



## SUBMITTAL SUMMARY REPORT 33345

**PLAN NAME:** THE GUEST HOUSE PHASE 2D (REVISION TO AR#29935) **LOCATION:** 3250 NE 54TH CIR UNIT 9  
SILVER SPRINGS,  
**APPLICATION DATE:** 09/05/2025 **PARCEL:** 24105-000-00  
**DESCRIPTION:**

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	12/16/2025	Approved

### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	11/12/2025	12/16/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		11/12/2025	12/16/2025	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 INFO Operating Permit Required Please provide any updated information to the Department of Health in regards to capacity changes, floor plans, and site plans for the property. 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 Water/Central Sewer Please provide updated capacity changes, floor plans, and site plans for the property to the Department of Health in Marion County. Send to Rebecca.Roy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	11/12/2025	12/02/2025	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	11/12/2025	12/15/2025	Approved

# SUBMITTAL SUMMARY REPORT (33345)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/12/2025	12/16/2025	Approved

<i>Comments</i>	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments N/A 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas N/A 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities N/A 6.8.10 - General planting requirements (specifications) N/A 6.8.11 - Landscape installation N/A 6.8.12 - Landscape completion inspection requirements N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) N/A 6.9.3 - Irrigation design standards N/A 6.9.5 - Irrigation system installation N/A 6.9.6 - Completion inspection requirements N/A 6.19.3 - Outdoor lighting plan requirements N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments interior site improvements only, no additional landscape required			
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OCE Design (Plans) (Office of the County Engineer)		11/12/2025	12/16/2025	Approved
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<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee of \$1,000..00 + (\$10.00 x total site acreage) 11/5/25-fee due with resubmittal 10/24/25-fee due with resubmittal 9/25/25-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block 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 - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 9/25/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application 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 and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			
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# SUBMITTAL SUMMARY REPORT (33345)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/12/2025	11/26/2025	Informational
Comments	<p>REMARKS: This plan abuts the NE 35th St PH 4 (including NE 55th Ave) project. SunBiz matched. -EMW 9.19.25 IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/01/2025	Approved
Recommendations	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	12/16/2025	Approved
Comments	<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.  YES 6.2.1.E - Provide drawing legend  YES 6.2.1.F - Provide north arrow and graphic drawing and written scale  YES 6.4.7.A(1) - Show a minimum of two bench marks per site  YES 6.4.7.A(2 &amp; 3) - Bench mark information shown  N/A 6.4.7.A(2 &amp; 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review  YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site  YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System  YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values  N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review  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  YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown  YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply  YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend  YES 2.12.4.F.(2) - Surveyor and Mapper certification  YES 2.12.4.G - Show a location or vicinity map  YES 2.12.8 - Provide current boundary and topographic survey less than one year old  YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project  YES 2.12.10 - Show any known existing or proposed easement or land reservation  YES 2.12.11 - Provide an aerial map of the site with a layout of the development  YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain  N/A Additional Survey comments</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/12/2025	12/01/2025	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/12/2025	12/02/2025	Approved
Comments	Previous approved. Site is served by MCU water and sewer. This project is behind the meters and will be all private work completed.			

<u>SECTION 6.12.2 - SIDEWALK</u>	11-21-2016
Waiver for fee-in-lieu-of sidewalks along N 15th street and approval of waiver for the internal streets of the residential treatment center until additional phases come in.	
<u>SECTION 6.12.0.R - SPEED LIMIT</u>	11-21-2016
Waiver for the minimums design speed	
<u>SECTION 6.12.0.2 - CROSS-PARALLEL ACCESS</u>	11-21-2016
Along on 55th are subject to this use, a waiver for N 15th as to the apartment complex to the West, and provide it to the East.	
<u>SECTION 6.12.2 - RIGHT-OF-WAY WIDTH</u>	11-21-2016
Waiver for the minimums right-of-way width and easement.	
<u>SECTION 2.12.0.6.5.4 - SPECIAL ENVIRONMENT ASSESS</u>	11-21-2016
Waiver to defer the modified environmental assessment until the major site development is submitted.	

SECTION 6.12.6 - ROADWAY FLOODING LEVEL OF SERVICE (APPROVED)	07-24-2017
SECTION 6.13.2.A(9) - ACCESS ACCOMMODATES STORMWATER (APPROVED)	07-24-2017

SECTION 4.6 - APPROVED DIVERS ALONG THE ROAD AS INDICATED. 07/31/2017

SECTION 6.8.6 - APPROVED BUFFERS ALONG THE ROADS AS DISCUSSED 07-24-2017

SECTION 2.12.8 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY 10-20-2025

- ALL CONSTRUCTION WORK UNDER THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MATERIALS SPECIFICATIONS.
- A PERMIT MUST BE OBTAINED FROM MARION COUNTY TRANSPORTATION DEPARTMENT (HOW DIVISION) PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY ROW.
- THIS PROJECT HAS NOT BEEN GRANTED CONSTRUCTION APPROVAL AND/OR GRANTED AND/OR RESERVED ANY RIGHTS TO ANY RIGHTS OF WAY, EASEMENTS, OR RIGHTS OF ACCESS, OR ANY RIGHTS OF WAY, EASEMENTS, DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THIS PROJECT SHALL BE SUBJECT TO THE NECESSARY PERMITS AND APPROVALS REQUIRED BY ALL APPLICABLE STATE, COUNTY, AND CITY ORDINANCES AND REGULATIONS. THE PROJECT SHALL BE REFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
- THIS SITE IS LOCATED WITHIN THE PRIMARY SPILLS PROTECTION OVERLAY AREA (SPOZ) AND OUTSIDE THE ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (SPOV) FOR SILVER SPILLS.
- NO CHANGE TO WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OTHER OF THE CITY OF MARION.
- FIRE PROTECTION WILL BE PROVIDED BY CENTRAL WATER SYSTEM.
- DOMESTIC WATER TO BE PROVIDED BY CENTRAL WATER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
- DOMESTIC SEWER SERVICE TO BE PROVIDED BY CENTRAL SEWER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
- ALL PROPOSED ROADS AND STORMWATER FACILITIES WILL BE PRIVATELY MAINTAINED.

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINT 0023, ELEVATION = 67.45.

FLORIDA STATE PLANE WEST BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINTS 0023 AND 0024, NAD83 (2008 ADJUSTMENT).

THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X" (AN AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY PANEL NUMBER 12083C330E AND 12083C330E, EFFECTIVE DATE, APRIL 19, 2017.

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S.0°31'30"W., ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION, A DISTANCE OF

[illegible]

**OWNER/DEVELOPER:**  
CRANE PROPERTY HOLDINGS, LLC  
JUDITH CRANE, RICHARD FUNGAROLI  
4602 SE 15th ST  
OCALA, FL 34471  
PHONE: (352) 857-9553

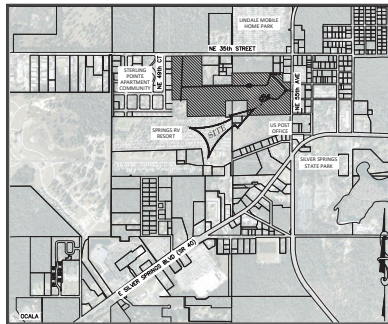
**CIVIL ENGINEER:**  
TILLMAN AND ASSOCIATES ENGINEERING, LLC  
CONTACT: JEREMY WILCOX, P.E.  
1720 SE 16th AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PHONE: (352) 387-4540  
FAX: (352) 387-4545

**SURVEYOR:**  
PREECE LAND SURVEYING, INC.  
GLEN H. PREECE JR., P.S.M.  
2201 S.E. 30th AVENUE, SUITE 102  
OCALA, FLORIDA 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0093

SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

PARCEL 24105-000-00  
ZONING: PUD  
LAND USE: MR / HR  
SITE ADDRESS:  
3230 NE 54TH CIR  
SILVER SPRINGS, FL 34488

EXISTING IMPERVIOUS: 103,808 SF (2.38 AC)  
PROPOSED IMPERVIOUS: 3,673 SF (0.08 AC)  
TOTAL IMPERVIOUS: 107,481 SF (2.47 AC)



VICINITY MAP  
SCALE: 1" = 1,000'

MARION COUNTY UTILITIES CUSTOMER SERVICE 24/7/365 11800 US-441, BELLEVUE, FL 34420 (352) 307-6000



Call 48 Hours  
before you  
It's the Low!  
1-800-432-4770  
Sunshine State One Call of Florida, Inc.

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	GEOMETRY PLAN
05.01	GRADING PLAN
06.01	UTILITY PLAN
07.01-07.02	UTILITY DETAILS
08.01	EROSION CONTROL
08.02	EROSION CONTROL DETAILS

1 of 1 BOUNDARY, TOPOGRAPHIC, & TREE SURVEY  
(PREPARED BY PREECE LAND SURVEYING, INC.)

1. MARION COUNTY MAJOR SITE PLAN
2. SJRWMD ERP
3. FDEP WATER
4. FDEP SEWER
5. NPDES (BY OTHERS)

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.

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

THE DRAINAGE FACILITIES INCORPORATED INTO THIS PLAN ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THE RUNOFF GENERATED BY THE DEVELOPMENT AND ARE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET FORTH IN CHAPTER 8.29 OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL OF THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT. THE S.J.R.W.M.D. HAS NOT ISSUED AN ERP PERMIT FOR THIS DEVELOPMENT.

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVELOPMENT. ALL ROAD INTERSECTIONS IN THIS DEVELOPMENT MEET OR EXCEED THE DESIGN REQUIREMENTS FOR SIGHT DISTANCE AS ESTABLISHED BY AASHTO PRACTICE AND F.D.O.T. SITE IMPACT HANDBOOK.

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH

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.

JEFFREY M. McPHERSON, P.E.  
Registered Engineer No. 69965  
STATE OF GEORGIA

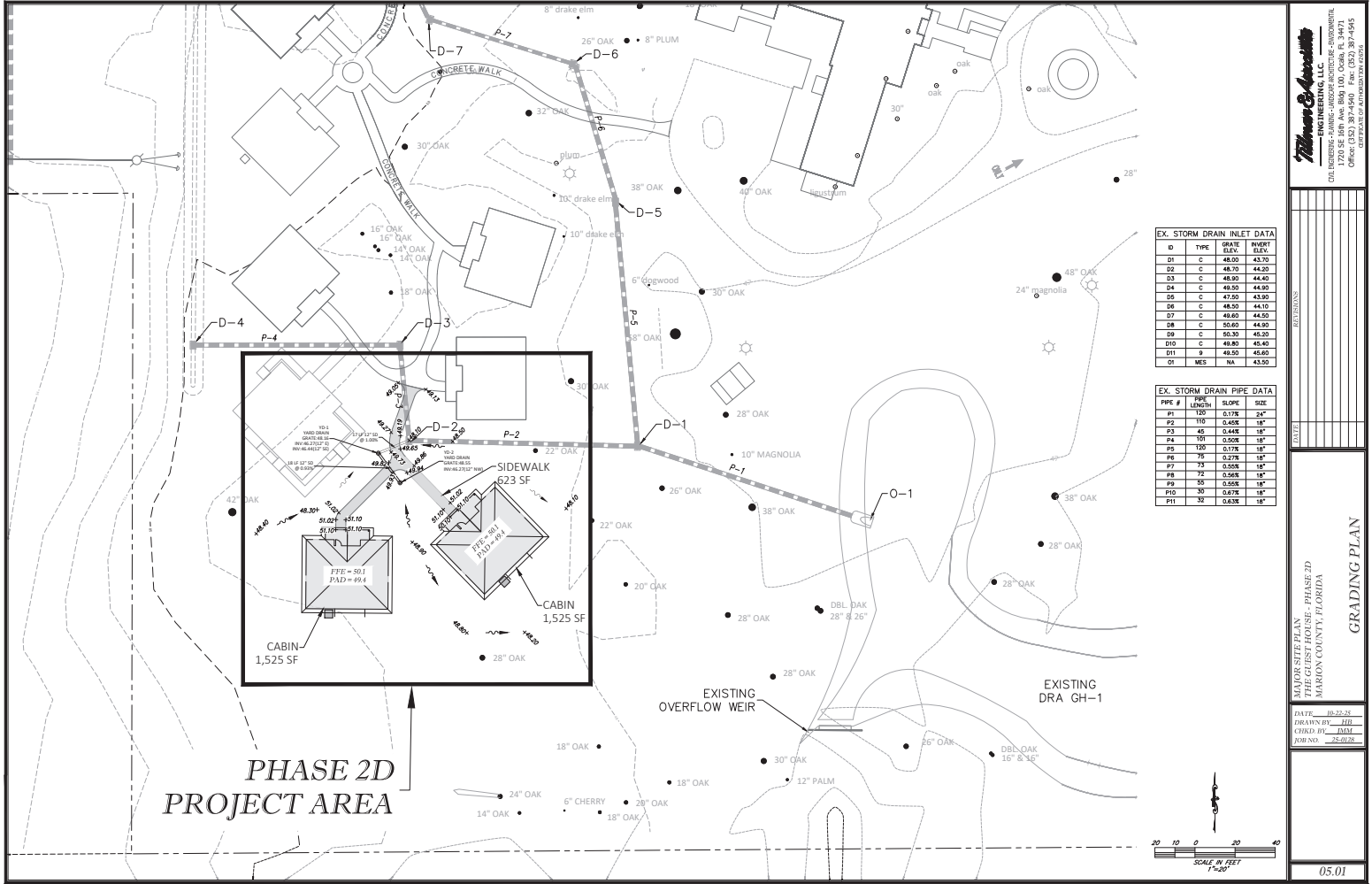












NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

ID	TYPE	GRADE	INVERT
D1	C	48.00	43.70
D2	C	48.70	44.20
D3	C	48.90	44.40
D4	C	49.50	44.80
D5	C	47.50	43.80
D6	C	48.50	44.10
D7	C	49.80	44.50
D8	C	50.60	44.80
D9	C	50.30	45.20
D10	C	49.80	45.40
D11	B	49.50	45.60
D1	MES	NA	43.50

PPE #	PIPE LENGTH	SLOPE	SIZE
P1	120'	0.17%	24"
P2	110'	0.46%	18"
P3	45'	0.44%	18"
P4	101'	0.52%	18"
P5	120'	0.17%	18"
P6	75'	0.27%	18"
P7	73'	0.55%	18"
P8	72'	0.56%	18"
P9	55'	0.55%	18"
P10	80'	0.87%	18"
P11	32'	0.63%	18"

**THOMAS & SONS**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 18TH AVE. SUITE 100, OAKLAND, FL 32061  
PHONE: (904) 241-1111 FAX: (904) 241-1112  
WWW.THOMASANDSONS.COM

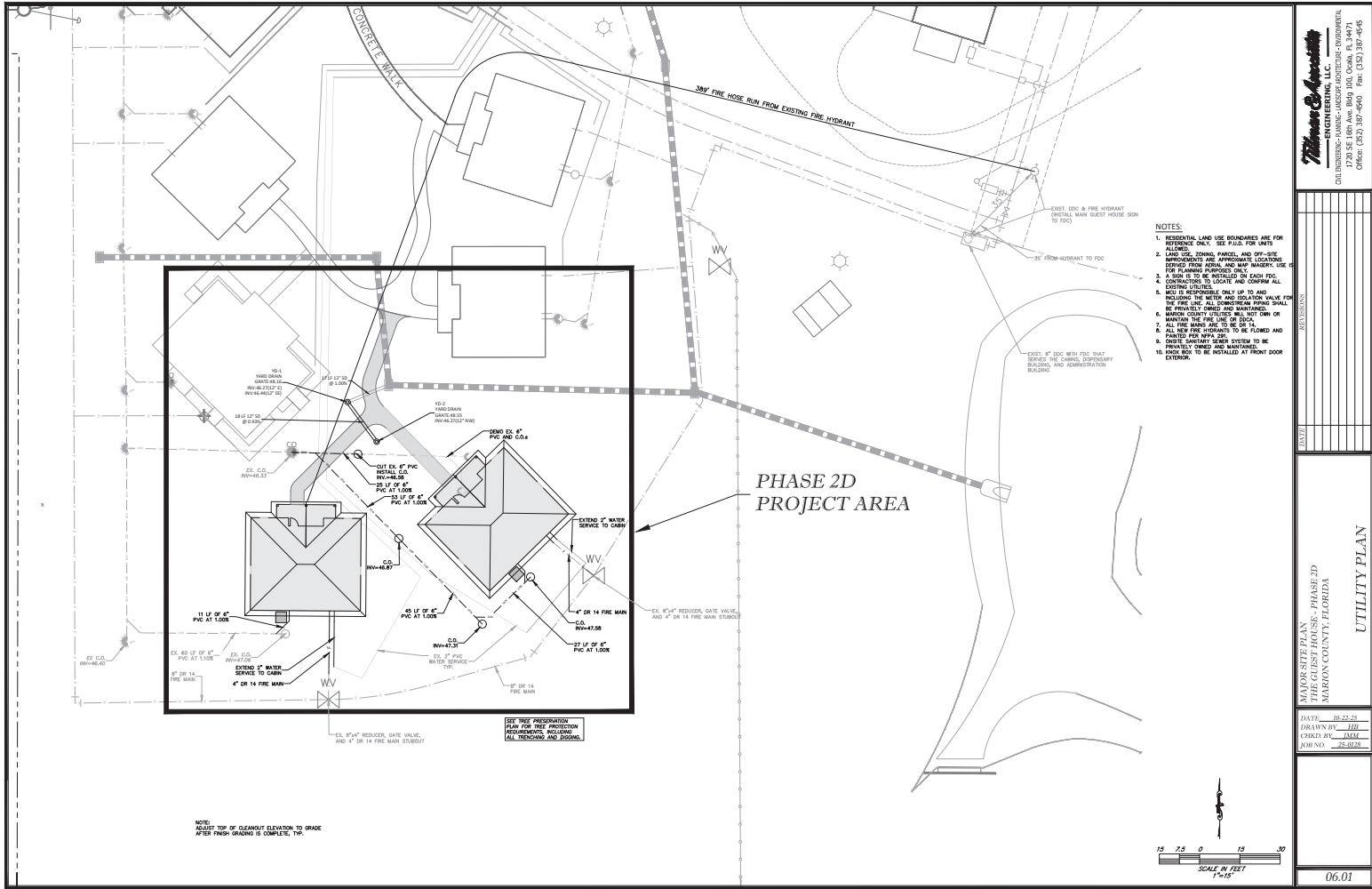
REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-21	PHASE 2D PROJECT AREA

PHASE 2D PROJECT AREA  
THOMAS & SONS ENGINEERING, LLC  
MARIAN COUNTY, FLORIDA

DATE: 08-22-21  
DRAWN BY: JLD  
CHECKED BY: JLD  
JOB NO.: 22-0128

05.01



**NOTES:**

1. RESIDENTIAL LAND USE BOUNDARIES ARE FOR REFERENCE ONLY. SEE PLAT FOR UNITS ALLOWED.
2. LAND USE, ZONING, PARCELS, AND OFF-SITE IMPROVEMENTS ARE APPROXIMATE LOCATIONS DERIVED FROM Aerial AND MAP BASED; USE FOR PLANNING PURPOSES ONLY.
3. A SIGN IS TO BE INSTALLED ON EACH FDC.
4. CONTRACTORS TO LOCATE AND CONFIRM ALL EXISTING UTILITIES.
5. MCL IS RESPONSIBLE ONLY TO TO AND MAINTAIN THE METER AND LOCATION VALUE FOR THE FIRE LINE. ALL DOWNSTREAM RPPVC SHALL BE PROPERLY OWNED AND MAINTAINED. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE FIRE LINE OR LOCAL.
6. ALL FIRE MAINS ARE TO BE 16" OR 18" OR MAINTAIN THE FIRE LINE OR LOCAL.
7. ALL NEW FIRE HYDRANTS TO BE FLORED AND PAINTED PER NFPA 291.
8. EXIST. SANITARY SEWER SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
9. EXIST. BOX TO BE INSTALLED AT FRONT DOOR EXTERIOR.

**UTILITY PLAN**

MAJOR STREET PLAN  
THE GUEST HOUSE - PHASE 2D  
MARION COUNTY, FLORIDA

DATE: 06-22-22  
DRAWN BY: JLM  
CHECKED BY: JMM  
JOB NO: 25-0125

06.01



1. THIS VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
206

7.3.2  
UT  
206

7.3.2  
UT  
206

AIR RELEASE VALVE

1. THE MARKER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE MARKER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE MARKER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
207

7.3.2  
UT  
207

7.3.2  
UT  
207

UTILITY MAN MARKER

1. THE COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
208

7.3.2  
UT  
208

7.3.2  
UT  
208

TYPICAL VALVE BOX COVER

1. THE WIRE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE WIRE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE WIRE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
209

7.3.2  
UT  
209

7.3.2  
UT  
209

PIPE LOCATING WIRE

1. THE PAD SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE PAD SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE PAD SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
210

7.3.2  
UT  
210

7.3.2  
UT  
210

VALVE BOX PAD

ALL UTILITY CONSTRUCTION TO MEET  
DEP & MARION COUNTY STANDARDS  
AND SPECIFICATIONS

1. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
211

7.3.2  
UT  
211

7.3.2  
UT  
211

FORCE MAIN TO GRAVITY SEWER CONNECTION

1. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE CONNECTION SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
212

7.3.2  
UT  
212

7.3.2  
UT  
212

GRAVITY MANHOLE CONNECTION

1. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
213

7.3.2  
UT  
213

7.3.2  
UT  
213

PLUG VALVE AND BOX

1. THE FRAME AND COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE FRAME AND COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE FRAME AND COVER SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
214

7.3.2  
UT  
214

7.3.2  
UT  
214

STANDARD SEWER MANHOLE FRAME AND COVER

1. THE PIPE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE PIPE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE PIPE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
215

7.3.2  
UT  
215

7.3.2  
UT  
215

RESTRAINED PIPE TABLE WASTEWATER FORCE MAINS

1. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
216

7.3.2  
UT  
216

7.3.2  
UT  
216

TYPICAL 2" COMMERCIAL WATER METER ASSEMBLY DETAIL

1. THIS VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE VALVE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
217

7.3.2  
UT  
217

7.3.2  
UT  
217

AIR RELEASE VALVE

1. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
218

7.3.2  
UT  
218

7.3.2  
UT  
218

MANHOLE IN NON-PAVED AREA

1. THE LATERAL SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE LATERAL SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE LATERAL SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
219

7.3.2  
UT  
219

7.3.2  
UT  
219

SEWER SERVICE LATERAL

1. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE MANHOLE SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
220

7.3.2  
UT  
220

7.3.2  
UT  
220

PRECAST CONCRETE MANHOLE

1. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

2. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

3. THE BEDDING SHALL BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM AND SHALL BE LOCATED WITHIN 1' ABOVE THE SEWER INVERT.

7.3.2  
UT  
221

7.3.2  
UT  
221

7.3.2  
UT  
221

TYPICAL 2" COMMERCIAL WATER METER ASSEMBLY DETAIL

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

7.01

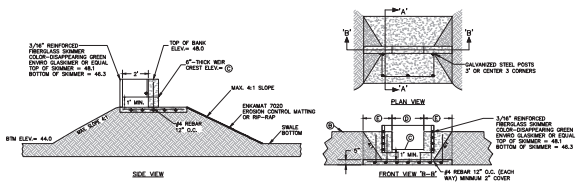
7.01

7.01

THOMAS & ASSOCIATES, INC.  
ENGINEERS, ARCHITECTS, PLANNERS  
1720 SE 6th Ave. Suite 100, Ocala, FL 34471  
Office: (352) 387-5400 Fax: (352) 387-5405

GENERAL DETAILS

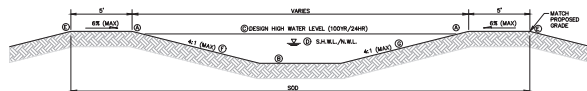
DATE: 08-22-21  
DRAWN BY: JHB  
CHECKED BY: JHB  
DESIGNED BY: JHB



EX. CONCRETE WEIR DETAIL  
N.T.S.

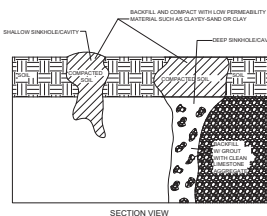
POND	①	②	③	④	⑤
1	5.0'	48.0	46.5	19.0'	6.0'

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



POND CROSS-SECTION  
NOT TO SCALE

ALL UTILITY CONSTRUCTION TO MEET DEP & MARION COUNTY STANDARDS AND SPECIFICATIONS



**NOTES**

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.

2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE MARION COUNTY UTILITY MANUAL, ARTICLE 8, SECTIONS 8.2, 8.2.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5, AND APPENDIX D.

3. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.

4. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.

5. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.

6. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL ROAD CROSSING AND/OR UTILITY PERMITS.

8. THE EXISTING UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED. THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR THAT ALL ARE SHOWN. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION.

9. ALL PVC PRESSURE PIPE SHALL HAVE A MINIMUM 3/4" COVER.

10. ALL PVC WATER MAIN PRESSURE PIPE OF NOMINAL DIAMETER 4" TO 12" SHALL BE IN ACCORDANCE WITH AWWA STANDARD C900. ALL PVC PIPE SHALL BE A MIN OF 25' PIPE 14" DIAMETER AND LARGER SHALL BE IN ACCORDANCE WITH AWWA STANDARD C900 AND SHALL HAVE A MIN OF 18" PVC PIPE SHALL BE BLUE IN COLOR.

11. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. ADEQUATE STRUCTURAL SUPPORT FOR BOTH THE WATER MAIN & SEWER SHALL BE PROVIDED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.

12. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. ADEQUATE STRUCTURAL SUPPORT FOR BOTH THE WATER MAIN & SEWER SHALL BE PROVIDED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.

13. WHEN SANITARY SEWERS, FORCE AND RECLAIMED MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18" INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF CAST-IRON PIPE (CIP) AT THE CROSSING. SUFFICIENT LENGTHS OF CIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10' FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 30 FEET OF THE CROSSING MUST BE LEAK-PROOFED AND MECHANICALLY RESTRAINED.

14. WHERE THERE IS NO ALTERNATIVE TO SEWER AND RECLAIMED PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18" INCHES BETWEEN LINES AND 10' FEET BETWEEN JOINTS SHALL BE REQUIRED.

15. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER AND RECLAIMED PIPES JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

16. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

17. A MINIMUM 6'-FOOT, PREFERABLY 10'-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. A MINIMUM 2'-FOOT HORIZONTAL SEPARATION (5'-FOOT HOLE EDGE TO HOLE EDGE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND PORTABLE WATER MAINS IN PARALLEL INSTALLATION WHENEVER POSSIBLE.

18. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10'-FOOT HORIZONTAL SEPARATION BETWEEN ANY TYPE OF PARALLEL SEWER AND WATER MAIN, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" INCHES ABOVE THE TOP OF THE SEWER.

19. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" INCHES ON A HORIZONTAL DISTANCE OF 10' FEET IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP. THE WATER MAIN SHALL ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

20. ALL DIP OF NOMINAL DIAMETER 4" TO 20" SHALL BE CLASS 300 AND FOR PIPE SIZES LARGER THAN 20" SHALL BE CLASS 250 AND SHALL CONFORM TO ANSI/AWWA A21.5/C15.

21. WATER MAIN SHALL BE LOCATED 10'00" BACK OF CURB UNLESS OTHERWISE NOTED.

22. FIRE HYDRANT, GATE VALVE AND BLOW-OFF VALVE ASSEMBLIES SHALL CONSIST OF ALL PIPE, VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES CONSTITUTE A COMPLETE WORKING UNIT.

23. BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNNECESSARY CONFLICTS IN EXISTING OR PROPOSED STRUCTURES.

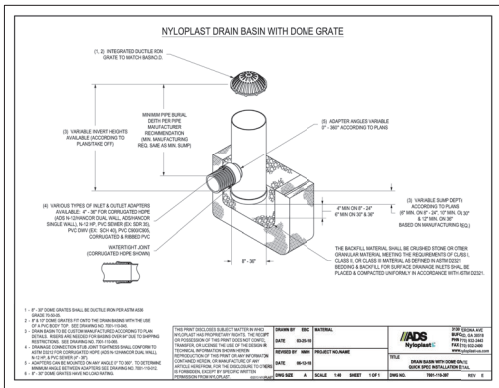
24. THE JOINT DEFLECTION METHOD SHALL BE USED WHEN PRACTICAL IN LEVY OF INSTALLING BENDS.

25. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

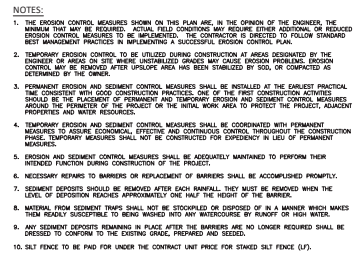
26. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

27. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. DETECTABLE TAPE MAY BE USED IN LEVY OF COPPER WIRE AND SHALL BE PLACED 1" ABOVE THE TOP OF PIPE.

SHALLOW AND DEEP SINKHOLE/CAVITY  
MAINTENANCE REPAIR DETAIL  
N.T.S.







**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

[illegible]

## EROSION CONTROL DETAILS

MAJOR SITE PLAN  
THE GUEST HOUSE - PHASE 2D  
MARION COUNTY, FLORIDA

DATE 10-22-25  
DRAWN BY HR  
CHKD. BY IMM  
JOB NO. 25-0128

08.02



**Marion County  
Board of County Commissioners**

**33345**

**Office of the County Engineer**

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 9/5/2025

**A. PROJECT INFORMATION:**

Project Name: The Guest House Phase 2D

Parcel Number(s): 24105-000-00

Section 1      Township 15S Range 22E Land Use MR Zoning Classification PUD

Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other     

Type of Plan: MAJOR SITE PLAN

Property Acreage 50.87 Number of Lots N/A Miles of Roads N/A

Location of Property with Crossroads West of Intersection of NE 55th Ave and NE 32nd St

Additional information regarding this submittal: Revision to AR# 29935. Addition of two (2) cabins. 1,525 sf each.

**B. CONTACT INFORMATION** *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*



**Engineer:**

Firm Name: 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 Alternate Phone #     

Email(s) for contact via ePlans: permits@tillmaneng.com



**Surveyor:**

Firm Name: Preece Land Surveying, Inc. Contact Name: Glen Preece

Mailing Address: 2201 SE 30th Ave Ste 102 City: Ocala State: FL Zip Code: 34471

Phone # 352-351-0091 Alternate Phone #     

Email(s) for contact via ePlans: Glen@plsinc.us

**Property Owner:**

Owner: Crane Property Holdings, LLC Contact Name: Judith Crane and Rick Fungaroli

Mailing Address: 4602 SE 15th St City: Ocala State: FL Zip Code: 34471

Phone # 352-857-9553 Alternate Phone #     

Email address:     

**Developer:**

Developer: same as above Contact Name:     

Mailing Address:      City:      State:      Zip Code:     

Phone #      Alternate Phone #     

Email address:     

Revised 6/2021

**CLEAR FORM**

*Empowering Marion for Success*

[marionfl.org](http://marionfl.org)