



## 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.				Not Received
OCE: Plan Review (DR) v.	06/24/2025	07/01/2025	11/12/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/17/2025	01/05/2026	Requires Re-submit

### SUBMITTAL DETAILS

**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

*Comments* 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 2.18.2.1 - 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
---	--	------------	------------	----------

*Comments* YES Central Sewer Central Sewer  
 N/A Lot Size  
 N/A Total Flow  
 N/A Available Area  
 YES DEP Water Approval Central Water  
 N/A Operating Permit Required  
 N/A 2.12.6 - Location of septic systems & wells  
 N/A 2.12.36 - Location of water & septic systems  
 INFO Additional Health comments Central Sewer/Central Water

# SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
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			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/01/2025	11/10/2025	Requires Re-submit
<i>Comments</i>	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.			

# SUBMITTAL SUMMARY REPORT (31420)

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

---

# SUBMITTAL SUMMARY REPORT (31420)

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 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.

# SUBMITTAL SUMMARY REPORT (31420)

## 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
<i>Comments</i>	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.22 - Stormwater Tract/Right-of-Way</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria Approved per AR 26585</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features &amp; Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria Approved per AR 26585</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis Approved per AR 26585</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>YES 6.13.5 - Flood Plain &amp; Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.12.6 - Roadway Flooding Level of Service</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>YES 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation &amp; Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit.</p> <p>YES 6.10 Karst Topography and High Recharge Areas Approved per AR 26585</p> <p>YES 7.1.3 Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance Approved per AR 26585</p> <p>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.</p> <p>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.</p>			
OCE Survey (Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Requires Re-submit
<i>Comments</i>	<p>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.</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>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.</p> <p>NO 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site Please provide.</p> <p>NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide.</p> <p>NO 6.4.7.B(H) - Control points shall be referenced Please provide.</p> <p>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</p> <p>N/A 6.4.7.E - Line and curve tables must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>N/A Additional Survey comments</p>			

# 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

# SUBMITTAL SUMMARY REPORT (31420)

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

**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
<i>Comments</i>	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/17/2025	12/18/2025	Requires Re-submit
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - 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.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/11/2025	Requires Re-submit
<i>Comments</i>	See comment markups on the plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/17/2025	01/02/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/17/2025	12/22/2025	Informational
<i>Comments</i>	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

# SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Requires Re-submit
<i>Corrections</i>	6.12.9 - Subdivision roads (Not Resolved) - 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
<i>Comments</i>	Project is served by MCU water and wastewater. See corrective plan comments.			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - 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.			

**REVIEW 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	PMFile 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	PMFile Category Placeholder.pdf	20



# Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/23/2026 Parcel Number(s): 4820-0000002, 4820-0000003, 48271-0 Permit Number: 31420

### A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SUNSET HILLS PHASE 4 Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

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

Name (print): SUNSET HILL DEVELOPMENT, LLC.  
Signature: \_\_\_\_\_  
Mailing Address: 4349 SE 20TH ST. City: Ocala  
State: FL Zip Code: 34471 Phone #: (352) 895-3687  
Email address: mattpfabian@gmail.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.  
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala  
State: FL Zip Code: 34471 Phone #: (352) 387-4540  
Email address: permits@tillmaneng.com

### D. WAIVER INFORMATION:

Section & Title of Code (be specific): \_\_\_\_\_ 6.12.9 - Subdivision roads  
Reason/Justification for Request (be specific): Request 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 as outlined in IFC and NFPA criteria. An easement will be provided and recorded to ensure the turnaround.

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND ALL UTILITIES TO BE INSTALLED UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN UNDER THE CONTRACT.

PAVING AND DRAINAGE NOTES

- 1. PAVING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) PAVING MANUAL AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) DRAINAGE MANUAL.

SEWERAGE NOTES

- 1. ALL SEWERAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SEWERAGE MANUAL AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SANITARY SEWERAGE MANUAL.

WATER MAIN CONSTRUCTION NOTES

- 1. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) WATER MAIN CONSTRUCTION MANUAL AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) WATER MAIN CONSTRUCTION MANUAL.

FORCE MAIN NOTES

- 1. ALL FORCE MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) FORCE MAIN CONSTRUCTION MANUAL AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) FORCE MAIN CONSTRUCTION MANUAL.

AS-BUILT NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMISSION OF AS-BUILT DRAWINGS TO THE ENGINEER AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) WITHIN THE SPECIFIED TIME FRAME.

CHANGES

- 1. ANY CHANGES TO THE CONTRACT SHALL BE MADE IN WRITING AND SHALL BE APPROVED BY THE ENGINEER AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) BEFORE BEING IMPLEMENTED.

TABLE 3.0 - STORM PIPE COVER (RIGID PAVEMENT)

Table with columns for pipe types and sizes, and rows for concrete and polyethylene cover options. Includes a diagram of a rigid pavement storm pipe cover.

TABLE 2.0 - STORM PIPE COVER (UNPAVED)

Table with columns for pipe types and sizes, and rows for concrete and polyethylene cover options. Includes a diagram of an unpaved storm pipe cover.

TABLE 4.0 - STORM PIPE COVER (FLEXIBLE PAVEMENT)

Table with columns for pipe types and sizes, and rows for concrete and polyethylene cover options. Includes a diagram of a flexible pavement storm pipe cover.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN UNDER THE CONTRACT.

Professional Engineer seal for Matthew J. Platts, State of Michigan, License No. 264018. Includes the text 'MICHIGAN DEPARTMENT OF TRANSPORTATION' and 'MICHIGAN DEPARTMENT OF TRANSPORTATION'.







- NOTES**
- PRIVATE ROAD STATUS WITH RIGHT-OF-WAY WIDTH TOGETHER WITH UTILITY ACCESS AND DRAINAGE EASEMENT.
  - STREET RIGHTS-OF-WAY DELINEATED AS TRACT A, IS COMMON AREA.
  - RESERVED RIGHTS ARE RESERVED FOR ASSASSINATING, PROVISIONS, DRAINAGE & UTILITIES MAINTENANCE, ADDRESS, ADDRESS, ADDRESS, ADDRESS AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
  - ALL UTILITIES AND SERVICES SHALL BE COVERED BY CENTRAL WATER AND SEWER.
  - ALL UTILITIES IN THE SUBDIVISION SHALL BE THE PROPERTY OF THE SUBDIVISION FOR THE USE OF DRIVERS AND VEHICLES ACCESS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
  - OWNER IS RESPONSIBLE FOR THE REGULATION AND MAINTENANCE OF INTERIOR AND SIDE-ACCESS DRIVEWAY STREET SIDES.
  - ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED BELOW.
  - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

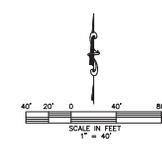
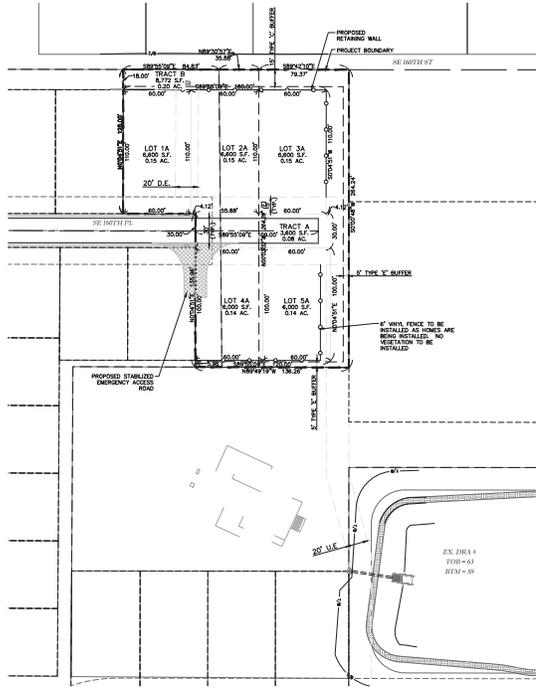
**UTILITIES**  
 ELECTRIC BY STATE ENERGY  
 POTABLE WATER BY MARION COUNTY UTILITIES  
 SEWERAGE BY MARION COUNTY UTILITIES  
 FIRE BY MARION COUNTY UTILITIES  
 SANITARY SEWER BY MARION COUNTY UTILITIES  
 TELEPHONE BY TO BE DETERMINED  
 SOLID WASTE TO BE DETERMINED

**SITE DATA**

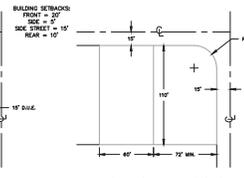
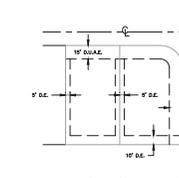
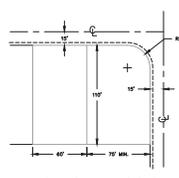
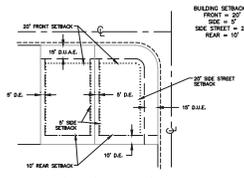
**PROPOSED DR. LOTS 1-5**  
 PROJECT AREA: 1.16 AC  
**ADDRESS**  
 MARION COUNTY, FLORIDA 32003-0000  
**LAND USE & ZONING**  
 EXISTING LAND USE: RESIDENTIAL  
 FUTURE LAND USE: RESIDENTIAL  
 EXISTING ZONING: PUD, AL, R2  
**SETBACKS**  
 REQUIRED: 0.30 AC, PREVIOUSLY APPROVED MASTER PLAN WITH CONDITIONS  
 PROVIDED: 0.30 AC TOTAL, "MINIMUM OPEN SPACE, 30% OF AREA, OPEN SPACE EASEMENT AND BUFFERS"  
**BUILDING SETBACKS**  
 10' & 20'  
**MINIMUM BUILDING SETBACKS**  
 SEE THIS SHEET FOR DETAILS  
**SETBACKS**  
 10' & 20'  
 AND FRONT APPLICABLE BY 10/10/14-1478

TO	ACRAGE	DENSITY / INTENSITY	MINIMUM
RESIDENTIAL	1.16	4.00/AC	5.00

- NOTES**
- FOR ZONING APPLICABLE BY: R2 (RESIDENTIAL, PUD)
  - AT THE DEVELOPMENT MASTER PLAN, THIS PROJECT SHALL BE LIMITED TO 500 DWELLING UNITS.



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



**TYPICAL LOT DETAILS**  
 FOR LOTS WITH WATERMANS OR FORCEMANS ADJACENT TO LOT  
 D.U.A.E. = DRAINAGE, UTILITY & ACCESS EASEMENT  
 U.E. = UTILITY EASEMENT  
 E = CENTRALINE OF RIGHT OF WAY

**TYPICAL LOT DIMENSIONS**  
 FOR LOTS WITH WATERMANS OR FORCEMANS ADJACENT TO LOT  
 N.T.S.

**TYPICAL LOT DETAILS**  
 FOR LOTS WITHOUT WATERMANS OR FORCEMANS ADJACENT TO LOT  
 D.U.A.E. = DRAINAGE & UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 E = CENTRALINE OF RIGHT OF WAY

**TYPICAL LOT DIMENSIONS**  
 FOR LOTS WITHOUT WATERMANS OR FORCEMANS ADJACENT TO LOT  
 N.T.S.

**THOMAS ENGINEERING, INC.**  
 ENGINEERING, ARCHITECTURE, PLANNING, ENVIRONMENTAL  
 1720 SE 16TH AVE, SUITE 100, OAKBURN, FL 32071  
 PHONE: 352-226-4477  
 FAX: 352-226-4478  
 WWW.THOMASENGINEERING.COM

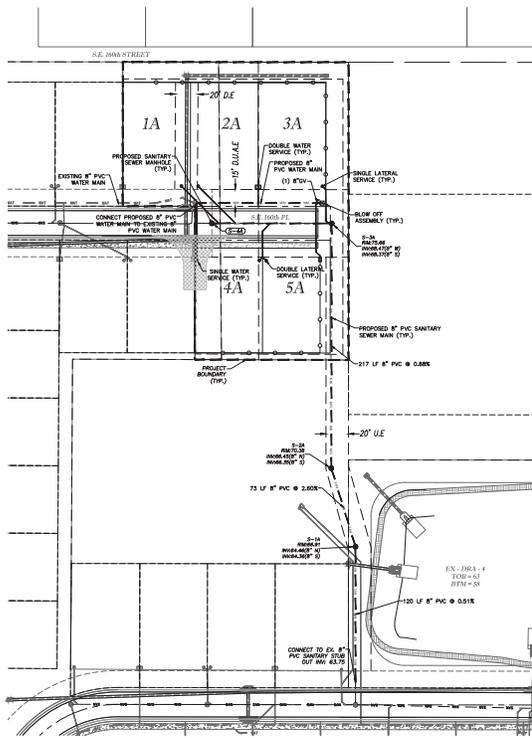
**APPROVED**

**DATE** 11/11/2024  
**DRAWN BY** JC  
**CHECKED BY** JMA  
**JOB NO.** 24-8302

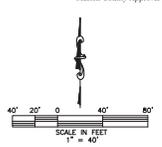
**GEOMETRY PLAN**

**SHEET** 05.01





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 VERIFY ANY WORK PERFORMED ON OR NEAR EXISTING AND PROPOSED 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, WORK SHALL BE HELD TO SCHEDULE. CONTACT YOUR CONSTRUCTION OFFICE AT 252-397-6644.
  2. AS-BUILTS SHALL BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE DEEP CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AS-BUILTS AGAINST THE CLEARANCE REQUEST AND MAKE DELAYS.
  3. AS-BUILT SHALL INCLUDE ALL ASSETS DEDICATED TO MCHL AS PER LDC WITH STATE PLANNED DATA. OFFICIAL ROAD NAMES SHALL ALSO BE PROVIDED ON FINAL AS-BUILT TO MCHL. INCOMPLETE DATA WILL RESULT IN STOP CLEARANCE DELAYS.

**Thomas & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
17206 SE LORRY AVE. SUITE 100, CORAL SPRING, FL 32931  
352.345.1100  
WWW.THOMASANDASSOCIATES.COM

REVISIONS	
DATE	

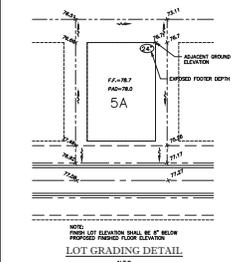
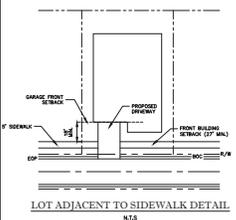
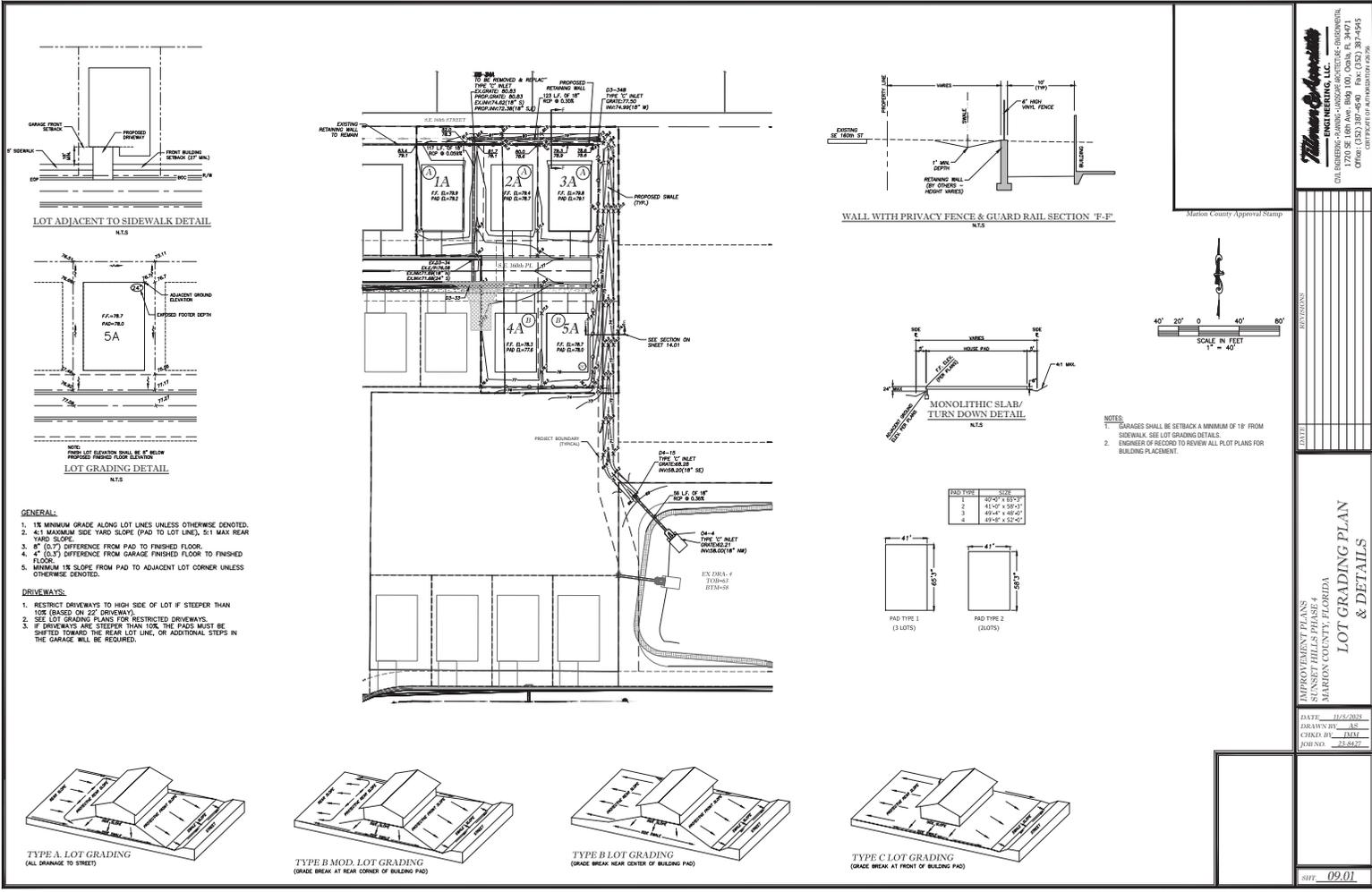
PROPOSED PLANS  
SUNSET HILLS PHASE 4  
MARION COUNTY, FLORIDA  
**MASTER UTILITY PLAN**

DATE: 11/21/2024  
DRAWN BY: JSC  
CHECKED BY: DLD  
JOB NO.: 24-8001

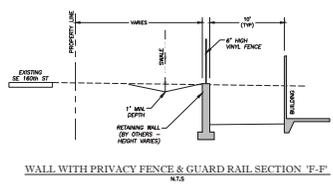
SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

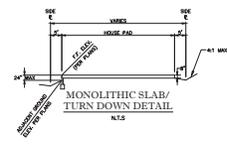




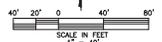
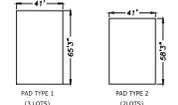
- GENERAL:**
1. 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
  2. 4:1 MAXIMUM SIDE YARD SLOPE (PAD TO LOT LINE), 5:1 MAX REAR YARD SLOPE.
  3. 4" (0.3') DIFFERENCE FROM PAD TO FINISHED FLOOR.
  4. 4" (0.3') DIFFERENCE FROM GARAGE FINISHED FLOOR TO FINISHED FLOOR.
  5. MINIMUM 1% SLOPE FROM PAD TO ADJACENT LOT CORNER UNLESS OTHERWISE DENOTED.
- DRIVEWAYS:**
1. RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 10% (BASED ON 22' DRIVEWAY).
  2. SEE LOT GRADING PLANS FOR RESTRICTED DRIVEWAYS.
  3. IF DRIVEWAYS ARE STEEPER THAN 10%, THE PADS MUST BE SHIFTED TOWARD THE REAR LOT LINE, OR ADDITIONAL STEPS IN THE GARAGE WILL BE REQUIRED.



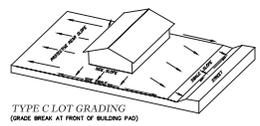
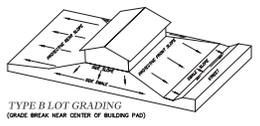
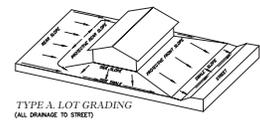
WALL WITH PRIVACY FENCE & GUARD RAIL SECTION 'E-E'



PAD TYPE	SIZE
1	40'-0" x 55'-0"
2	45'-0" x 55'-0"
3	40'-4" x 45'-0"
4	45'-4" x 42'-0"



- NOTES:**
1. GARAGES SHALL BE SETBACK A MINIMUM OF 18' FROM SIDEWALK. SEE LOT GRADING DETAILS.
  2. ENGINEER OF RECORD TO REVIEW ALL PLOT PLANS FOR BUILDING PLACEMENT.



**W. J. ... ENGINEERING, LLC.**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE LOVELL AVE SUITE 100, CORAL GABLES, FL 33407  
 (305) 441-1000  
 WWW.WJENGINEERING.COM

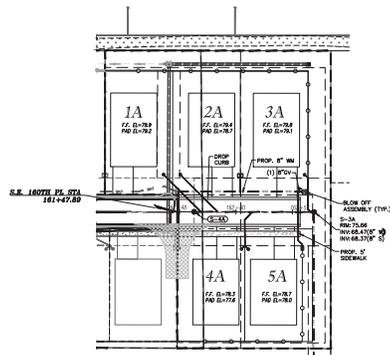
MARTIN COUNTY APPROVAL STAMP

SCALE IN FEET  
1" = 40'

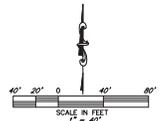
**RESUBMITTAL PLANS**  
**SUNSET HILLS PHASE 4**  
**MARTIN COUNTY, FLORIDA**  
**LOT GRADING PLAN**  
**& DETAILS**

DATE: 11/21/2024  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 JOB NO.: 24-247

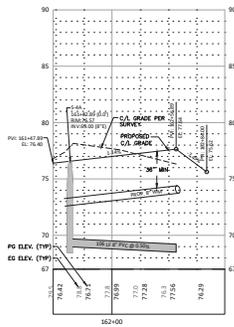
SHT. 09.01



S.E. 160th PL



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



**William & Associates**  
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 S.E. LOFTIS AVE. SUITE 100, OCEACHIE, FL 33471  
PHONE: 561-291-9955  
WWW.WAAS-FL.COM

---

REVISIONS

NO.	DATE	DESCRIPTION

---

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

---

DATE	11/22/2024
DRAWN BY	AS
CHECKED BY	BLM
JOB NO.	24-247

---

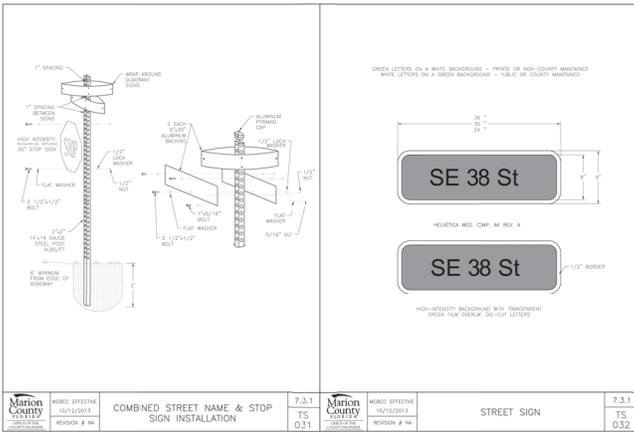
SHEET 10.01



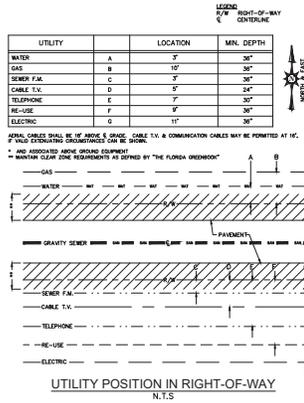
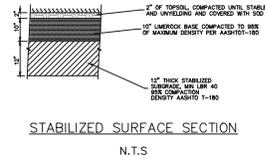
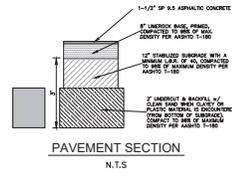
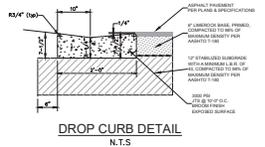
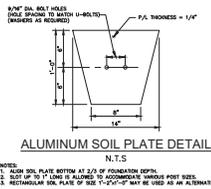
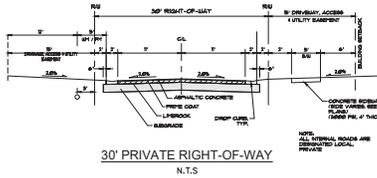








Marion County 1000 N. UNIVERSITY AVENUE GAINESVILLE, FL 32601 TEL: 352-385-2000	MISC EFFECTIVE 10/19/2013	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1	Marion County 1000 N. UNIVERSITY AVENUE GAINESVILLE, FL 32601 TEL: 352-385-2000	MISC EFFECTIVE 10/19/2013	STREET SIGN	7.3.1
	REVISION # 01		TS		021		TS



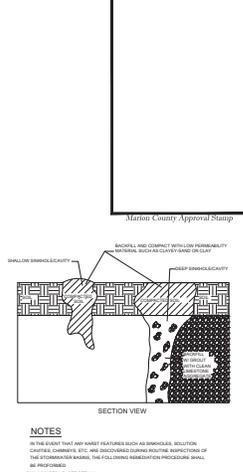
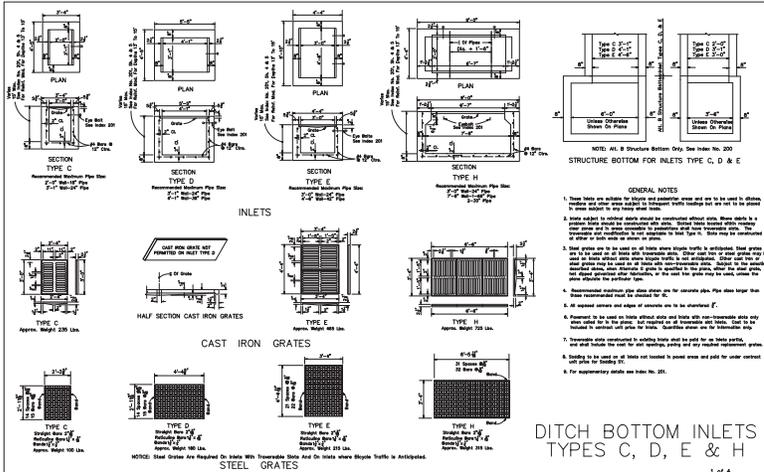
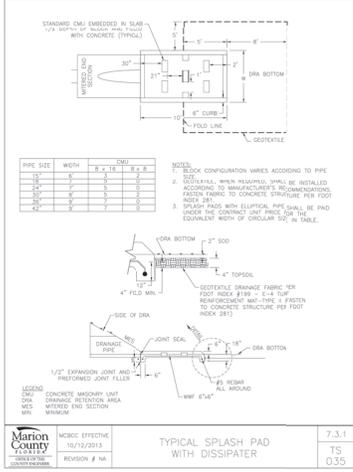
**Thomas & Associates, Inc.**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 CIVIL ENGINEERING - PLANNING - ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16TH AVE, SUITE 100, GAINESVILLE, FL 32601  
 TEL: 352-385-2000 FAX: 352-385-2005  
 WWW.TAASOCIATES.COM

REVISION	DATE	BY	CHKD

ROADWAY & PAVEMENT  
 DETAILS

DATE	11/21/2014
DRAWN BY	AS
CHECKED BY	DM
JOB NO.	13-003
SHEET	13.01

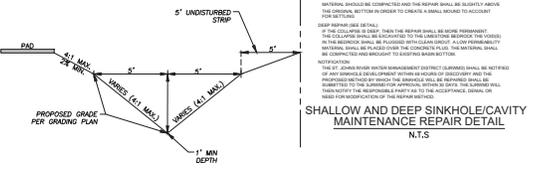
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**ENGINEERING & ARCHITECTURE**  
**ENGINEERING, ARCHITECTURE & INTERIOR DESIGN**  
 1720 S. LORRY AVE. SUITE 100, COVINGTON, LA 70041  
 PHONE: (504) 835-1111  
 FAX: (504) 835-1112  
 WWW: WWW.MARIONCOUNTYFLA.COM

**SINGLE AND MULTIPLE ROUND CONCRETE PIPE**

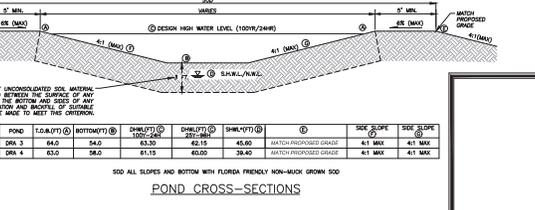
DIMENSIONS & QUANTITIES																								
D	X	A	B	C	E	F	G	M				N	GRATE SIZES				CONCRETE (Cu. Yds.)				SODDING (Sq. Yds.)			
								Single Pipe	Double Pipe	Triple Pipe	Quad Pipe		Standard Weight Pipe	Extra Strong Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe
18"	2'-0"	2.57'	4.09'	6.30'	4.03'	5'	1.92'	4.83'	7.91'	9.78'	12.37'	1.93'	0.28	1.16	1.54	1.94	6	10	11	12				
24"	2'-0"	2.50'	3.92'	5.20'	3.03'	4'	1.41'	3.90'	6.97'	8.78'	11.23'	1.50'	0.85	1.05	1.31	1.61	9	10	12	13				
30"	2'-0"	2.50'	3.92'	5.20'	3.03'	4'	1.41'	3.90'	6.97'	8.78'	11.23'	1.50'	1.02	1.58	2.15	2.75	10	12	13	15				
36"	2'-0"	2.40'	3.82'	5.10'	2.93'	3'	1.30'	3.80'	6.87'	8.68'	11.13'	1.47'	1.03	1.68	2.24	2.85	12	14	15	17				
42"	2'-0"	2.40'	3.82'	5.10'	2.93'	3'	1.30'	3.80'	6.87'	8.68'	11.13'	1.47'	1.40	2.38	3.33	4.24	13	15	17	20				
48"	2'-0"	2.30'	3.72'	5.00'	2.83'	2'	1.20'	3.70'	6.77'	8.58'	11.03'	1.44'	1.60	2.53	3.48	4.38	14	17	19	22				
54"	2'-0"	2.20'	3.62'	4.90'	2.73'	1'	1.10'	3.60'	6.67'	8.48'	10.93'	1.41'	1.81	3.26	4.70	6.14	15	18	21	24				
60"	2'-0"	2.10'	3.52'	4.80'	2.63'	0'	1.00'	3.50'	6.57'	8.38'	10.83'	1.38'	2.03	3.76	5.54	7.28	17	20	23	27				
66"	2'-0"	2.00'	3.42'	4.70'	2.53'	0'	0.90'	3.40'	6.47'	8.28'	10.73'	1.35'	2.28	4.36	6.43	8.50	18	22	25	29				



**DRAINAGE DETAILS**

DATE: 11/11/2024  
 DRAWN BY: JAS  
 CHECKED BY: JMM  
 JOB NO.: 24-5847

DIMENSIONS & QUANTITIES																									
RISE R	SPAN S	X	A	B	C	E	F	G	M				N	GRATE SIZES				CONCRETE (CU.YDS)				SODDING (SQ.YDS.)			
									Single Pipe	Double Pipe	Triple Pipe	Quad Pipe		Standard Weight Pipe	Extra Strong Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe
12"	18"	2'-0"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'	0.30	0.45	0.61	0.76	9	11	12	14				
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'	0.36	0.56	0.76	0.95	9	12	14	16				
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	0.51	0.79	1.08	1.36	11	13	16	19				
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	0.68	1.10	1.53	1.96	12	15	19	22				
29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38'	0.96	1.45	2.04	2.63	13	17	21	25				
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	1.12	1.81	2.60	3.39	15	19	24	29				
38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	1.18	2.14	3.10	4.05	16	21	26	31				
43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	9.57'	18.58'	27.50'	36.42'	1.50'	1.38	2.58	3.79	4.99	17	23	29	35				
48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	1.59	3.05	4.51	5.97	18	25	32	38				
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	SPECIAL	SPECIAL	1.80	3.50	5.19	6.88	20	27	34	41		
58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	SPECIAL	SPECIAL	2.04	4.04	6.05	8.05	21	29	37	44		

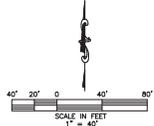
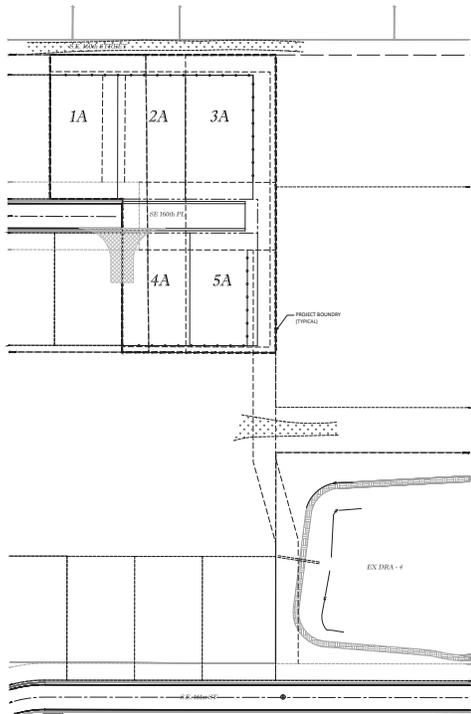


**MARRION COUNTY PLANS**  
 SUNSET HILLS PHASE 4  
 MARRION COUNTY, FLORIDA









Marion County Approval Stamp

**Thomas & Associates**  
**ENGINEERING, LLC.**  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 100TH AVE, SUITE 100, OAKA, FL 34471  
 (813) 391-1100  
 WWW.TANDASSOCIATES.COM

REVISION NO.	DATE	DESCRIPTION

PROFESSIONAL PLANS  
 SUNSET HILLS PLANE 4  
 MARION COUNTY, FLORIDA  
**911 MANAGEMENT PLAN**

DATE: 11/11/2024  
 DRAWN BY: AS  
 CHECKED BY: DMM  
 JOB NO.: 24-6018

SHEET: **RN.01**





