



SUBMITTAL SUMMARY REPORT

ImprovePin-000635-2026

PLAN NAME:	Atlas Tranquility Park	LOCATION:	8545 E HWY 25 BELLEVIEW,
APPLICATION DATE:	04/16/2026	PARCEL:	39279-026-00
DESCRIPTION:	Atlas Tranquility Park		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeremy Wilcox	
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.2	07/21/2026	07/28/2026	08/04/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	04/16/2026	04/30/2026	05/14/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/28/2026	07/24/2026	Requires Re-submit
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: On Sheets 05.01, 06.01, 07.01, 08.01, 09.01, 10.15 and RN.01- SE 84th Terrace is missing the road name. Please include this road name on all future submittals. . Sheets 10.13 and 10.16 have SE 84th Terrace incorrectly labeled as SE 112th Street. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
<i>Corrections</i>	Additional 911 Comments (Resolved) - Corrective Action: Sheet 01.01 – Please remove "Portion of" before the listed parcel numbers. This project covers the entire 3 parcels. - Additional Comments:			
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: Sheet 03.01 – Label for SE 83rd Ter needs to be removed, as this easement is not named. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/28/2026	07/23/2026	Approved
<i>Comments</i>	Proposed mobile home park will require a permit through the Department of Health in Marion County. Please reach out to Evan.Searcy@FLHealth.gov to begin the process.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/28/2026	07/21/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	07/28/2026	08/02/2026	Requires Re-submit
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - Corrective Action: 7/31/26 - Updated TIA (TIA-Assess-001010-2026) provided and approved 6/30/2026; deferring any further comments to OCE-Traffic. PRIOR COMMENT: NO - Updated Traffic Study is required as noted by OCE-Traffic. - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Resolved) - Corrective Action: 7/31/26 - Plan information updated on Sheet 7.01 indicating satisfactory open space amounts. PRIOR COMMENT: NO - Staff notes the proposed Tracts "B" and "C" are listed to calculate open space, but improved open space information is not provided; this issue relates to the lack of buffer information provided as reference earlier in this review, particularly as the project is focusing on a residential format with the platting of individual lots. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	07/28/2026	08/02/2026	Requires Re-submit
Corrections	2.12/4.2 - Lot setback (Not Resolved) - Corrective Action: 7/31/26 - 1) On Sheet 16.01, revise the corner w/interior lot typical illustrations (right side of the illustration pairs) to show the minimum 8' wide side setback for each side of the shared lot line between the corner and interior lot. 2) On Sheet 16.01, the development standards table is incomplete and does not comply with the PUD's originally approved development standards listed on that PUD's Sheet 12. The accessory structure setbacks and height limit as: Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. PRIOR COMMENT: NO 1) The development standards listed on Sheet 07.01 do NOT comply and conform to the standards provided on the project's PUD plan that stated the following for "Park Lots": Principle: Width - 35'; Depth - 59'; Area - 2,000 SF; Setbacks - Front 20'; Rear 25'; Side/Corner 8'/15'; Max Height 50' Accessory: Width - N/A; Depth - N/A; Area - N/A; Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. 2) As previously noted, no lot typicals related to the types of lot development proposed (MH or RV) are provided; this is a issue for implementing permitting for the lots as they develop, and maintaining the consistency with the lots for the development standards and stormwater plans. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Corrections	2.12 - Special Use Permits (Resolved) - Corrective Action: 7/31/26 - 1) Revised as directed. 2) Acknowledged; Applicant states intent to pursue extension under Florida Emergency Declaration Executive Order No. 24-214. PRIOR COMMENT: NO - 1) Revise the plan Cover Sheet to add the listing for the site's Special Use Permit for sand mining with the zoning information as follows: "ZONING - SPECIAL USE PERMIT 160712SU, RESOLUTION NO. 16-R-233" 2) WARNING: The noted Special Use Permit (SUP) is scheduled to expire on July 19, 2026. The SUP is eligible for administrative renewal, but any such request for administrative renewal MUST be submitted a minimum of 30 days in advance of the July 19, 2026 expiration to ensure that the renewal may be adequately processed. If the site is not in compliance with the SUP, it will NOT be eligible for renewal and will expire. If the mining activity is completed, and this plan represents the implementation of reclamation of the site so the SUP is then deemed complete, please provide written notice of this activity/intent to the Growth Services Director Chuck Varadin for record purposes pursuant to the SUP approval. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - Corrective Action: N/A - The "commercial use" portion of the PUD to the southeast, except for the planned street south to SE Hwy 25, is outside the boundary of the project. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
Corrections	2.12.5/1.8.2.A - Traffic Capacity Available? (Resolved) - Corrective Action: 7/31/26 - Updated TIA (TIA-Assess-001010-2026) provided and approved 6/30/2026; deferring any further comments to OCE-Traffic. PRIOR COMMENT: NO - Updated Traffic Study is required as noted by OCE-Traffic. - 2.12.5/1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
Corrections	2.12 - Land Use Designation-adjacent properties (Resolved) - Corrective Action: YES - Adjoining future land use designations are shown on Sheet 03.01. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - Corrective Action: 7/31/26 - Revised Sheet 8.01 to mark sign location and includes note that sign location will be located 5' from any property line or R/W. PRIOR COMMENT: NO - Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. This is particularly a concern in relation to the identification of the right-of-way widths, etc. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12 - Rezoning (Resolved) - Corrective Action: 7/31/26 - Revised as directed. PRIOR COMMENT: NO - Correct the plan's zoning information provided on the top center of the Cover Sheet to read as follows: "ZONING - PUD ZONING CASE NO. 201008Z." - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Corrections	2.12 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: 7/31/26 - Waivers provided on Cover Sheet (upper left corner). Comment remaining as "unresolved" as an addition review round is necessary, and may result in needing added waivers that must then be listed. PRIOR COMMENT: NO - No waiver information is currently listed; if LDC Waivers are obtained, they must be listed with the approval conditions on the cover sheet. If no LDC Waiver are applicable, please state that on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	Additional Growth Services Comments (Not Resolved) - Corrective Action: Review conducted by Chris Rison, GSPZ, 352-438-2624. - Additional Growth Services Comments			
Corrections	2.12 - Parcel number (Resolved) - Corrective Action: YES - Parcel numbers listed on top center of Cover Sheet. - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
Corrections	2.12 - Owner and applicant name (Resolved) - Corrective Action: YES - Owner and applicant/engineer and surveyor names listed on Cover Sheet; will be signed/executed with final plan approval. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
Corrections	2.12.4/6.11.7 - Loading area (Resolved) - Corrective Action: 7/31/26 - Acknowledged by Applicant response. PRIOR COMMENT: INFO - N/A - As a residential project, "loading areas" are not ordinarily expected; deferring any further remarks to OCE-Traffic. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	07/28/2026	08/02/2026	Requires Re-submit
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: 7/31/26 - Approval of the referenced Preliminary Plat remains outstanding at this time. NO - The Preliminary Plat (PrelimPlat-000634-2026) corresponding to this plan must be prior to the completion and approval of this Improvement Plan review. This item will remain as NO until that Preliminary Plat is approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: 7/31/26 - Location noted by applicant PRIOR COMMENT: YES - Concurrency deferral statement provided as cover sheet Note #6. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.6 - Location of water and sewer (Resolved) - Corrective Action: 7/31/26 - Acknowledged by Applicant response. PRIOR COMMENT: INFO - Staff notes central water and central sanitary sewer service are proposed; deferring any further remarks to County Utilities Department review. - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note? (Resolved) - Corrective Action: N/A - Not a DRI. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
<i>Corrections</i>	2.12/4.2 - Building height (Not Resolved) - Corrective Action: 7/31/26 - 1) On Sheet 16.01, revise the corner w/interior lot typical illustrations (right side of the illustration pairs) to show the minimum 8' wide side setback for each side of the shared lot line between the corner and interior lot. 2) On Sheet 16.01, the development standards table is incomplete and does not comply with the PUD's originally approved development standards listed on that PUD's Sheet 12. The accessory structure setbacks and height limit as: Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. PRIOR COMMENT: NO 1) The development standards listed on Sheet 07.01 do NOT comply and conform to the standards provided on the project's PUD plan that stated the following for "Park Lots": Principle: Width - 35'; Depth - 59'; Area - 2,000 SF; Setbacks - Front 20'; Rear 25'; Side/Corner 8'/15'; Max Height 50' Accessory: Width - N/A; Depth - N/A; Area - N/A; Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. 2) As previously noted, no lot typicals related to the types of lot development proposed (MH or RV) are provided; this is a issue for implementing permitting for the lots as they develop, and maintaining the consistency with the lots for the development standards and stormwater plans. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - Corrective Action: NO - The lot standards information provided on Sheet -07.01 - does not comply with the PUD's standards - please see the later review comments. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - Corrective Action: 7/31/26 - Revised as directed. PRIOR COMMENT: NO - Correct the future land use designation listed on the top center of the Cover Sheet to be listed as "COMMERCIAL" (as referenced on Sheet 07.01). - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12 - Development Agreements (Resolved) - Corrective Action: 7/31/26 - Acknowledged by Applicant response. PRIOR COMMENT: INFO - No development/developer agreement(s) are on file regarding the project site. In the event any such agreement(s) is required, that agreement with its corresponding Official Record Book & Page Number must be identified and listed on the project's cover sheet in the site data information. - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.			
<i>Corrections</i>	3.3.3 - Comply w Approved Hamlet Plan? (Resolved) - Corrective Action: N/A - Not a hamlet. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - Corrective Action: YES - Adjoining zoning classifications are shown on Sheet 03.01. - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - Corrective Action: 7/31/26 - Per Applicant response not outside storage areas are proposed. PRIOR COMMENT: NO - Provide a statement indicating if any outside storage area is proposed (e.g., Boats and/or RVs for the various lots that cannot accommodate such items on the actual lot, etc.). If any outside storage area(s) will be provided, show their location and screening, particularly to surrounding off-site properties, with full technical dimensions and detail illustrations. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - Corrective Action: 7/31/26 - Dimensions on the plan; LDC Waiver WaiverPIR-000946-2026 for right-of-way width approved as follows: "Motion by Steven Cohoon to approve contingent on the pedestrian features having Green Book required separation from the roadway and the typical section and the drainage utility easement also include a pedestrian access easement, seconded by Tony Cunninghamen." PRIOR COMMENT: NO - Revise the plan to fully dimension the right-of-way widths. The PUD proposed 50' and 40' widths but they are not evident with the plan - as an example, the west entry route appears to be a total of 80' wide, and will include two 12' paved travel lanes along with portions of Tracts "B" and "C" but the right-of-way is not indicated? As noted, the PUD referenced 50' and 40' widths, not a 24' width. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	07/28/2026	08/02/2026	Requires Re-submit
Corrections	2.12.4/6.11.6 - Construction access (Resolved) - Corrective Action: 7/31/26 - Revised as directed - show on sheet 17.01. PRIOR COMMENT: NO - Revise the plan to clarify the project's construction access and route; the final route must be coordinated and approved by the OCE-Traffic and Right-of-Way Divisions. - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
Corrections	2.12 - Site coverage (Not Resolved) - Corrective Action: 7/31/26 - 1) On Sheet 16.01, revise the corner w/interior lot typical illustrations (right side of the illustration pairs) to show the minimum 8' wide side setback for each side of the shared lot line between the corner and interior lot. 2) On Sheet 16.01, the development standards table is incomplete and does not comply with the PUD's originally approved development standards listed on that PUD's Sheet 12. The accessory structure setbacks and height limit as: Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. PRIOR COMMENT: NO - As noted in following comments, no "lot typical illustrations" are provided, limiting the ability to identify and correlate the coverage allowances for the lots to the stormwater system. Revise the plan to provide appropriate lot typical designs for the development forms intended (MH and/or RV). - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	2.12.20 - Phases of development (Resolved) - Corrective Action: 7/31/26 - Applicant response confirms project will be constructed in single phase. Deferring any further remarks to other review departments. PRIOR COMMENT: NO - Phasing references are listed on the plan at times, but no phasing for the development is indicate. Revise the plan to state if the development will be constructed as a single overall project or if it will be phased; and if phased, indicate the number of phases and each phase's geographic limits. - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
Corrections	2.12 - Site coverage (Resolved) - Corrective Action: N/A - Duplicate - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: 7/31/26 - 1) On Sheet 16.01, revise the corner w/interior lot typical illustrations (right side of the illustration pairs) to show the minimum 8' wide side setback for each side of the shared lot line between the corner and interior lot. 2) On Sheet 16.01, the development standards table is incomplete and does not comply with the PUD's originally approved development standards listed on that PUD's Sheet 12. The accessory structure setbacks and height limit as: Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. PRIOR COMMENT: NO - 1) Lots are indicated, but specific typical illustrations reflecting the development type and lot standards are not provided. This is a further concern as they development types currently only reference MH and not RV units. 2) Further, as the project is proposed to be platted, allowing for fee-simple ownership, the lot typical designs are further necessary to adequately review and maintain development compliance for the lots, structures, and stormwater. 3) Also, as the project is proposed to be platted, the prior PUD's reference to a "zero lot line" related to "building separations" is no longer acceptable as continuing to enable that option may render lots "unbuildable" by creating over-reaching overlapping limitations as formal property lines will be established. If the "zero lot line" format is intended, those lots subject to that design must be formally identified on the plan/plat, or revise the plans/plat to state the "zero lot line" form is NOT being authorized and implemented. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Corrections	2.12 & Article 5 - Overlay zones (Resolved) - Corrective Action: YES - Notes 1 and 3 address Flood Zone/Prone and Springs Protection Zones - site is not within any other specialty overlay zones. - 2.12 & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESDZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - Corrective Action: 7/31/26 - Applicant response confirms there will be no RVs, and all units will be single- or double-wide manufactured homes, and refers to listing on top center of cover sheet. NO - As noted previously, clarify the development types to be enabled by the plat/plan. Staff notes a maximum number of units by type is listed and does not exceed the PUD's limit of 370, but the type focuses on MH and does not list RV at this time; however, that was cites as possible with the PUD. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: 7/31/26 - The Applicant response references landscape plan sheets, however, no such sheets are provided in the uploaded materials. The "_Combined Plans_v2" documents contain sheets with prefixes "BL," "RN," "SL," and "AE" but not "L." PRIOR COMMENT: NO - The plan does not indicate and/or provide any landscaping plans; however, the project is required to provide for perimeter buffers "a minimum of 25-foot wide buffer area with 4 shade trees per 100 lineal feet and a berm at least 6-feet tall." The plan must indicate the location and all construction illustration details (plantings and berm/grading with overhead and both cross section views) for the required buffer. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - Corrective Action: NO - See comments regarding need for updated EALS or EALS Exemption Request. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Corrections	2.12 - Zoning Classification-subject property (Resolved) - Corrective Action: YES - site's zoning classifications listed on top center of Cover Sheet - see other zoning related comment regarding adding the PUD Rezoning Case details. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	07/28/2026	08/02/2026	Requires Re-submit
<i>Corrections</i>	2.12.10 - Easement (Resolved) - Corrective Action: 7/31/26 - 1 & 2) Applicant response indicates noted easements extend across the full "flag" width of the holdings including the proposed roadways and the adjoining tracts to each side of the roadways; detailed illustration provided on Sheet 7.02 and 7.07. 3) Acknowledged by applicant response. PRIOR COMMENT: NO - 1) Provide complete details regarding the placement and width for the 80' cross access easement for the western entry (Sheet 07.02) as it is not apparent if the marker is the alignment or if the whole width of that driveway access area is the area to be subject to the easement, and 2) Provide complete details regarding the placement and width for the 40' cross access easement for the eastern entry (Sheet 07.07) as it is not apparent if the marker is the alignment or if the whole width of that driveway access area is the area to be subject to the easement. 3) Staff notes drainage and utility easements are indicated; those easements must be acceptable to the other reviewing departments (particularly Utilities and OCE-Stormwater & Traffic). - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - Corrective Action: 7/31/26 - Applicant response indicates tract will be solely "A," "B," "C," and "D" as shown; staff notes some tract label placements appear to be "off" but overlapping other items illustrated, but the letter captions appear to correspond to their connected tracts shown on other sheets. Final tract designations will be confirmed with Final Plat, so clearing this comment at this time. INFO - Staff notes the plan identifies Tracts "A," "B," "C," and "D" only - if any other tracts will be provided, their purpose and location must be identified on the plan. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
<i>Corrections</i>	2.12/3.2.3 - Land Use Consistency (Resolved) - Corrective Action: 7/31/26 - Applicant response states RV lots are no longer proposed and all lots will be Single- and Double-wide MH lots; reflected in top center of Cover Sheet. Sheet 16.01 for typical lot illustrations only provides for Single- and Double-wide MH lots. PRIOR COMMENT: NO (w/INFO) 1) The original PUD plan referenced providing Single- and Double-wide MHs and RVs lots, while the plan now only references Single- and Double-wide MH lots (Sheet 07.01). However, while the plan illustrates varying lot "styles" - at least three (e.g., 10, 29, 190, 194) but it is not clear which lots will accommodate which types of development. 2) If RV lots are still expected/planned, the location is not apparent as which typical represent which type of development is not indicated. 3) Recent Florida Statutes changes have provided for MH placement in RV parks for local government purposes; as such, this must be a consideration in the review of this project for RV spaces which may be converted and will affect potential traffic generation, etc. unless the RV lot development is formally limited in a suitable manner that may be coordinated with Marion County should such conversions be desired in the future. - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - Corrective Action: 7/31/26 - 1 & 2) Typical lot illustrations provided on sheet 16.01 showing driveway/parking configurations with number driveway spaces per dwelling unit. 3) Applicant notes the current LDC does not formally require additional guest parking at that time; staff also notes that at the time the PUD was considered, providing additional parking was not an issue discussed or required when the PUD was approved. PRIOR COMMENT: NO 1) The plan lacks typical lot illustrations to indicate the intended lot development plans (Single-wide and Double-wide MH or RV) and how vehicle parking for each will be provided. This is a particular concern related to the MH lots as LDC Parking requirements are based on number of bedrooms, and typically result in a need for two parking spaces per residential and this is a particular concern as this project is proposed as a plat. 2) The provision of adequate guest parking areas for residential developments has arisen as a concern for residential developments such as this plat, particularly as "on-street" forms of parking are not permitted and may result in obstructions to travel routes for emergency services along with day-to-day traffic, and the mix of MH and RV uses for this project is an additional concern. Explain and identify what measures are being provided to ensure adequate guest parking is being provided for the development? - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12 - Variances (Resolved) - Corrective Action: 7/31/26 - Acknowledged by applicant response. PRIOR COMMENT: INFO - No variances applicable to the site are currently on file. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - Corrective Action: 7/31/26 - EALS received, transmitted to review agencies; agency comments, if received, will be forwarded to the applicant. NOTE: Applicant and developer proceed at own risk in regards to any potential EALS related agency comments, etc. PRIOR COMMENT: NO - Provide a current (less than 2 years old) Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. (The EALS attached to the application is dated August 2021, in excess of 4-years old.) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	3.3.3 - Comply w Approved Rural Res. Cluster Plan? (Resolved) - Corrective Action: N/A - Not a Rural Residential Cluster. - 3.3.3 - Comply w Approved Rural Res. Cluster Plan?: For approved Rural Residential Cluster Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Comments</i>	7/31/26 - 1) On Sheet 16.01, revise the corner w/interior lot typical illustrations (right side of the illustration pairs) to show the minimum 8' wide side setback for each side of the shared lot line between the corner and interior lot. 2) On Sheet 16.01, the development standards table is incomplete and does not comply with the PUD's originally approved development standards listed on that PUD's Sheet 12. The accessory structure setbacks and height limit as: Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. 3) Final Waiver List Check 4) Plan Order - required P. Plat approval prior (or possibly concurrent).			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/28/2026	07/21/2026	Requires Re-submit
<i>Comments</i>	RAI indicates Tree preservation, Landscape and irrigation plans submitted, unable to locate files, please resubmit			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/28/2026	07/24/2026	Approved

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/28/2026	07/28/2026	Informational
Comments	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]." - DR 7/28/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/28/2026	07/21/2026	Requires Re-submit
Corrections	6.13.6 - Stormwater Quality Criteria (Not Resolved) - Please provide an updated stormwater report which reflects the adjusted pond depths			
Corrections	Additional Stormwater comments (Not Resolved) - (1) Info: Please provide a copy of the NPDES permit or NOI as well as district permit prior to construction. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Info: This item will be reviewed upon resubmittal			
Corrections	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
Corrections	6.13.2.B(6) - Freeboard (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
Corrections	2.12.8 - Topographical Contours (Not Resolved) - Please provide a survey that is no older than 12 months			
Corrections	6.13.4.D - Recovery Analysis (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
Corrections	6.13.4.C - Discharge Conditions (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/28/2026	07/27/2026	Requires Re-submit
Corrections	Additional Survey Comments (Not Resolved) - Sec. 2.12.8. - Current boundary and topographic survey. o Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. o (Ord. No. 13-20, § 2, 7-11-2013)			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/28/2026	07/24/2026	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: A waiver was approved to provide hammerhead-style turnarounds on dead end segments less than 150' in length. Please show these turnarounds on dead-end segments in plans. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Corrections	6.12.2 - Right-of-way (Resolved) - Corrective Action: Please address the comments on the Preliminary Plat. - 6.12.2 - Right-of-way: Show the right-of-way width.			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/28/2026	07/24/2026	Requires Re-submit
Corrections	6.11.9.C - Pavement marking (Resolved) - Corrective Action: Provide one set of advance turn lane markings at the main entrance on CR 25. - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
Corrections	6.11.5.B(4) - Driveway width (Resolved) - Corrective Action: The connections to CR 25 need to be designed to accommodate trucks with mobile homes. Please provide turning templates for these larger vehicles and show the width and radii of the connections to CR 25. - 6.11.5.B(4) - Driveway width: The driveway width must meet the requirements of Section 6.11.5.B(4) and the design details in Section 7.3.1.			
Corrections	6.11.3 - Traffic Impact Analysis (Resolved) - Corrective Action: The currently approved traffic impact analysis planned for a 2024 buildout year. An updated traffic analysis is required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
Corrections	Additional Traffic Comments (Not Resolved) - Corrective Action: The traffic impact analysis identified the need for southbound left turn lane improvements at the intersection of SE 92nd Loop and CR 25. An offsite improvement plan for these improvements is required to be approved concurrently with these improvement plans. If proposing a Developer's Agreement, that needs to be executed prior to improvement plan approval; or, a waiver to not have turn lane improvements concurrent with this improvement plan, subject to Developer's Agreement. - Additional Traffic Comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/28/2026	07/30/2026	Requires Re-submit
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - Corrective Action: Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
Corrections	6.15.5 - Water Service & Connection (Resolved) - Corrective Action: Add stub out for amenity center to prevent future drilling under the road. - 6.15.5 - Water Service & Connection :			
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - Corrective Action: Add note to Utility Sheet(s) 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 the start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Officer; Heather.Proctor@MarionFL.org or (352) 438-2846 - 6.14.7 - Construction Inspection - PLAN NOTE::			
Corrections	6.14.5.C - Hydraulic Analysis (Not Resolved) - Corrective Action: Confirm the lift station can pump flows to the Silver Springs WWTP - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
Corrections	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Connecting to Marion County Utilities for water and wastewater. - 6.14.2 - Connection Requirements:			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:			
Corrections	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: Grease trap and other pre-treatment will be reviewed during the major site plan review. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
Corrections	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - Corrective Action: Plan note added Master meters not permitted. Remove from all plan sheets. (2) Plan note: All meter boxes and sewer cleanouts shall not be located within or in conflict with any concrete surface. Any services found to be in conflict shall be relocated by the developer, at the developer's expense, regardless of whether the warranty period has expired - 6.15.6.A - Potable Water Metering - loc/bank/size:			
Corrections	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: See Plan Notes: Remove Butterfly valve detail. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - Corrective Action: Ensure proposed new mains are called out; include profile views. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
Corrections	MCU Contact Info on Project Cover Sheet (Resolved) - Corrective Action: Correct on cover sheet - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.4 - Capacity charges - irrigation (Resolved) - Corrective Action: Will there be any public irrigation run off MCU water for the subdivision? If yes, we need meter locations with sizes shown on the plan, along with the total irrigated sqft for each meter(s). If by private well, add private well location to the utility plan. - 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.			
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - Corrective Action: See Plan Markups NOTE: Please submit your elevations to DFS as soon as possible to avoid delays. Due to the site location, a 21' antenna may not work. - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
Corrections	6.15.7 - Cross Connection Control/Backflow (Resolved) - Corrective Action: If any commercial or irrigation meters are added: Informational Comment - A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - Corrective Action: Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
Corrections	6.17 - Water Reclamation/Reuse Facilities (Resolved) - Corrective Action: There is no reuse in the area to serve this site. - 6.17 - Water Reclamation/Reuse Facilities:			

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/28/2026	07/30/2026	Requires Re-submit
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - Corrective Action: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - Corrective Action: See Plan Markups. - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - Corrective Action: Informational Comment: - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - Corrective Action: See previous comment: - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - Corrective Action: Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc):			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - Corrective Action: See Plan comment - 15.01 Provide documentation that the proposed model, with the specification shown in the table on PG 15.01, is sized appropriately to send flows to the Shores WWTP (2) Provide final elevations to DFS to properly size the antenna. - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Resolved) - Corrective Action: Connecting to 12" force main - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Resolved) - Corrective Action: Extend water main to West side of 39279-026-00 to the furthest parcel boundary, on C25. See Plan Markups - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Corrective Action: \$1080 for re-submittal review - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Correct - Note on cover sheet states "Portion of" but appears to be each parcel entirely. Remove note if not needed. - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Corrective Action: Sheet 02.01 WATER MAIN CONSTRUCTION NOTES. Add Note referring to the 4' of minimum cover for sewer force main. Note 23. 3' measurement needs to be from the top of the pipe. - Additional Utilities Comments			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - Corrective Action: Not applicable. - 6.15.6.G & H - Meters up to 2" and over 2":			
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - Corrective Action: Informational: Meters shall be located in rights-of-way, or as approved by MCU - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.15.4 - Water Distribution System (Resolved) - Corrective Action: All water mains - If the roads are not anticipated to be extended at any time, drop the main down to a 4" after the hydrants or Tee, so no blow off is needed. (See Plan Markups) (2) Plan Note: All water meter boxes and sanitary sewer clean outs shall not be in conflict with any concrete surface. Any found in conflict shall be relocated by developer/contractor at their expense. - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - Corrective Action: Plan note to be added: Contractor to verify all existing main locations. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.14.9.A - Developer's Agreement (Resolved) - Corrective Action: Not requires as of 5/1/26 - 6.14.9.A - Developer's Agreement:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - Corrective Action: Work with MCU's Development Review team during pre-construction meeting to start this process to avoid building permit holds or DEP Clearance delays. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will be released by MCU. Building permit holds may be affected.			
<i>Comments</i>	Please see plan mark ups and corrective comments.			

eREVIEW SESSION FILES:

- _Combined Boundary and Topo Survey.pdf
- _Combined Plans.pdf
- Atlas Tranquility Park EALS.pdf
- Atlas Tranquility Park Master Utility Report_SS.pdf
- Atlas_Supplemental Stormwater Report_MC_RAI_SS.pdf
- Comprehensive Operation and Maintenance Manual - Owner Signed_SS.pdf
- Finacial Capability - Owner Signed.pdf
- MC Improvement Plan RAI_1 2026.07.20.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 3:23	PM_Combined Plans.pdf	5
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 3:33	PM_Combined Plans.pdf	6
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 3:39	PM_Combined Plans.pdf	11
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 3:44	PM_Combined Plans.pdf	18
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 3:52	PM_Combined Plans.pdf	21
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 4:01	PM_Combined Plans.pdf	42
Sarah.Gurczynski	SE 84TH TERRACE	07/22/2026 5:49	PM_Combined Plans.pdf	66

SUBMITTAL SUMMARY REPORT (ImprovePln-000635-2026)

eREVIEW SESSION FILES:

_Combined Boundary and Topo Survey.pdf
 _Combined Plans.pdf
 Atlas Tranquility Park EALS.pdf
 Atlas Tranquility Park Master Utility Report_SS.pdf
 Atlas_Supplemental Stormwater Report_MC_RAI_SS.pdf
 Comprehensive Operation and Maintenance Manual - Owner Signed_SS.pdf
 Financial Capability - Owner Signed.pdf
 MC Improvement Plan RAI_1 2026.07.20.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Sarah.Gurczynski	Remove road name label. This easement is not named.	07/24/2026 6:38	PM_Combined Plans.pdf	3
Sarah.Gurczynski	This should be SE 84th Terrace	07/24/2026 6:43	PM_Combined Plans.pdf	40
Sarah.Gurczynski	This should be SE 84th Terrace	07/24/2026 6:44	PM_Combined Plans.pdf	40
Sarah.Gurczynski	This should be SE 84th Terrace	07/24/2026 6:45	PM_Combined Plans.pdf	43
Theresa S.	RESUBMITSec. 2.12.8. - Current boundary and topographic survey.oCurrent boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.o(Ord. No. 13-20, § 2, 7-11-2013)	07/27/2026 4:44	PM_Combined Boundary and Topo Survey.pdf	1
Heather Proctor	UTILITIES RE-SUBMIT	07/30/2026 7:35	PM_Combined Plans.pdf	1
Heather Proctor	Move this GV to the north side of the tee	07/30/2026 7:36	PM_Combined Plans.pdf	6
Heather Proctor	No GV under asphalt	07/30/2026 7:36	PM_Combined Plans.pdf	6
Heather Proctor	S-1S-2S-3S-20Need to be HDPE Lined with composite ring and cover. Need plan note or table	07/30/2026 7:37	PM_Combined Plans.pdf	6
Heather Proctor	Flip the FM and SS to eliminate piping. Add PV on the lift station site. Or - if possible run FM out of the SW side of the lift station with (2) 45's connections.	07/30/2026 7:37	PM_Combined Plans.pdf	6
Heather Proctor	easement must be 20' (LDC 6.16.4(4)	07/30/2026 7:39	PM_Combined Plans.pdf	6
Heather Proctor	Which one is this leader pointing to? D you need 2 GV at this section?	07/30/2026 7:41	PM_Combined Plans.pdf	6
Heather Proctor	Remove extra gate valve	07/30/2026 7:43	PM_Combined Plans.pdf	7
Heather Proctor	Move GV	07/30/2026 7:44	PM_Combined Plans.pdf	7
Heather Proctor	Remove GV	07/30/2026 7:44	PM_Combined Plans.pdf	7
Heather Proctor	Move GV to other side of tee	07/30/2026 7:45	PM_Combined Plans.pdf	7
Heather Proctor	S-32S-33 need to be HDPE lined w/composite ring and cover	07/30/2026 7:45	PM_Combined Plans.pdf	7
Heather Proctor	Remove extra GV	07/30/2026 7:46	PM_Combined Plans.pdf	7
Heather Proctor	Relocate tap so it isnt under asphalt	07/30/2026 7:46	PM_Combined Plans.pdf	8
Heather Proctor	Need another PV in between. Per Sec. 6.16.4(E)(6)(b) of the LDC "Valve spacing may not exceed 2,000 feet.	07/30/2026 8:04	PM_Combined Plans.pdf	10
Heather Proctor	Cross C-25 on west side of SE 85th Ct Rd to eliminate both putting FM and WM close together and crossing SE 85th Ct Rd at an odd angle	07/30/2026 8:13	PM_Combined Plans.pdf	9
Heather Proctor	This location of the WM makes more sense. And will reduce a dead end.	07/30/2026 8:15	PM_Combined Plans.pdf	28
Heather Proctor	Potentially, lessen slope and raise in S-28. Either just below drop connection or provide drop connection. @ 1.9' above bottom, slope would be 0.67%. Just make slope 1%.	07/30/2026 8:16	PM_Combined Plans.pdf	37
Heather Proctor	Steep. If S-26 is raised to 1.9' above bottom, slope would be 1.52%.	07/30/2026 8:17	PM_Combined Plans.pdf	40
Heather Proctor	Remove	07/30/2026 8:19	PM_Combined Plans.pdf	53
Heather Proctor	Yse UT316	07/30/2026 8:19	PM_Combined Plans.pdf	55
Heather Proctor	ARV's need to be above ground	07/30/2026 8:20	PM_Combined Plans.pdf	55
Heather Proctor	Move water meter to set back line corner.	07/30/2026 8:34	PM_Combined Plans.pdf	6
Heather Proctor	If clean outs are in conflict with driveways, the contractor will be responsible to move and pay for it. Move the clean outs to the set back line	07/30/2026 8:34	PM_Combined Plans.pdf	6
Heather Proctor	Move meters to the set back lines (TYP on corners)	07/30/2026 8:35	PM_Combined Plans.pdf	6
Heather Proctor	Move water meter to set back line (TYP for corners)	07/30/2026 8:36	PM_Combined Plans.pdf	6

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/30/2026	04/24/2026	Requires Re-submit
Corrections	Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 01.01 – Please remove "Portion of" before the listed parcel numbers. This project covers the entire 3 parcels. - Additional Comments:			
Corrections	2.12.28 - Road identification (Not Resolved) - Corrective Action: Sheet 03.01 – Label for SE 92nd Loop East of this park needs to be removed, as well as SE 83rd Ter; these are easements. Roads have been labeled on Sheet RN.01. Please label roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

Atlas Tranquility Park Improvement Plan
ImprovePln-000635-2026

Development Review Committee Waiver Request Form

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

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

Section Number & Title of Code:

6.12.9 (H) - Subdivision roads and related infrastructure

Section Details from Code:

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

Reason/Justification for Request:

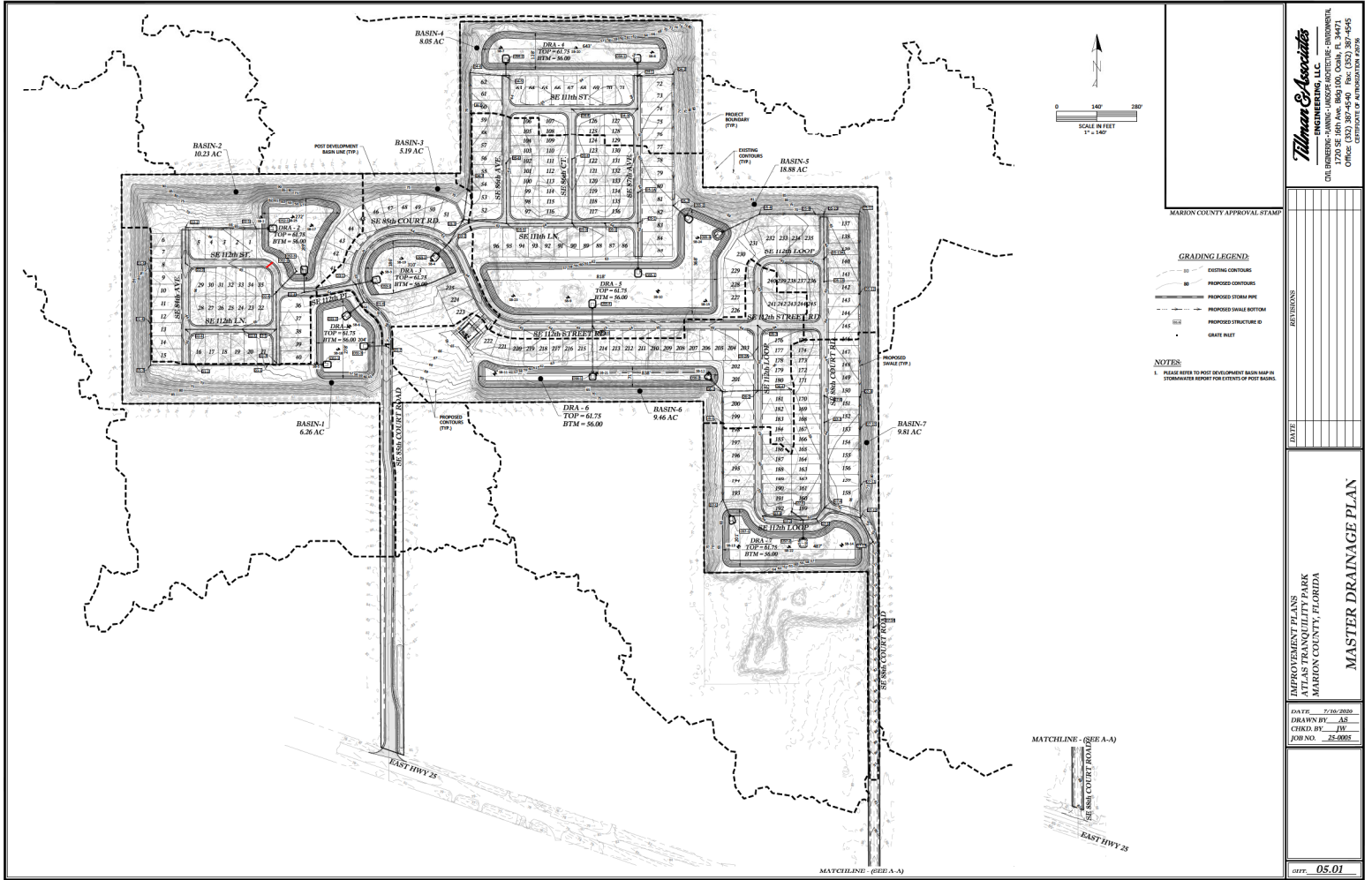
Requests a waiver to allow for dead end roadways without a cul-de-sac. The dead ends will be less than 150' in length.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County APPROVAL STAMP

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SWALE BOTTOM
- PROPOSED STRUCTURE ID
- GRAVE RISET

NOTES:

1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN DRAINAGE REPORT FOR EXTENTS OF POST BASIN.

IMPROVEMENT PLANS

WATER TREATMENT PLANT

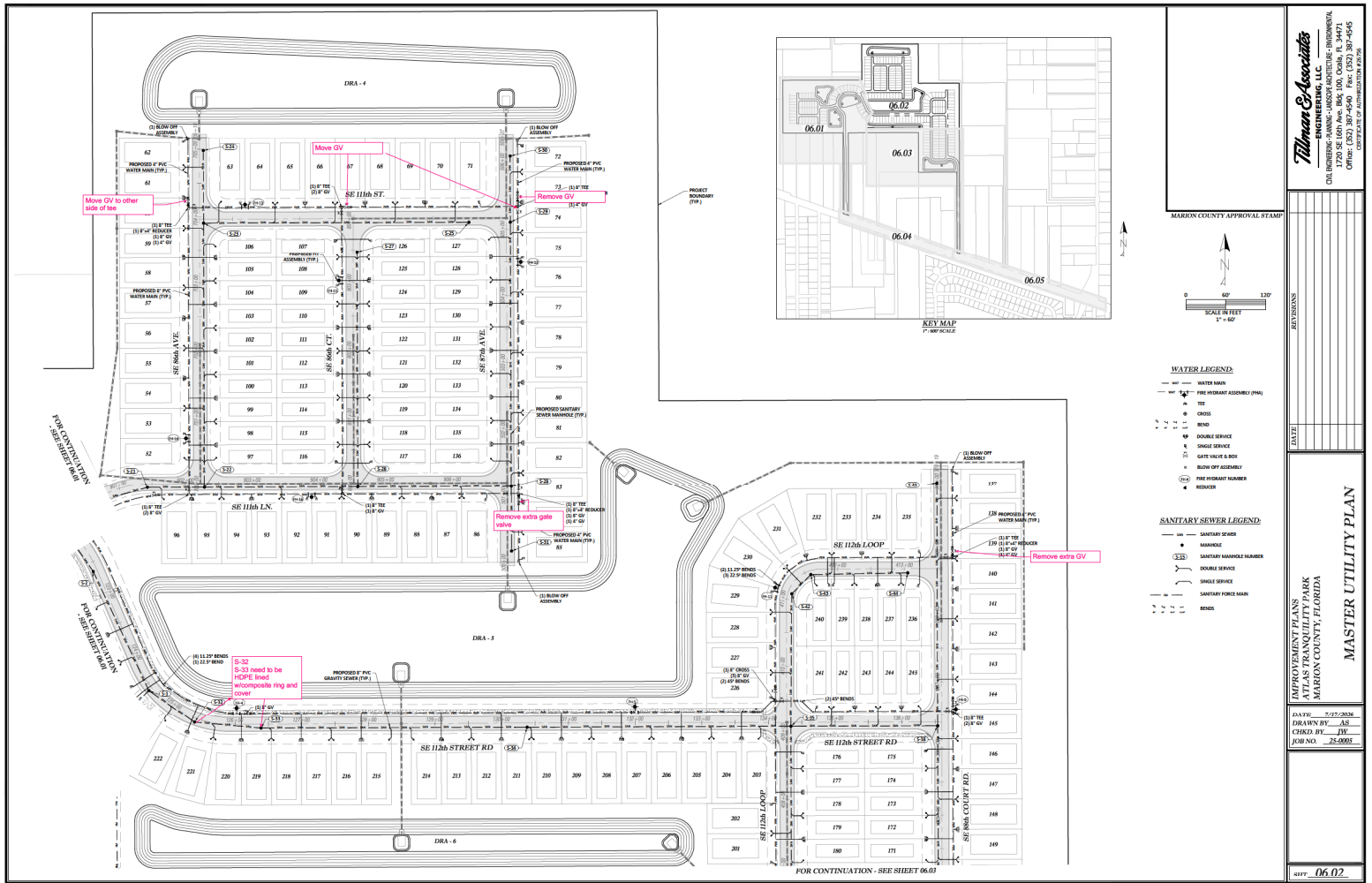
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE: 7/26/2020
DRAWN BY: AS
CHECKED BY: JH
JOB NO. 25-0002

DATE: 05.01

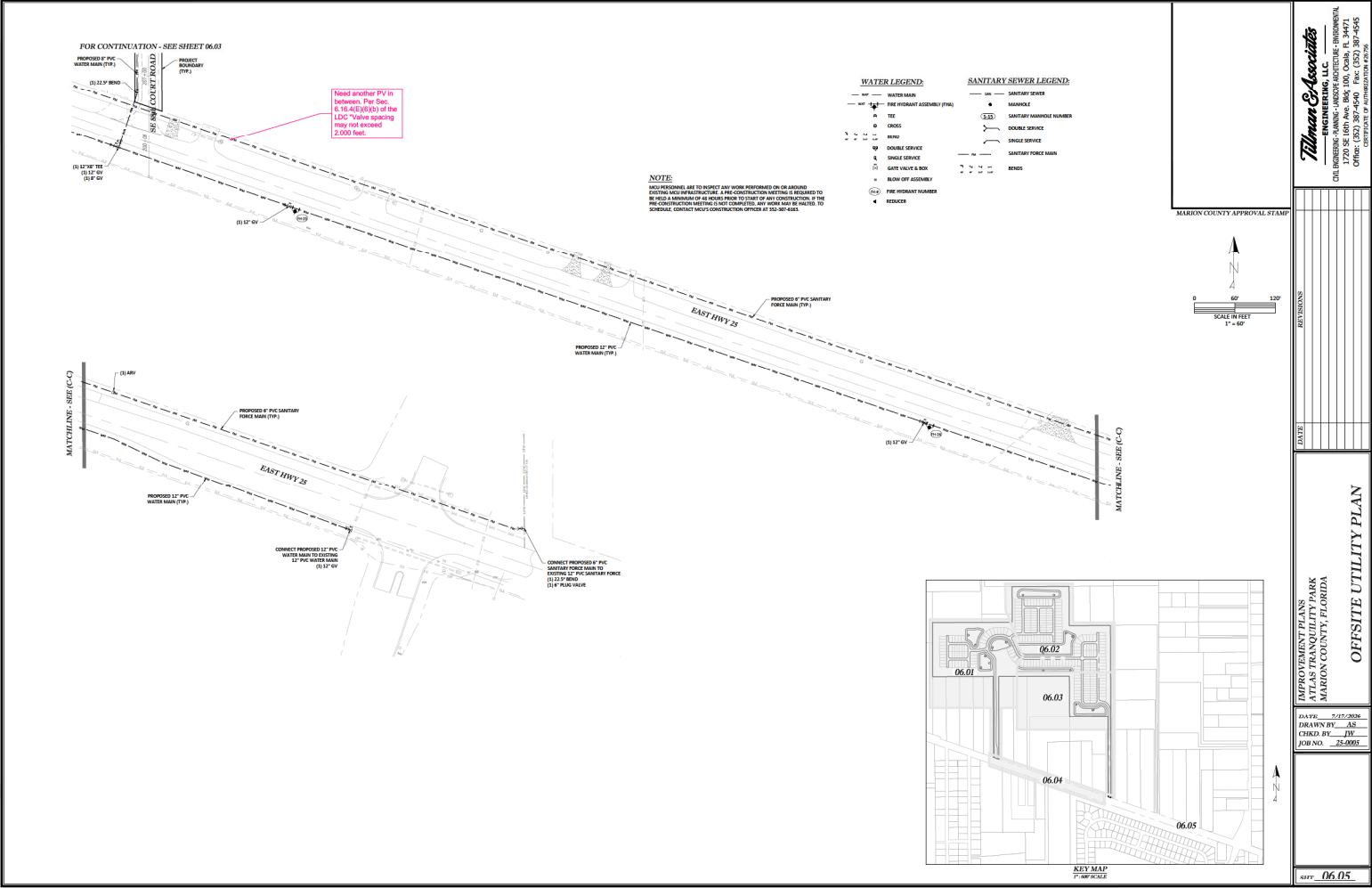




NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER







NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
ENGINEERING, LLC

ENVIRONMENTAL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26756

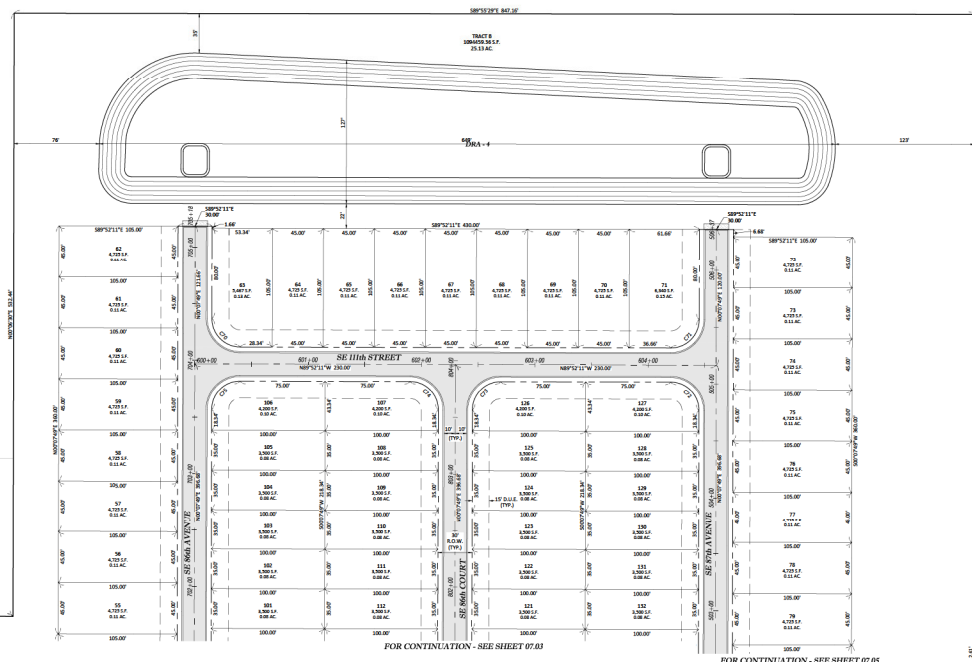
KNO

DATE _____

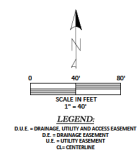
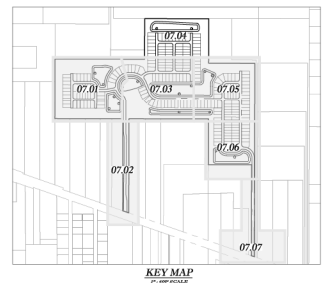
IMPROVEMENT PLANS

DATE 7/10/2020
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

07.03



SECT	W/1/4	E/1/4	C/1/4	T/1/4	C/1/4	CHORD BEARING
C/1	90.00	25.00	35.27	25.00	35.36	S45° 52' 11.24"E
C/2	90.00	25.00	35.27	25.00	35.36	S45° 52' 11.24"E
C/3	90.00	25.00	35.27	25.00	35.36	S45° 52' 11.24"E
C/4	90.00	25.00	35.27	25.00	35.36	S45° 52' 11.24"E
C/5	90.00	25.00	35.27	25.00	35.36	S45° 52' 11.24"E



LEGEND
 DUE = DRAINAGE, UTILITY AND ACCESS EASEMENT
 DUE = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 G.U. = GUTTERLINE

THRUWAY ASSOCIATES, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 DE SOTO AVE. SUITE 100, OAKA, FL 33471
 PHONE: (407) 329-1234 FAX: (407) 329-1235
 CERTIFICATION OF AUTHORIZATION 123456

APPROVED BY: _____
 DATE: _____

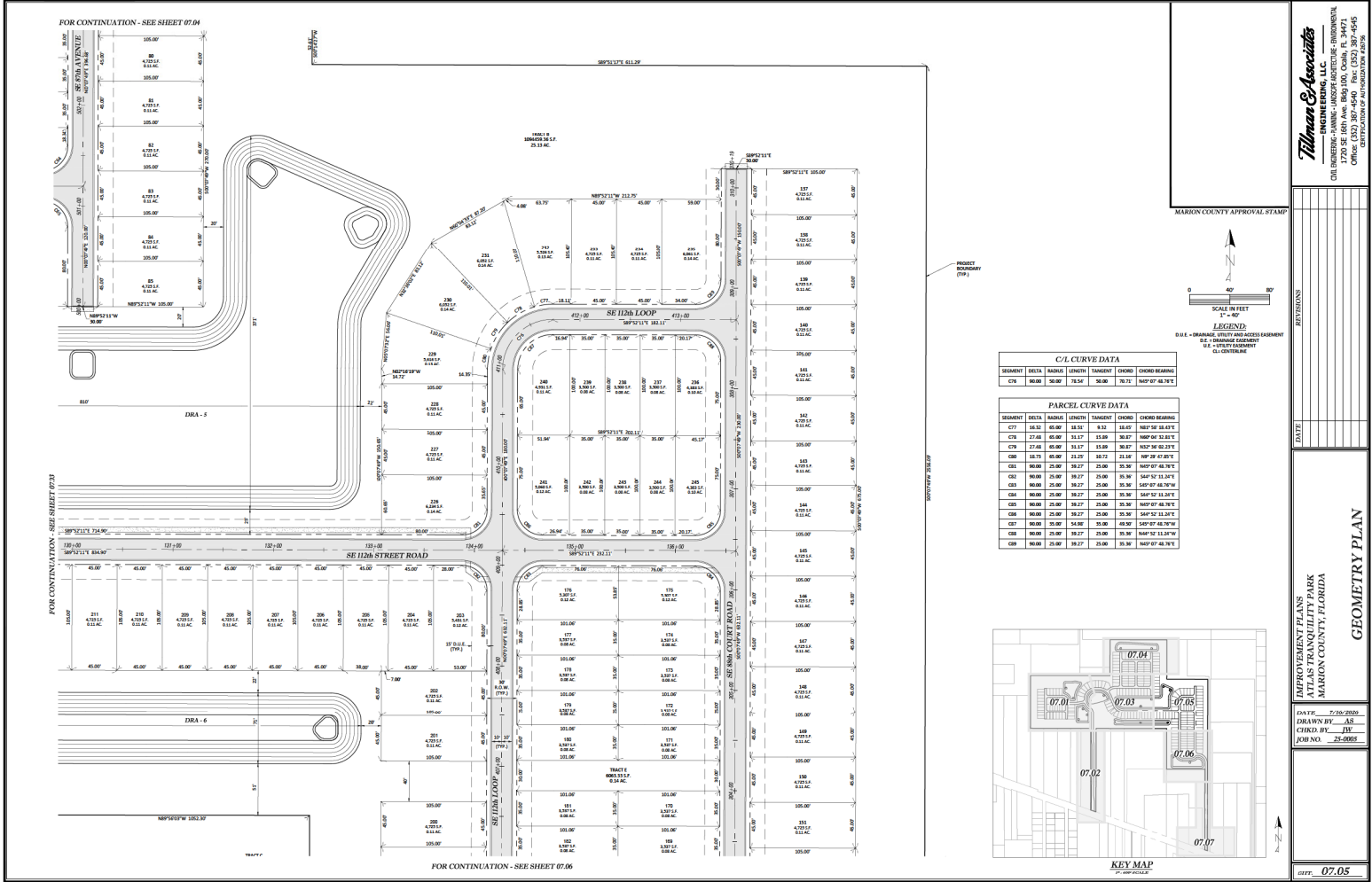
IMPROVEMENT PLANS
 SE 11TH STREET
 MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE: 7/26/2023
 DRAWN BY: AS
 CHECK BY: JH
 JOB NO.: 22-0002

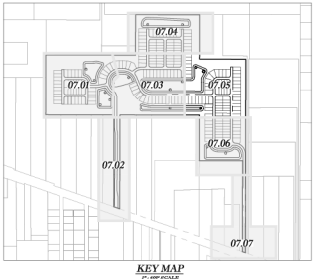
sheet 07.04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



C/L CURVE DATA						
SEGMENT	DATA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CT6	85.00	50.00	78.54	50.00	78.72	N45°07'48.74"E

PARCEL CURVE DATA						
SEGMENT	DATA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CT7	18.32	45.00	18.51	9.32	18.47	N45°07'48.74"E
CT8	27.68	45.00	33.17	33.38	36.87	N45°07'48.74"E
CT9	27.68	45.00	33.17	33.38	36.87	N45°07'48.74"E
CT10	18.32	45.00	23.25	10.73	23.34	N45°07'48.74"E
CT11	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT12	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT13	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT14	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT15	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT16	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT17	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT18	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT19	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E
CT20	90.00	25.00	39.27	25.00	39.36	N45°07'48.74"E



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Thruway Associates
INCORPORATED
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEILLANCE
1720 SE 16th Ave, Suite 100, Ocala, FL 34471
OFFICE: 352.236.1111 FAX: 352.236.1112
WWW.THURWAYASSOCIATES.COM

DATE: 7/26/2023
DRAWN BY: AS
CHECKED BY: JH
JOB NO: 23-0002

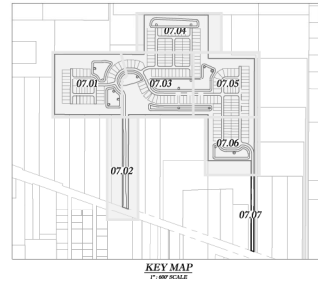
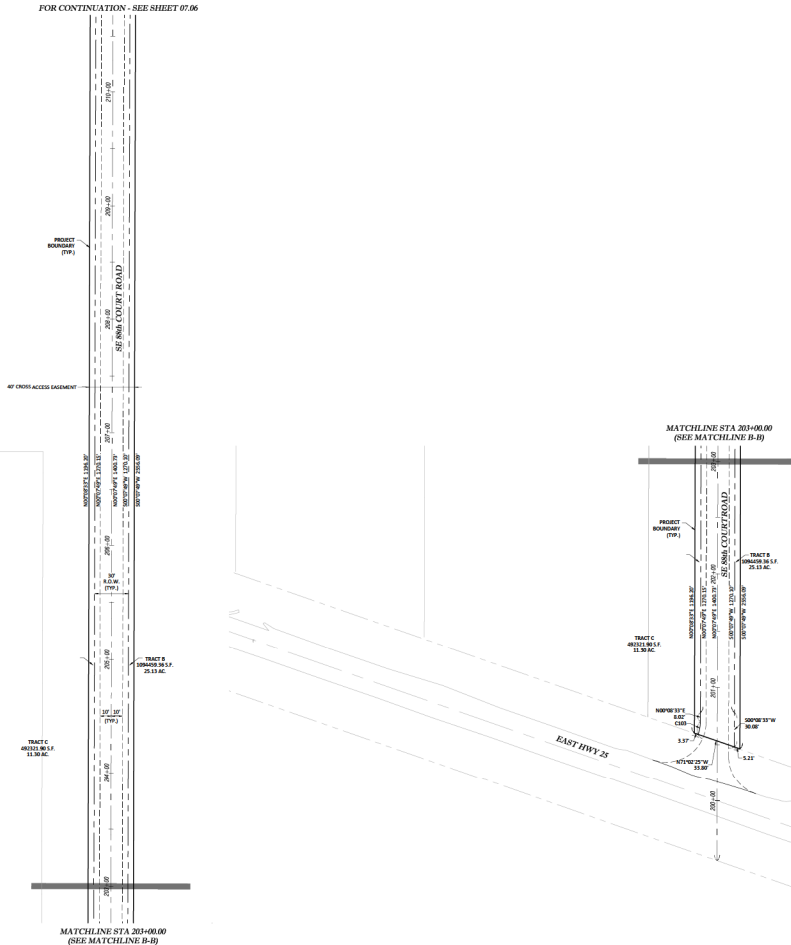
IMPROVEMENT PLANS
FOR THE
MARION COUNTY, FLORIDA

GEOMETRY PLAN

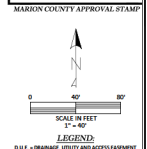
DATE: 7/26/2023
DRAWN BY: AS
CHECKED BY: JH
JOB NO: 23-0002

DATE: 7/26/2023
DRAWN BY: AS
CHECKED BY: JH
JOB NO: 23-0002

FOR CONTINUATION - SEE SHEET 07.06



PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	CHORD	TANGENT	CHORD BEARING	
C101	26.91	52.89	52.89	5.75	51.08	ROAD 17 50.18%



MARION COUNTY APPROVAL STAMP

Thomas & Associates
ENGINEERING, PLANNING, AND ARCHITECTURE - BUREAU
1720 DE 10TH AVE. SUITE 100, OAKA, FL 33471
OFFICE: 407.344.4444
CELL: 407.344.4444
FAX: 407.344.4444
E-MAIL: info@thomasandassociates.com

DATE: _____

BY: _____

CHECKED BY: _____

DATE: 7/10/2003

DRAWN BY: AS

CHECKED BY: JH

JOB NO. 22-0002

IMPROVEMENT PLANS
MARION COUNTY, FLORIDA

GEOMETRY PLAN

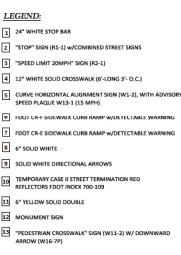
DATE: 7/10/2003

DRAWN BY: AS

CHECKED BY: JH

JOB NO. 22-0002

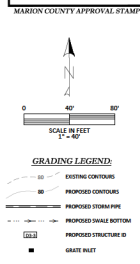
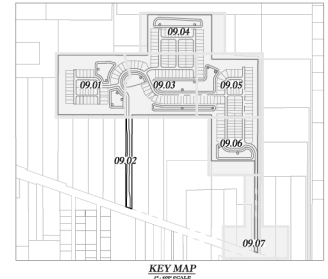
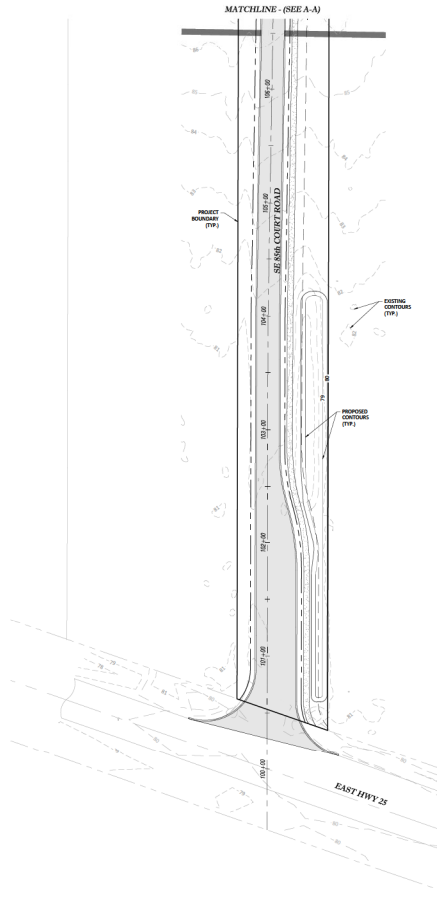
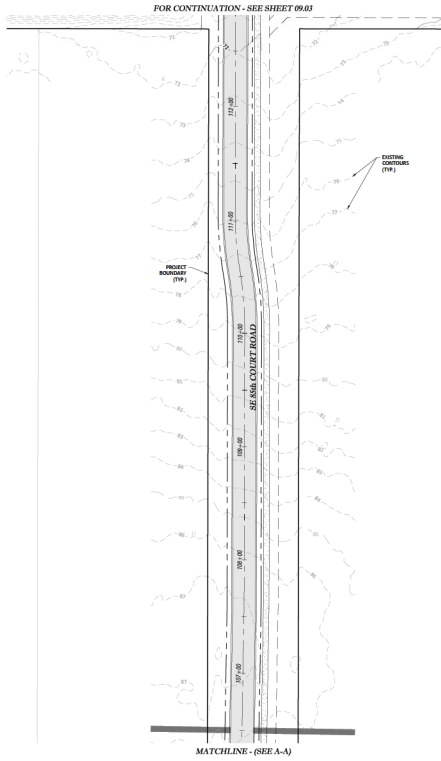


SITT 08.02

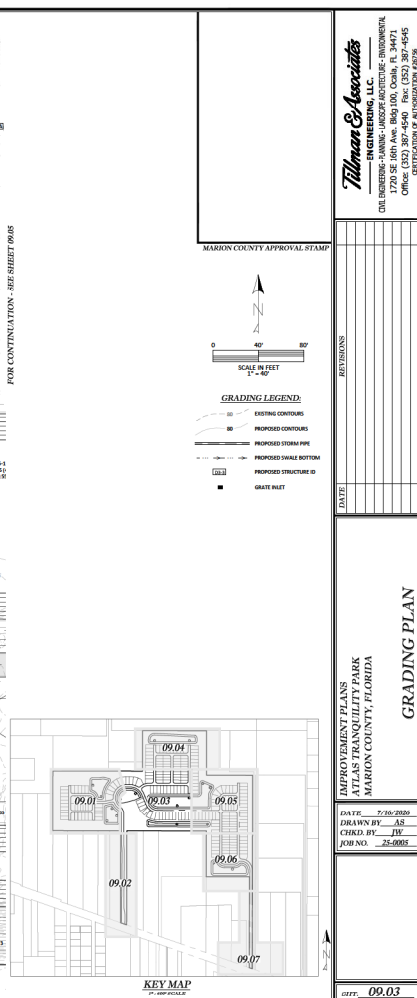
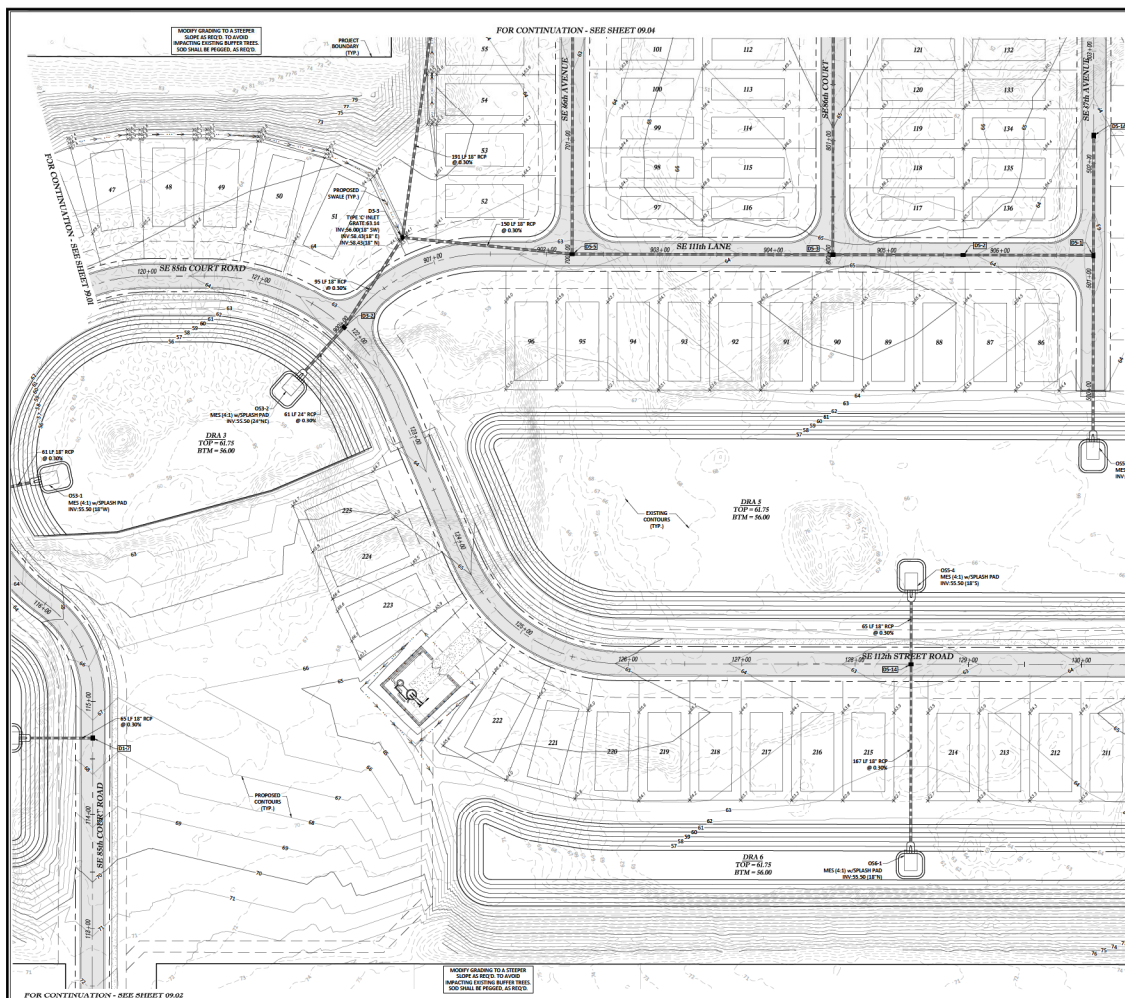
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

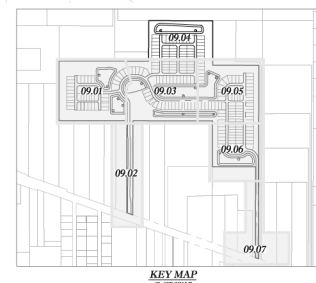
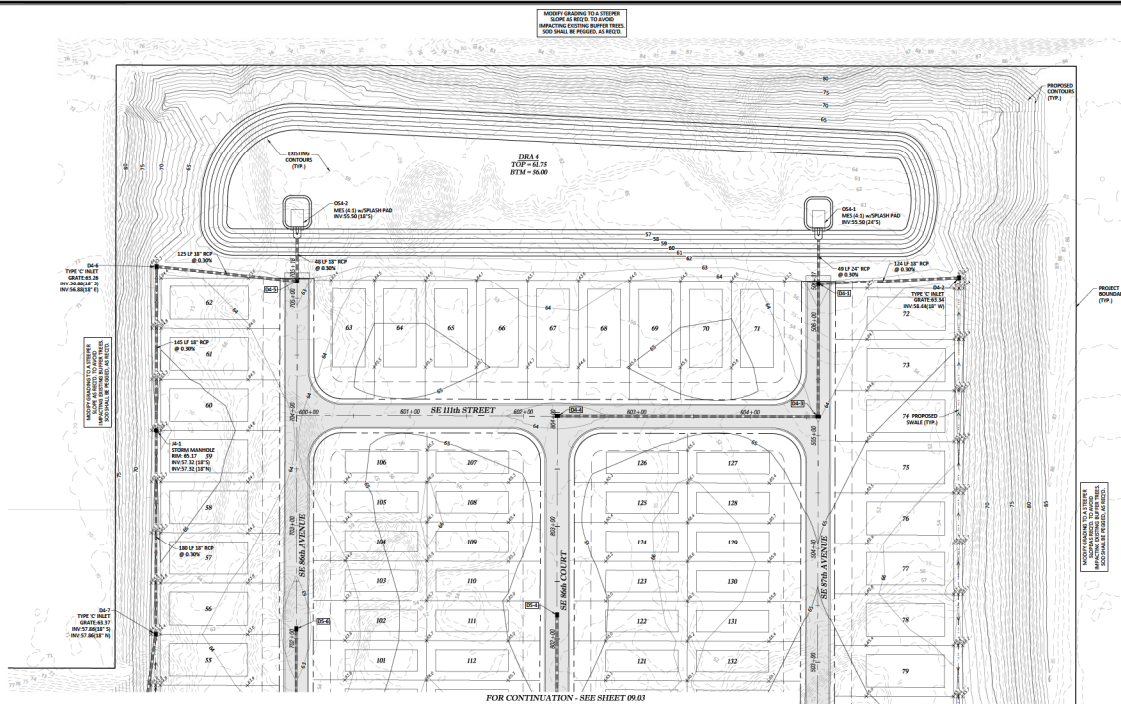




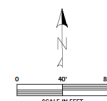


Thruway Associates CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEILLANCE 1720 SE 16th Ave. #100, Ocala, FL 34471 OFFICE: 352.236.4444 FAX: 352.236.4445 CERTIFICATION OF PROFESSIONAL ENGINEER	
DATE	09.02
IMPROVEMENT PLANS THRUWAY ASSOCIATES MARION COUNTY, FLORIDA	
GRADING PLAN	
DATE	7/26/2023
DRAWN BY	AS
CHECKED BY	JH
JOB NO.	22-0002
DATE	09.02





SEABOARD CORP. TRUST, A FIDUCIARY, GUARANTOR



GRADING LEGEND:

— **CONTEMPORARY WORLD**

Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #28756

9

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible][illegible]**RESUME**

DATE

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

1. 姓名	2. 性别	3. 年龄	4. 职业
5. 住址	6. 电话	7. 邮编	8. 电子邮箱

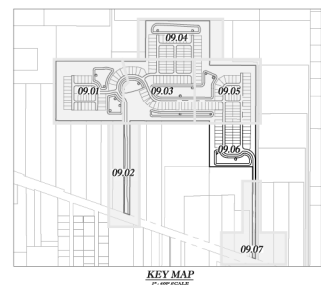
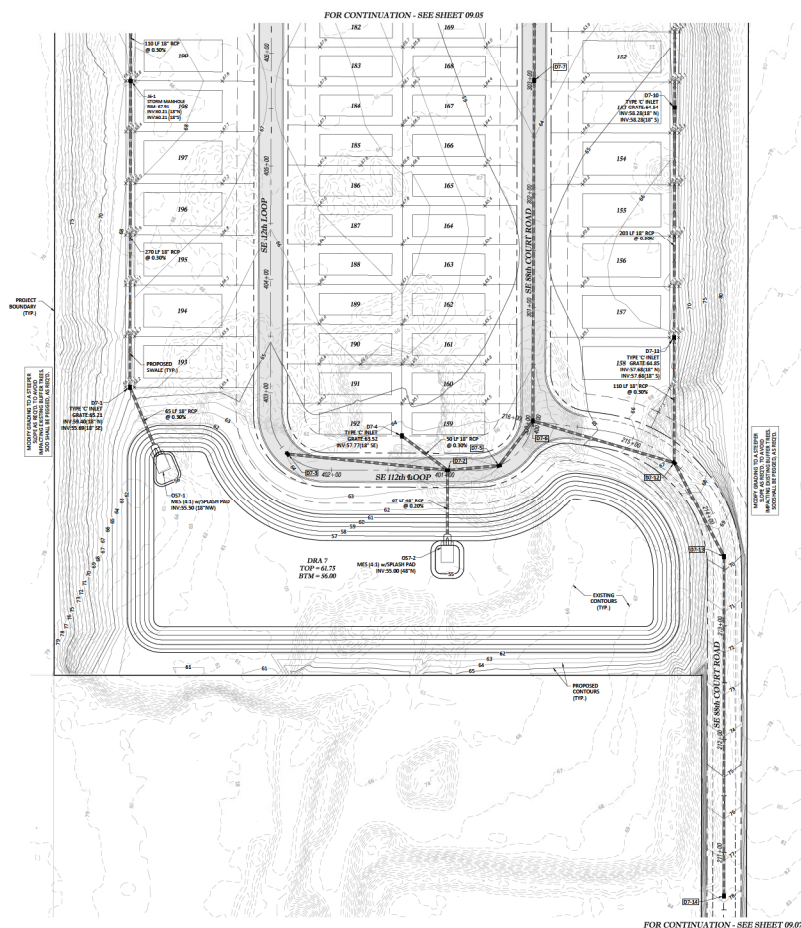
DATE 7/13/2020
DRAWN BY AS

CHKD. BY JW
JOB NO. 25-0005

☐ Yes ☐ No	☐ Yes ☐ No
--	--

1000

00.04



MARION COUNTY APPROVAL STAMP



GRADING LEGEND



Tillman & Associates
— ENGINEERING, LLC —
ENVIRONMENTAL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office (352) 387-4540 Fax (352) 387-4545
CERTIFICATION OF AUTHORIZATION #28756

REVISION

DATE _____

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

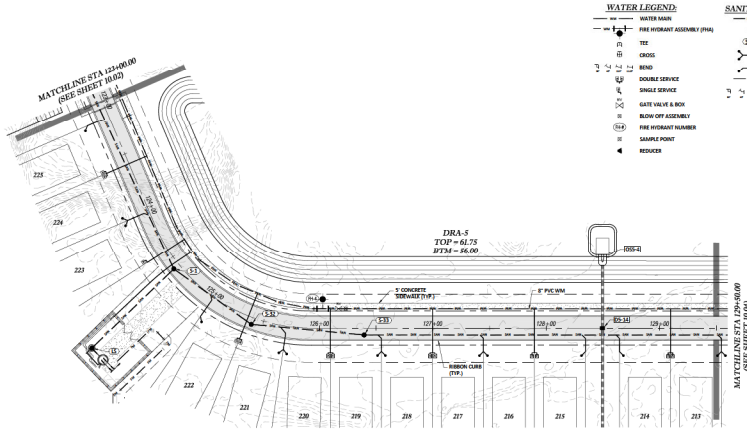
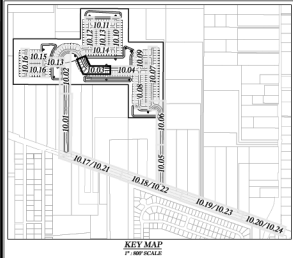
GRADING PLAN

DATE 7/16/2020
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

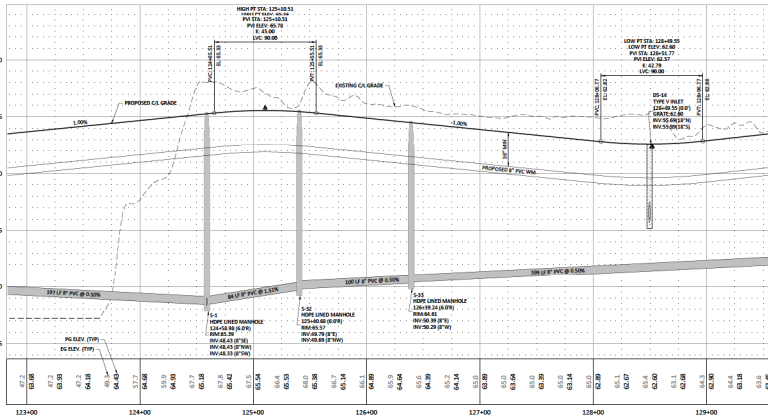
CITT. 09.06







SE 112th STREET ROAD



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - INFRASTRUCTURE
1720 SE 10th Ave, Suite 100, Ocala, FL 34471
Phone: 352.235.4555
Fax: 352.235.4556
WWW.TILMAN-ASSOCIATES.COM

REVISIONS

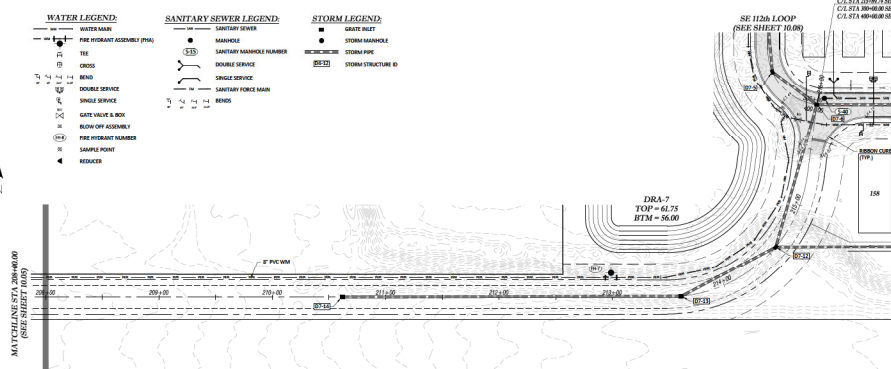
DATE

IMPROVEMENT PLAN
AT SE 112th STREET ROAD
MARRON COUNTY, FLORIDA
PLAN & PROFILE
SE 112th STREET ROAD

DATE: 7/27/2024
DRAWN BY: AS
CHECKED BY: JY
JOB NO.: 22-0005

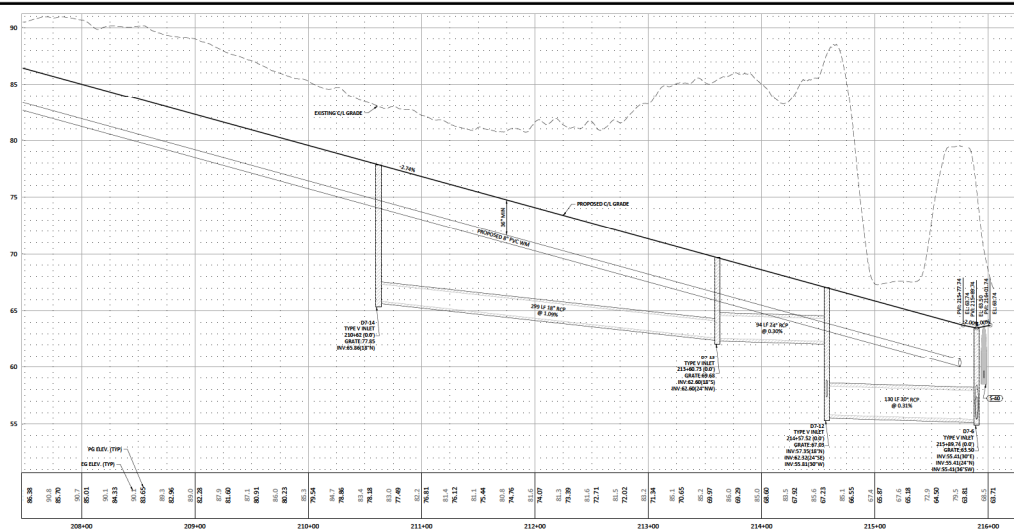
DATE: 10.03





0 40' 80'

SCALE IN FEET



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
—ENGINEERING, LLC—
ENVIRONMENTAL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
OWHO: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #0002

5501

241

NT PLANS
QUALITY PARK
NTY, FLORIDA
PLAN & PROFILE
SE 88th COURT RD.

DATE 7/17/2024
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

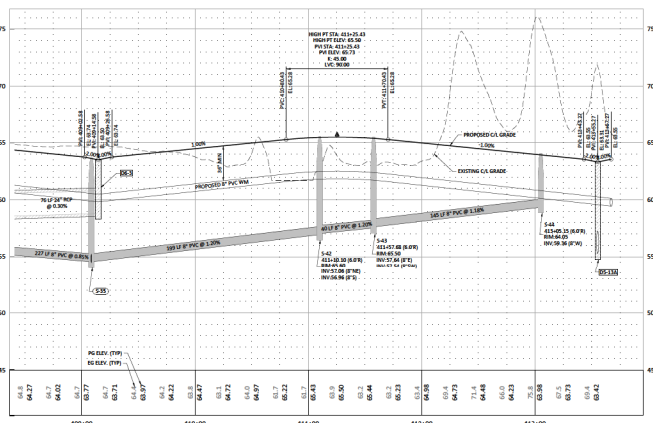
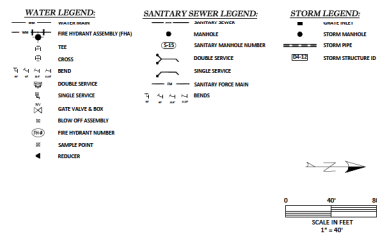
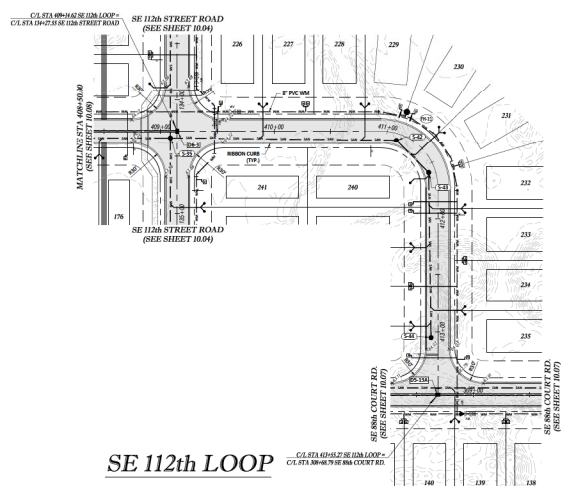
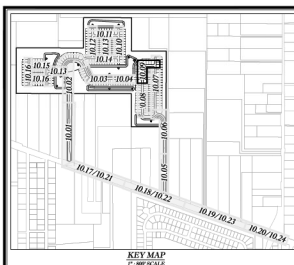
SITT 10.06



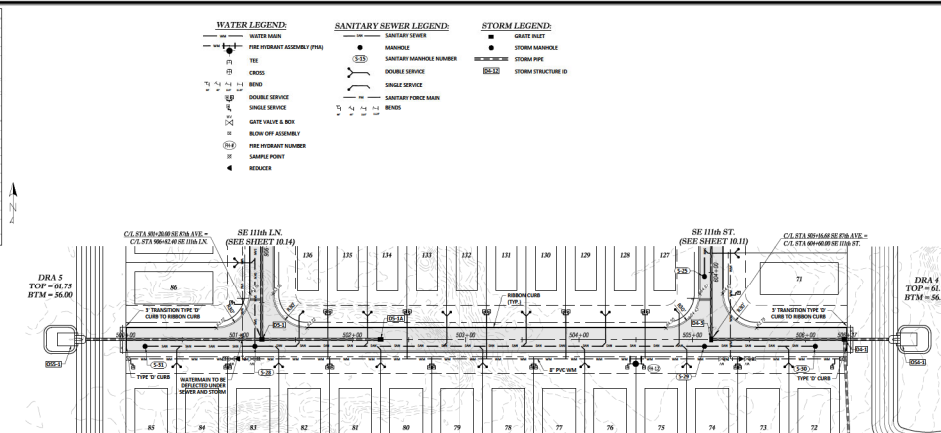
10.07



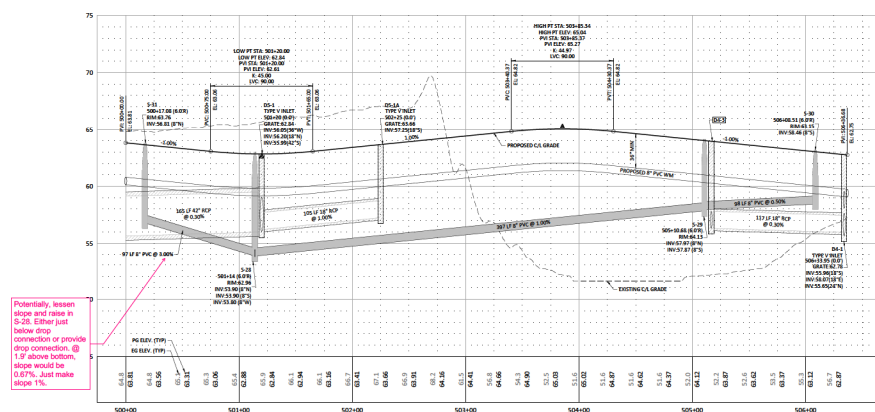
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



SE 87th AVE.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 160th Ave, Suite 100, Ocala, FL 34471
Phone: 352.237.4555
Fax: 352.237.4556
WWW.TILMAN-AND-ASSOCIATES.COM

DATE: 7/27/2024

DRAWN BY: AS

CHECKED BY: JY

JOB NO.: 22-0001

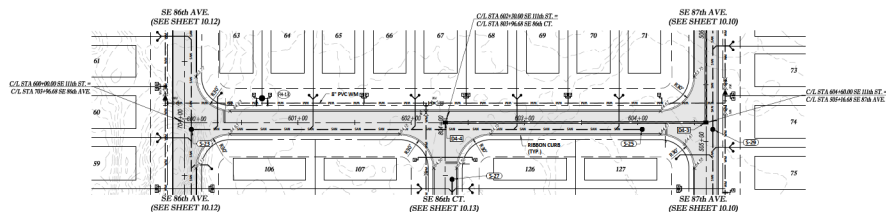
IMPROVEMENT PLAN
AT SE 87th AVE
MARRON COUNTY, FLORIDA

PLAN & PROFILE
SE 87th AVE.

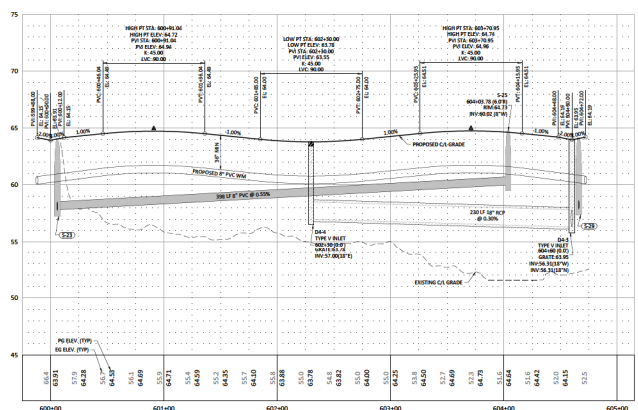
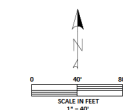
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MARRON COUNTY APPROVAL STAMP



SE 111th ST.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION #2676

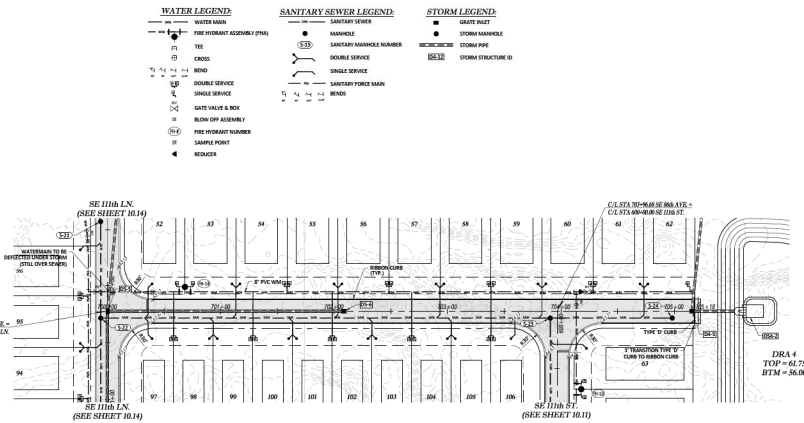
REVISIONS

472

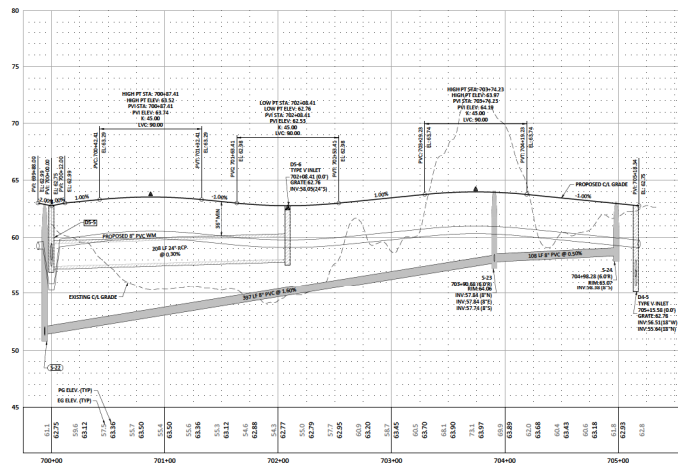
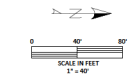
IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE 7/17/2026
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SITT 10.11



SE 86th AVE.



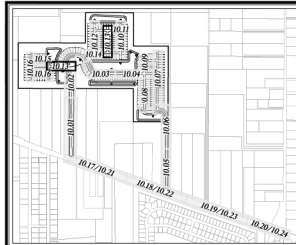
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 140th Ave, Suite 100, Ocala, FL 34471
Phone: 352-237-4550
Fax: 352-237-4550
WWW.TILMAN-ASSOCIATES.COM

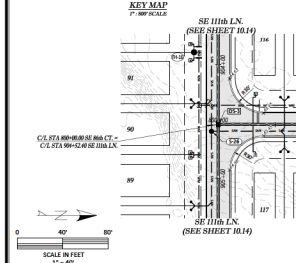
IMPROVEMENT PLAN
AT SE 86th AVE
MARRON COUNTY, FLORIDA
PLAN & PROFILE
SE 86th AVE.

DATE: 7/27/2024
DRAWN BY: AS
CHECKED BY: JY
JOB NO.: 22-0001

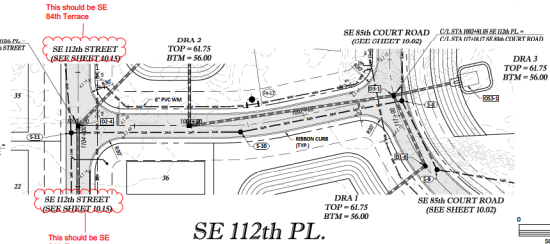
SHEET: 1012



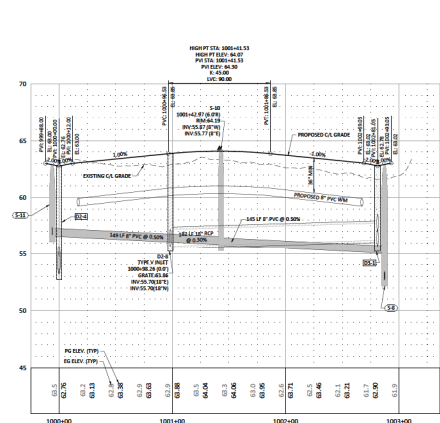
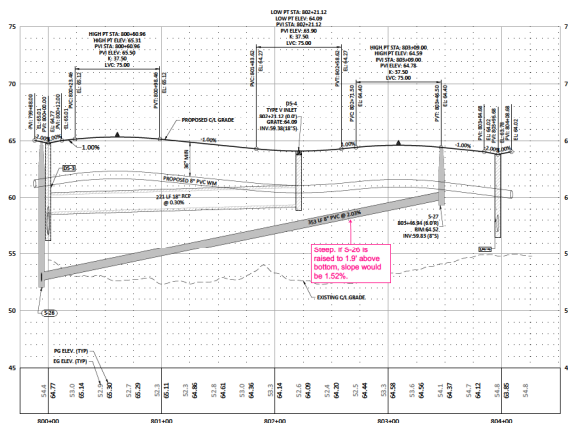
WATER LEGEND		SANITARY SEWER LEGEND		STORM LEGEND	
—	WATER MAIN	—	SANITARY SEWER	—	STORM MAIN
—	FIRE HYDRANT ASSEMBLY (FHA)	—	MANHOLE	—	STORM MANHOLE
—	TEE	—	SANITARY MANHOLE NUMBER	—	STORM MANHOLE
—	CROSS	—	DOUBLE SERVICE	—	STORM PIPE
—	BEND	—	SINGLE SERVICE	—	STORM STRUCTURE (S)
—	DOUBLE SERVICE	—	SANITARY FORCE MAIN	—	
—	SINGLE SERVICE	—	BEND	—	
—	GATE VALVE & BOX	—		—	
—	BLOW OFF ASSEMBLY	—		—	
—	FIRE HYDRANT NUMBER	—		—	
—	SAMPLE POINT	—		—	
—	REDUCER	—		—	



SE 86th CT.



SE 112th PL.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 104th Ave, Suite 100, Ocala, FL 34471
Phone: 352.236.4555
Fax: 352.236.4556
WWW.TILMAN-ASSOCIATES.COM

REVISIONS

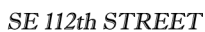
DATE

IMPROVEMENT PLAN
ATLAS TRANQUILITY PARK
MARRON COUNTY, FLORIDA
PLAN & PROFILE
SE 86th CT. & SE 112th PL.

DATE: 7/27/2024
DRAWN BY: AS
CHECKED BY: JY
JOB NO.: 22-0001

SHEET: 1013

SIFT 10.14



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
—ENGINEERING, LLC—
ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28796

REVISIONS

DATE _____

UT PLANS
UTILITY PARK
ITY, FLORIDA
PLAN & PROFILE
SE 112th STREET

DATE 7/17/2024
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SPT 10.15





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTOMATICATION #00526

REVISIONS

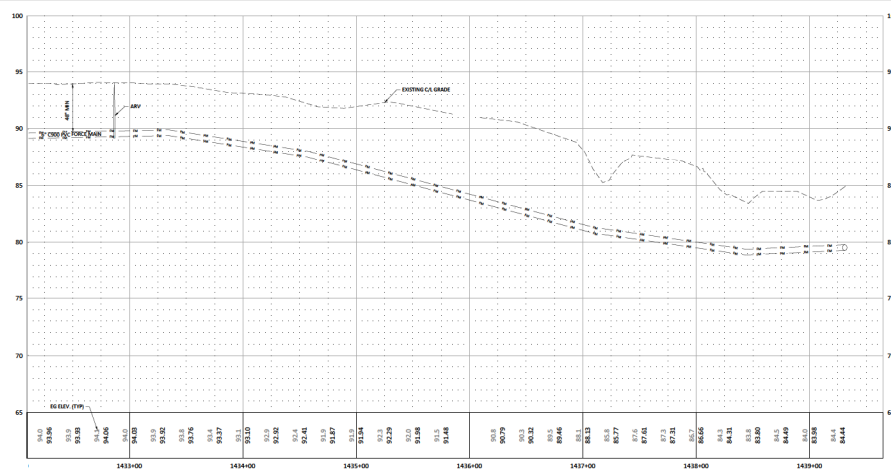
DATE _____

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

PLAN & PROFILE
EAST HWY 25 FORCE MAIN

DATE 7/17/2026
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SITT 10.19



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY APPROVAL STAMP

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
CERTIFICATE OF AUTOMATICATION #00526

REVISIONS

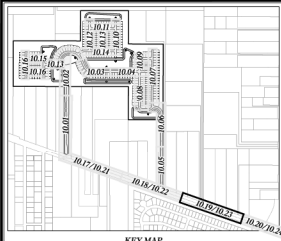
DATE _____

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

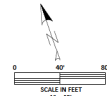
DATE 7/17/2026
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

SITT 10.20





KEY MAP
1" = 40'

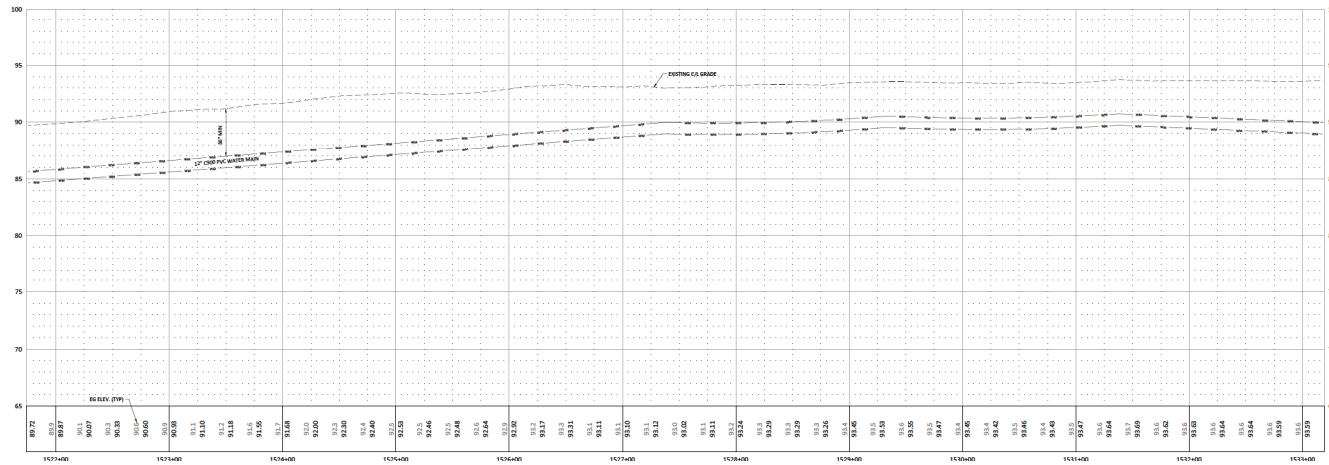


MARRON COUNTY APPROVAL STAMP

FOR CONTINUATION
(SEE SHEET 10.21)

FOR CONTINUATION
(SEE SHEET 10.20)

EAST HWY 25



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16TH AVE. SUITE 100, OPAHA, FL 33471
OFFICE: (407) 291-1100 FAX: (407) 291-4555
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #00000000

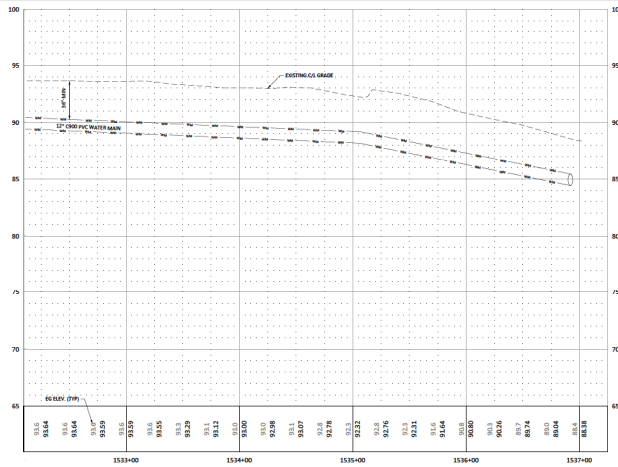
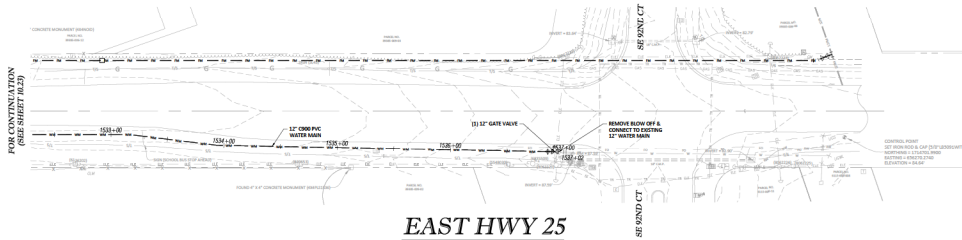
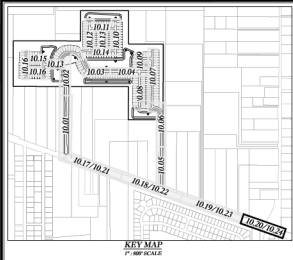
REVISIONS

DATE

IMPROVEMENT PLAN
AT
MARRON COUNTY, FLORIDA
PLAN & PROFILE
EAST HWY 25 WATER MAIN

DATE: 2/27/2024
DRAWN BY: AS
CHECKED BY: JY
JOB NO.: 22-0002

SHEET 10.23



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

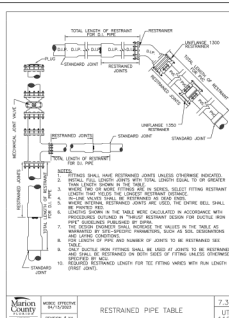
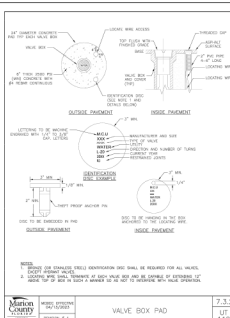
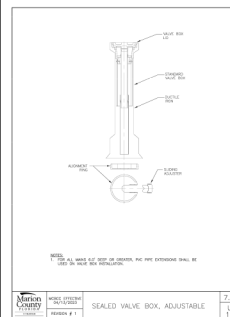
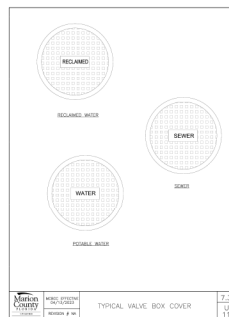
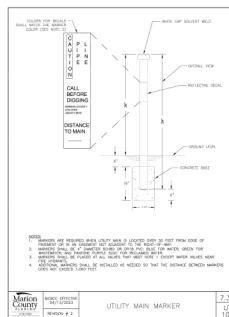
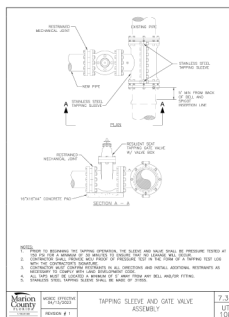
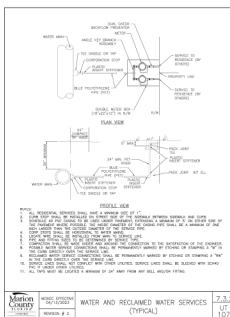
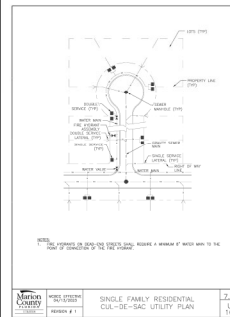
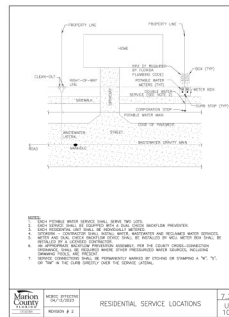
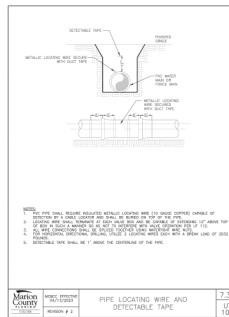
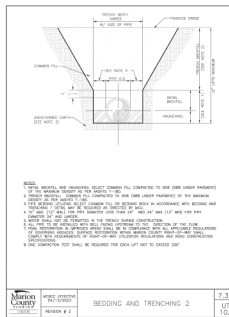
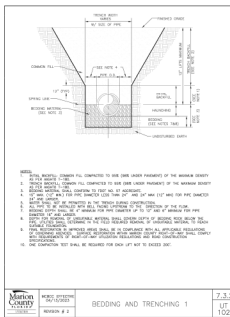
MARRON COUNTY APPROVAL STAMP

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10TH AVE. SUITE 100, OPAHA, FL 33471
OFFICE: (407) 241-1111
FAX: (407) 241-1112
WWW.TILMAN-ASSOCIATES.COM

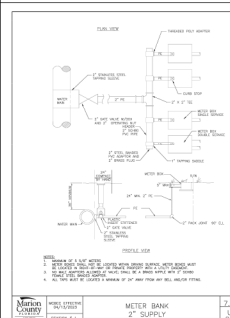
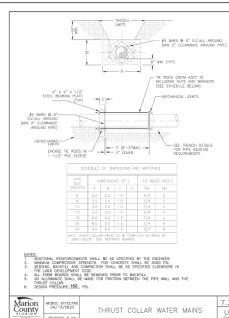
REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/2024	ISSUED FOR PERMIT

PROJECT: IMPROVEMENTS TO EAST HWY 25 WATER MAIN
LOCATION: MARRON COUNTY, FLORIDA
DATE: 10/24/2024
DRAWN BY: AS
CHECKED BY: JW
JOB NO.: 22-0005



MINIMUM RESTRAINED LENGTH (FT)	MINIMUM RESTRAINED LENGTH (FT)
1.0	1.0
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
5.5	5.5
6.0	6.0
6.5	6.5
7.0	7.0
7.5	7.5
8.0	8.0
8.5	8.5
9.0	9.0
9.5	9.5
10.0	10.0



Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave Bldg 100, Ocala, FL 34471
352-237-0000
www.tilman-engineering.com

MARION COUNTY APPROVAL STAMP

DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

DATE: 7/26/2020

DRAWN BY: AS

CHECKED BY: JW

DATE: 7/26/2020

PROJECT NO: 20-0002

DATE: 11.01

REVISIONS

DATE

DESCRIPTION

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

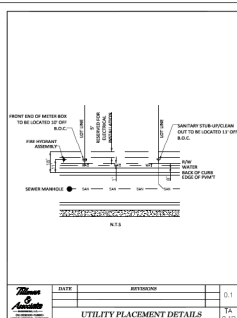
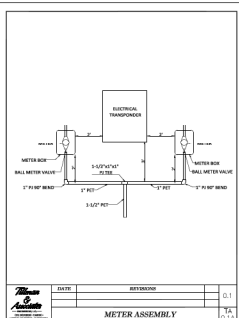
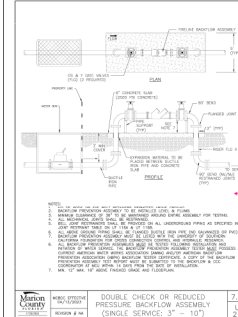
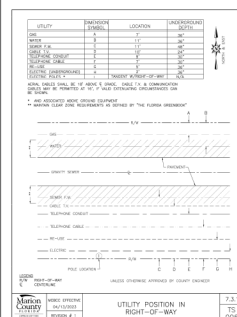
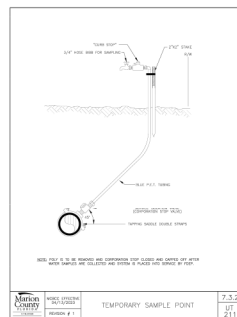
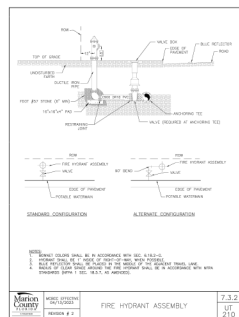
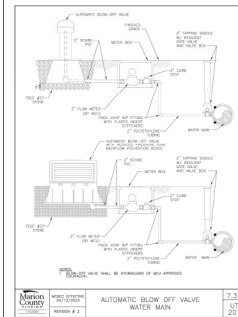
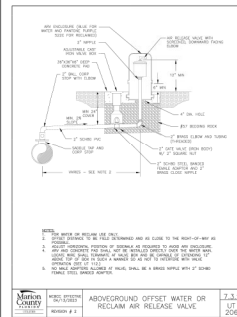
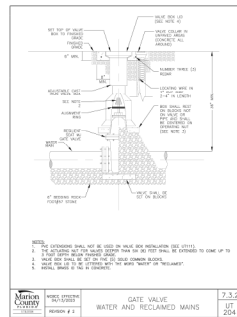
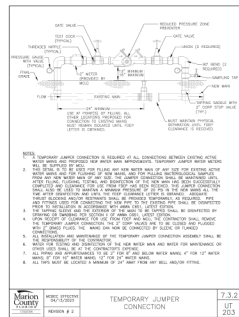
98

99

100

IMPROVEMENT PLAN
AT TRANSQUILITY PARK
MARION COUNTY, FLORIDA

POTABLE WATER
DISTRIBUTION DETAILS



MARION COUNTY APPROVAL STAMP

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLUMBING - MECHANICAL - ELECTRICAL - ENVIRONMENTAL
1720 SE 16th Ave, Suite 100, Ocala, FL 34471
OFFICE: 352-236-0650
CELL: 352-236-0650
FAX: 352-236-0650

DATE: 7/26/2020

DRAWN BY: AS

CHECKED BY: JH

JOB NO. 22-0002

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

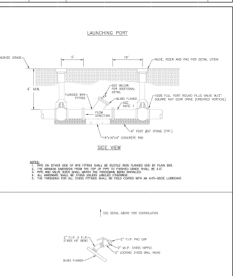
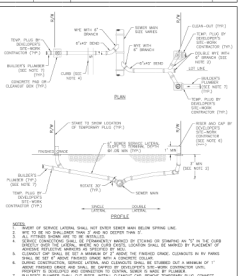
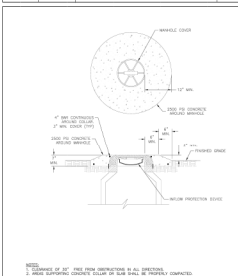
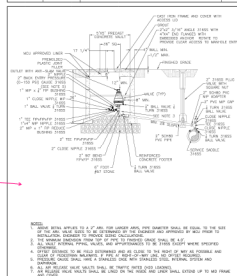
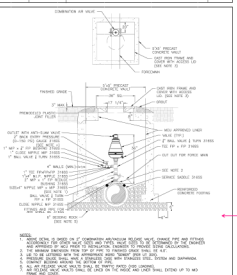
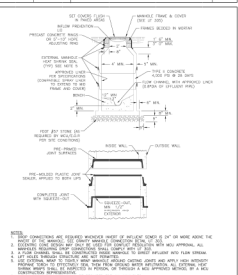
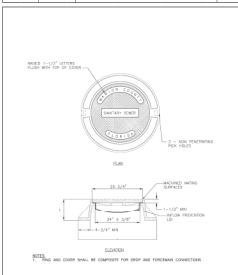
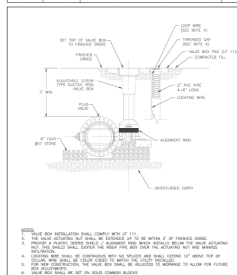
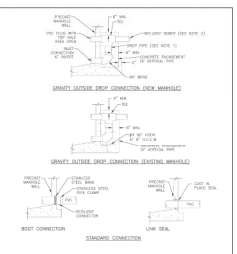
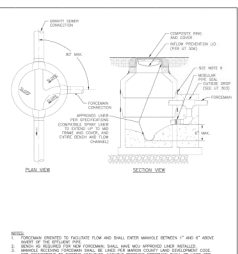
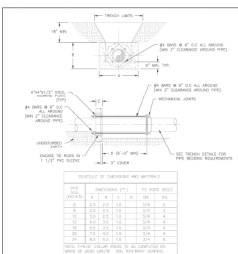
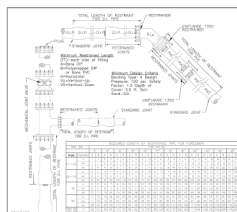
DESIGNED BY: JH

CHECKED BY: JH

DATE: 7/26/2020

PROJECT: POTABLE WATER DISTRIBUTION DETAILS

LOCATION: SANDY CREEK RESIDENTIAL MARION COUNTY, FLORIDA



ARV's need to be above ground

Tillman & Associates
—ENGINEERING, LLC—
ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26756

REVIEWS

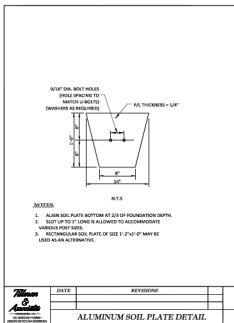
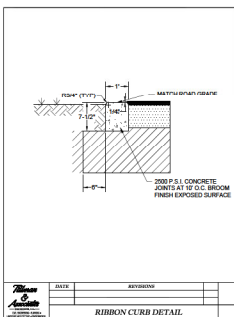
DATE:

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

SANITARY SEWER DETAILS

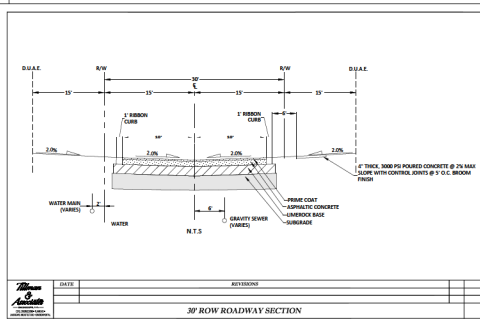
DATE 7/16/2020
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

CMT. 12.02



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. GRADES AND MUDLOG, OR SOLID SOIL, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
3. THE CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, THE MARSHON COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY APPROVAL STAMP

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

2501/10/1082

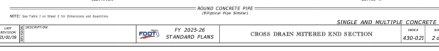
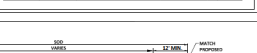
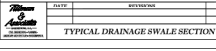
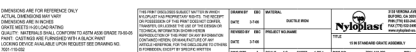
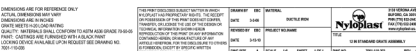
2501/10/1082

267

IMPROVEMENT PLAN
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE 7/16/2020
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

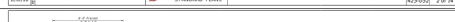
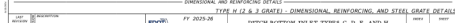
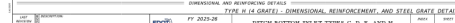
GRT, 13.01



LAST REVISED 8/16/18		DESCRIPTION	 FY 2023-26 STANDARD PLANS		CROSS DRAIN MITERED END SECTION		INDEX 430-021	SHEET 3 of 6
----------------------------	--	-------------	--	--	---------------------------------	--	------------------	-----------------

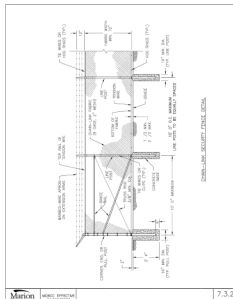
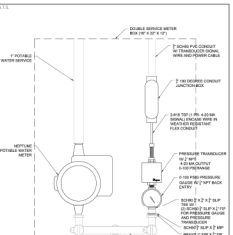
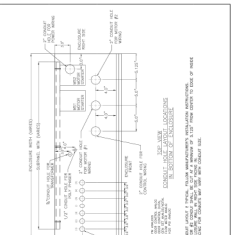
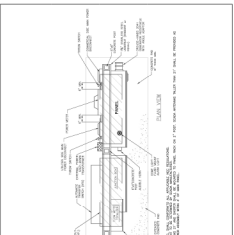
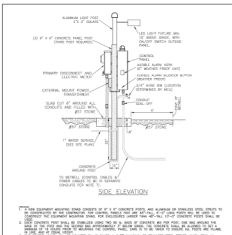
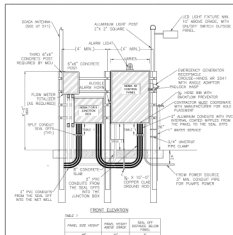
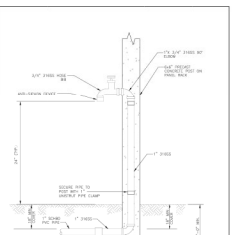
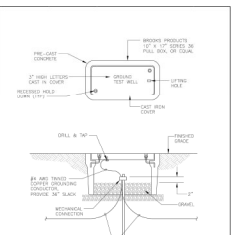
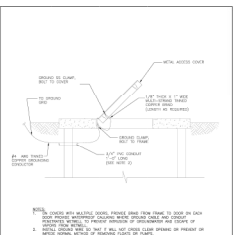
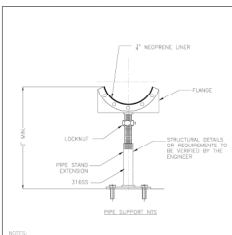
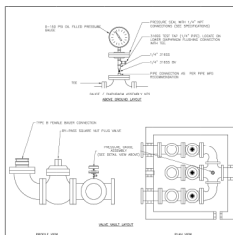


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



curr. 14.02





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26766

REVISIONS

DATE _____

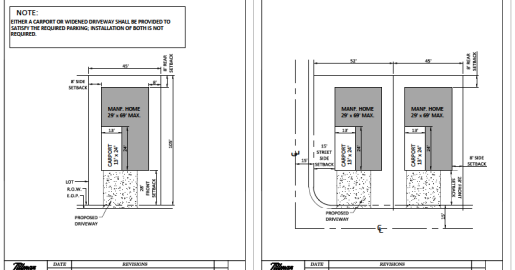
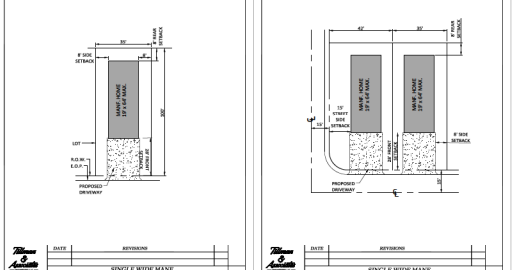
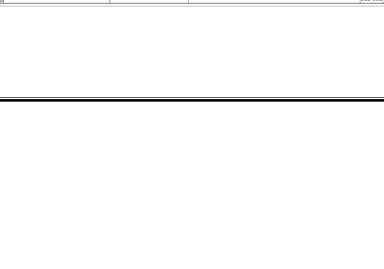
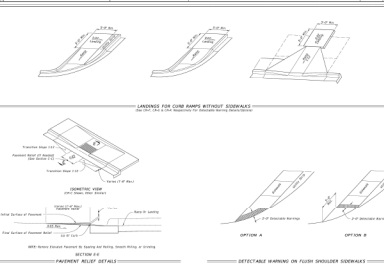
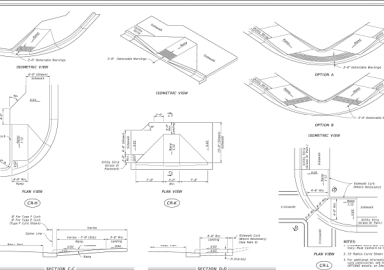
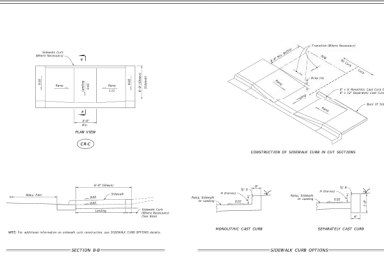
IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE 7/16/2006
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

100

100

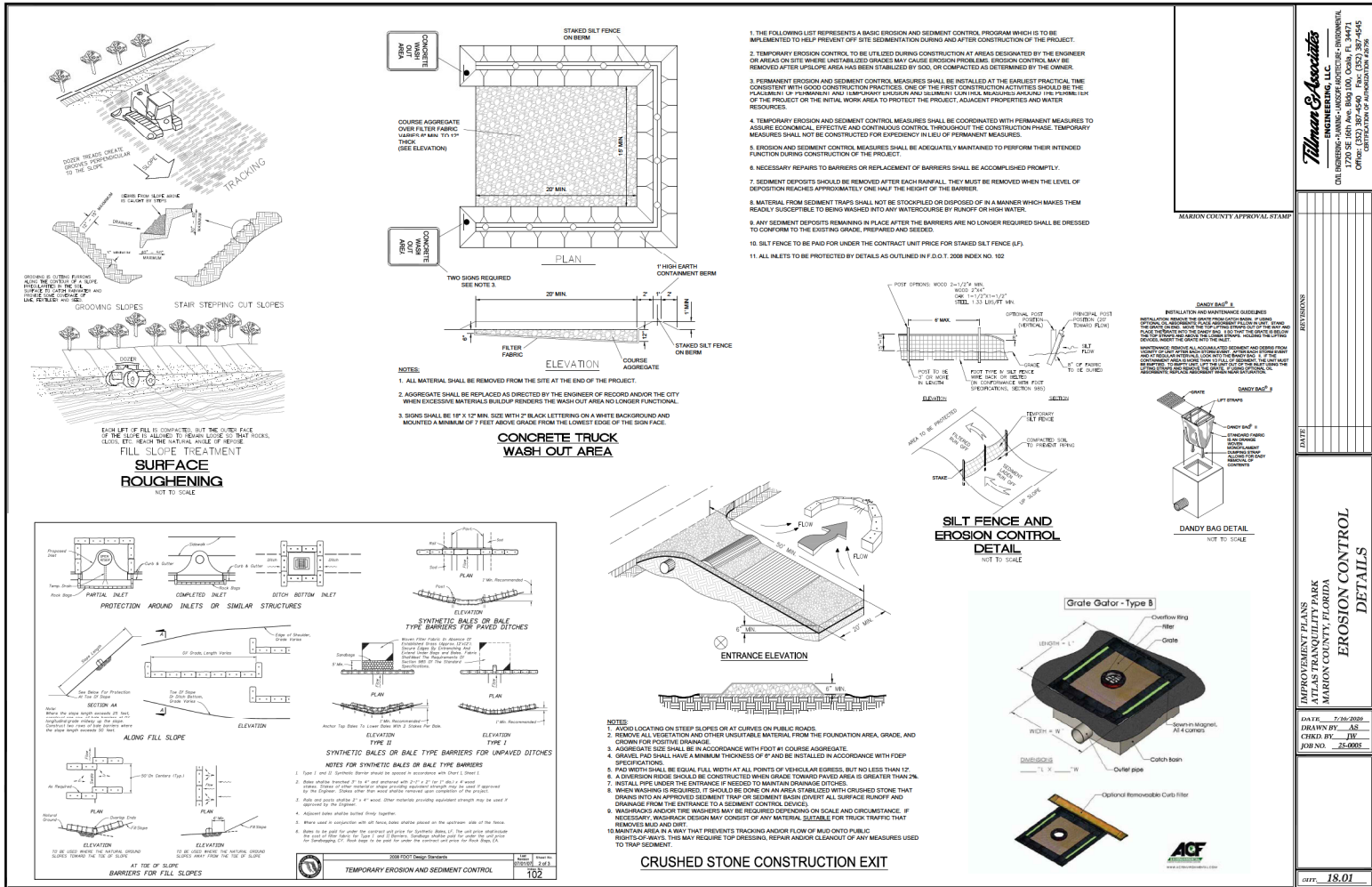
SHT. 15.02



TYPE		MINIMUM		MINIMUM SPACES			
		WIDTH	AREA	FRONT	REAR	SIDE/CORNER	
SEI	STANDARD - PRINCIPLE STRUCTURE	15'	3,500 SF	28'	8'	87/107'	107'
		45'	4,750 SF	28'	8'	87/107'	107'
	ACCESSORY STRUCTURE	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, AEO ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
N/A = NOT APPLICABLE = B-MISSING OR NOT PROVIDED





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Suite 100, Ocala, FL 34471
352-237-0070
OFFICE: 352-237-0070
CELL: 352-237-0070

APPROVED FOR THE CITY OF MARION COUNTY, FLORIDA

EROSION CONTROL DETAILS

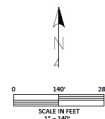
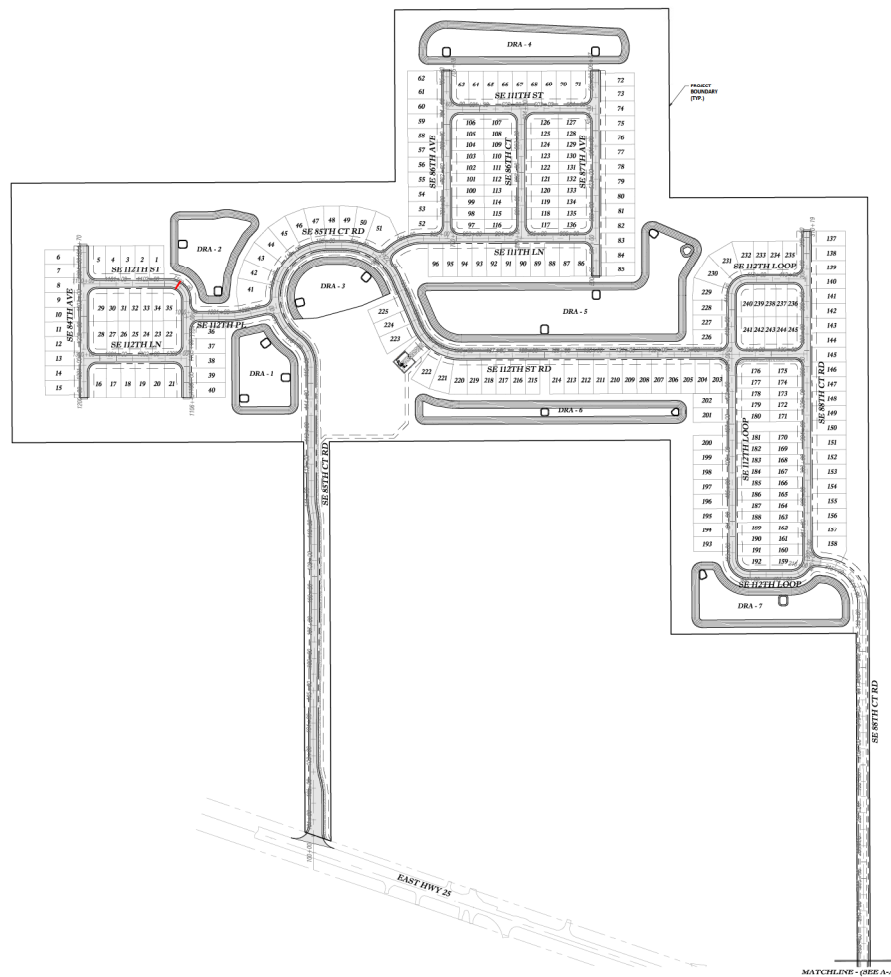
DATE: 7/26/2009
DRAWN BY: AS
CHECK BY: JH
JOB NO.: 25-0002

DATE: 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

FLANS
LITY PARK
FLORIDA

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



<u>ROAD NAME LEGEND:</u>	
IMPROVEMENT PLANS STREET NAME	MARION COUNTY STREET NAME
STREET 'A'	SE 85TH CT RD & SE 112TH ST RD
STREET 'B'	SE 88TH CT RD
STREET 'C'	SE 88TH CT RD
STREET 'D'	SE 112TH LOOP
STREET 'E'	SE 87TH AVE
STREET 'F'	SE 111TH ST
STREET 'G'	SE 86TH AVE
STREET 'H'	SE 86TH CT
STREET 'I'	SE 111TH LN
STREET 'J'	SE 112TH PL
SHRDL1 'K'	SR 112TH HWY
STREET 'L'	SE 84TH AVE
STREET 'M'	SE 112TH LN

MATCHLINE - (SEE A-A)

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
CERTIFICATE OF AUTHORIZATION #28756

DATE	REVISIONS

DATE _____

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

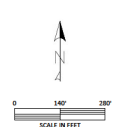
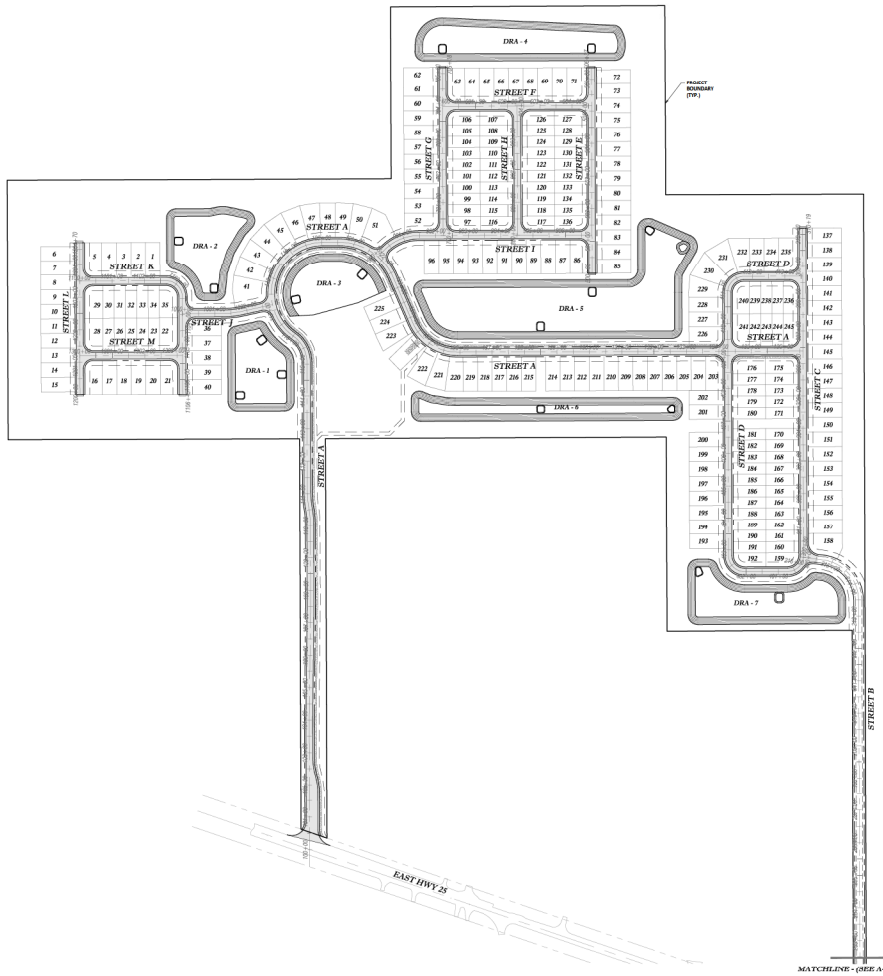
DATE 7/11/2020
DRAWN BY AS
CHKD. BY JW
JOB NO. 25-0005

--	--

1

1

MIT, RN.01



IRRIGATION SLEEVE SCHEDULE	ELECTRIC SLEEVE SCHEDULE (DRIVE)
(1) 4" SCH 40 PVC SLEEVE	(1) 1" OMAS SCH 40 PVC CONDUIT
(2) 4" SCH 40 PVC SLEEVE	(2) 1" OMAS SCH 40 PVC CONDUIT
(3) 4" SCH 40 PVC SLEEVE	(3) 1" OMAS SCH 40 PVC CONDUIT
NATURAL GAS SLEEVE SCHEDULE (TOD)	TELEPHONE/CABLE/INTERNET SLEEVE SCHEDULE (TOD)
(1) 4" SCH 40 PVC SLEEVE	(1) 1" SCH 40 PVC SLEEVE
	(2) 1" SCH 40 PVC SLEEVE
	(3) 1" SCH 40 PVC SLEEVE
	(4) 1" SCH 40 PVC SLEEVE

LEGEND

IRRIGATION SLEEVE

TECO SLEEVE

DARE SLEEVE

DOM SLEEVE

MARION COUNTY APPROVAL STAMP

Tilman & Associates
ENGINEERING, LLC
ONE ENGINEERING - LANSING - ARCHITECTURE - INTERIOR
1720 SE 68TH AVE. SUITE 100, OAKLAND, FL 32067
TEL: 904.241.1000 FAX: 904.241.1001
WWW.TILMAN-ASSOCIATES.COM

DATE	11/11/2010
DRAWN BY	AS
CHECKED BY	JW
DATE	11/11/2010

IMPROVEMENT PLAN
HARRIS CREEK PARK
MARION COUNTY, FLORIDA

SLEEPING PLAN

REV. SL-01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

[illegible]

Sec. 2.12.8. - Current boundary and topographic survey.
 oCurrent boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17-FC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
 o(Ord. No. 13-20, § 2, 7-11-2013)

PORTIONS OF THE N.W. 1/4, N.E. 1/4 AND S.E. 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF EAST HIGHWAY 25 (COUNTY ROAD C-25) (RIGHT OF WAY WIDTH VARIES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

6. DATE OF FIELD SURVEY: SEPTEMBER 7, 2021

7. LOCATION OF SURVEY: PUBLIC LANDS AND RESERVATIONS OF RECORD.

8. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.

9. PUBLIC RECORDS REFERENCE: PLANS DEPOSITED AT BUREAU OF LANDS & ASSOCIATES, INC.

10. BEARING AND DISTANCE TO CORNER: BEARING: S 89° 00' 00" E DISTANCE: 1.000 FEET (KARNES, WEST FLORIDA ZONE, NAD-83 (PLANS) EPOCH=2020.0000), BASED ON TRIANGLE VERT.

11. LOCATION OF NEAREST NEIGHBORING SURVEY: SEE ATTACHED PLANS.

12. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO CONSTRUCT A BOUNDARY.

13. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

14. THE SIGNING PARTY OR PARTIES HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS NECESSARY TO PRODUCE THE DATE.

15. THE SIGNING PARTY OR PARTIES HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS NECESSARY TO PRODUCE THE DATE FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEAED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.L. BARNHART & ASSOCIATES, INC.

16. VERTICAL DATA DERIVED HEREON IS BASED ON NATIONAL GEODETIC SURVEY CONTROL, NAD-83, WITH AN ELEVATION OF 100.00 FEET.

17. THIS TOPOGRAPHIC CONTOURS WERE PREPARED BY PHOTOGRAMMETRIC AND LOGAR

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE TRAVIS P. BARRINEAU, P.S.M. - LS 6897
TRAVIS@RMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER

BOUNDARY SURVEY FOR:		DATE: 12/15/2023	
ATLAS LAND PARTNERS, LLC		BY: [Signature]	
R.M. BARRINEAU AND ASSOCIATES PROFESSIONAL LAND SURVEYORS 1000 N. 10TH ST., SUITE 100 DENVER, CO 80202 PHONE: (303) 733-1122 FAX: (303) 733-1123 WWW.BARRINEAUANDASSOCIATES.COM		DRAWN: 12/15/23 CHECKED: [Signature] CHECKED: 12/15/23 SCALE: 1" = 100' NAD 83	

SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

POINT OF COMMENCEMENT
BEING THE CORNER OF THE
SECTION 33, TOWNSHIP 16 SOUTH,
RANGE 23 EAST, MARION COUNTY, FLORIDA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PARCEL NO. 39279-00-01
69.95 ACRES MORE OR LESS

PARCEL NO. 39279-02B-00

PARCEL NO. 39279-02B-00

10/10/2010

[illegible]

DESIGNED:	
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 100'	

R.M. BARRINEAU
— AND ASSOCIATES —
PROFESSIONAL SURVEYORS & MAPPERS
OFFICE: Professional Plaza • 1300 S.E. 10th Avenue • Fort Lauderdale, FL 33316
PHONE: 1-800-325-1213 • FAX: 1-800-358-0777 • www.rmbarra.com

REGISTERED IN FLORIDA • FLS-00000001 • CERTIFICATE OF AUTHORIZATION NO. 14
THOMAS R. BARRINEAU, PLS., 15-0001 • REAL ESTATE, L.E.L.

**BOUNDARY SURVEY FOR:
ATLAS LAND PARTNERS, LLC**

RECEIVED
 F.B.I. 648, PGS. 29
 FILE: 533-716-R23
 I.O. # 16185
 DWG. # 16185 BND
 SHT 2 OF 2

SECTION 33 & 34, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

SHEET INDEX: SCALE: 1" = 160'

SHEET 3

SHEET 2

EAST HIGHWAY 25

MATCH LINE B

MATCH LINE C

MATCH LINE D

MATCH LINE E
(SEE SHEET A)

LEGEND UNLESS OTHERWISE NOTED

- E = CENTERLINE OF RIGHT OF WAY
- N/W = RIGHT OF WAY LINE
- OK = OFFICIAL RECORDS OF MARION COUNTY
- ROAD DESIGNATION OF TRANSPORTATION
- = FOUND 4" x 4" CONCRETE MONUMENT
- = FOUND IRON ROD & CAP
- = 1/2" - 3/4" ROD & CAP - LB 50
- ⊙ = FOUND NAIL & DISK
- = CONTROL POINT / BENCHMARK
- ⊙ = SOL BORING
- ⊙ = SANITARY CLEANOUT
- ⊙ = SANITARY MANHOLE
- ⊙ = SEWER VALVE
- ⊙ = STORM DRAINAGE
- ⊙ = STORM DRAINAGE GRATE
- ⊙ = TELEVISION CABLE BOX
- ⊙ = TELEPHONE BOX
- ⊙ = TELEPHONE MANHOLE
- ⊙ = TELEPHONE CABLE MARKER
- ⊙ = ELECTRIC BOX
- ⊙ = 200 POWER POLE
- ⊙ = FIBERGLASS LIGHT POLE
- ⊙ = CONCRETE POWER POLE
- ⊙ = GUY ANCHOR
- ⊙ = ELECTRIC TRANSMISSION
- ⊙ = METAL PEDESTAL SIGNAL POLE

LEGEND

 SPOT ELEVATION

 METAL MAST ARM TRAFFIC POLE

 TRAFFIC SIGNAL CONTROL BOX

 IRRIGATION CONTROL VALVE

 WATER METER

 WATER VALVE

 FIRE HYDRANT

 GAS LINE PREVENTOR

 GAS LINE MARKER

 MAILBOX

 SIGN

 METAL REFLECTOR POST

 CORRUGATED METAL PIPE

 MANHOLE

 REINFORCED CONCRETE PIPE

 AERIAL ELECTRIC

 TRAFFIC SIGNAL SIGNALIZATION

 UNDERGROUND TELEPHONE

 UNDERGROUND ELECTRIC

 UNDERGROUND FIBER OPTIC CABLE

 RE-CLAIM UNDERGROUND WATER LINE

 UNDERGROUND WATER LINE

 TOP OF SLOPE

 TOP OF BANK

 DRIP LINE

 HEDGE/SHRUB LINE

 DENOTES CONCRETE

 DENOTES ASPHALT

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- SWEETGUM
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- GRAPE MYRTLE
- TREE LINE

SHEET INDEX	
SHEET 2	MATCH LINE A TO MATCH LINE C
SHEET 3	MATCH LINE C TO MATCH LINE D

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE TRAVIS P. BARRINEAU, P.S.M. - LS 6897
TRAVIS@RMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]

DESIGNED:		T.P.B.
REMOVED:		T.P.B.
CHECKED:		
APPROVED:		

SCALE: 1" = 30'

R.M. BARRINEAU
— AND ASSOCIATES —
PROFESSIONAL SURVEYORS & MAPPERS
Cultural Resources Division • 1308 E. 28th Avenue • Little Rock, AR 72205-3444
Phone: (501) 325-2151 • FAX: (501) 325-2152 • www.rmbarrineau.com
REGISTERED IN ARKANSAS, KANSAS, MISSOURI • CERTIFICATE OF ADEQUACY #111015
TOWNSHIP OF ARKANSAS, PUBLIC #1 000

SPECIFIC PURPOSE SURVEY FOR:
SHS PROPERTIES, LLC

FILE

REF ID: A66068

DWG.# 16185 ROUTE
SHT 1 OF 3

LEGEND UNLESS OTHERWISE NOTED

① = CENTERLINE OF RIGHT OF WAY	① = DRAINAGE MANHOLE	① = CABLE BOX	① = CONCRETE TRAFFIC SIGNAL BOX
② = OFFICIAL RECORDS OF MARION COUNTY	② = STORM DRAINAGE GRATE	② = SATELLITE DISH	② = TRAFFIC SIGNALIZATION MAST ARM
③ = REGULAR FLOOR ELEVATION	③ = YARD DRAINS	③ = FIBER OPTIC CABLE MARKER	③ = ROAD POLE
④ = FOUND 5/8" IRON ROD & CAP - LB 5091	④ = SANITARY MANHOLE	④ = FIRE HYDRANT	④ = POLYETHYLENE GLASS FIBER
⑤ = FOUND 8" OCTAGONAL CONCRETE MONUMENT	⑤ = SANITARY CLEANOUT	⑤ = WATER VALVE	⑤ = REINFORCED CONCRETE PIPE
⑥ = FOUND 4" x 4" CONCRETE MONUMENT	⑥ = SINKER VALVE	⑥ = BUCKSTOP PREVENTOR	⑥ = CORRUGATED METAL PIPE
⑦ = FOUND 1" IRON PIPE	⑦ = CRACK MANHOLE	⑦ = IRRIGATION CONTROL VALVE	⑦ = HIGH DENSITY POLYETHYLENE
⑧ = FOUND 1" IRON PIPE	⑧ = WOOD POWER POLE	⑧ = HOSE BIBB	⑧ = AERIAL ELECTRIC
⑨ = FOUND 1" IRON PIPE	⑨ = METAL LIGHT POLE	⑨ = OVERHEAD TRAFFIC SIGNALIZATION	⑨ = UNDERGROUND TELEPHONE LINE
⑩ = FOUND 1" IRON PIPE	⑩ = CONCRETE POWER POLE	⑩ = UNDERGROUND FIBER OPTICS	⑩ = UNDERGROUND WATER LINE
⑪ = FOUND 1" IRON PIPE	⑪ = ELECTRIC TRANSFORMER	⑪ = UNDERGROUND GAS LINE	⑪ = UNDERGROUND SANITARY SINKER LINE
⑫ = FOUND 1" IRON PIPE	⑫ = ELECTRIC BOX	⑫ = UNDERGROUND ELECTRIC	⑫ = UNDERGROUND FORECRAIN
⑬ = FOUND 1" IRON PIPE	⑬ = ELECTRIC METER	⑬ = METAL REFLECTOR POST	⑬ = BROKEN LINE, NOT DRAWN TO SCALE
⑭ = FOUND 1" IRON PIPE	⑭ = SPOT/GROUND LIGHT	⑭ = BOLLARD	⑭ = DENOTES CONCRETE
⑮ = FOUND 1" IRON PIPE	⑮ = CITY ANCHOR	⑮ = MAILBOX	⑮ = SIGN
⑯ = FOUND 1" IRON PIPE	⑯ = TELEPHONE CABLE MARKER	⑯ = TRAFFIC SIGNAL CONTROL BOX	⑯ = DENOTES ASPHALT
⑰ = FOUND 1" IRON PIPE	⑰ = TELEPHONE MANHOLE		

NOTES:

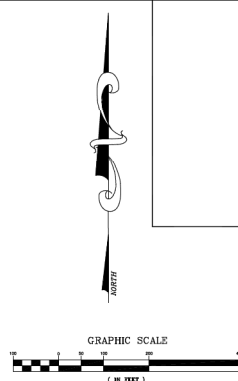
- DATE OF FIELD SURVEY: SEPTEMBER 7, 2011
- SUBJECT TO RIGHTS OF WAY RESTRICTIONS
- UNLESS OTHERWISE SHOWN, UNDERGROUND
- PUBLIC RECORDS NOT SEARCHED BY R.M.
- BEARING AND STATE PLANE COORDINATES
- FLORIDA ZONE, NAD-83 (GCRSS) EPOCH REFERENCE STATION NETWORK
- ORIENTATION FOR THE IMPROVEMENTS SHOWN RECONSTRUCT BOUNDARY LINES
- ADDITIONS OR DELETIONS TO SURVEY MAPS ARE PROHIBITED WITHOUT WRITTEN
- THIS SURVEY DEPICTS THE PROPERTY AS NECESSARILY THE SIGNATURE DATE
- THIS SURVEY HAS BEEN PREPARED FOR THE NAMED HEREON, AND SHALL NOT BE FOR INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION
- VERTICAL DATUM DEPICTED HEREON IS BASED ON POINT 1-550 WITH AN ELEVATION OF 74.1
- THIS TOPOGRAPHIC CONTOURS WERE PROVIDED BY POKETT USA, AN AERIAL SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING HAVE BEEN FOLLOWED IN THE PREPARATION OF THIS SURVEY.

SIGNATURE DATE

 TRANSMANBARRER/AL/2011
 NOT VALID WITHOUT THE SIGNATURE



- NOTES:
1. DATE OF FIELD SURVEY: SEPTEMBER 1, 2021
 2. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND REVERSIONS OF RECORD
 3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED
 4. UNLESS OTHERWISE SHOWN, ALL EASEMENTS BASED ON ADJACENT SURVEYS
 5. BEARINGS AND STATE PLATE COORDINATES DEPICTED HEREON ARE GROUND BEARINGS, WEST OF TRUE
 6. ALL DISTANCES SHOWN ARE GROUND DISTANCES
 7. REFERENCE STATION NETWORK:
 8. UNLESS OTHERWISE SHOWN, HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES
 9. UNLESS OTHERWISE SHOWN, OR IF OTHERWISE SHOWN BY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES, THE SIGNING PARTY OR PARTIES DO NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION OR DATA HEREON
 10. PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES FROM REPRODUCING OR OTHERWISE USING OR BASED ON ANY INFORMATION OR DATA HEREON WITHOUT THE NECESSARY SIGNATURE DATE.
 11. THE SIGNING PARTY OR PARTIES ARE NOT TO BE EXCLUDED, IN BENEFIT OF THE PARTIES, FROM ANY RIGHTS OR INTERESTS IN THE LAND HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL, OR ENTITY WITHOUT AUTHORIZATION FROM B.M. BARRONE & ASSOCIATES, INC.
 12. VERTICAL DATUM DEPICTED HEREON IS BASED ON NATIONAL GEODETIC SURVEY CONTROL
 13. THIS TOPOGRAPHIC CONTOUR WAS PREPARED BY PHOTOGRAMMETRIC AND LIDAR DATA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE TRAVIS P. BARRINEAU, P.S.M. - LS 6897
TRAVIS@RMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]

DRAWN:	T.P.B.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.

SCALE: 1" = 100'

**R.M. BARRINEAU
— AND ASSOCIATES —**
PROFESSIONAL SERVITORS & MAPPERS
Geomatic Professional Firm • 1039 E. 28th Avenue • Lincoln, IL 62501-3471
PHONE: (618) 525-2123 • FAX: (618) 388-2077 • www.rmbarneau.com

TOPOGRAPHIC SURVEY FOR:
SHS PROPERTIES, LLC

REFERENCES:
F.B. XXX, PGS.

J.O.# 16185
DWG.# 16185 TOP
SHT 1 OF 2

No.	REVISIONS	BY	DATE

DRAWN:	T.P.B.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 100'	

**R.M. BARRINEAU
AND ASSOCIATES**
PROFESSIONAL SERVICES MAPPERS
10000 Highway 104, Suite 100, St. Germain, WI 53591
PHONE (608) 433-2150 • FAX (608) 396-3771 • www.rmbarneau.com

TOPOGRAPHIC SURVEY FOR:
SHS PROPERTIES, LLC

REFERENCES: F.B. XXX, PGS.	FILE:
J.O.# 16185 DWG.# 16185 TOPO SHT 2 OF 2	