TOLL-CHARGE POST
- FLOOD PROOF
- STORM INLET
- GUY AND ANCHOR
- WOODEN POWER POLE
- TREE (SEE THIS AND AS NOTED)
- BENCHMARK
- BACK-UP POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- FIRE EXTINGUISHER (AS NOTED)
- OIL GUY
- COMPENSATION BOX
- TRANSFORMER
- UTILITY BOX (AS NOTED)
- TRAFFIC SIGNAL BOX
- STORM MAN-HOLE
- TELEPHONE POLE
- CROSS WALK POST
- CONCRETE POWER POLE
- TRAFFIC SIGNAL ARM
- ELECTRIC METER
- WOOD LIGHT POLE



GRAPHIC SCALE

0 15 30 60



ME = DATA BASED ON FIELD MEASUREMENTS
 FEMA = FLOOD INSURANCE RATE MAP
 F&M, L = FLOOD INSURANCE RATE MAP
 RW = RIGHT OF WAY
 N = NORTH - RIM ELEVATION
 FIN = FINISH
 CHVP = CORRUGATED METAL PIPE
 HWP = HIGH DENSITY POLYETHYLENE
 LAG = LAG - OAK TREE
 LO = LIVE OAK TREE
 RD = DRAINAGE DITCH
 LFFY = LIVE FLYING TREE
 ME = FENCE TYPE
 HCE = HICKORY
 TURKEY = TURKEY OAK TREE
 X1.8 - SPOT ELEVATION (PERMANENT)
 X1.8 - SPOT ELEVATION (TEMPORARY)
 N = CONTOUR LINE (ELEVATION IN FEET)
 -ST = STORM PIPE
 -O = OUTSIDE RIM
 -W = WATER LINE FOR PLAN
 -F = FIREMAN LINE FOR PLAN
 -L = LANEWAY WATER LINE FOR PLAN
 -F = FENCE (SIZING TYPE NOTED)
 -W = WOOD SURFACE
 -C = CONCRETE SURFACE
 -A = ASPHALT SURFACE

- 50' FOUND STEEL ROD & CAP (AS NOTED)
- FOUND 4"X4" CONCRETE ANCHORAGE (AS NOTED)
- SIGN
- WATER VALVE
- WATER METER
- TELEPHONE PEEDESTAL
- FORM BOLT
- GUY ANCHOR
- WOODEN POWER POLE
- TREE (GUYS AND TYPE AS NOTED)
- BENCHMARK
- RAILROAD CRAWLSPIDER
- TREE TRUSS
- WATER VALVE
- WATER METER
- GAS VALVE
- FIBER OPTIC COLLECTOR POST
- FIBER OPTIC BOX
- COMMUNICATIONS BOX
- TRANSFORMER
- UTILITY BOX (UNKNOWN)
- TRAFFIC SIGNAL BOX

 = 1
 = 1
 = 0
 = 0
 = 2
 = 1
 = 1

[illegible]