



SUBMITTAL SUMMARY REPORT
MasterPlan-000338-2026

PLAN NAME:	PUD Master Plan - Sandy Clay Residential	LOCATION:	0
APPLICATION DATE:	02/10/2026	PARCEL:	37896-000-00
DESCRIPTION:	Sandy Clay Residential		

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/12/2026	05/19/2026	05/21/2026	Approved
OCE: Plan Review (DR) v.2	04/14/2026	04/21/2026	04/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	02/13/2026	02/27/2026	03/16/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3					
ITEM	REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR)	(911 Management)	Janet Warbach	05/19/2026	05/15/2026	Approved
Corrections	Project Boundary (Resolved) - Corrective Action: Sheet 01.01 – Cover Sheet, reads “Portion of Parcel: #37896+000-01, 37896-000-00”. However, the project boundary covers the entirety of both parcels, please remove “portion of”. - Project Boundary: 2.12.8 - Project boundary clearly defined				
Corrections	Existing Roads Labeled Correctly (Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. New road names have been added to Sheet 06.01 Master Plan. Please add road names on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter. Also, on Sheet 02.01 there is an unnamed easement that has a road name label of SE 3rd Ter that needs to be removed. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names				
Environmental Health (Plans)	(Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
Comments	Proposed public pool will require a permit through the Department of Health in Marion County.				
Fire Marshal (Plans)	(Fire)	Jonathan Kenning	05/19/2026	05/12/2026	Approved
Growth Services Planning & Zoning (DR)	(GS Planning and Zoning)	Sarah Wells	05/19/2026	05/13/2026	Approved
Landscape (Plans)	(Parks and Recreation)	Susan Heyen	05/19/2026	05/12/2026	Approved
OCE Design (Plans)	(Office of the County Engineer)	Gerald Koch	05/19/2026	05/18/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/19/2026	05/19/2026	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	05/19/2026	05/12/2026	Informational
Comments	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/19/2026	05/14/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/19/2026	05/12/2026	Approved
Corrections	6.12.2 - Right-of-way (Resolved) - Corrective Action: The traffic study showed that a left turn lane is necessary at the driveway on SE 110th Street Road. The existing right-of-way is only approximately 50 feet wide. A 35' wide right-of-way dedication is necessary. Please show this dedication on the master plan. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/19/2026	05/13/2026	Approved
Corrections	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Parcel is within the City of Belleview Utility Service Area. A letter from City of Belleview stating service availability and connection requirements are required. Ensure the City of Belleview seen and approved utility connections, as they are not part of MCU's review process. The water main and force main shown on Sheet 08.01 (Master Utility Plan) have not been installed and are not available for connection. This parcel is located within the City of Belleview's utility service area but outside the municipal limits, where COB refers back to the Marion County Land Development code. Marion County Utilities (MCU) would require a second connection along SE 110th Street Road to ensure residents are not completely without water in the event of a main break on either SE 110th Street Road or SE 92nd Loop. - 6.14.2 - Connection Requirements:			
Corrections	Additional Utilities comments (Resolved) - Corrective Action: City of Belleview will need to provide a full review of the Master Plan, prior to MCU approving it. Including contact information, etc. - Additional Utilities comments			
Comments	Project is within the City of Belleview Utility service area. The City of Belleview has provided a letter stating they have the availability and capacity in their water and wastewater systems to serve this site.			

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/21/2026	04/22/2026	Approved
Corrections	Project Boundary (Resolved) - Corrective Action: Sheet 01.01 – Cover Sheet, reads "Portion of Parcel: #37896+000-01, 37896-000-00". However, the project boundary covers the entirety of both parcels, please remove "portion of". - Project Boundary: 2.12.8 - Project boundary clearly defined			

PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
SECTION 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

CONDITIONS OF PUD 250605ZP:

1. THE PUD SHALL COMPLY WITH THE PUD DEVELOPMENT SETBACKS LISTED IN TABLE 2 BELOW

DIRECTION	PROPOSED	RECOMMENDED
FRONT	20'	20'
REAR	15'	15'
SIDE	5'	5'
SIDE (ON ROW)	15'	15'

2. THE PUD SHALL COMPLY WITH THE PUD DEVELOPMENT BUFFERS LISTED IN TABLE 3 BELOW AND AS LISTED WITHIN THE BUFFERING PLAN PROVIDED.

DIRECTION	ADJOINING USE	REQUIRED
NORTH	MUNICIPALITY	TYPE "C"
SOUTH	ROW	TYPE "C"
EAST	RESIDENTIAL	TYPE "C"
WEST	ROW	TYPE "C"

4. THE PUO SHALL BE LIMITED TO THOSE USES AS INDICATED WITHIN THE PUO PLAN.
5. THE PUO SHALL BE DEVELOPED CONSEQUENTLY WITH THE PUO PLAN, IN THE EVENT AN ALTERNATIVE USE OTHER THAN THOSE LISTED IS PROPOSED, THE CITY SHALL GO THROUGH THE PUO REZONING APPLICATION PROCESS TO ENSURE SUCH PUBLIC NOTICE IS PROVIDED.
6. THE PUO IS LIMITED TO 45 SINGLE FAMILY DETACHED DWELLING UNITS.
7. A PROPERTY OWNER ORS ASSOCIATION OR THE DEVELOPER MUST CALL FOR AND MAINTAIN ALL COMMON AREAS BY RESIDENTS OF THE SUBDIVISION AS WELL AS BUFFERS, STORMWATER, AND ANY OTHER FORMS OF INFRASTRUCTURE WITHIN THE SUBDIVISION.
8. BY THE SIXTH CERTIFICATE OF OCCUPANCY FOR RESIDENCES IN THE PUO, AMENITIES SHALL BE COMPLETED AND OPERATIONAL.
9. REQUIREMENTS PROVIDED AS A RESULT OF THE APPROVED TRAFFIC STUDY AND TRAFFIC REVENUE MUST BE IMPLEMENTED.
10. SIDEWALK TO BE PROVIDED INTERNALLY AS SHOWN IN THE PUO SITE PLAN.
11. PUO SITE MUST COMPLY WITH THE COUNTY'S LIGHT LIGHTING STANDARDS THAT REQUIRE LIGHTING BE SHIELDED SO AS TO NOT CAST DIRECT LIGHTING OFF-SITE AND A PHOTOMETRIC PLAN BE PROVIDED DURING MASTER PLAN REVIEW TO ENSURE NO NEGATIVE IMPACTS TO NEIGHBORING PROPERTIES.
12. THE FINAL MASTER PLAN MUST BE DISCussed BACK AND HEARD BY THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL.
13. A TRAFFIC STUDY MUST BE SUBMITTED TO THE COUNTY FOR REVIEW WITHIN 6 MONTHS OF THE APPROVAL DATE OF THE ZONING CHANGE. THE TRAFFIC STUDY MUST BE APPROVED BY THE COUNTY PRIOR TO APPROVAL OF THE MASTER PLAN.
14. FRONT SETBACKS SHALL BE STAGGERED WITH 2'-5' VARIATIONS.
15. HEIGHT & ARCHITECTURAL STANDARDS SHALL PROVIDED FOR THE DEVELOPMENT AT MASTER PLAN APPROVAL.
16. THE REAR FACES OF HOMES SHALL BE CONTRASTING IN COLOR AND TEXTURE.
17. ONE ORNAMENTAL OR SHADE TREE PER LOT.

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 17, DATED 11/11/03, THE FLOOD ZONE DATES OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONES "X" AND AREA OF REDUCED FLOOD HAZARD.
2. THIS PROJECT IS LOCATED IN THE PRIMARY AND SECONDARY SURVEY SPRINGS SPRINGS PROTECTION ZONE.
3. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
4. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT M 57 ELEVATION 90.66' (NAVD 1988).
5. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADIUS LESS THAN 100'.
6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED OR RESERVED ANY PUBLIC FACILITY CONTRACTS. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO 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 IMPROVEMENT PLANS, FINAL PLAN, OR BUILDING PERMIT REVIEW.
7. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
8. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGAL DESCRIPTION:

PARCEL 1:
A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF
THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST, THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E, 88.9 TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 1/4 OF LOOP RIGHT OF WAY MONUMENTATION MAP, PROJECT 30586, FILE 50558610, N.89°46'58"E, 88.9 TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 1/4 OF LOOP RIGHT OF WAY MONUMENTATION MAP, PROJECT 30586, FILE 50558610, S.32°49'17"E, 62.88 FEET, THENCE DEPARTING SAID EASTERLY BOUNDARY, N.64°20'10", 173.61 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFORESAIDED LOOP S.W. 1/4 OF LOOP RIGHT OF WAY, THENCE ALONG SAID NORTHERLY AND EASTERLY BOUNDARY OF WAY THE NORTHERLY BOUNDARY LINE OF SAID S.W. 1/4 OF LOOP RIGHT OF WAY, N.64°20'10", 173.75 FEET, (D) THENCE S.00°49'27"E, 13.32 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 15.52 ACRES, MORE OR LESS.

[illegible]

UTILITY COMPANIES:

WATER/SEWER
ELECTRIC
FIBER

FIBER/TELEPHONE

FIBER, TRAFFIC SIGNAL

CITY OF BELLEVUE
DUKE ENERGY - OCALA
ZAYO GROUP / FORMERLY
LIGHTWAVE, LLC
CENTURY LINK

MARION COUNTY OFFICE OF THE
COUNTY ENGINEER

JOSH SEE (352) 533-0923
USIC DISPATCH (800) 778-9140
LOCARE CENTER/NEIL (800) 961-6500
SCABOROUGH
CABLE PROTRACTION (877) 366-8344X3
CENTER
BRUCE YOUMAN

GEOTECHNICAL CONSULTANT:

GEO-TECH, INC
CRAIG HAMPY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

ENVIRONMENTAL CONSULTANT:

MODICA & ASSOCIATES
CLARK MODICA
302 MOHAWK ROAD
CLERMONT, FLORIDA 34715
PHONE : (352) 394-2000

OWNER/DEVELOPER

SANDY CLAY, LLC.
STAN SALSER
4349 SE 20th ST
OCALA, FL 34471-5670
PH: (352) 861-4563

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:

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

WAIVERS:

LDC 2128 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY (APPROVED MAY 11, 2026)
A WAIVER WILL BE APPLIED FOR THE SURVEY OLDER THAN 1 YEAR WITH THE FOLLOWING REQUEST: THIS PROPERTY HAS BEEN GRANTED A MASS GRADING PERMIT FOR SITE GRADING AND EXTENSIVE ONSITE GRADING HAS BEEN DONE ONSITE SINCE THE ORIGINAL SURVEY AND MASS GRADING APPROVAL. THE SURVEY IS STILL VALID FOR ALL ADJACENT PROPERTIES AS NO GRADING OR WORK HAS OCCURRED ADJACENT TO THIS PROPERTY SINCE THE ORIGINAL SURVEY WAS COMPLETED.

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	DEVELOPMENT STANDARDS
04.01-04.02	EXISTING CONDITIONS PLAN
05.01	LAND USE AND ZONING PLAN
06.01	MASTER PLAN
07.01	CIRCULATION PLAN
08.01	MASTER UTILITY PLAN
09.01	BUFFER & TREE PRESERVATION PLAN
10.01	SIGNAGE PLAN
11.01	PHASING PLAN
1 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY (PREPARED BY CH)

OWNER'S SIGNATURE

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

ENGINEER 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.

SURVEYOR'S CERTIFICATE

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

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON
REGISTERED LAND SURVEYOR NO. 6553
STATE OF FLORIDA

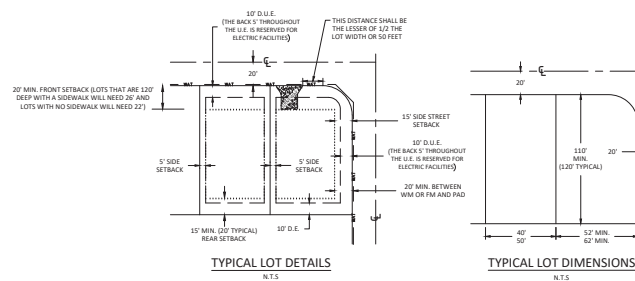
Willman & Associates
—ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 20756

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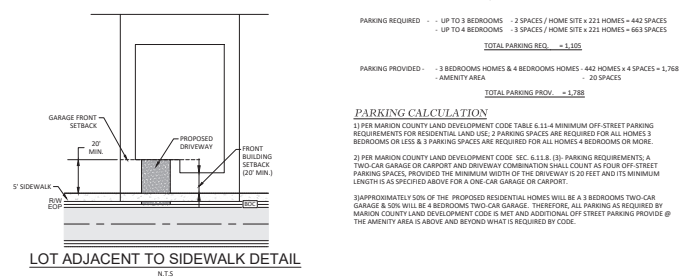
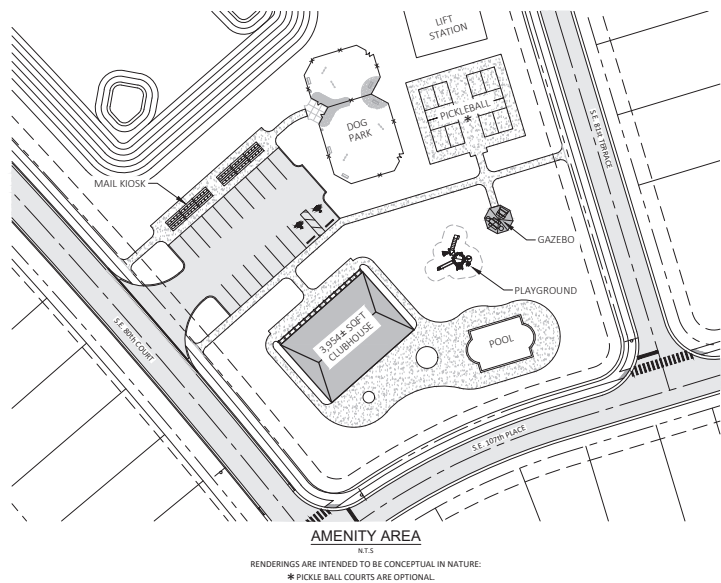
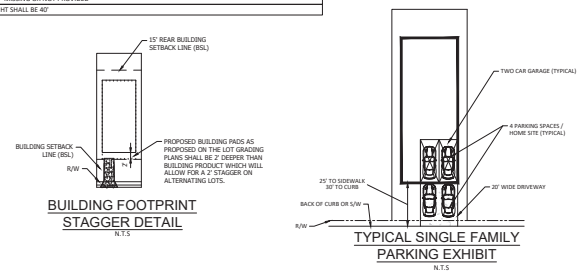
ESSENTIAL
Y, FLORIDA
COVER SHEET

DATE 05-12-26
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0045

01.01



MARION COUNTY APPROVAL STAMP



NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



- NOTES:
- 1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
 - 2. PRIVATE ROAD SUBJECT WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.0' UTILITY EASEMENT.
 - 3. THE PROJECT SITE IS LOCATED IN THE PRIMARY AND SECONDARY SUCCESSION PROTECTION ZONE.
 - 4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 1% FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120823037, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONES "X" AND AREAS OF FLOOD RISK.
 - 5. SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CURBHOUSE.
 - 6. ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
 - 7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT NOT TO EXCEED NUMBER OF 442.
 - 8. JUNCTION TRACT IS TO BE CONVERTED TO 20' MARRON CROWN.
 - 9. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
 - 10. ACCESS STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SECTIONS AS DETAILED.
 - 11. ADDITIONAL PERMITS WILL BE REQUIRED FOR POWER AND GAS.
 - 12. ALL BACKS 5' THROUGHOUT THE D.U.E. (BURIALITY UTILITY AND ACCESS) EASEMENT IS RESERVED FOR ELECTRIC FACILITIES.
 - 13. ALL UTILITIES SHALL BE DEEPENED TO 12" TO CHANGE TO 18" IN ORDER TO COMPLY WITH THE CITY OF BELLVIEW.
 - 14. THE AGENCIES MUST BE STARTED PERMITS ISSUED PRIOR TO ISSUANCE OF THE FIRST C.D.
 - 15. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROADS AND ALONG ONE SIDE OF MAJOR ROADS.
 - 16. SIDEWALK SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
 - 17. DEVELOPMENT TO COMPLY WITH ARTICLE 5.19 OF THE L.D.C.
 - 18. ALL LOTSTRACKS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
 - 19. THE PROJECT AREA COVERED BY THESE PERMITS SHALL BE SUBJECT TO ALL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF BELLVIEW & MARRON CROWN LAND DEVELOPMENT CODE.
 - 20. H.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
 - 21. WATERWAY SEWER UTILITIES PROVIDED BY THE CITY OF BELLVIEW.
 - 22. THE REAR FASCS OF HOMES SHALL BE CONTRASTING IN COLOR AND TEXTURE.

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
CERTIFICATION OF AUTHORIZATION #26795

REVIEWS

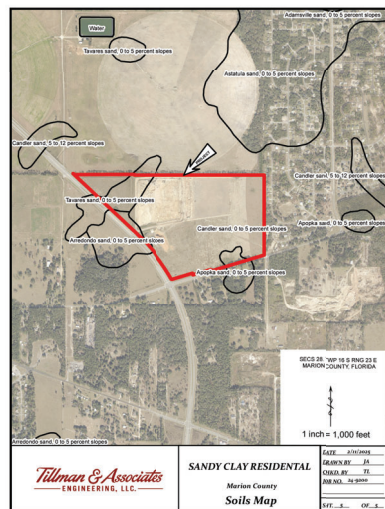
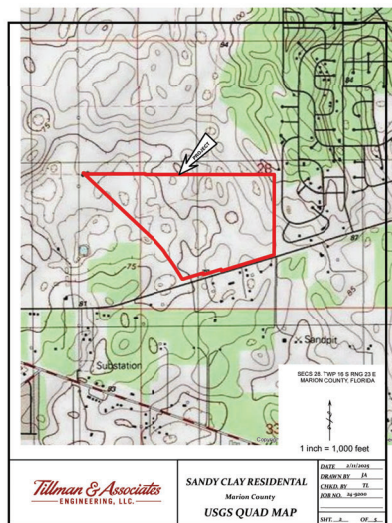
DATE _____

**PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA**

DEVELOPMENT STANDARDS

DATE 04-07-26
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0045

SHT. 03.01

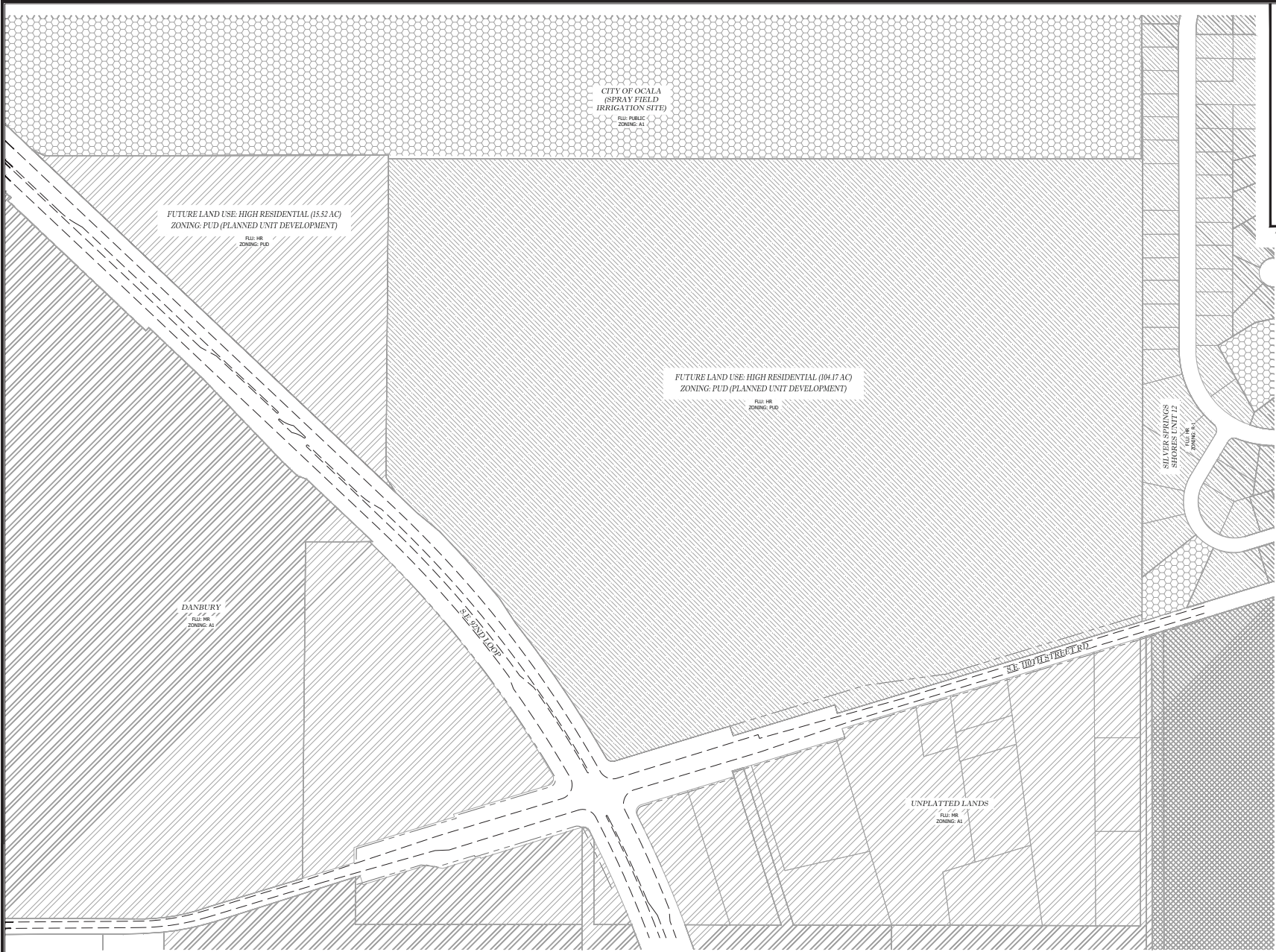


MARION COUNTY APPROVAL STAMP

REVISIONS

**PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA**

DATE 04-09-26
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0045



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY APPROVAL STAMP

FUTURE LAND USE LEGEND

- HIGH RESIDENTIAL
- MEDIUM RESIDENTIAL
- RURAL LAND
- PUBLIC

DATE: 02-02-26
DRAWN BY: HB
CHKD BY: JMM
JOB NO. 25-0045

DATE: 02-02-26
DRAWN BY: HB
CHKD BY: JMM
JOB NO. 25-0045

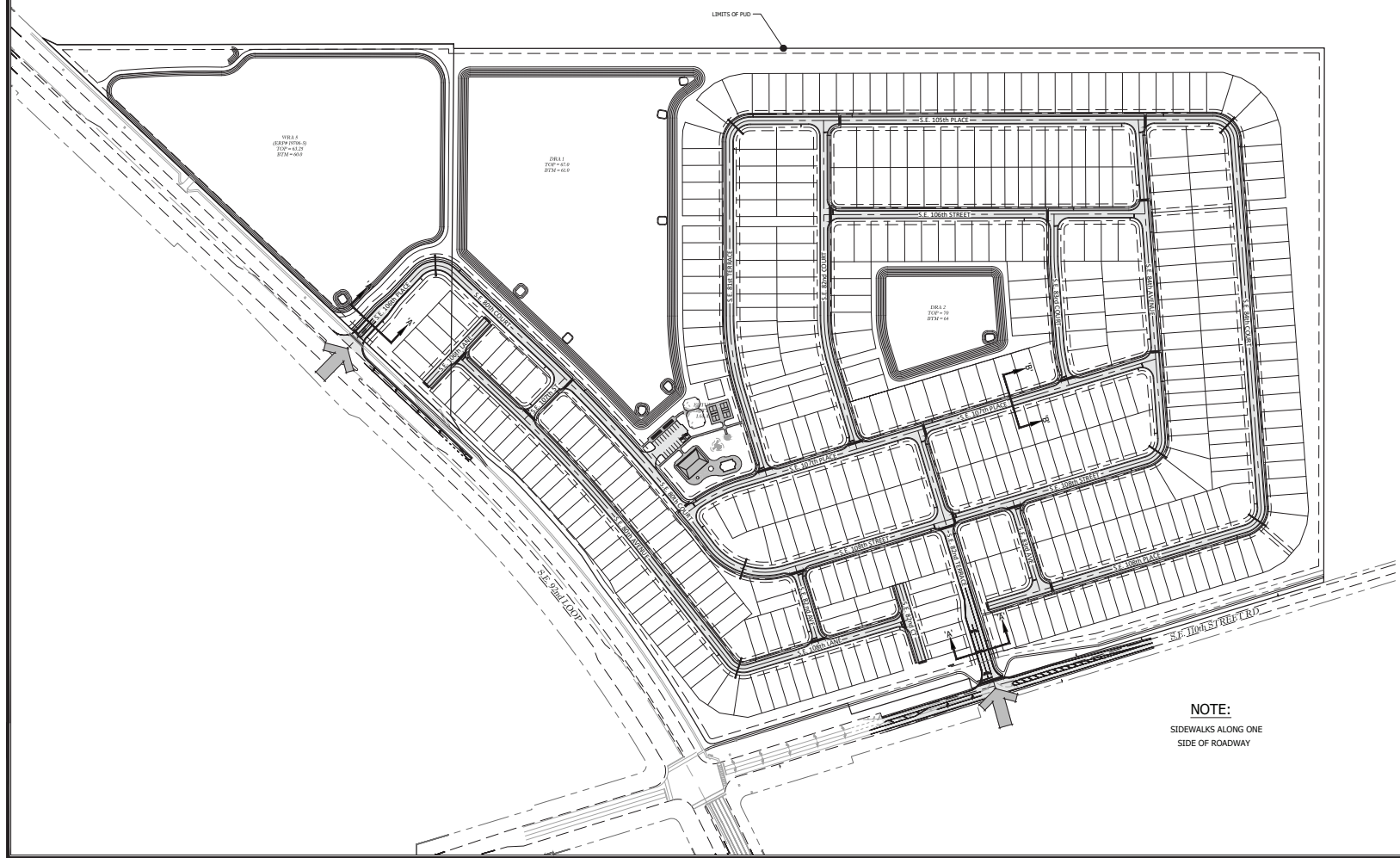
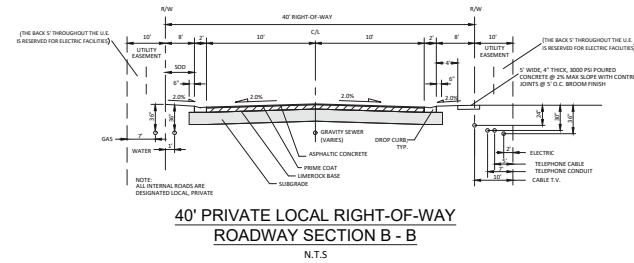
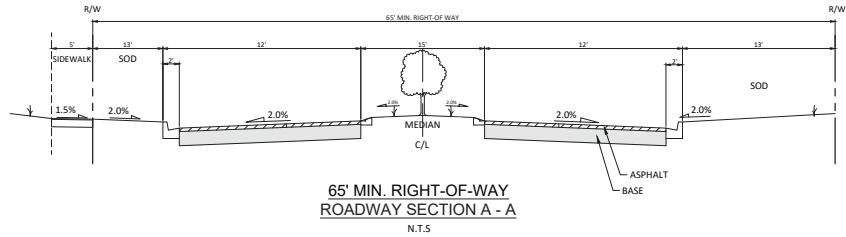
DATE: 02-02-26
DRAWN BY: HB
CHKD BY: JMM
JOB NO. 25-0045

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING
1720 SE 16th Ave., Box 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION: 28756

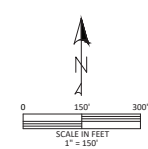
PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

LAND USE & ZONING PLAN

SHT. 05.01



LEGEND
LOCAL ENTRY
SECTION CUT; SEE DEVELOPMENT STANDARDS PLAN



Tillman & Associates
ENGINEERING, LLC
1720 SE 16th Ave, Box 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26796

DATE: 04-07-26
DRAWN BY: HB
CHKD BY: JMM
JOB NO. 25-0045

SHT. 07.01

PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

CIRCULATION PLAN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



