



SUBMITTAL SUMMARY REPORT 31420

PLAN NAME: SUNSET HILLS PHASE 4

LOCATION:

APPLICATION DATE: 04/10/2024

PARCEL: 4820-0000003

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.	Alexander Turnipseed	12/11/2025		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	12/10/2025	12/17/2025	01/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	06/24/2025	07/01/2025	11/12/2025	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved	
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/17/2025	12/11/2025	Approved	
Comments	previously approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/17/2025	12/18/2025	Requires Re-submit	
Corrections	2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: [12/18/2025] Pre-plat is under review and shall be approved prior to Improvement Plan review. This item will remain as NO until pre-plat is approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.				
Corrections	Additional Growth Services Comments (Not Resolved) - Corrective Action: Due to the pending pre-plat review, the Improvement Plan will be reviewed in detail to ensure consistency with the approved pre-plat. - Additional Growth Services Comments				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/11/2025	Requires Re-submit	
Comments	See comment markups on the plan				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/17/2025	01/02/2026	Approved	

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		12/17/2025	12/22/2025	Informational
Comments	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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/17/2025	12/11/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: The turnaround must be paved. It is apart of the roadway which is required to be paved under Section 6.12.9.C. Additionally, Section 6.12.9.G requires a cul-de-sac for all dead ends regardless of the length or NFPA code requirements. A waiver is required from the Development Review Committee in order to provide a stabilized hammerhead turnaround. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/24/2025	Requires Re-submit
Corrections	Additional Utilities Comments (Not Resolved) - Corrective Action: 07.01 The 20-foot easement provided for the 8-inch sewer main is adequate; however, the main is not centered within the easement. As shown, Marion County Utilities would only be able to perform maintenance from the east side of the main. There is insufficient space to excavate around the west side of the main while remaining within the limits of the easement. Please revise the proposed main location to center it within the easement. - Additional Utilities Comments			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - Corrective Action: 07.01 – The plans show a sewer service and water service serving Parcel 48206-000-00. The sewer service appears to tie into an existing service, and the water meter is shown within the property. The water meter must be relocated to the right-of-way. The sewer lateral for Parcel 48206-000-00 must connect directly to the sewer main running through the property. Marion County Utilities does not allow a sewer service and a sewer main to be located within the same easement.			
Corrections	Mark main as public since this section of the development is not uniform with the other lots and phases. - 6.14.5.A(2) - Proposed mains & connections shown: 6.14.4 - Capacity charges - irrigation (Not Resolved) - Corrective Action: Show irrigated SF on UTILITY PLAN PAGE if public space will be irrigated by MCU. - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
Comments	Project is served by MCU water and wastewater. See corrective plan comments.			

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eREVIEW SESSION FILES:

File Category Placeholder.pdf
Signed RAI letter 12-10-25.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Provide Tree Preservation Plan, not included in this submittal	12/11/2025 3:48 PM	File Category Placeholder.pdf	5
Susan Heyen	1. Sheet 05.01 indicates a 15' Type C buffer to be installed 2. Buffer plantings to be on the public view side of the fence 3. Provide plant schedule, native calculations, and all Code Required landscape information 4. Provide signed and sealed Irrigation plan 5. Provide signed and sealed Landscape Plan (6.2.1)	12/11/2025 3:50 PM	File Category Placeholder.pdf	20

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		07/01/2025	11/10/2025	Requires Re-submit
<i>Comments</i>	PLAT - DISCLAIMER - Addresses and Road names on this plat are subject to change if: 1) This plat is changed and/or 2) Future development in adjacent areas impacts this plat. If road configuration or number of lots, location of lot layout or size of lot changes, please contact our office immediately and provide a revised Master Plan. ALSO: If this plat expires or is voided, all road names become null and void. JANET Warbach / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798 YES 2.12.8 - 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 Sheets 04, 08 now have SE 160th Place incorrectly labeled as SE 160st Place. Sheet 15 has SE 103rd Ct incorrectly labeled as SE 103rd RD CT. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		07/01/2025	11/10/2025	Approved
<i>Comments</i>	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			
Fire Marshal (Plans) (Fire)		07/01/2025	11/10/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants N/A 6.18.5 - Access Control/Knox Box YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet to a dead end, a fire department turnaround shall be required. N/A Additional Fire Comments			

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/01/2025	11/10/2025	Requires Re-submit
Comments	NO 6.4.4.A - Project is consistent with preliminary plat Pre-plat is under review. This item will remain as NO until the preliminary plat is approved. 7/1/25 - Pre-plat is still under review and has rejections. INFO 6.6.5.B - Verify Status of MEAS Please submit Environmental Assessment report. 7/1/25 - EALS submitted and transmitted to FWC. INFO 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. Please specify PUD 240908ZP. 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 A-2 zoning is incorrectly indicated. The project area has been rezoned. Please correct. YES 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 Maximum of 350 dwelling units. YES 2.12.4.L(6) - Acreage of tract Included YES 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Included YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Please provide the legal description of the easement on a survey and showing it is recorded. 7/1/25 - Legal description of project 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 Show buffers. 7/1/25 - Location of retaining walls along north on geometry sheet 05? YES 2.12.4.K - List of waivers or variances applied for or requested No waivers at this point YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... Included INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Please show location of water and sewer supply systems with size and capacity. 7/1/25 - Utility plan included. Within Marion County service area; defer to MCU. INFO 2.12.4.L(5) - Show environmentally sensitive areas and flood plain Please indicate all on cover sheet 01: Within ESOZ FEMA Flood Zone X Secondary Springs Protection Zone YES 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 submit Environmental Assessment report. 7/1/25 - EALS submitted and transmitted to FWC. YES 4.4.4 - Provision for subdivision signs Please show provision of subdivision signs. 7/1/25 - No subdivision signs indicated YES 2.12.10 - Show any known easements (i.e. ingress or egress, landscape or conservation) Please provide the legal description of the easement on a survey and showing it is recorded. 7/1/25 - Legal description of project included INFO 2.12.27 - Show location of outside storage areas No outdoor storage YES Additional Zoning comments [NOTE] Buffer types E and C are provided on improvement plan. These buffers, especially Type C along north, would be MORE than required by PUD. See supplemental for buffers as required by PUD 240908ZP.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		07/01/2025	11/10/2025	Requires Re-submit
Comments	NO 2.12.18 - All trees 10" DBH and larger Demo plan references a tree preservation plan, unable to locate in current submittal, please submit PEND 2.12.25 - Marion Friendly Landscape Areas NO 6.7.3 - Tree protection Demo plan references a tree preservation plan, unable to locate in current submittal, please submit N/A 6.7.4 - Shade tree requirements NO 6.7.6 - Tree removal submittal requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit NO 6.7.8 - Protected tree replacement requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit NO 6.7.9 - Replacement trees; general requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) No landscape schedule or details submitted PEND 6.8.3 - Landscape design standards N/A 6.8.5 - Landscape area requirements for residential and mixed use developments HOA docs have no reference to Florida Friendly Landscape Principles, Please see this section, 6.8.5.(d) for items to be covered. See link for example - https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/CCRs_Sept-20-2010_final.pdf YES 6.8.6 - Buffers Provide waivers or conditions supporting no vegetation being planted for buffers. N/A 6.8.7 - Parking areas and vehicular use areas N/A 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3 C(5) - Landscaping of public stormwater management facilities N/A 6.13.3 D(4) - Landscaping of private stormwater management facilities NO 6.8.10 - General planting requirements (specifications) Provide specifications YES 6.8.11 - Landscape installation NO 6.8.12 - Landscape completion inspection requirements Provide note from this section NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide irrigation for buffer plantings PEND 6.9.3 - Irrigation design standards PEND 6.9.5 - Irrigation system installation PEND 6.9.6 - Completion inspection requirements N/A 6.19.3 - Outdoor lighting plan requirements N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments Please submit Tree mitigation, Landscape and Irrigation plans for review			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2025	11/10/2025	Approved
<i>Comments</i>				
YES 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot) 6/26/25-fee due with resubmittal 10/11/24-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 2.18.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department				
N/A 2.18.3.A - Roadway inspection fee made payable to Marion County BCC				
N/A 2.1.6.A - Resubmittal fee of \$100.00 made payable to Marion County BCC				
N/A 2.1.7.A - Revision fee of \$100.00 made payable to Marion County BCC				
N/A 2.1.3 - Order of plan approval				
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 on front page				
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 all sheets shall indicate each sheet number and the total number of sheets				
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/11/24-add waivers if requested in future				
YES 2.12.4.L(1) - Parcel number				
YES 2.12.7 - Digital version of plan				
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.) 6/26/25-Corrected				
10/11/24-No documentation found				
YES 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established 6/26/25-Corrected				
10/11/24-No documentation found				
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				
YES 6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements 6/26/25-Corrected				
10/11/24-No documentation found				
YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If an MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public 6/26/25-Corrected				
10/11/24-No documentation found				
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.				
OCE Property Management (Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Approved

SUBMITTAL SUMMARY REPORT (31420)

Comments

INFO Improvement Plan 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]."

For questions, please contact Angi Rosario @ 352-671-8667

INFO Improvement Plan 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]."

For questions, please contact Angi Rosario @ 352-671-8667

INFO Improvement Plan Sec. 2.18.1.I - Show connections to other phases.

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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]."

For questions, please contact Angi Rosario @ 352-671-8667

OCE Stormwater (Permits & Plans) (Office of the County Engineer) 07/01/2025 11/10/2025 Approved

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Approved
Comments	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits YES 2.12.20 - Stormwater Infrastructure Supports Phasing YES 2.12.22 - Stormwater Tract/Right-of-Way YES 2.12.38 - Stormwater Maintenance Entity YES 6.13.2.C - Geotechnical Investigation Report YES 6.13.7 - Geotechnical Criteria Approved per AR 26585 YES 6.13.2.A(1)/(2) - Contributing Basins/Tc YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations YES 6.13.2.A(4) - Stormwater Features & Connective Elements YES 6.13.2.A(3) - Retention/Detention Area Design Parameters YES 6.13.3 - Type of Stormwater Facility Criteria Approved per AR 26585 YES 6.13.4 - Stormwater Quantity Criteria YES 6.13.2.B(4) - Hydrologic Analysis Approved per AR 26585 YES 6.13.4.C - Discharge Conditions YES 6.13.2.B(6) - Freeboard YES 6.13.4.D - Recovery Analysis YES 6.13.5 - Flood Plain & Protection YES 6.13.2.A(8) - Finish Floor Elevation Criteria YES 6.12.6 - Roadway Flooding Level of Service YES 6.13.6 - Stormwater Quality Criteria N/A 6.13.6.B - Alternative Treatment Techniques YES 6.13.6.C - Best Management Practices YES 6.13.8 - Stormwater Conveyance Criteria YES 6.13.2.B(5) - Hydraulic Analysis YES 6.13.8.B(3) - Lane Spread Calculations YES 6.13.2.A(9) - Access Accommodates Stormwater YES 6.13.8.B(7) - Minimum Pipe Size YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales YES 6.13.9 - Grading Criteria YES 6.13.2.A(11)(a) - Construction Entrance YES 6.13.2.A(11)(b) - Erosion Control YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References YES 6.13.2.B(8) - Calculation & Plan Consistency INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction. INFO Copy of District Permit (County Interest) Please provide a copy of the District permit. YES 6.10 Karst Topography and High Recharge Areas Approved per AR 26585 YES 7.1.3 Drainage Construction Specifications YES 6.13.12 - Operation and Maintenance Approved per AR 26585 YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or alexander.turnipseed@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	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.F - Provide north arrow and graphic drawing and written scale NO 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum Please provide. NO 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site Please provide. NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide. NO 6.4.7.B(H) - Control points shall be referenced Please provide. YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted N/A 6.4.7.E - Line and curve tables must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend N/A Additional Survey comments			

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
N/A 2.12.30 - Route plan				
N/A 2.12.38 - Maintenance of improvements				
YES 2.18.2.I - Connections to other phases				
YES 2.18.2.K - Public and private utilities				
YES 2.18.2.L - Road classification				
YES 6.2.1.E - Drawing legend				
N/A 6.11.4.E - Sight triangle				
YES 6.11.5.B(4) - Driveway width				
N/A 6.11.5.B(5) - Concrete mitered end sections				
N/A 6.11.5.C(4) - Driveway sight distance				
N/A 6.11.5.C(6) - Commercial driveway width				
N/A 6.11.5.C(7) - Commercial driveway grade				
YES 6.11.6 - Construction route 10/11/24 - Show construction route to be utilized.				
N/A 6.11.9.A - Traffic signals				
YES 6.11.9.B - Traffic signs				
N/A 6.11.9.C - Pavement marking				
YES 6.12.1 - Purpose and intent				
YES 6.12.2 - Right-of-way				
YES 6.12.3 - Typical sections				
YES 6.12.4 - Plan and profile				
N/A 6.12.5 - Cross sections				
YES 6.12.7 - Pavement sections				
YES 6.12.8 - Soil data				
NO 6.12.9 - Subdivision roads and related infrastructure 7/7/25 - Dead-end road design will require DRC waiver for approval. It is unlikely that a stabilized emergency access turnaround for a road of this length would be sufficient for approval.				
10/11/24 - The dead-end road is required to have a cul-de-sac at terminal end as it does not meet the excepted conditions.				
N/A 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
YES 6.12.12 - Sidewalks				
N/A 6.12.13 - Utility position in right-of-way				
N/A 6.12.14 - Street lighting				
N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		07/01/2025	11/10/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (31420)

Comments

YES Marion County Utilities Contact Information Sheet 01 - correct to Customer Service 24/7/365 352-307-6000
YES Parcel numbers identified in project match proposed site plan layout 4820-0000003, 48271-000-00, 48206-000-00
YES 6.14.2.A(1) - Public water service area/provider MCU; offsite & connections shown to serve 5 new lots
YES 6.14.2.A(1) - Public sewer service area/provider MCU; offsite & connections shown to serve 5 new lots
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements Connecting to Sunset Hills existing 8" water main.
YES 6.14.2.A - Sewer Connection Requirements Extending and connecting to gravity.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
INFO 6.14.3.B - Springs Protection Zone Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 7/1/25 Acknowledged. Previous Comment: invoiced for domestic & SS cap fees when building permits applied for
INFO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Confirm whether there is any irrigation planned within Phase 4? No landscape or irrigation plans were uploaded with the current submittal. Irrigation called out on Sleeving Plan.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
INFO 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections 7/1/2025 The only reason SS is not connecting to manhole on 160th Place is because it's existing? Previous comment: see changemarks in ePlans on Sheet 7 for SS mods per MCU Maintenance Manager
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas per other WW comment
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 7/1/25: PG 12.02 - Update details to 4/13/2023 versions. Remove details if not needed. PG 11.02 -Update details to 4/13/2023 versions. Remove details if not needed. (2) Duplicated pages for water details were uploaded.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU 7/1/25 Acknowledged. Previous comment: submit PWS & WW DEP permits (or modification to existing) to Carrie.Hyde@MarionFL.org - LEAVE ALL MCU DATA BLANK. Permits must have EOR & Owner's signatures before sending to MCU.
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU per other DEP permit comment
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 7/1/25 Added to plans. Sheet 7 - correct note to be "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 Coordinator at 352-307-6013."
This is a recurring reject comment; kindly update template for MCU notes.
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 7/1/25 - Added to plans. Previous comment: Sheet 7 Add to sheet: "As-built shall include all assets dedicated to MCU as per LDC with state plane data. Official road name(s) shall also be provided on final as-built to MCU. Incomplete data will result in DEP clearance delays."
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
YES 6.14.9.B - Bill of Sale Offsite mains will be conveyed to MCU through Bill of Sale; start this process with Carrie.Hyde@MarionFL.org sooner than later to avoid project closeout delays.
YES 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity defer to MCFR - served by MCU public water main
YES 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection
YES 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location
N/A 6.15.6.E - Meter Easements
NO 6.15.6.F - Meter Boxes 7/1/25 PG 7.01 - Move water service to lot line
N/A 6.15.6.G & H - Meter Sizing
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design per other WW comment
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/1/25: Plan Review Fee \$225.00
Previous comment: \$225 - 3 sheets review; to pay by phone call 352-671-8686 & reference AR 31420 MCU Plan Review Fee
YES Additional Utilities comments cloud all changes
YES Additional Utilities comments Sheet 02 - change all instances of 14 ga. wire to 10 ga. (this is a constant change; please update MCU template)
YES Additional Utilities comments Sheet 02 - SS Notes (1) #8 - "S" notched in curbing; Water Notes (2) #10 "W" notched in curbing (3) #23 remove "thrust blocks"
N/A Additional Utilities comments
N/A Additional Utilities comments

SUBMITTAL SUMMARY REPORT (31420)

N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments



**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

Sunset Hills Ph 4 Improvement Plan
#31420

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.9 - Subdivision roads

Section Details from Code:

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. Agrassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.

Reason/Justification for Request:

Applicant requests a wavier to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards. An easement will be provided and recorded to ensure the turnaround area remains unobstructed by fencing, structures, or other encroachments, preserving permanent access and functionality. Signage per Marion County Fire Department requirements will be added to depict proposed stabilized turnaround.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

UTILITY COMPANIES:

WATER / SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7 352-307-6000
ELECTRIC	FLORIDA POWER & LIGHT	DISPATCH 352-566-1300
CABLE/PHONE/INTERNET	CHARTER COMM.	DISPATCH 800-776-5140
	COMCAST	DISPATCH 800-471-5544
	COX CABLE	DISPATCH 800-776-5140

PERMITS:

1. MARION COUNTY - PRELIMINARY PLAN - PENDING
2. MARION COUNTY - IMPROVEMENT PLAN - PENDING
3. MARION COUNTY PUD - FILE # 2006062 - APPROVED JULY 31, 2020
4. MARION COUNTY - MASTER PLAN - APPROVED MAY 11, 2020
5. MARION COUNTY - PRELIMINARY PLAN - APPROVED NOVEMBER 15, 2021
6. MARION COUNTY - IMPROVEMENT PLAN - APPROVED MAY 2, 2022
7. S.J.E.W.D. - E.E.P. - 105462-2 - APPROVED AUGUST 25, 2021
8. F.D.E.P. - POTABLE WATER - PENDING
9. F.D.E.P. - SANITARY SEWER - PENDING
10. F.D.E.P. - POTABLE WATER - 080071-065-DSPG, APPROVED SEPTEMBER 13, 2021
11. F.D.E.P. - SANITARY SEWER - #43-0409551-00-CG, APPROVED SEPTEMBER 13, 2021
12. F.D.E.P. - S.F.D.E.P. (BY OTHERS)

WAIVERS:

LEGAL DESCRIPTION:

SEE SHEET 602 FOR LEGAL DESCRIPTION.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 301 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.

STATE PLANE COORDINATES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 301 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY FLORIDA CPN CONTROL POINT 43 ADNA, ELEVATION 67.06 (NAVD 1983)

BENCHMARKS:

TEMPORARY BENCHMARK (RBM00) SET NEAR A DUNE (R.D. 807)
ELEVATION = 72.17 (NAVD 1983) NORTHING = 189084.420 EASTING = 46270.240

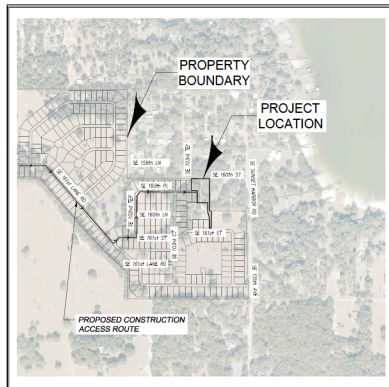
NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13060C02, EFFECTIVE DATE OF APRIL 1984, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AS AREA OF MINIMAL FLOOD HAZARD.
3. 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.
4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADIUS LESS THAN 100'.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH MARION COUNTY REQUIREMENTS.
6. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
7. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. 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.

IMPROVEMENT PLANS FOR SUNSET HILLS PHASE 4

SECTIONS 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 5
PROJECT 1 ACRES = 1.10 ACRES
TOTAL ON-SITE EXISTING IMPERVIOUS AREA = 0.0 SF (0.0 AC-0.0 %)
TOTAL ON-SITE PROPOSED IMPERVIOUS AREA = 19505.5 SF (0.45 AC-38.79 %)
MILES OF ROADWAY = 0.020
MARION COUNTY PARCEL # 4820-0000002, 4820-0000003, 48271-000-00, 48206-000-00
LAND USE: MEDIUM RESIDENTIAL
ZONING: PUD (PLANNED UNIT DEVELOPMENT), A-1 (GENERAL AGRICULTURE)



VICINITY MAP
SCALE: 1" = 250'



INDEX OF SHEETS

01.01	COVER
02.01-02.02	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	GEOMETRY PLAN
06.01	MASTER DRAINAGE PLAN
07.01	MASTER UTILITY PLAN
08.01	SIGNAGE & STRIPING PLAN
09.01	LOT GRADING PLAN & DETAILS
10.01	PLAN & PROFILE
11.01-11.02	POTABLE WATER DISTRIBUTION DETAILS
12.01-12.02	SANITARY SEWER DETAILS
13.01	ROADWAY & PAVEMENT DETAILS
14.01	DRAINAGE DETAILS
15.01	EROSION CONTROL PLAN & DETAILS
RN.01	911 MANAGEMENT PLAN
SL.01	SLEEVING PLAN
BL.01	BORING LOG
L.01	LANDSCAPE PLANS
1-9	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

MATT FABIAN
SUNSET HILLS DEVELOPMENT, LLC

ENGINEER'S CERTIFICATION

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.

JEFFREY MCPHERSON, P.E.
Registered Engineer No. 69965
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

OWNER/DEVELOPER:
SUNSET HILLS DEVELOPMENT, LLC
CONTACT: MATT FABIAN
4949 SE 30TH ST.
OCALA, FLORIDA 34471
PHONE (352) 995-3687

CIVIL ENGINEER:
TILLMAN & ASSOCIATES ENGINEERING, L.L.C.
JEFFREY MCPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PHONE (352) 405-1482

GEOTECHNICAL CONSULTANT:
GEO-TECH, INC.
CONTACT: JONNY HEATH
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - LANSING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16TH AVE BLDG 100, OCALA, FL 34471
OFFICE: (352) 387-4540
CELL: (352) 387-4540
FAX: (352) 387-4540
WWW.TILLMAN-ENGINEERING.COM

REVISIONS

DATE

REVISIONS
DATE
DRAWN BY
CHECKED BY
JOB NO.

DATE: 11/15/2023
DRAWN BY: AS
CHECKED BY: JMM
JOB NO.: 302-6018

REVISIONS
DATE
DRAWN BY
CHECKED BY
JOB NO.

DATE: 01/01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
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LEGAL DESCRIPTION

A PORTION OF TRACT C, SUNSET HILLS PHASE I REPLAT, AS PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 70 THROUGH 75, INCLUSIVE, OF MARION COUNTY, FLORIDA, AND SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTLY CORNER OF LOT 117 OF SAID SUNSET HILLS PHASE I REPLAT; THENCE ALONG THE WESTERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID TRACT C, N.00°04'51" E, 128.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 26; THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG SAID NORTH BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S.89°55'09" E, 84.83 FEET; (2) THENCE S.89°53'18" E, 35.24 FEET TO THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; (3) THENCE S.89°58'17" E, 80.01 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S. 00°00'48" W, 264.24 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY N.89°49'18" W, 112.58 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID SUNSET HILLS PHASE I REPLAT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT C THENCE N.89°49'18" W, 23.58 FEET THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE AFORESAID WESTERLY BOUNDARY OF TRACT C AND THE PROJECTION THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE N.00°04'51" E, 135.96 FEET; (2) THENCE N.89°55'09" W, 64.22 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1.01 ACRES, MORE OR LESS.

REVISIONS

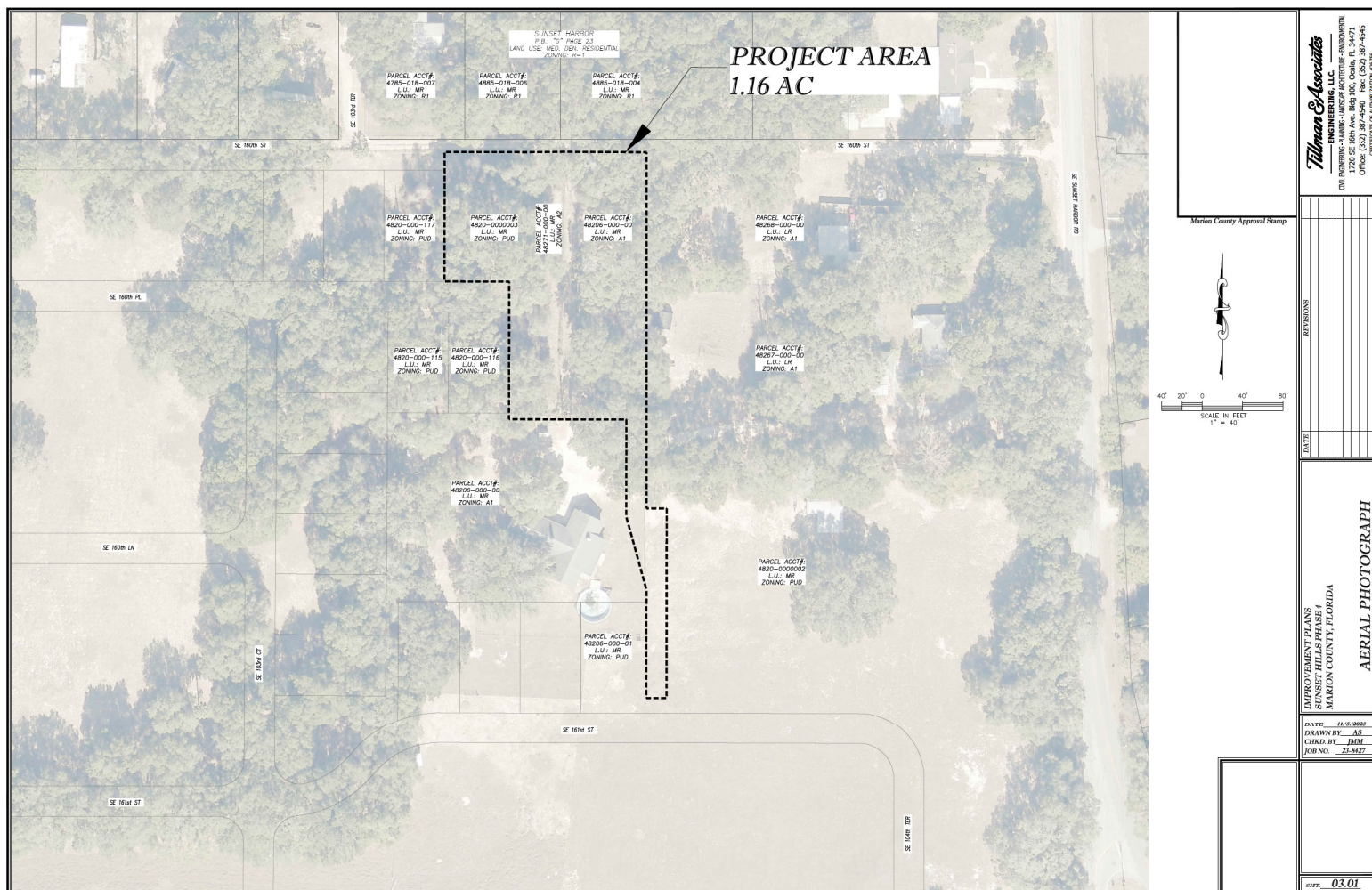
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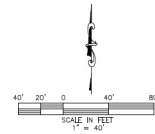
IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

GENERAL NOTES

DATE 11/1/2021
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT. 02.02





NOTE:

1. See Tree Preservation Plan for limits of existing tree removal and protection areas.

 REMOVE EXISTING
RETAINING WALL

 1 - TO BE RELOCATED

 2 - TO BE REMOVED

 3 - TO BE REMOVED
AND REPLACE

 4 - TO BE REMOVED
AND REBUILD

 5 - TO REMAIN

DATE 11/8/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8427

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POWER LINE STATUS WITHIN 30 FEET OF ANY NORTH-WEST CORNER WITHIN 15' UTILITY, ACCESS AND DRAINAGE EASEMENTS SHALL BE IDENTIFIED AND NOTED ON THE PLANS.

STREET RIGHTS-OF-WAY, DELINEATED AS TRACT A, IS COMMON AREA.

REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITY, MAINTENANCE, STORAGE, STORAGE, REPAIRS, STORAGE, AND OTHER USES THAT ARE LEGALLY PROHIBITED.

ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND SEWER.

ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBSISTENCE ROADWAYS FOR VEHICULAR ACCESS.

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

THE DESIGNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND EXISTING CURB/AND STREET SIDEWALK.

ACCESSORY STRUCTURES (GARDEN ENCLOSURES, ETC.) SHALL CONFORM TO THE DISTINGUISHED SETBACK AS DETAILED ON THE PLANS.

ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT DESIGN.

ELECTRIC BY: DUNE ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES
IRRIGATION BY: MARION COUNTY UTILITIES
FIRE BY: MARION COUNTY UTILITIES
SANITARY SEWER BY: MARION COUNTY UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: TO BE DETERMINED

PROPOSED SPR LOTS= 5
PROJECT AREA: 1.16 AC
PARCELS:
4820-0000003, 48271-000-00, 48206-000-00
LAND USE & ZONING:
EXISTING LAND USE: MEDIUM RESIDENTIAL
FUTURE LAND USE: MEDIUM RESIDENTIAL
EXISTING ZONING: PUD, A2, A2

PROVIDED: 0.35 AC. TOTAL. *(INCLUDES OPEN SPACE, 25% OF DRA AREA, OPEN SPACE EASEMENT AND BUFFERS)

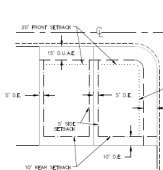
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DEVELOPER AGREEMENTS:

ORIGINAL - OR BK/PG 4641/229-280
AND FIRST AMENDMENT BK/PG 5790/1674-1678.

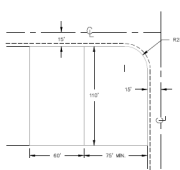
PLU DESIGNATION	ACREAGE	DENSITY / INTENSITY	MAXIMUM DEVELOPMENT
MEDIUM RESIDENTIAL	5.56	4 DU/AC	5 DU

1. PLANNING ALLOWABLE USE:
B-2 (COMMERCIAL PARCELS)
B-3 (RESIDENTIAL PARCELS)
2. AS PER DEVELOPMENT CONDITION 200306Z (3), THIS PROJECT SHALL BE LIMITED TO 350 DWELLING UNITS.



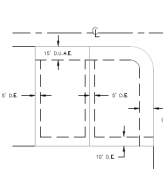
TYPICAL LOT DETAILS
FOR LOTS WITH WATERMAINS OR
FORCEMAINS ADJACENT TO LOT

D.U.A.E. = DRAINAGE, UTILITY & ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
C.L. = CENTERLINE OF RIGHT OF WAY



TYPICAL LOT DIMENSIONS
FOR LOTS WITH WATERMAINS OR
FORCEMAINS ADJACENT TO LOT

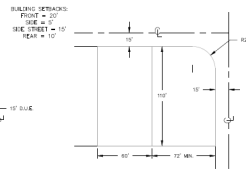
N.Y.S.



TYPICAL LOT DETAILS
FOR LOTS WITHOUT WATERMAINS
OR FORCEMAINS ADJACENT TO LOT

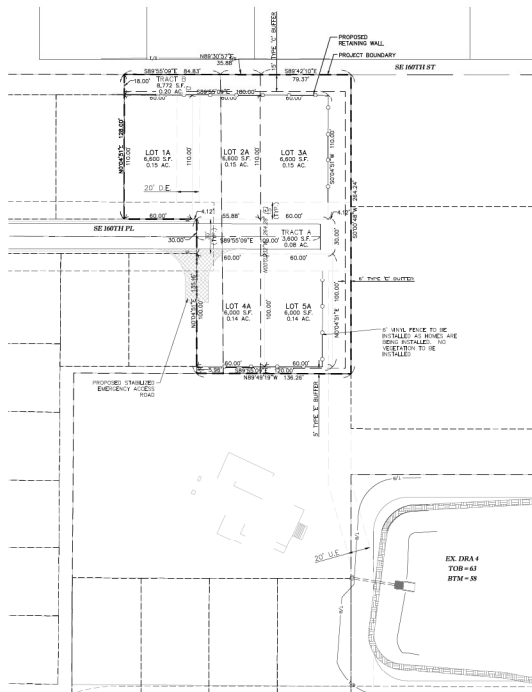
N.T.S.

N.T.S.
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
CL = CENTERLINE OF RIGHT OF WAY

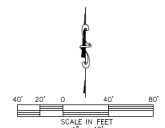


TYPICAL LOT DIMENSIONS
FOR LOTS WITHOUT WATERMAINS
OR FORCEMAINS ADJACENT TO LOT

N.T.S.



Marion County Approval Stamp



LEGEND
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
TYP. = TYPICAL

Tillman & Associates
—ENGINEERING, LLC.—
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Office: (352) 387-4540 Fax: (352) 387-4545
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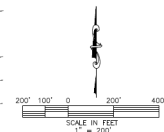
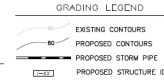
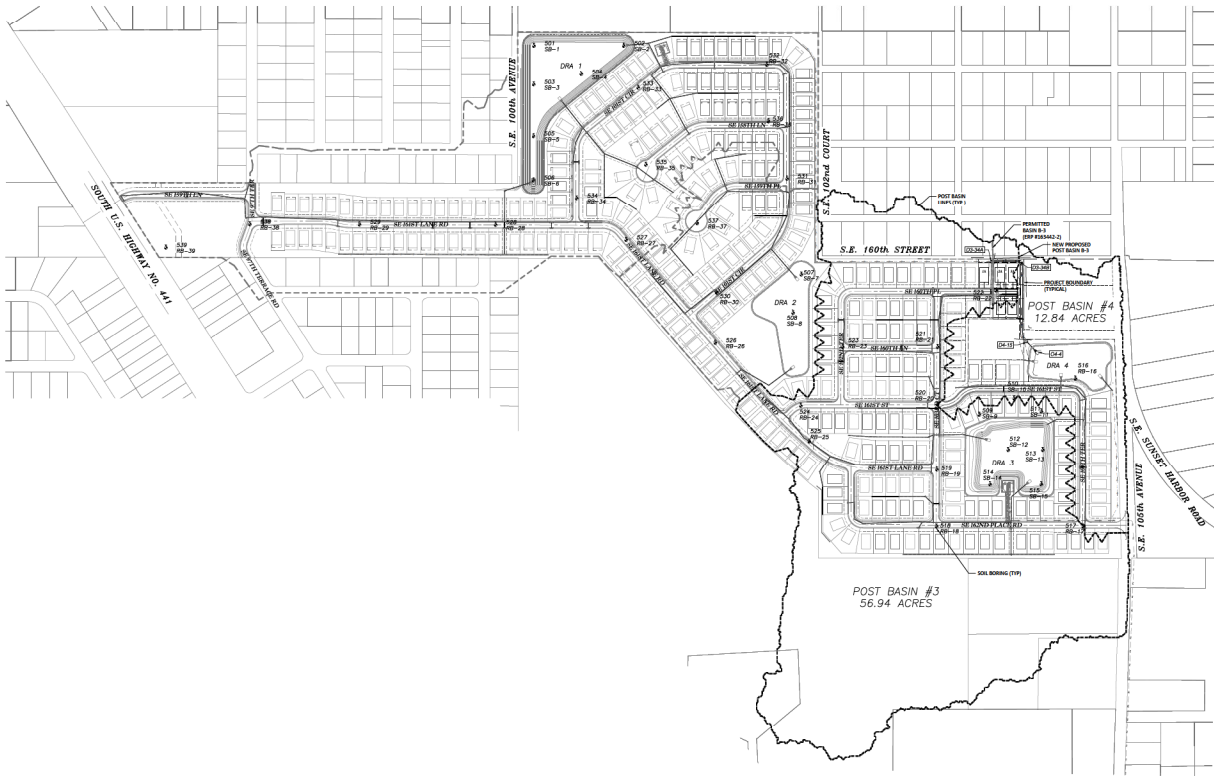
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GEOMETRIC

DATE 11/8/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 22-8702

05.01

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ENGINEERING, LLC
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1720 SE 16th Ave, Suite 100, Ocala, FL 34471
352.237.1111 FAX 352.237.4595
OFFICE OF AUTOMATIC SIGNATURE

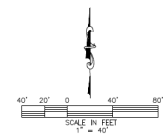
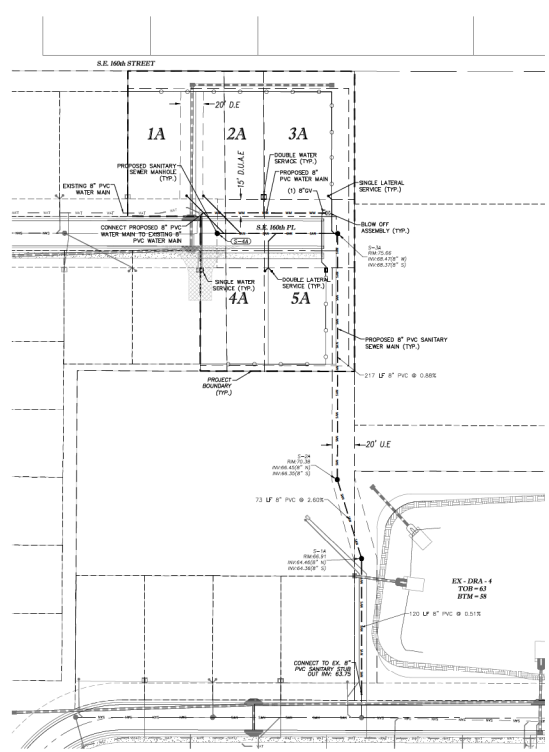
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REVISION PLAN
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA
MASTER DRAINAGE PLAN

DATE: 11/14/2018
DRAWN BY: AS
CHECKED BY: JMM
JOB NO.: 22-5477

06.01

ALL INTERSECTIONS
MEET FDOT SIGHT
DISTANCE REQUIREMENTS



LEGEND
D.E. - DRAINAGE EASEMENT
D.U.A.E. - DRAINAGE, UTILITY, & ACCESS EASEMENT
TYP. - TYPICAL
U.E. - UTILITY EASEMENT

- NOTES
1. ALL PERSONNEL ARE TO SURVEY ANY WORK PERFORMED ON OR AROUND EXISTING FACILITIES PRIOR TO A PRE-CONSTRUCTION MEETING. IT 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 HELD TO THE SCHEDULE. CONSTRUCTION SHALL BE HELD AT THE RISK OF THE OWNER.
 2. AS-BUILTS SHALL BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE FINAL CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW ALL AS-BUILT DATA OF THE CLEARANCE REQUEST AND AVOID DELAYS.
 3. AS-BUILT SHALL INCLUDE ALL ASSETS DEDICATED TO THE PROJECT AS PER LOCAL WITHIN STATE PLANNING DATA. OFFICIAL ROAD NAMES SHALL ALSO BE PROVIDED ON FINAL AS-BUILT TO MATCH INCOMPLETE DATA WILL RESULT IN DELAY CLEARANCE DELAYS.

Tilman & Associates
ENGINEERING, LLC
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352.236.1111
WWW.TILMAN-ASSOCIATES.COM

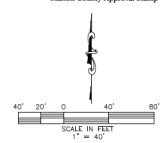
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REVISIONS
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DATE: 11/14/2018
DRAWN BY: AS
CHECKED BY: JMM
JOB NO. 22-5302

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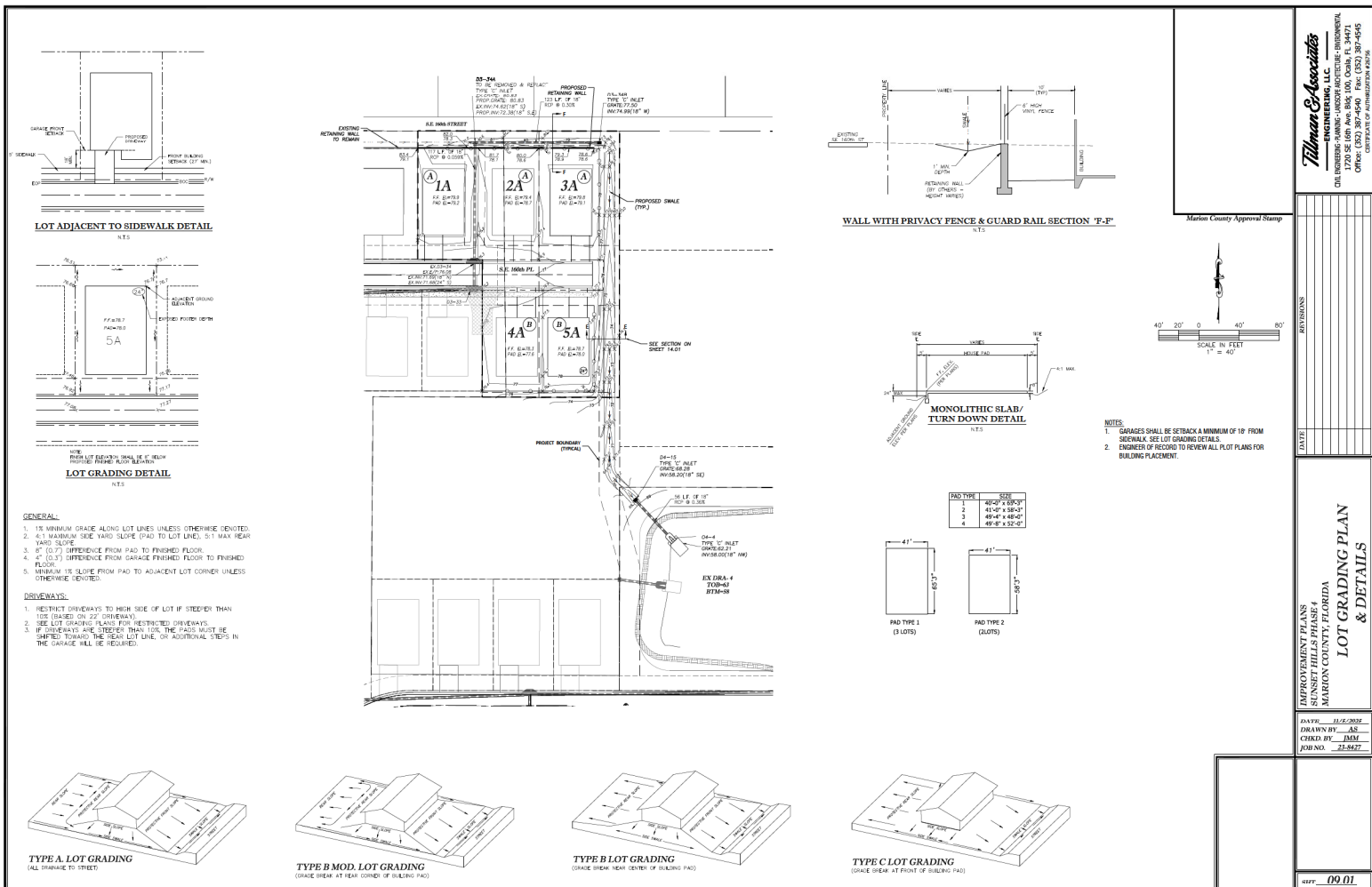


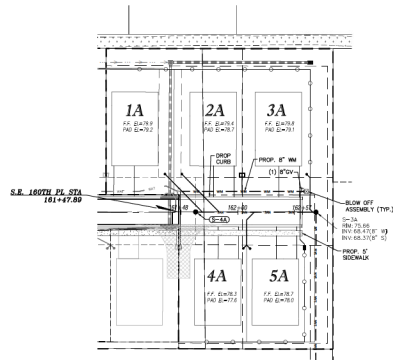
- Tillman & Associates***
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CERTIFICATE OF AUTHORIZATION #28596

DATE _____

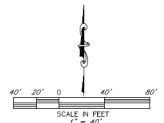
DATE 11/5/2016
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CHKD. BY JMM
JOB NO. 22-8202

SJT 08.01

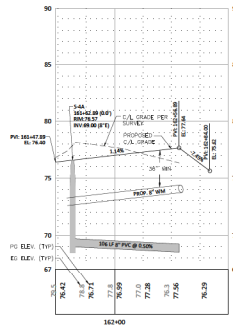




S.E. 160th PL



HORIZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'



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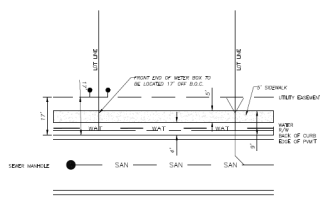
REVISIONS

DATE

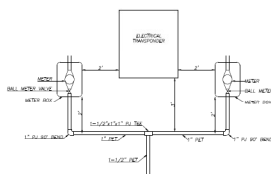
**IMPROVEMENT PLAN
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'F'**

DATE: 11/14/2012
DRAWN BY: AS
CHECKED BY: JAM
JOB NO.: 22-5477

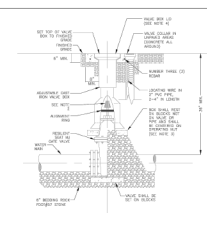
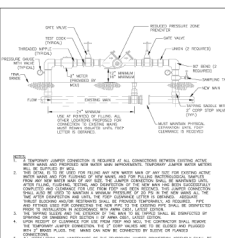
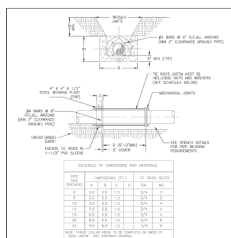
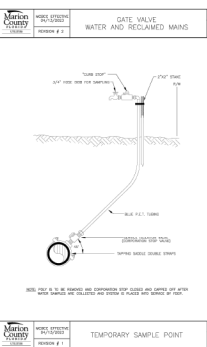
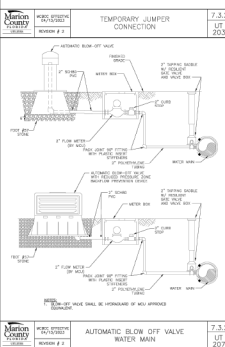
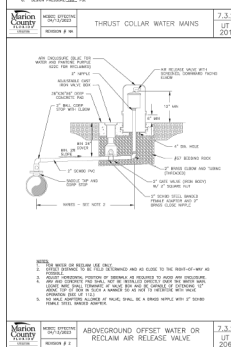
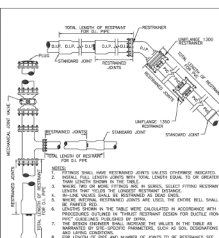
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UTILITY PLACEMENT DETAIL
N.T.S.



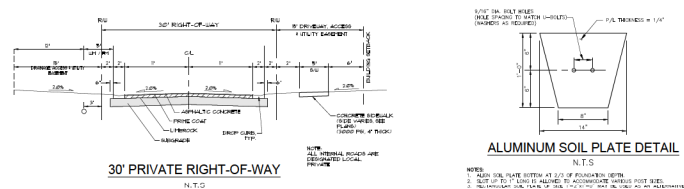
WATER METER PLACEMENT DETAIL
N.T.S.

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 Morton County ND	"RESTRICTED" "RESTRICTED" RESTRICTED & ON	RESTRICTED PIPE TABLE 11/1/18	7.3 11/1/18
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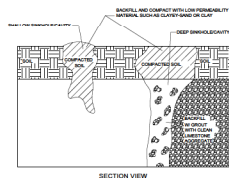
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DATE 11/1/2025
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JOB NO. 20-6018

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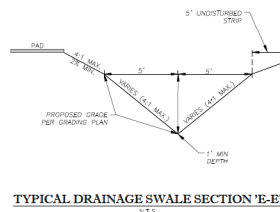


NOTES

1. IN THE EVENT THAT ANY SPECIAL FEATURES SUCH AS SINKHOLE, SOLUTION, CATCHMENT, CHIMNEY, ETC., ARE DISCOVERED DURING THE INSPECTION OF THE EXISTING DRAINAGE, THE FOLLOWING REVISION PROCEDURE SHALL BE FOLLOWED:
2. SINKHOLE REPAIR: SEE DETAIL.
3. IF THE EXISTING DRAINAGE IS DEEPER AND THE VICES IN THE EXISTING DRAINAGE ARE NOT REMOVED, THE EXISTING DRAINAGE SHALL BE MAINTAINED AS IS. IF THE EXISTING DRAINAGE IS DEEPER AND THE VICES IN THE EXISTING DRAINAGE ARE REMOVED, THE EXISTING DRAINAGE SHALL BE MAINTAINED AS IS. IF THE EXISTING DRAINAGE IS DEEPER AND THE VICES IN THE EXISTING DRAINAGE ARE REMOVED, THE EXISTING DRAINAGE SHALL BE MAINTAINED AS IS.

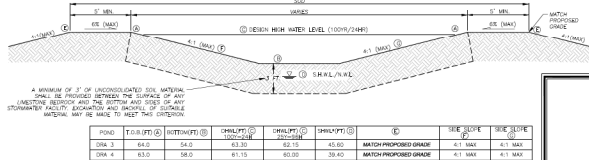
SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S.



TYPICAL DRAINAGE SWALE SECTION 'E-E'

N.T.S.



POND CROSS-SECTIONS

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

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DRAINAGE DETAILS

REVISIONS
DATE: 11/15/2018
DRAWN BY: JAS
CHECKED BY: JAM
JOB NO.: 22-5477

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

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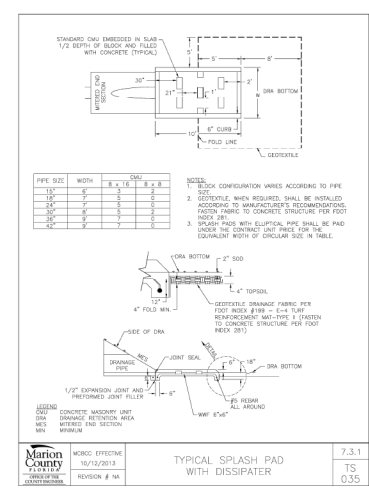
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100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



TYPICAL SPLASH PAD WITH DISSIPATER

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TS
035

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

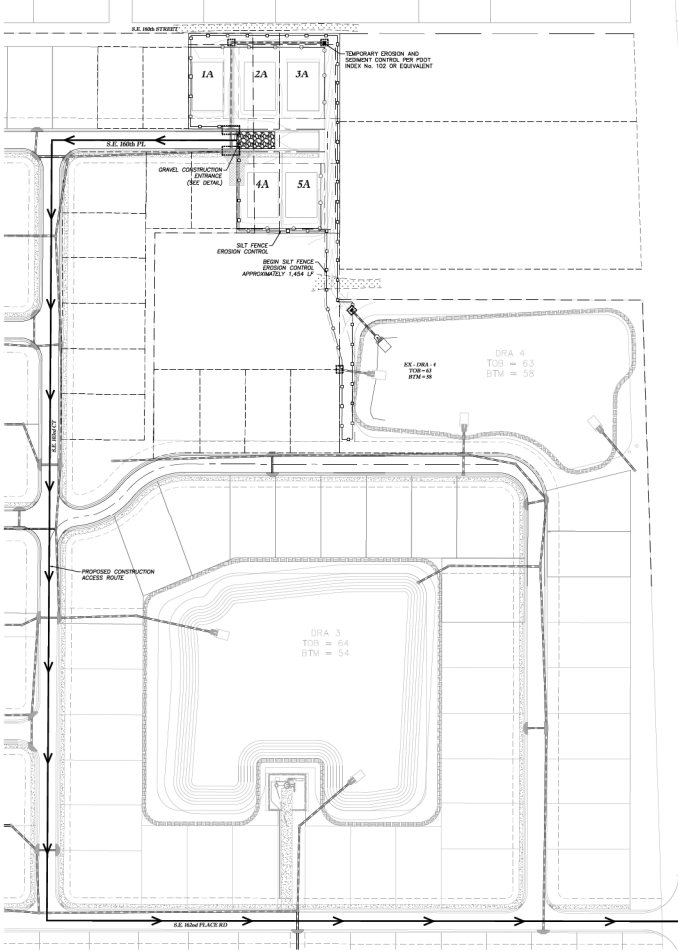
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

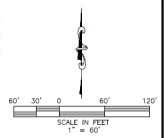
100' ALL SLOPES AND BUTTER WITH FLORIDA FRIENDLY NON-WEAVE GEOTEXTILE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



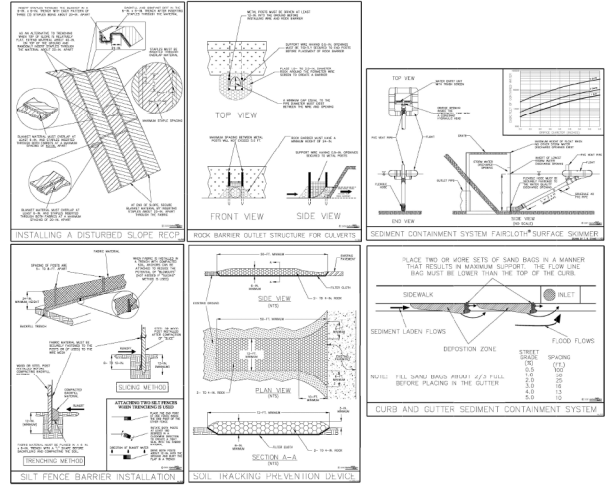
GENERAL NOTES:

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 UPLOUSE AREA HAS BEEN STABILIZED BY SOG, 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 ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR TEMPORARILY IN LIEU 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 READILY SUSCEPTIBLE TO BEING WASHED INTO ANY INTERCOURSE BY RUNOFF OR HIGH WATERS.
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 SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SOODED OR SEEDDED WITHIN 7 DAYS AFTER FINAL GRADING.



EROSION CONTROL LEGEND
--- PROJECT BOUNDARY
--- PROPOSED SILT FENCE

Marion County Approval Stamp



Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16TH AVE SUITE 100, Ocala, FL 34471
PHONE: 352.236.1111 FAX: 352.236.1112
WWW.TILMAN-ASSOCIATES.COM

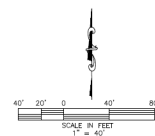
REVISIONS

NO.	DATE	DESCRIPTION
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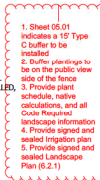
PROJECT: SUNSET HILLS PHASE 4
LOCATION: MARION COUNTY, FLORIDA
**EROSION CONTROL PLAN
& DETAILS**

DATE: 11/15/2017
DRAWN BY: JAS
CHECKED BY: JAM
JOB NO.: 17-0018

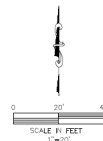
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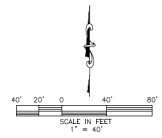
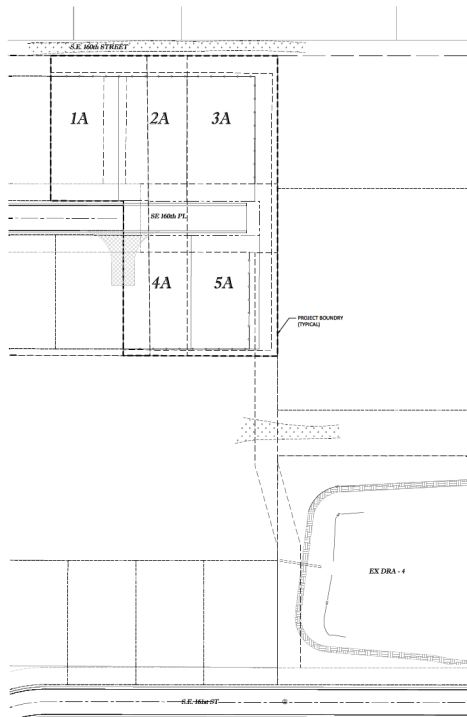


RI.01



Marion County Approval Stamp

[illegible]



Marion County Approval Stamp

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10th Ave, Suite 100, Ocala, FL 34471
PHONE: 352.236.1111 FAX: 352.236.1112
WWW.TILMAN-ASSOCIATES.COM

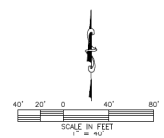
REVISIONS

DATE

REVISIONS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA
911 MANAGEMENT PLAN

DATE: 11-15-2017
DRAWN BY: AS
CHECKED BY: JAM
JOB NO.: 30-6018

REV: **RN.01**



	IRRIGATION SLEEVE SCHEDULE	ELECTRIC SLEEVE SCHEDULE (DUKE)	NATURAL GAS SLEEVE SCHEDULE (TECO)	TELEPHONE/CABLE/INTERNET SLEEVE SCHEDULE (DOW)
①	(1) 6" SCH 40 PVC SLEEVE (1) 4" SCH 40 PVC SLEEVE (1) 2" SCH 40 PVC SLEEVE	(1) 3" GRAY SCH 40 PVC CONDUIT (2) 3" GRAY SCH 40 PVC CONDUIT	② (1) 4" SCH 40 PVC SLEEVE	② (1) 2" SCH 40 PVC SLEEVE ② (2) 2" SCH 40 PVC SLEEVE
②	(1) 6" SCH 40 PVC SLEEVE (1) 4" SCH 40 PVC SLEEVE (2) 2" SCH 40 PVC SLEEVE	(3) 3" GRAY SCH 40 PVC CONDUIT (4) 3" GRAY SCH 40 PVC CONDUIT		② (1) 3" SCH 40 PVC SLEEVE ② (2) 3" SCH 40 PVC SLEEVE

Tillman & Associates
—ENGINEERING, LLC—
A/E/ENGINEERING-PLANNING-LANDSCAPE ARCHITECTURE-ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26796

DATE	
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IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

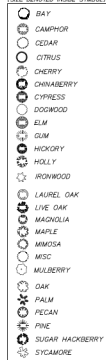
DATE 11/1/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT SI.01

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
4 POINT OF OCALA, LLC.

MARION COUNTY, FLORIDA

VICINITY MAP:

[illegible] **BAYER**

3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.

4. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.

5. PUBLIC RECORDS NOT SEARCHED BY CHAS CONSULTING GROUP INC.

6. BOUNDARY INFORMATION DERIVED FROM THE FLORIDA GEOSURVEY STATE PLANNED COORDINATE SYSTEM WEST GULF NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) STATE PLANNED COORDINATE SYSTEM DATUM ADJUSTMENT REPORT.

7. BASED ON THE FEDERAL INFRASTRUCTURE MANAGEMENT AGENCY'S FLOOD ASSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 100-00000000 EFFECTIVE DATE OF AUGUST 20, 2008. THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONE X-1.

8. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

9. ADDITIONS OR DELETIONS TO SURVEY MARKS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN PERMISSION OF CHAS CONSULTING GROUP INC.

10. THIS SURVEY DEDICATES THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.

11. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES(AND MAJOR HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM CHAS CONSULTING GROUP INC.

12. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 43, ANNA, ELEVATION 87.86' (NAVD 83).

SECTION 16, TOWNSHIP 10 NORTH, RANGE 18 WEST, HILLS PLACE 1 REPLAT, AS PLAT THEREIN, RECORDS BOOK 10, PAGE 70 THROUGH 73 INCLUSIVE, OF MARION COUNTY, FLORIDA, AND SECTION 16, TOWNSHIP 10 NORTH, RANGE 18 WEST, HILLS PLACE 2 REPLAT, AS PLAT THEREIN, RECORDS BOOK 10, PAGE 74 THROUGH 77 INCLUSIVE, OF MARION COUNTY, FLORIDA, AND SECTION 16, TOWNSHIP 10 NORTH, RANGE 18 WEST, HILLS PLACE 3 REPLAT, AS PLAT THEREIN, RECORDS BOOK 10, PAGE 78 THROUGH 81 INCLUSIVE, OF MARION COUNTY, FLORIDA, TOGETHER WITH THE SOUTHEASTLY CORNER OF LOT 177 OF TRACT C SUNDIST HILLS PLACE 1 REPLAT, THERE- ABOUT, ALONG THE WESTERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID TRACT C, NORTHEASTLY, 128.00 FEET TO THE POINT OF BEGINNING, THE FOLLOWING THENCE: (1) S89.50°14'W, 100.00 FEET; (2) S89.50°14'W, 100.00 FEET; (3) S89.50°14'W, 100.00 FEET; (4) S89.50°14'W, 100.00 FEET; (5) S89.50°14'W, 100.00 FEET; (6) S89.50°14'W, 100.00 FEET; (7) S89.50°14'W, 100.00 FEET; (8) S89.50°14'W, 100.00 FEET; (9) S89.50°14'W, 100.00 FEET; (10) S89.50°14'W, 100.00 FEET; (11) S89.50°14'W, 100.00 FEET; (12) S89.50°14'W, 100.00 FEET; (13) S89.50°14'W, 100.00 FEET; (14) S89.50°14'W, 100.00 FEET; (15) S89.50°14'W, 100.00 FEET; (16) S89.50°14'W, 100.00 FEET; (17) S89.50°14'W, 100.00 FEET; (18) S89.50°14'W, 100.00 FEET; (19) S89.50°14'W, 100.00 FEET; (20) S89.50°14'W, 100.00 FEET; (21) S89.50°14'W, 100.00 FEET; (22) S89.50°14'W, 100.00 FEET; (23) S89.50°14'W, 100.00 FEET; (24) S89.50°14'W, 100.00 FEET; (25) S89.50°14'W, 100.00 FEET; (26) S89.50°14'W, 100.00 FEET; (27) S89.50°14'W, 100.00 FEET; (28) S89.50°14'W, 100.00 FEET; (29) S89.50°14'W, 100.00 FEET; (30) S89.50°14'W, 100.00 FEET; (31) S89.50°14'W, 100.00 FEET; (32) S89.50°14'W, 100.00 FEET; (33) S89.50°14'W, 100.00 FEET; (34) S89.50°14'W, 100.00 FEET; (35) S89.50°14'W, 100.00 FEET; (36) S89.50°14'W, 100.00 FEET; (37) S89.50°14'W, 100.00 FEET; (38) S89.50°14'W, 100.00 FEET; (39) S89.50°14'W, 100.00 FEET; (40) S89.50°14'W, 100.00 FEET; (41) S89.50°14'W, 100.00 FEET; (42) S89.50°14'W, 100.00 FEET; 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(108) S89.50°14'W, 100.00 FEET; (109) S89.50°14'W, 100.00 FEET; (110) S89.50°14'W, 100.00 FEET; (111) S89.50°14'W, 100.00 FEET; (112) S89.50°14'W, 100.00 FEET; (113) S89.50°14'W, 100.00 FEET; (114) S89.50°14'W, 100.00 FEET; (115) S89.50°14'W, 100.00 FEET; (116) S89.50°14'W, 100.00 FEET; (117) S89.50°14'W, 100.00 FEET; (118) S89.50°14'W, 100.00 FEET; (119) S89.50°14'W, 100.00 FEET; (120) S89.50°14'W, 100.00 FEET; (121) S89.50°14'W, 100.00 FEET; (122) S89.50°14'W, 100.00 FEET; (123) S89.50°14'W, 100.00 FEET; (124) S89.50°14'W, 100.00 FEET; (125) S89.50°14'W, 100.00 FEET; (126) S89.50°14'W, 100.00 FEET; (127) S89.50°14'W, 100.00 FEET; (128) S89.50°14'W, 100.00 FEET; (129) S89.50°14'W, 100.00 FEET; (130) S89.50°14'W, 100.00 FEET; (131) S89.50°14'W, 100.00 FEET; (132) S89.50°14'W, 100.00 FEET; (133) S89.50°14'W, 100.00 FEET; (134) S89.50°14'W, 100.00 FEET; (135) S89.50°14'W, 100.00 FEET; (136) S89.50°14'W, 100.00 FEET; (137) S89.50°14'W, 100.00 FEET; (138) S89.50°14'W, 100.00 FEET; (139) S89.50°14'W, 100.00 FEET; 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I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. 18 8071)

[illegible]

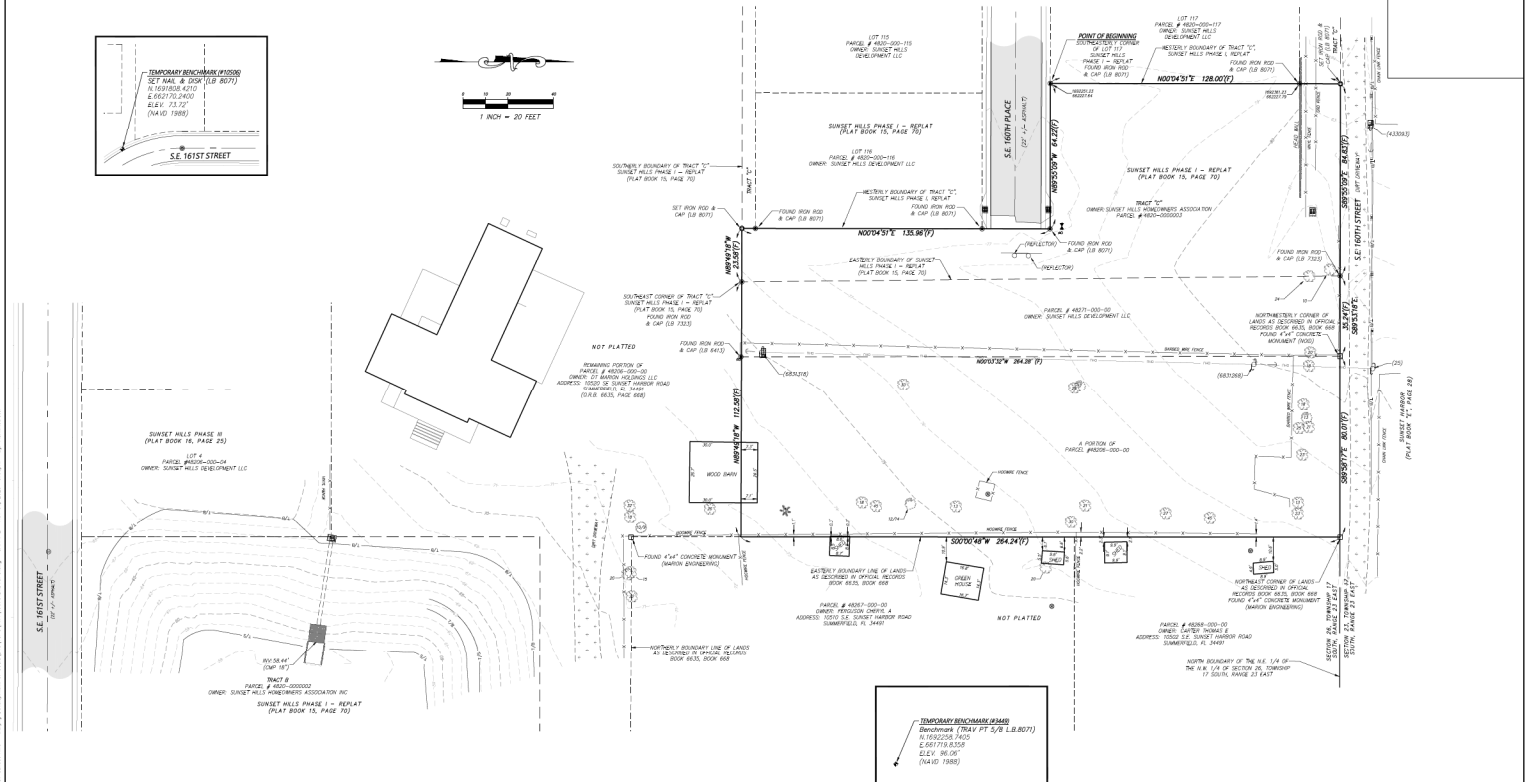
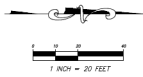
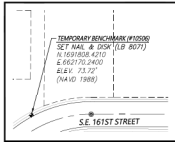
LOCATED IN SECTION 26, TOWNSHIP 17
SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
4 POINT OF OCALA, LLC

R/W/PG		FIELD DATE		JOB NO.	
24-11/75		03/19/2025		190731BNDTOPO	
DRAWING DATE		BY	APPROVED	SCALE	
04/24/2025		WRD	C.H	1" = 20'	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
4 POINT OF OCALA, LLC.
 A PORTION OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



REVISIONS				
NO.	DATE	BY	REVISION	CHK
1	04/24/2023	WRO	ISSUED FOR PERMIT	
2	03/19/2025	WRO	REVISED FOR RECORD	



LOCATED IN SECTION 26, TOWNSHIP 17
 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY
 -FOR-
 4 POINT OF OCALA, LLC

PREPARED		FIELD DATE		JOB NO.	
24-11/75		03/19/2025		190731BNDTPO	
DRAWING DATE	BY	APPROVED	SCALE	2 OF 2	
04/24/2023	WRO	C.H.	1" = 20'		