SUBMITTAL SUMMARY REPORT
33175

PLAN NAME: SR 200 & HWY 484 MASTER INFRASTRUCTURE **LOCATION:**

APPLICATION DATE: 08/06/2025 **PARCEL:** 35341-002-01

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/31/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.14.1.A - Master Plan submitted (for phased subdivisions)
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
NO 2.12.28 - Correct road names supplied Sheet C.01 is missing labels for SW HWY 200 and SW HWY 484.
I named the new roads and added them to Sheet C0.1. Please add to all future submittals.
YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Address at the top of the C0.0 should be listed as TBD SW HWY 484.

Environmental Health (Plans) (Environmental Health)		08/27/2025	11/09/2025	Approved

Comments

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

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/27/2025	11/09/2025	Requires Re-submit

Comments

LAND USE-REJECT
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Floodplain shown on S001.
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided? Preliminary Plat creating lots - uses/business not yet specified.
N/A 4.1.4.J - [Greenway Setback Provided?]
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide assessment.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species on-site, preservation and/or mitigation, as required by FWC, must occur.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
INFO 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? Initial submittal for Prelim. Plat
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Methodology currently in review/resubmit status AR 32946.
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide concurrency note on cover page.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

ZONING-REJECT
N/A 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan B-4 zoning / COM FLU designation
YES 2.12.4.C -Owner and applicants name Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of adjacent properties on sheet C0.1.
NO 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Please indicate required/proposed development standards for B-4 zoning as a table on sheets C0.0/0.1 (FAR, building height, setbacks, etc.)
YES 2.12.4.L(6) - Acreage of tract Included. 10.68 AC
NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please include typical lot detail, including setbacks and minimum lot dimensions (proposed).
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Please indicate required buffer types along ROW and A-1 property. Proposed buffer widths along PID 35343-000-00 are inadequate. Please update sheet C0.1.
INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Please indicate any development agreements/ongoing/adopted waivers on cover sheet.
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... B-4 lot/DRA SF indicated
INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU
YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain FEMA Flood Zone X/AE
No ESOZ
NO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Please provide Environmental Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4, or EALS Exemption Request (ER) indicating compliance with LDC Sec. 6.5.3
INFO 4.4.4 - Provision for subdivision signs Will there be any signs? If so, a separate sign permit will be required.
INFO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Staff notes utilities easement crosses proposed buffers at points. Please note that, in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Included
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X/AE
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Buffers on north, adjacent to A-1 zoning, Industrial use, should be a Type B buffer. Confirm with Planning/Zoning. Plan shows 5' buffer. 2. Please label buffer types, not just dimension. 3. Buffer on West side to be confirmed with Planning/Zoning. 4. DRA on NE corner will need to be screened per 6.13.3.D.
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)	08/27/2025	11/09/2025	Approved

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

YES 2.17.2.B - Preliminary Plat fee of $700.00 + ($10.00 x per lot) 8/15/25-fee due with resubmittal
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.17.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/15/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow, graphic drawing, & written scale
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

INFO Preliminary Plat Checked SunBiz and Project Map -EMW 8.19.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The necessary drainage easements will be reviewed with the improvement/site plan and final plat submittals. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
YES 2.12.13/14/15 - General Exhibits
INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
INFO 2.12.19 - Proposed Drainage Improvements (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan.
INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
YES 2.12.38 - Stormwater Maintenance Entity
INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
YES 6.10 - Karst Topography and High Recharge Areas
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide updated boundary survey.
YES 6.4.3.B - Provide lot and tract areas and dimensions
YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations
INFO 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
YES 6.4.3.E - Locate and identify all easements
YES 6.4.3.F - The location of the existing one percent (100-year) flood plain
YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS
NO 6.4.3.H - Provide a current topographic survey Please provide updated topographic survey.
YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.3.J - Metes and bounds description legal description
N/A 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
YES 6.4.3.L - Show all apparent means of access on site to adjoining properties
YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
YES 2.12.38 - Maintenance of improvements
YES 2.17.2.I - Road geometrics
YES 6.2.1.E - Drawing legend
INFO 6.11.3 - Traffic Impact Analysis 8/25/25 - Traffic methodology under review; approved traffic study will be required prior to approval of improvement plan.
NO 6.11.4 - Access management 8/25/25 - 1) Driveway location along SW HWY 484 will need to be coordinated with Advent-Rose Creek development for parcel ID 35334-008-00. Only one access location for both properties will be approved and as such, details will need to be resolved prior to plat approval. Configuration details, including offsite improvements will be determined with approved traffic study. 2) Potential driveway along SW HWY 200 cannot meet minimum commercial spacing requirements of 660' and is not supported by County. Any driveway along SW HWY 200 requires permitting with FDOT in coordination with the County OCE Traffic. Provide any correspondence you get from FDOT for coordination purposes. 3) Cross-access is required to both adjoining properties due to the common commercial land use.
N/A 6.11.5.D - Residential driveway requirements
NO 6.12.2 - Right-of-way 8/25/25 - 1) Private road does not meet minimum width requirements. 2) INFO: Additional right-of-way needs will be finalized with improvement plan upon review of approved traffic study.
NO 6.12.9 - Subdivision roads and related infrastructure 8/25/25 - Centerline radii do not support 30 mph design speed indicated on cover sheet.
N/A 6.12.10 - Intersection layout
INFO 6.12.11 - Turn lanes 8/25/25 - Turn lane details will be finalized with improvement plan upon review of approved traffic study.
INFO 6.12.12 - Sidewalks 8/25/25 - Sidewalks are required long SW HWY 484 and SW HWY 200. Design details will be reviewed with improvement plan.
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		08/27/2025	11/09/2025	Requires Re-submit

Comments

INFO 6.14.2 - Connection Requirements This Plat will be connecting to Marion County Water and Wastewater, as stated on C0.0 Cover Sheet.
NO 6.14.5 - Submittal Requirements C0.1 – The 10-foot utility easement is shown within the 15-foot landscape buffer; please note that landscaping cannot be planted or placed over utility mains, and the Utility Easement should be adjusted outside of the buffer. (2) Water mains located outside of dedicated rights-of-way require a minimum 20-foot easement centered on the water main. 10' on each side of the main. As this is a private access road with no public ROW, the required 20-foot easement should be provided.
INFO 6.14.9 - Transfer of Facilities to Marion County Utilities Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

N/A 6.15.2 - Decentralized Systems
N/A 6.15.9 - Wellfields and Water Supply
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A 6.17.6 - Non-Residential Irrigation Wells Not shown on plat plan.
N/A 6.17.7 - On-Site Storage
N/A 7.2.14 - Water Wells
NO 7.2.16 - Lift Stations C0.1 – Please clarify why the lift station tract is not labeled and confirm whether a page is included that provides the tract legend with the dedications listed. (2) Lift stations must be located a minimum of 50 feet from any vertical structure; ensure adequate separation between the proposed lift station site and the potential building area on Lot 3. (3) Confirm whether the 20-foot utility easement will be paved. Where no paved access currently exists to the lift station site, the developer is required to provide a 12-foot-wide paved asphalt access road (1.5-inch-thick FDOT SP-9.5 Asphaltic Concrete over a 6-inch-thick LBR 40 limerock base and 6-inch-thick FBV 75 sub-base). (4) Clarify whether it is anticipated that Utilities would access the lift station by turning into the ROW at the SR 200 and Hwy 484 intersection..
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities Utilities Plan Review Fee: $130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33175

N/A Project is located within other private or municipal utility service area.
NO Additional Utilities comments C0.0 - Remove Carrie Hyde from contact listing under Marion County Utilities. (2) SR 200 and HWY 484 should be shown on the plat for ROW depiction, turn lanes and access 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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/07/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit_____ Block_____ Lot_____ Tract_____

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

Name (print): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone # 727-709-3382
Email address: jtyszko3022@gmail.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone # 407-789-2209
Email address: mark.grande@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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

The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit and existing vegetation within the A-1 property enhances this. Please see Exhibit B.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.2 - Right-of-Way 6.12.2 - Right-of-Way
Reason/Justification for Request (be specific): This waiver requests to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency acces, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity, and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

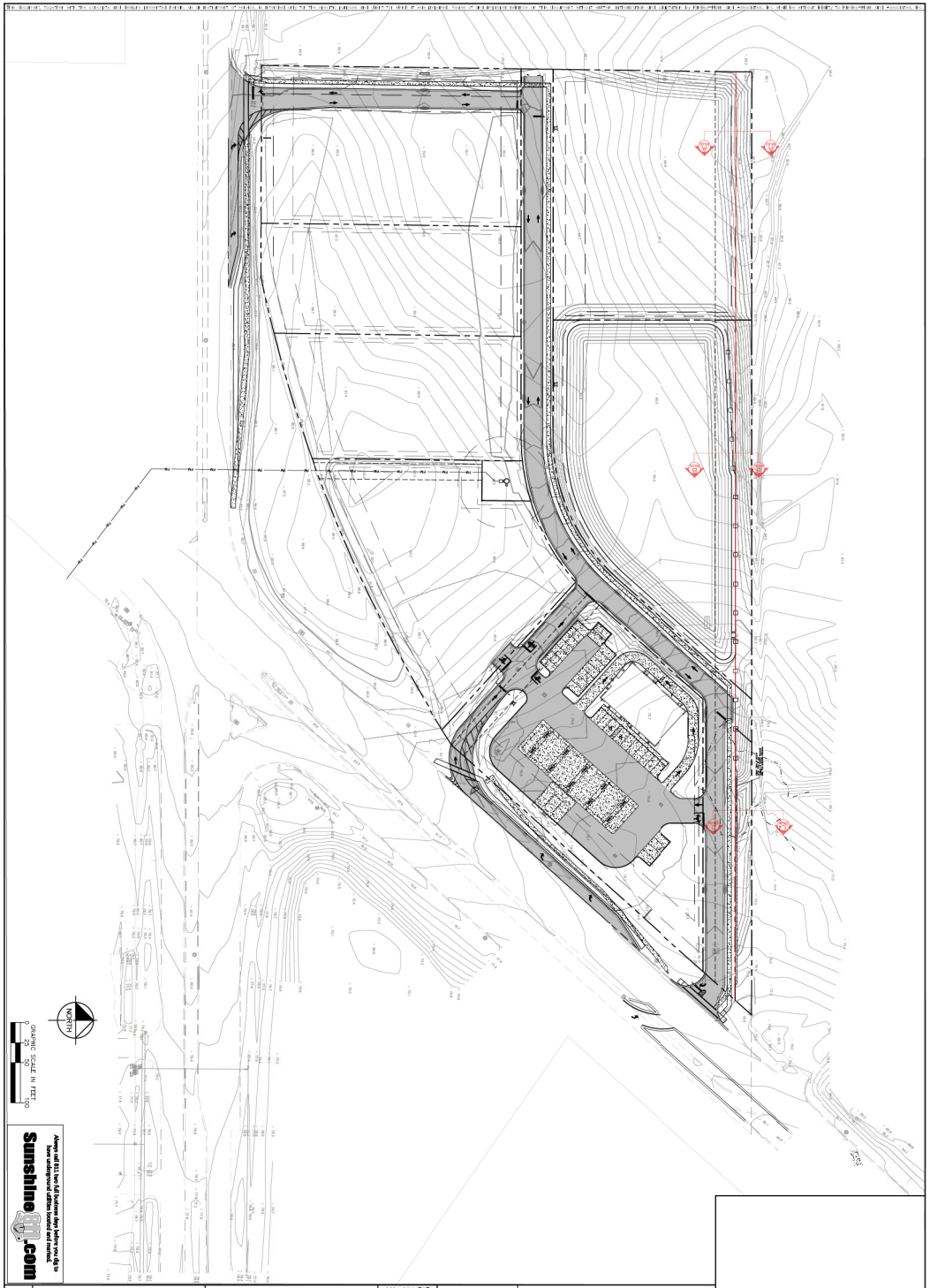
Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____



SHEET NUMBER
EX-01

SR 200 & HWY 484
MASTER
INFRASTRUCTURE

NARION COUNTY FLORIDA MAJOR SITE PLAN

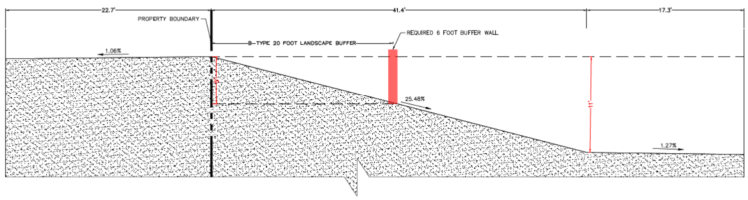
TYPE-B BUFFER
WALL WAIVER
EXHIBIT

KHA PROJECT
249738000
DATE
12/26/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
MARK GRANDE
FLORIDA LICENSE NUMBER
87476
DATE ____

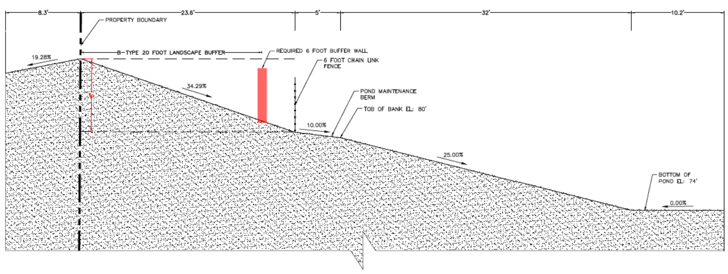
Kimley»Horn
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-271-0281
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY
1	–	–	–



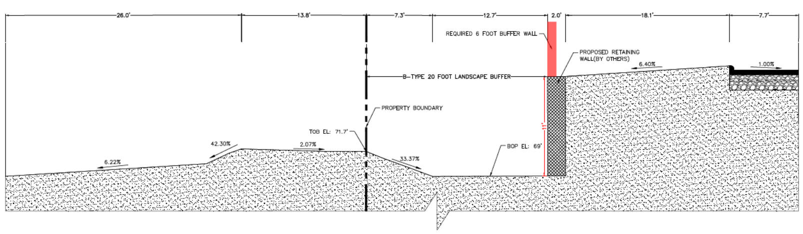
SECTION A-A

NTS



SECTION B-B

NTS



SECTION C-C

NTS

GRAPHIC SCALE IN FEET

0 2.5 5 10

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY
1	–	–	–

Kimley»Horn

1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-271-0281
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

MARK GRANDE

FLORIDA LICENSE NUMBER 87476

DATE:

KHA PROJECT 249738000

DATE 12/26/2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY

CHECKED BY

TYPE-B BUFFER WALL WAIVER EXHIBIT

MAJOR SITE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

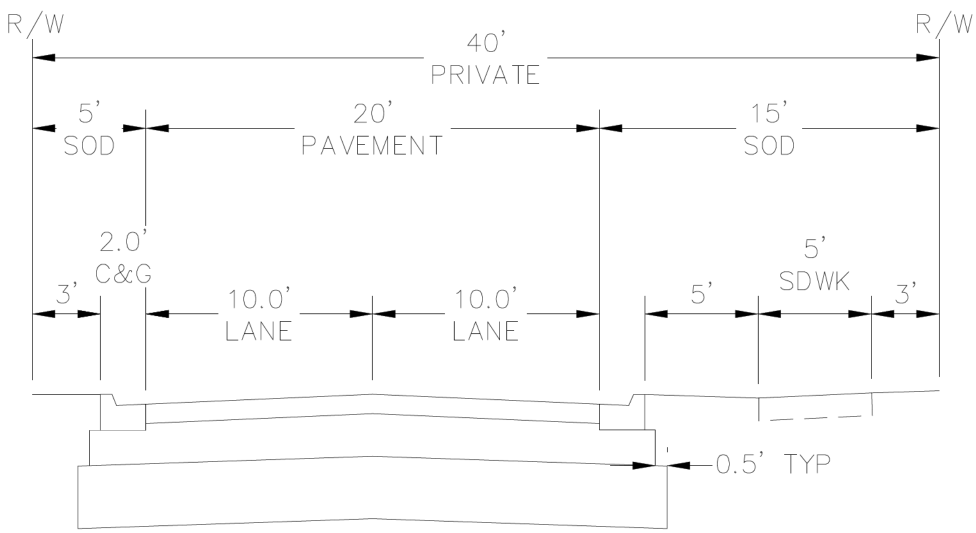
SHEET NUMBER

EX-02

LEGEND

C&G	CURB AND GUTTER
R/W	RIGHT-OF-WAY
TYP	TYPICAL

40' RIGHT-OF-WAY SECTION VIEW



KHA PROJECT 249738000
DATE 07/07/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
MARK GRANDE
87476
DATE:

Kimley»Horn
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

40' RIGHT-OF-WAY WAIVER EXHIBIT

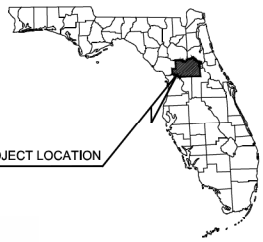
SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER
EX-03

PRELIMINARY PLAT
FOR
SR200 & HWY484 MASTER INFRASTRUCTURE
10011 SW 484TH
OCALA, FLORIDA

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST



GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL ID NUMBER: 35341-002-01

PRESENT ZONING: B-4

FUTURE LAND USE: COMMERCIAL(0 - 8 DU/AC; FAR 1.0)

SITE AREA: ±10.68 AC

PROPOSED LOTS: 7

ROAD LENGTH: 1,310 FT

WATER
POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

SEWER
WASTEWATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.

MARION COUNTY FIRE/RESCUE PROTECTION ZONE
PROTECTION TYPE SECONDARY

FEMA DESIGNATION
THE PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE" AND "X", AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 12083C0691E.

ROADWAYS, DRAINAGE AND COMMON AREAS
A PROPERTY OWNER'S ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE DEVELOPMENT.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
SEE ATTACHED SURVEY.

VERTICAL DATUM
VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG0570, ELEVATION 91.96' (NAVD 1988).

ADDITIONAL NOTES

- ACCESS ROAD DESIGN SPEED 30 MPH, POSTED 25 MPH.
- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY CHW PROFESSIONAL CONSULTANTS.
- ALL LOTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL ACCESS ROAD FOR VEHICLE ACCESS.
- DEVELOPMENT OF ANY OF THE PROPERTY SHOWN IN THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAJOR SITE PLAN.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

PROJECT LOCATION

VICINITY MAP
GRAPHIC SCALE IN FEET:
0 500 1000 2000

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	PRELIMINARY PLAT

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

_____
WILLIAM MCKNIGHT
AUTHORIZED AGENT
TAMPA ACQUISITIONS INC.

AGENCY CONTACT LISTING

WATER & SEWER:
MARION COUNTY
11800 US-441
BELLEVIEW, FL 34420
CONTACT: CARRIE HYDE
PHONE: (352)-307-6000

POWER:
DUKE ENERGY
4359 SE MARICAMP RD
OCALA, FL 34480
CONTACT:
PHONE:

GAS:
TECO PEOPLES GAS
1724 KURT STREET
EUSTIS, FL 32726
CONTACT: HEATH MCARDLE
PHONE: (407)420-6674

CABLE/TELEPHONE:
GI WATTER COMMUNICATIONS
4145 S FALKENBURG RD, SUITE 4
RIVERVIEW, FL 33578
CONTACT: KEVIN GALBREATH
PHONE: (813) 684-6100

TELEPHONE:
AT & T DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

FIBER OPTIC:
CROWN CASTLE NG
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

PROJECT OWNER AND CONSULTANTS

OWNER/DEVELOPER:
TAMPA ACQUISITIONS, INC.
1201 OAKFIELD DRIVE, SUITE 109
BRANDON, FL 33510
CONTACT: WILLIAM MCKNIGHT
PHONE: (727)-709-3382

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE ALACHUA, FL 32615
CONTACT: AARON HICKMAN
PHONE: (352)-331-1976

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200,
DAYTONA BEACH, FL 32137
PHONE: (407)498-1511

LEGAL DESCRIPTION

ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2514, PAGE 783, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY
1	-	-	-
2	-	-	-

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.

I HEREBY CERTIFY THAT THESE PLANS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.

LICENSED PROFESSIONAL: MARK GRANGE
FLORIDA LICENSE NUMBER 87476
DATE: 8/4/2025

KHA PROJECT 249738000
DATE 8/4/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

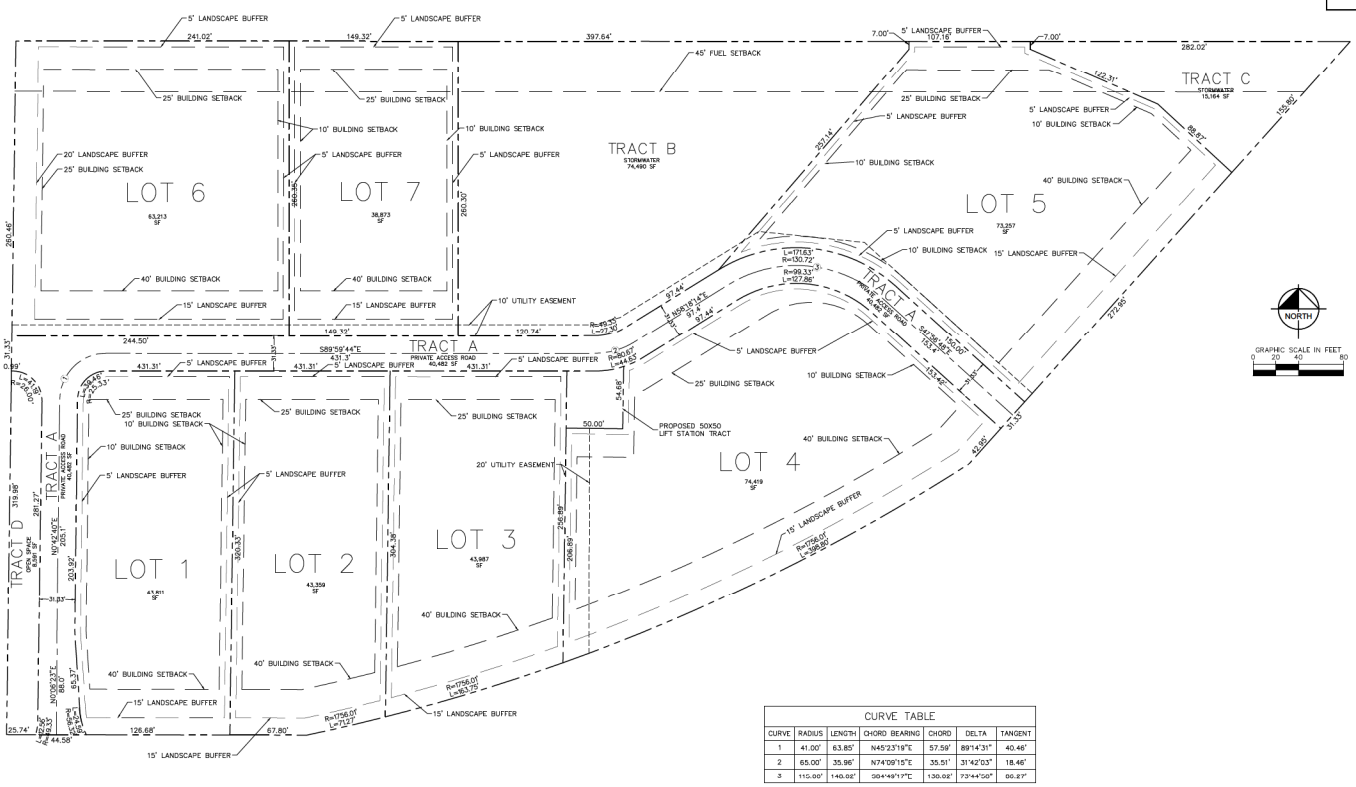
COVER SHEET

SR 200 & HWY 484 MASTER DEV
MARION COUNTY, FLORIDA

SHEET NUMBER
C0.0

Drawing name: K:\OAB_Civil\249738000 - SR 200 & Hwy 484 Master Infrastructure\CADD\PRELIM PLAT\C0.0 - COVER.dwg C0.0 Aug 11, 2025 12:35pm by: William Sherman

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and clarification by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
1	41.00'	63.85'	N45°23'19"E	57.59'	89°14'31"	40.46'
2	65.00'	35.96'	N74°09'15"E	35.51'	31°42'03"	18.46'
3	115.00'	140.02'	S04°49'17"E	130.02'	73°44'50"	80.27'

No.	REVISIONS	DATE	BY
1	–	–	–
2	–	–	–
3	–	–	–

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATED, INC.

LICENSED PROFESSIONAL
MATT GRAHLE
FLORIDA LICENSE NUMBER 87476
DATE: 8/4/2025

FHA PROJECT 249738000
DATE 8/4/2025
SCALE AS SHOWN
DESIGNED BY HJA
DRAWN BY
CHECKED BY

PRELIMINARY PLAT

SR 200 & HWY 484
MASTER DEV

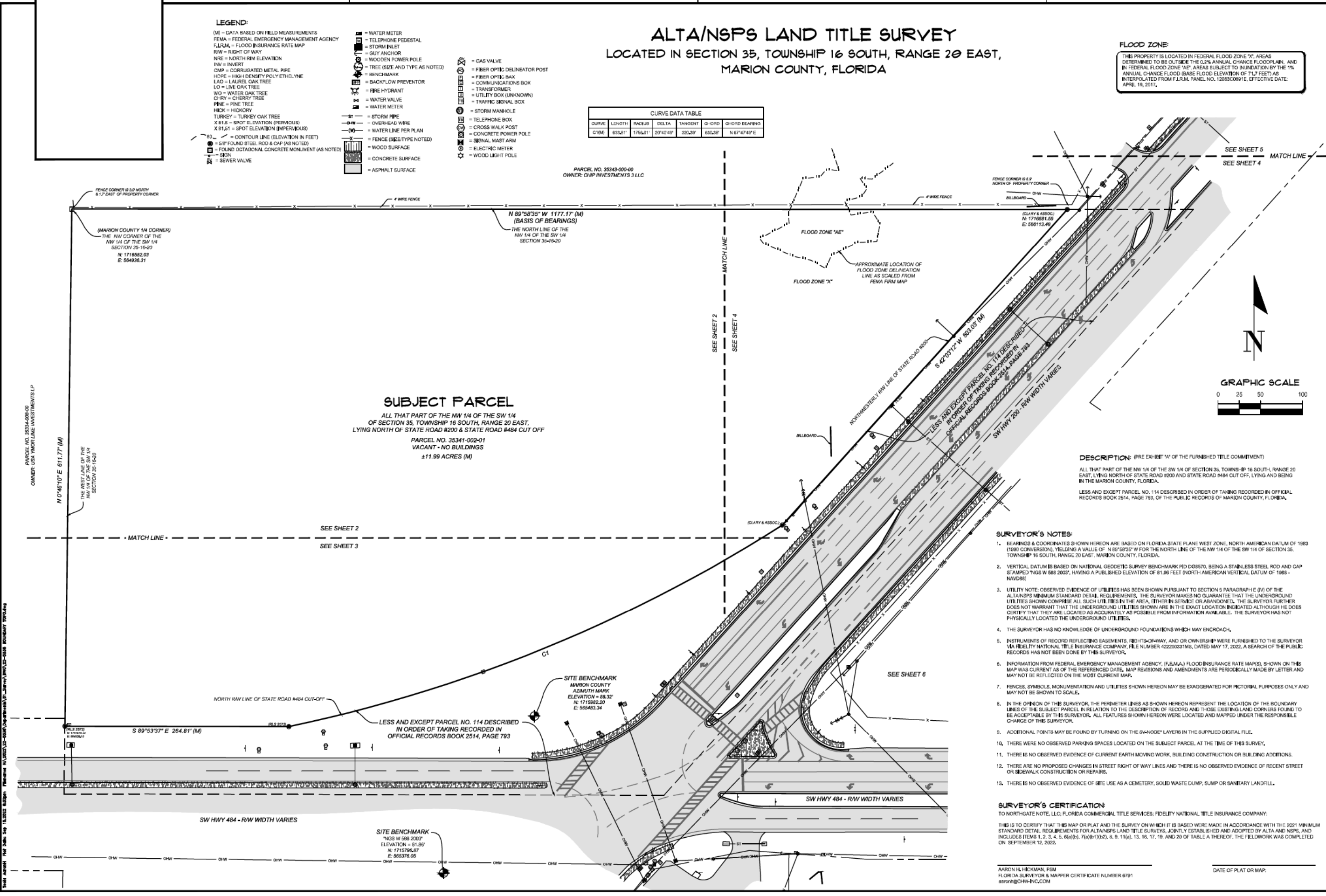
MARION COUNTY FLORIDA

SHEET NUMBER
C0.1

Drawing name: K:\JAX_Civil\249738000 - SR 200 & Hwy 484 Master Infrastructure\CAD*DEBM/ PLAT\C01 - PRELIMINARY PLAT.dwg C01 Aug 11, 2025 11:43pm by: William Sherman
This document, together with the concepts and designs presented herein, is as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	633.81'	1756.01'	20°40'49"	320.39'	630.38'	N 67°47'49" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION OF 71.7 FEET) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12083C0691E, EFFECTIVE DATE: APRIL 19, 2017.

DESCRIPTION: (PRE EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT)

ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 CONVERSION), YIELDING A VALUE OF N 89°58'35" W FOR THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
2. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG8570, BEING A STAINLESS STEEL ROD AND CAP STAMPED "NGS W 588 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88)
3. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 422200331MS, DATED MAY 17, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. THERE WERE NO OBSERVED PARKING SPACES LOCATED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

TO NORTHGATE NOTE, LLC; FLORIDA COMMERCIAL TITLE SERVICES; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(b2), 8, 9, 11(a), 13, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2022.

AARON H. HICKMAN, PSM
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6791
aaronh@CHW-INC.COM

DATE OF PLAT OR MAP:

AARON H. HICKMAN

22-0336

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

N

GRAPHIC SCALE

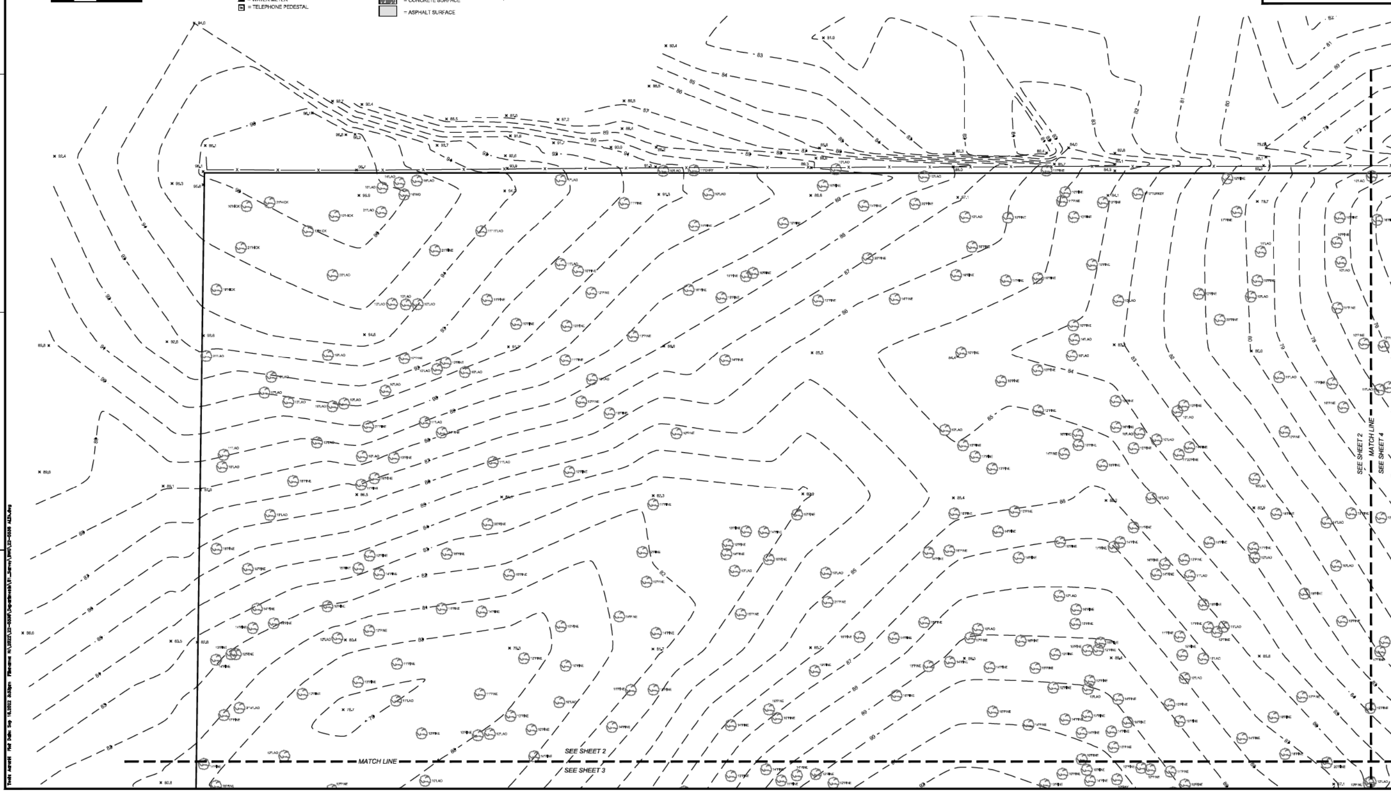
0 15 30 60

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
NRE = NORTH RIM ELEVATION
INV = INVERT
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLY ETHELYNE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
WO = WATER OAK TREE
CHRY = CHERRY TREE
PINE = PINE TREE
HICK = HICKORY
TURKEY = TURKEY OAK TREE
X 81,5 = SPOT ELEVATION (PERVIOUS)
X 81,51 = SPOT ELEVATION (IMPERVIOUS)
60 = CONTOUR LINE (ELEVATION IN FEET)
= SIGN
SV = SEWER VALVE
= WATER METER
= TELEPHONE PEDESTAL

= STORM INLET
= GUY ANCHOR
= WOODEN POWER POLE
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
= BACKFLOW PREVENTOR
= FIRE HYDRANT
= WATER VALVE
= WATER METER
ST = STORM PIPE
OHW = OVERHEAD WIRE
(W) = WATER LINE PER PLAN
X = FENCE (SIZE/TYPE NOTED)
= WOOD SURFACE
= CONCRETE SURFACE
= ASPHALT SURFACE

GV = GAS VALVE
FO = FIBER OPTIC DELINEATOR POST
F = FIBER OPTIC BAX
C = COMMUNICATIONS BOX
T = TRANSFORMER
U = UTILITY BOX (UNKNOWN)
TS = TRAFFIC SIGNAL BOX
ST = STORM MANHOLE
TB = TELEPHONE BOX
CW = CROSS WALK POST
= CONCRETE POWER POLE
= SIGNAL MAST ARM
E = ELECTRIC METER
= WOOD LIGHT POLE



CHW Professional Consultants

FLORIDA

SCALE: 1" = 30'

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO: SEE SURVEYOR'S CERTIFICATE

SURVEY DATE: 9/12/2022
REVISION DATE:
PROJECT NUMBER: 22-0336

TECHNICIAN: AHH
CREW CHIEF: WMD
CHECKED BY: AHH
FIELD BOOK & PAGE: 650/76-80 & 660/1-5

AARON H. HICKMAN

SEE SURVEYOR'S CERTIFICATE

Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA

N

GRAPHIC SCALE
0 15 30 60

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
NRE = NORTH RIM ELEVATION
INV = INVERT
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HDPE = HIGH DENSITY POLY ETHELYNE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
WO = WATER OAK TREE
CHRY = CHERRY TREE
PINE = PINE TREE
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X 81.5 = SPOT ELEVATION (PERVIOUS)
X 81.51 = SPOT ELEVATION (IMPERVIOUS)
80 = CONTOUR LINE (ELEVATION IN FEET)
= SIGN
= SEWER VALVE
= WATER METER
= TELEPHONE PEDESTAL

= STORM INLET
= GUY ANCHOR
= WOODEN POWER POLE
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
= BACKFLOW PREVENTOR
= FIRE HYDRANT
= WATER VALVE
= WATER METER
ST = STORM PIPE
OHW = OVERHEAD WIRE
(W) = WATER LINE PER PLAN
X = FENCE (SIZE/TYPE NOTED)
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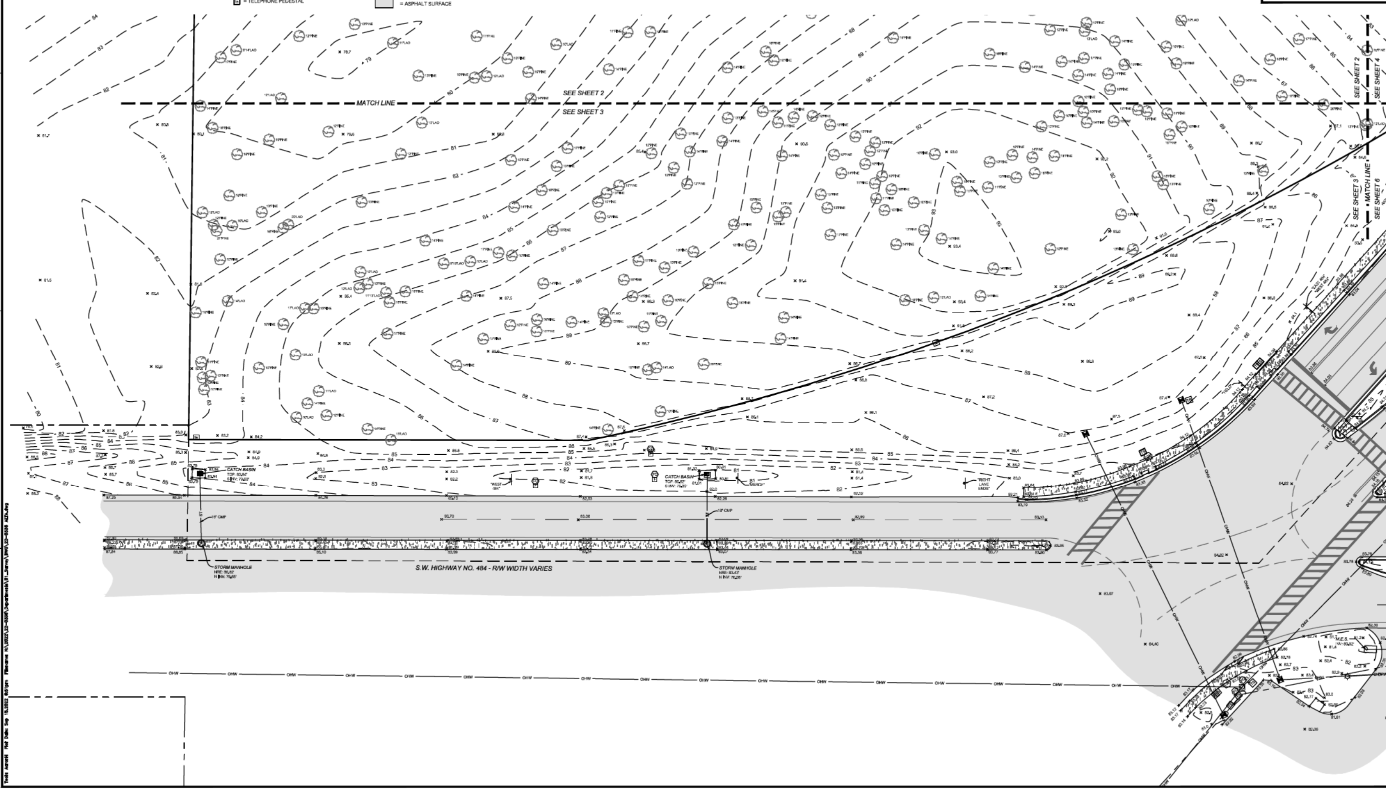
= CONCRETE SURFACE
= ASPHALT SURFACE

= GAS VALVE
= FIBER OPTIC DELINEATOR POST
= FIBER OPTIC BAX
= COMMUNICATIONS BOX
= TRANSFORMER
= UTILITY BOX (UNKNOWN)
= TRAFFIC SIGNAL BOX
= STORM MANHOLE
= TELEPHONE BOX
= CROSS WALK POST
= CONCRETE POWER POLE
= SIGNAL MAST ARM
= ELECTRIC METER
= WOOD LIGHT POLE



This map prepared by:

AARON H. HICKMAN

SEE SURVEYOR'S CERTIFICATE

Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. L.B. 5075
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TECHNICIAN:	AHH
CREW CHIEF:	WMD
CHECKED BY:	AHH
FIELD BOOK & PAGE:	650/76-80 & 660/1-5
SURVEY DATE:	9/12/2022
REVISION DATE:	
PROJECT NUMBER:	22-0336
CERTIFIED TO:	SEE SURVEYOR'S CERTIFICATE
SCALE:	1" = 30'

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants

FLORIDA

SHEET NO.: 3 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

N

GRAPHIC SCALE

0 15 30 60

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
NRE = NORTH RIM ELEVATION
INV = INVERT
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLY ETHELYNE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
WO = WATER OAK TREE
CHRY = CHERRY TREE
PINE = PINE TREE
HICK = HICKORY
TURKEY = TURKEY OAK TREE
X 81.5 = SPOT ELEVATION (PERVIOUS)
X 81.51 = SPOT ELEVATION (IMPERVIOUS)
80 = CONTOUR LINE (ELEVATION IN FEET)
= SIGN
= SEWER VALVE
= WATER METER
= TELEPHONE PEDESTAL

= STORM INLET
= GUY ANCHOR
= WOODEN POWER POLE
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
= BACKFLOW PREVENTOR
= FIRE HYDRANT
= WATER VALVE
= WATER METER
ST = STORM PIPE
OHW = OVERHEAD WIRE
(W) = WATER LINE PER PLAN
X = FENCE (SIZE/TYPE NOTED)
= WOOD SURFACE
= CONCRETE SURFACE
= ASPHALT SURFACE

= GAS VALVE
= FIBER OPTIC DELINEATOR POST
= FIBER OPTIC BAX
= COMMUNICATIONS BOX
= TRANSFORMER
= UTILITY BOX (UNKNOWN)
= TRAFFIC SIGNAL BOX
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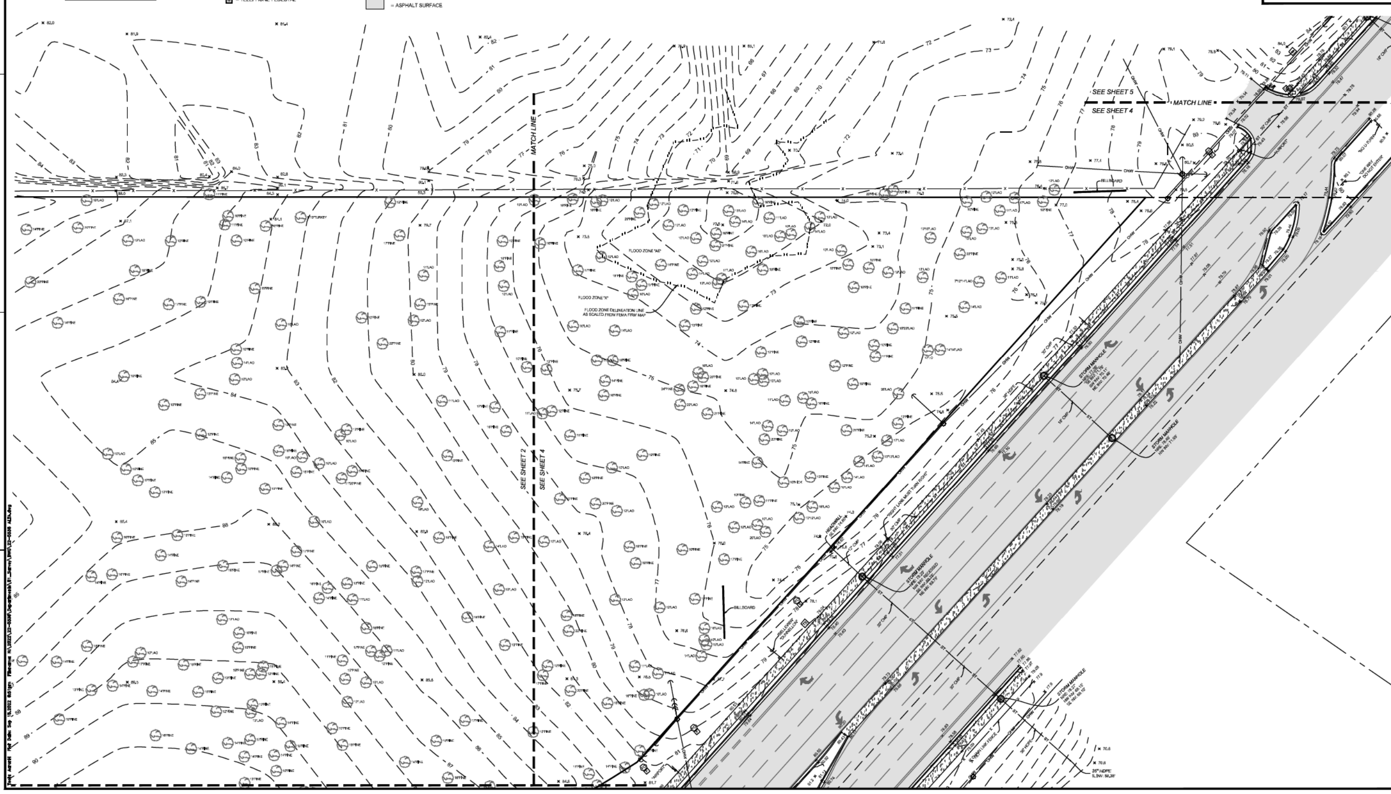

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AARON H. HICKMAN

SEE SURVEYOR'S CERTIFICATE

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TECHNICIAN: AHH	SURVEY DATE: 9/12/2022	CERTIFIED TO: SEE SURVEYOR'S CERTIFICATE
CREW CHIEF: WMD	REVISION DATE:	
CHECKED BY: AHH	PROJECT NUMBER: 22-0336	
FIELD BOOK & PAGE: 650/76-80 & 660/1-5		

SCALE: 1" = 30'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants

FLORIDA CA-8075

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

N

GRAPHIC SCALE

0 15 30 60

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
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ST = STORM PIPE
OHW = OVERHEAD WIRE
(W) = WATER LINE PER PLAN
X = FENCE (SIZE/TYPE NOTED)
= WOOD SURFACE
= CONCRETE SURFACE
= ASPHALT SURFACE

= 5/8" FOUND STEEL ROD & CAP (AS NOTED)
= FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
= SIGN
= SEWER VALVE
= WATER METER
= TELEPHONE PEDESTAL
= STORM INLET
= GUY ANCHOR
= WOODEN POWER POLE
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
BFP = BACKFLOW PREVENTOR
= FIRE HYDRANT
= WATER VALVE
= WATER METER
GV = GAS VALVE
FO = FIBER OPTIC DELINEATOR POST
F = FIBER OPTIC BAX
C = COMMUNICATIONS BOX
T = TRANSFORMER
U = UTILITY BOX (UNKNOWN)
TS = TRAFFIC SIGNAL BOX

ST = STORM MANHOLE
TB = TELEPHONE BOX
CW = CROSS WALK POST
= CONCRETE POWER POLE
= SIGNAL MAST ARM
= ELECTRIC METER
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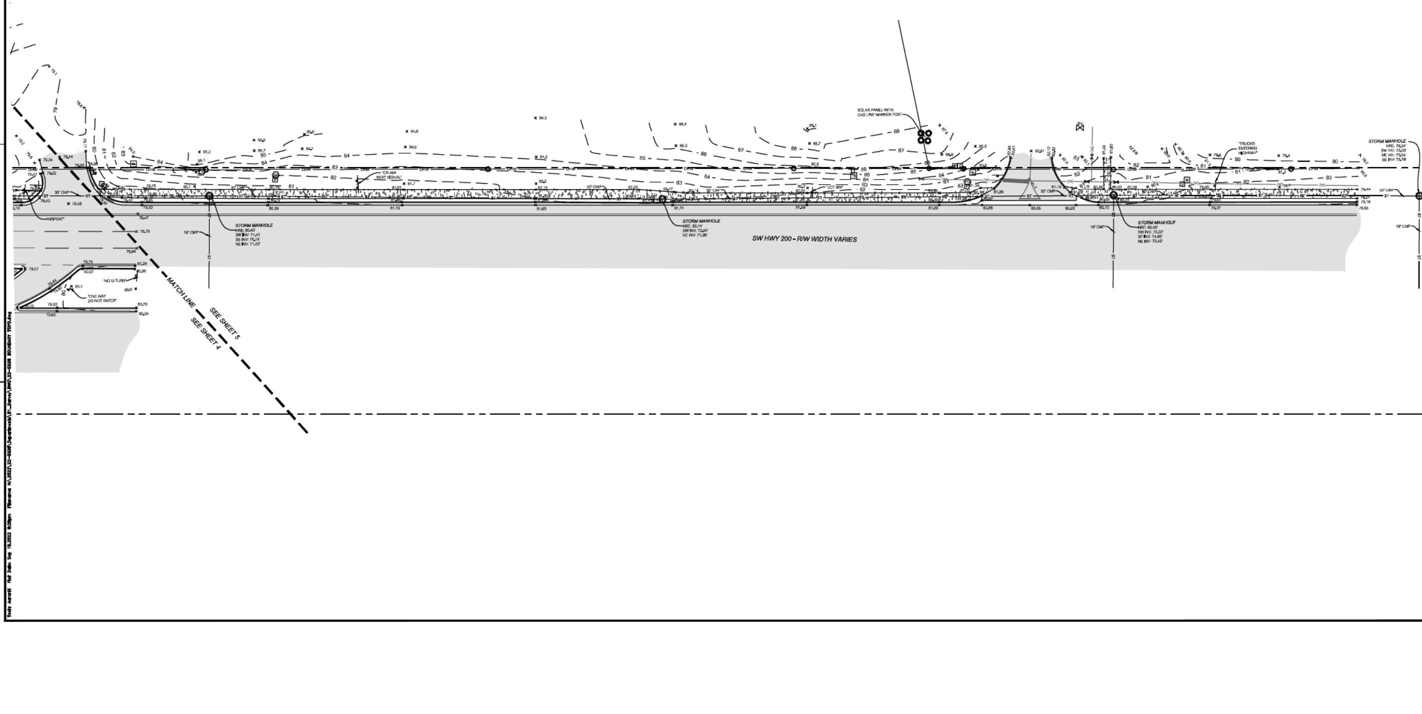


SEE SURVEYOR'S CERTIFICATE

22-0336

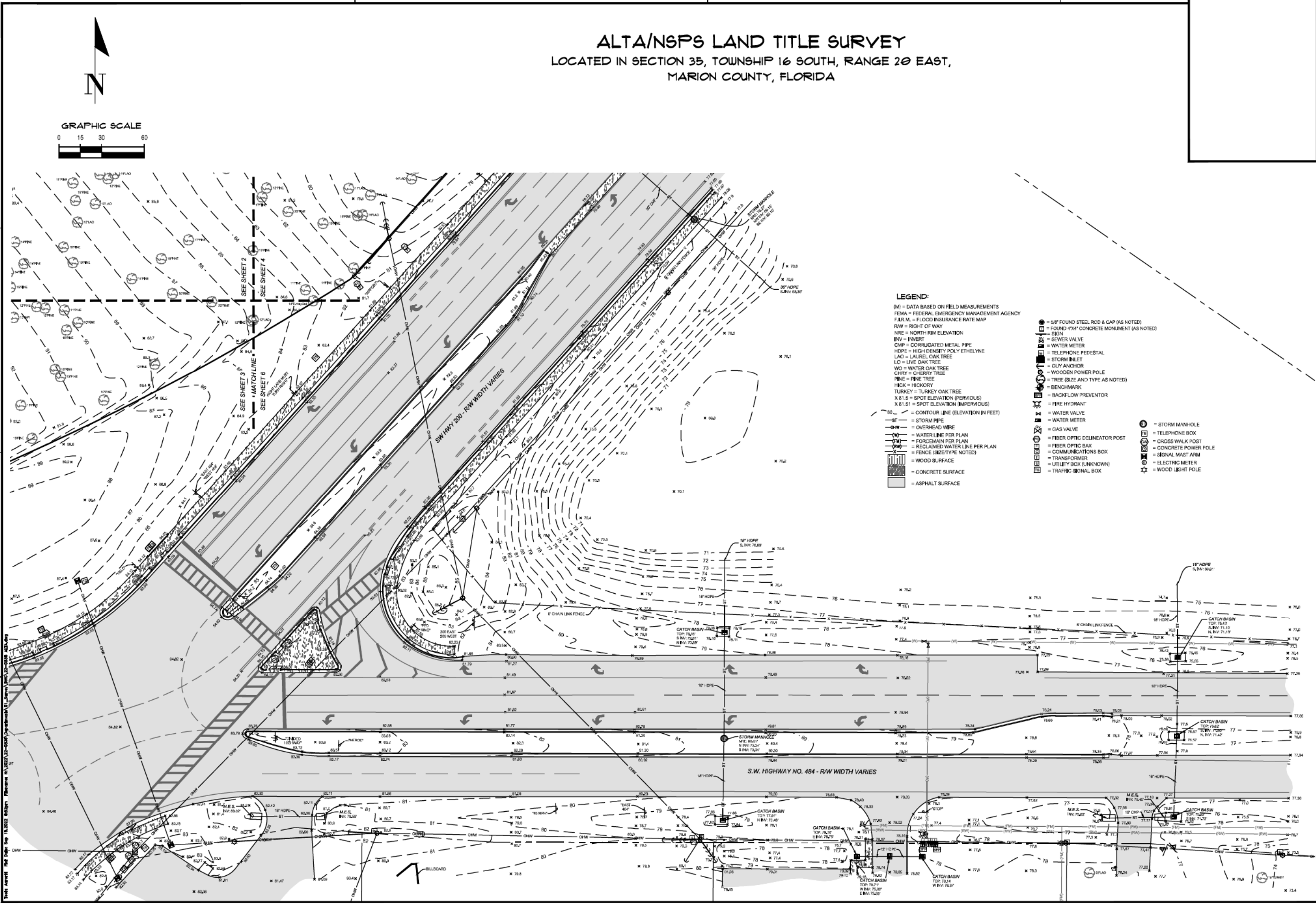
AARON H. HICKMAN

SEE SURVEYOR'S CERTIFICATE

This map prepared by:

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



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SHEET NO.: 6 OF 6