



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, September 8, 2025**

**9:00 AM**

**Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
  - 3.1. **August 25, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. **8005-0849-25 Duplexes SFM EXT/WM CNX (fka SAS Land Trust Duplex Project) - Utility Plan  
3517 SW 157th Loop All Units Ocala  
Project #2025030048 #32625 Parcel #8005-0849-25  
Ardurra Group, Inc.**
  - 5.2. **Ocala Crossings South Phase 5 - Final Plat  
9009 SW 49th Avenue Rd Ocala  
Project #2024070059 #32865 Parcel #35623-001-01  
AM Gaudet & Associates, Inc.**
  - 5.3. **Summer Pointe Village Phase 1A - Major Site Plan  
Project #2025070030 #33061 Parcel #47659-001-00  
Tillman and Associates Engineering, LLC**
  - 5.4. **Irons 9 - Major Site Plan  
Project #2025020053 #32713 Parcel #35300-000-17  
Kimley-Horn and Associates, Inc.**
6. **SCHEDULED ITEMS:**

- 6.1. Melody Preserve - Improvement Plan - Waiver Request to Improvement Plan in Review**  
**7945 SW 80th St Ocala**  
**Project #2024100025 #32515**  
**Parcel #35300-000-15 & 35474-000-00**  
**Kimley-Horn and Associates**

**LDC 6.12.12(D) - Sidewalks**

CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests a waiver to pay fee in-lieu of sidewalk construction along SW 80th Street from site entrance to SW 77th Court per conversations with the County Engineer.

- 6.2. West Mini Farms - Waiver Request to Major Site Plan**  
**Project #2025050077 #33267 Parcel #34979-000-00**  
**Tillman & Associates Engineering, LLC**

**LDC 2.18.4.C Construction, completion, and close out**

CODE states: All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

- 6.3. Levon Lake Kerr Proposed Residence - Waiver Request to Major Site Plan**  
**22601 NE 131st Ln Salt Springs**  
**Project #2025080044 #33246 Parcel #11345-003-00**  
**Clymer Farner Barley, Inc.**

**LDC 6.13.5 Flood plain and protection**

CODE states: A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by the Federal Emergency Management Agency (FEMA). The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone. B. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee. C. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee. D. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.

APPLICANT request - There are three (3) different flood plains on site; two (2) are Marion County Flood Prone Areas and one (1) is a FEMA Flood Zone. The elevation difference between the FEMA Flood Zone and the Marion County Flood Prone Area for Lake Kerr is 0.61 inches, with the FEMA Flood Zone being the higher elevation. We are proposing the FF elevation of the proposed building to be 2.75 inches, one foot above the FEMA BFE, and to not have to provide floodplain compensation for the fill in the FEMA flood plain of Lake Kerr (~5,000 acres) due to it being de minimis. We would also like to request not providing any flood plain compensation for the southern Marion County Flood Prone area located onsite, as it does not have an established BFE and based on the owner not seeing any flooding conditions nor standing water onsite since family ownership dating back to the early 1970s.

- 6.4. **Black Label Marine - Waiver Request to Major Site Plan**  
**4211 NW Blitchton Rd Ocala**  
**Project #1999007470 #33245 Parcel #21548-000-00**  
**Clymer Farner Barley, Inc.**

**LDC 6.11.5 Driveway Access**

CODE states: Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users. B. General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C.

Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.

APPLICANT states CFB attended a DRC staff meeting on 7/10/2025, in which staff explained one of the two existing driveways would need to be removed. Both driveways entering the subject site have been permitted with FDOT since permit issuance on 8/31/1995/ CFB had a pre app meeting with FDOT on 7/15/2025 and they confirmed that the proposed project would not be deemed a significant change, which would allow us to keep both driveways. Having both driveways is crucial for current business operation, allowing better circulation for trailered boats.

**LDC 6.8.6. - Buffers**

CODE states: It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT request - CFB attended a DRC staff meeting on 7/10/25, in which staff explained a Type B landscape buffer, with a wall, would be required along the western property boundary. The adjacent western parcel is zoned B-4; however, its current use is a single-family residence. There are clusters of trees along the western property boundary, offering an existing

buffer from current operation. We are requesting a waiver from having to provide any landscape buffer along the western property boundary, since one is not required strictly based on zoning and especially since the proposed use of the subject parcel matches the existing use.

- 6.5. **Southern Pro Fence & Gate, LLC - Waiver Request to Major Site Plan**  
**9110 S US Hwy 441 Ocala**  
**Project #2024100071 #33247 Parcel #36887-000-00**  
**Clymer Farner Barley, Inc.**

**LDC Division 21 - Major Site Plan**

CODE states:

**Sec. 2.21.1. - Applicability**

A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application. C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary

erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.2. - Submittal requirements**

A. Major Site Plan applications shall be submitted to the Office of the County Engineer. Multi-phase Major Site Plans may include a separate sheet showing independent, standalone phasing and shall not be subject to a separate Master Plan application. B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer. C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through [www.marioncountyfl.org/ePlans.aspx](http://www.marioncountyfl.org/ePlans.aspx) <<http://www.marioncountyfl.org/ePlans.aspx>>. D. For paper submissions, the number of copies submitted shall be established by resolution. E. Development Review Plan Application available at the Office of the County Engineer. F. General application requirements shall be as shown on Table 2.11-1 Application Requirements. G. A copy of the vertical and horizontal control notes shall be submitted to the Office of the County Engineer for review.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.3. - Review and approval procedures**

A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. B. One approved plan shall be returned to the applicant. C. Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable. (Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.4. - Construction, completion, and close out**

B. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT requests relief from requirement of Major Site Plan for impervious surface and traffic analysis. Onsite existing impervious exceeds 9,000 square feet per Sec. 2.21.1.A (1). This project proposes removing portions of existing impervious and proposes four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 square feet. Increased traffic trips are minimal for this project compared to existing operations. A minor site plan will be submitted.

- 6.6. Classic Acres Phase 1 - Waiver Request to Establishment of County MSBU**  
**4209 NW 110th Ave Ocala**  
**Project #2025040014 #32697 Parcel #12654-000-00**  
**Rogers Engineering, LLC**

**LDC 2.16.1.B(8)(g) - Establishment of County MSBU**

CODE states: A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to provide an easement agreement for maintenance requirements and HOA documents.

- 6.7. Home and Hanger - Waiver Request to Major Site Plan**  
**Project #2025080039 #33237 Parcel #37511-022-04**  
**Abshier Engineering, Inc.**

**LDC 2.21.1.A Applicability - Major Site Plan**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.

APPLICANT request - The applicant states the site is 1.03 acres. The owner will compensate for the increase of runoff from the existing and future planned imperious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

- 6.8. Home and Hanger - Waiver Request to Major Site Plan  
Project #2025080038 #33236 Parcel #37511-022-07  
Abshier Engineering, Inc.**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - The applicant stated the site is 1.06 acres. The owner will compensate for the increase of the runoff from the existing and future planned impervious area of 6,000 square feet. We will work with Marion County Stormwater staff on the required stormwater controls.

- 6.9. Accessory Steel Storage Building 24' x 40' On Concrete Slab - Waiver Request to Major Site Plan  
Marion Oaks Subdivision Unit 6  
Project #1999001654 #33303 Parcel #8006-0589-07  
John H. King**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states: A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to add a 24 ft x 40 ft steel storage building with a concrete slab, this will result in the total impervious surface coverage to exceed 9,000 square feet.

- 6.10. Carport (Metal Building) - Waiver Request to Major Site Plan**  
**Project #2023010043 #33292 Parcel #4135-026-000**  
**Adalberto Hernandez**

**LDC 2.21.1.A - Applicability**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - Installing a metal building to be used for storage and to protect farm equipment. This will put our lot over the allowable impervious.

- 6.11. Addition to Rear of House - Waiver Request to Major Site Plan**  
**Summercrest PB 010 PG 119 Lot 11**  
**Project #2004120038 #33283 Parcel #3664-004-004**  
**Carlos Martinez, Inc**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver for an addition to the current home of just over 600 square feet.

**7. CONCEPTUAL REVIEW ITEMS: NONE**

**8. DISCUSSION ITEMS:**

- 8.1. Staffing of the Thursday DRC Staff Meetings**  
**Michael Savage, Chairman**

**8.2. Revision to the 2025 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines**

The revised schedules include cancelling the DRC meeting for Monday, 11/10/25 and removing the deadline of 11/4/25 for DRC Staff meeting requests to be placed before DRC on 11/10/25.

This change is due to Veterans Day being Tuesday, 11/11/25, with County offices being closed. In addition, the County anticipates migrating to the new EPL (Enterprise Permitting and Licensing) System starting Friday, 11/7/25. It is estimated the migration will take five days and during this period systems will be offline. Staff will be unable to process any permits or plans or post payments to records. It is estimated systems will be back up on Wednesday, 11/12/25.

Requesting formal approval of the revised schedules.

**9. OTHER ITEMS:****10. ADJOURN:**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20484

**Agenda Date:** 9/8/2025

**Agenda No.:** 3.1.

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**SUBJECT:**  
**August 25, 2025**



# Marion County

## Development Review Committee

### Meeting Minutes

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

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Monday, August 25, 2025

9:00 AM

Office of the County Engineer

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

#### 1. ROLL CALL

##### MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director)  
Ken McCann, Vice Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Tony Cunningham (Utilities Director)

##### OTHERS PRESENT:

Liz Madeloni (Planning/Zoning)  
Christopher Rison (Planning/Zoning)  
Ken Weyrauch (Planning/Zoning)  
Michelle Sanders (911 Management)  
Kevin Vickers (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Aaron Pool (Office of the County Engineer)  
Sandi Sapp (Office of the County Engineer)  
Kelly Hathaway (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ADOPT THE FOLLOWING MINUTES:

3.1. August 18, 2025

**Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**

Motion carried

5-0

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Corta Commons - Ocala West - Final Plat**

**Project #2024020064 #31191 Parcel #3501-200-019**

**CHW, an NV5 Company**

This item was pulled from the Consent agenda on 8/18/25.

**Motion by Steven Cohoon to approve item 5.1. contingent on the updated signature block being provided, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Whisper Woods - Revision to AR# 28900 - Waiver Request to an Improvement Plan**

**Project #2022070114 #32302 Parcel #9007-0000-12**

**Tillman & Associates Engineering, LLC**

**LDC 2.18.4C - Construction, completion, and closeout**

CODE states all subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests a waiver to commence construction prior to improvement plan approval at the developer's risk. SJRWMD ERP has been approved.

**Motion by Steven Cohoon to approve, seconded by Tony Cunningham**

Motion carried 5-0

**6.2. Firestone Ocala Freedom - Waiver Request to Major Site Plan in Review**

**Project #2024090064 #32039 Parcel #35699-006-06, 35699-006-04**

**Common Oak Engineering, LLC**

**LDC 2.21.4 - Construction, completion, and close out**

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within

30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT requests to start clearing and grubbing the property and building the earth pad.

**Motion by Chuck Varadin to approve the earth work only for the Major Site Plan, seconded by Ken McCann**

Motion carried 5-0

- 6.3. Dixon Job - Waiver Request to Major Site Plan  
Marion Oaks Subdivision Unit 5  
602 Marion Oaks Blvd Ocala  
Project #1999001653 #33180 Parcel #8005-0780-12  
Fiesta Pools**

**LDC 2.21.1.A(1) - Applicability (Major Site Plan)**

CODE states Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests to build an inground concrete pool and deck.

**Motion by Steven Cohoon to approve the waiver subject to 1) The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2) A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3) A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection, seconded by Michael Savage**

Motion carried 5-0

- 6.4. Commercial Lot New Office - Waiver Request to Minor Site Plan in Review**

**Project #2024080065      #31909      Parcel #8001-0248-06**  
**DRC24, LLC**

**LDC 6.12.12(D) Sidewalks**

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests a waiver to authorize fee-in-lieu of construction for sidewalks on Marion Oaks Blvd.

**Motion by Steven Cohoon to approve the fee in lieu of along Marion Oaks Blvd only, seconded by Ken McCann**

Motion carried 5-0

**6.5. Irvine Acres - Agricultural Lot Split**

**Irvine Acres**

**Project #2025030076      #32669      Parcel #03150-000-00**  
**Rogers Engineering, LLC**

**LDC 2.16.1.B(8) - Agricultural lot split**

CODE states Agricultural lot splits outside of the Urban Growth Boundary: (a) Number of lots created under this sub-paragraph is limited to ten. (b) Each proposed lot shall be a minimum of 10 acres with at least one acre of contiguous land wholly above the one percent (100-year) flood plain or wetland. (c) Each proposed lot shall have an agricultural zoning. (d) Any lot abutting a publicly maintained and/or dedicated road that does not conform to the right-of-way width necessary to meet the minimum design standards shall dedicate necessary right-of-way or easement based upon criteria set forth in Article 6. (e) Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing requirements established in this Code. (f) If an easement is utilized the following requirements shall apply: 1. Easements created under this subsection shall not exceed 2,640 feet in total length. 2. The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes. 3. Connect to a publicly maintained road meeting driveway spacing requirements. The easement shall be paved a minimum of 20 feet beyond the public right-of-way. 4. Have a minimum width of 60 feet. 5. Not obligate the County to maintain the easement. 6. Have road name and other traffic signs installed in accordance with applicable County regulations. 7. Flag lots are prohibited. 8. Stabilized turnarounds shall be provided at a maximum spacing of 1,500 feet and at any termination.

APPLICANT requests a waiver to allow division of land pursuant to code.

**Motion by Michael Savage to approve, seconded by Chuck Varadin**

Motion carried 5-0

**6.6. Accessory Structure 18x25 WHH Concrete - Waiver Request to Major Site Plan**  
**Project #2025080014 #33172 Parcel #3126-005-107**  
**Moncada Francisco**

**LDC 2.21.1.A - Applicability**

CODE states A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver due to new shed going over allowable impervious.

**Motion by Steven Cohoon to approve the waiver subject to 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Michael Savage**

Motion carried 5-0

**6.7. Johnathan Hernandez & Cira Franco Hernandez - Family Division Waiver Request**  
**Project #2025070072 #33128 Parcel # 44676-200101**  
**Johnathan Hernandez & Cira Franco Hernandez**

This item was heard on 8/18/25. Incorrect information was provided. DRC will need to vote to reopen item 6.7. from 8/18/25 and re-hear based on proper information received.

**Motion by Ken McCann to approve re-opening this item, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 2.16.1.B(10) - Family Division**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size

may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.

**Motion by Chuck Varadin to approve conditioned upon the boundary and title work are submitted, seconded by Steven Cohoon**

Motion carried 5-0

**6.8. Kenneth & Arnene Stanley - Family Division Waiver Request  
Project #2025070057 #33085 Parcel #32007-000-00  
Kenneth & Arnene Stanley**

This item was heard at the 7/28/25 meeting. The applicant withdrew based on incorrect information. This item was requested by staff to be placed on the 8/18/25 agenda. DRC will need to vote to reopen item 6.9. from 8/18/25 and re-hear based on the proper information.

**Motion by Chuck Varadin to approve re-opening this item, seconded by Michael Savage**

Motion carried 5-0

**LDC 2.16.1.B(10) - Family Division**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more

than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

**Motion by Chuck Varadin to approve, seconded by Ken McCann**

Motion carried 4-0

- 6.9. Sherman Property, Cynthia - Family Division Waiver Request**  
**Cynthia Sherman Property**  
**14795 NW 16th Ave Citra**  
**Project #2012010030 #33193 Parcel #07770-000-00**  
**Myashi Wilson**

**LDC 2.16.1.B(10) - Family Division**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of

record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a 2nd family division to deed daughter, Myashi Wilson 3 acres. All three parcels agree to share the already existing 40 foot easement.

**Motion by Steven Cohoon to deny, seconded by Michael Savage; opposed by Chuck Varadin and Tony Cunningham**

Motion carried 3-2

**6.10. O'Dell Family Division - Family Division Waiver Request  
24900 SE Hwy 42 Umatilla  
Project #2025080013 #33176 Parcel #51147-001-00  
O'Dell Family**

**LDC 2.16.1.B(10) - Family Division**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division to deed 1 acre to their daughter, Kaitlyn O'Dell and another separate 1 acre deeded to their son, Michael O'Dell.

**Motion by Michael Savage to table until September 15, 2025, seconded by Tony Cunningham**

Motion carried 5-0

**6.11. Joseph & Maria Brancoccio - Family Division Waiver Request  
fka: Stepp Shannon D**

**12701 SE Hwy 42 Weirsdale**  
**Project #2018100042 #33164 Parcel #49981-000-01**  
**Jonathan Flowers**

**LDC 2.16.1.B(10) - Family Division**

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands, outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division for the maximum allowed (3) splits for their children. 1.04 acres to Kelsey (daughter), 1 acre to Joseph (son) and 1 acre to Jocelyn (daughter).

**Applicant withdrew**

**7. CONCEPTUAL REVIEW ITEMS: NONE**

**8. DISCUSSION ITEMS:**

**8.1. Planning & Zoning Commission Items for (8/25/25)  
Marion County Growth Services Department**

**<<https://marionfl.legistar.com/Calendar.aspx>>**

**8.2. DRC scheduling in consideration of the Labor Day holiday**

**9. OTHER ITEMS:**

**Family Division discussion**

**Motion to adjourn by Tony Cunningham, seconded by Michael Savage**

Motion Carried 5-0

**10. ADJOURN: 10:58 AM**

\_\_\_\_\_  
Michael Savage, Chairman

Attest:

\_\_\_\_\_  
Kelly Hathaway  
Development Review Coordinator



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20551

**Agenda Date:** 9/8/2025

**Agenda No.:** 5.1.

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**SUBJECT:**

**8005-0849-25 Duplexes SFM EXT/WM CNX (fka SAS Land Trust Duplex Project) - Utility Plan**

**3517 SW 157th Loop All Units Ocala**

**Project #2025030048 #32625 Parcel #8005-0849-25**

**Ardurra Group, Inc.**

August 28, 2025

PROJECT NAME: 8005-0849-25 DUPLEXES SFM EXT/WM CNX (FKA SAS LAND TRUST DUPLEX PROJECT)

PROJECT NUMBER: 2025030048

APPLICATION: UTILITY PLAN #32625

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Utility Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Marion County Utilities.  
Note: Please ensure Contractor restores the ROW back to existing grade.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/24/25-add waivers if requested in future
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After plan approval, contact the ROW Permitting at the Office of the County Engineer at (352) 671-8686 to obtain a ROW Utilization Permit application
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Utility Plan  
STATUS OF REVIEW: INFO  
REMARKS: If any easements are required, please submit originals to ROW for review and recording.  
4/25/25 HR// 8.7.25 EMW
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Utility Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.7 - Construction Inspection  
STATUS OF REVIEW: INFO  
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Coordinator, Brandy Raymond at 352-371-6013 or Brandy.Raymond@MarionFl.Org
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.8 - Completion and Closeout  
STATUS OF REVIEW: INFO  
REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
 REVIEW ITEM: 6.14.9 - Transfer of Facilities to Marion County  
 STATUS OF REVIEW: INFO  
 REMARKS: 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.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
 REVIEW ITEM: Utility Plan  
 STATUS OF REVIEW: INFO  
 REMARKS: Central Sewer/Central Water
- 10 DEPARTMENT: 911 - 911 MANAGEMENT  
 REVIEW ITEM: Utility Plan  
 STATUS OF REVIEW: INFO  
 REMARKS: N/A
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: Utility Plan  
 STATUS OF REVIEW: INFO  
 REMARKS: 5/8 Review:  
 [1] Sheet 3 states "Springs Protection Overlay Zone: No" - please revise to say "Springs Protection Overlay Zone: Secondary"  
 [2] This parcel is zoned R-PUD, not PUD. The R-PUD for this parcel allows for 2 dwelling units, which is proposed. R-PUD setbacks are based on R-3 setback standards. Since water and sewer are being provided, the minimum required front and rear setbacks 20 feet instead of 25 feet. See LDC 4.2.11.E which covers setbacks for R-3 zoning. Please revise accordingly.  
 [3] Buffers are not required for this project. However, buffers may be provided if desired.  
 6/30  
 1. Sheet 3 states secondary springs protection zone.  
 2. Zoning has been revised and statw R-PUD
- 12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
 REVIEW ITEM: Utility Plan  
 STATUS OF REVIEW: INFO  
 REMARKS: n/a
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
 REVIEW ITEM: Utility Plan  
 STATUS OF REVIEW: INFO  
 REMARKS: plan is for utilities only. Defer to MCU



**Marion County  
Board of County Commissioners**

**AR #32625**

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: March 13, 2024

**A. PROJECT INFORMATION:**

Project Name: SAS Land Trust Duplex Project  
Parcel Number(s): 8005-0849-25  
Section 23 Township 17S Range 21E Land Use Residential Zoning Classification RPUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: UTILITY PLAN  
Property Acreage 0.25 Number of Lots 1 Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads 3517 SW 157th Loop, Ocala, FL 34473  
Additional information regarding this submittal: \_\_\_\_\_

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

**Engineer:**  
Firm Name: Ardurra Group, Inc Contact Name: Chuck Pigeon  
Mailing Address: 925 SE 17th Street, Suite A City: Ocala State: FL Zip Code: 34471  
Phone # (352) 861-7799 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: cpigeon@ardurra.com, grosa@ardurra.com

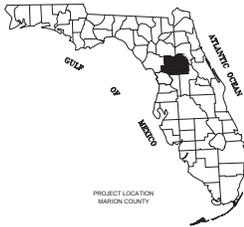
**Surveyor:**  
Firm Name: H & H Survey Consultants, LLC Contact Name: Dustin Holloway  
Mailing Address: 131 W Broadway, Suite 1001 City: Oviedo State: FL Zip Code: 32765  
Phone # 407-542-4977 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: SAS Land Trust Contact Name: Michael Sirounis  
Mailing Address: 116 Island View Drive City: Indian Harbour Bx State: FL Zip Code: 32937  
Phone # 321-863-0877 Alternate Phone # \_\_\_\_\_  
Email address: hcbbmike@gmail.com

**Developer:**  
Developer: Florida Pro Brokers, LLC Contact Name: Jason Sirounis  
Mailing Address: 618 E South Street, Suite 500 City: Orlando State: FL Zip Code: 32801  
Phone # 407-790-7341 Alternate Phone # \_\_\_\_\_  
Email address: jason@flprobros.com

Revised 6/2021

DATE PLOTTED: 05/11/2016 10:00 AM; PLOT BY: JASON SPROLANS; PLOT SCALE: 1/8" = 1'-0"; PLOT SHEET: 1 OF 1; PLOT TITLE: UTILITY PLAN FOR TRIPLE CROWN, LLC



# UTILITY PLAN FOR TRIPLE CROWN, LLC

## 3519 SW 157TH LOOP

SECTION 23, TOWNSHIP 17 S, RANGE 21 E  
MARION COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

SEC 23 TWP 17S RGE 21E  
LOT 24, BLOCK 849,  
MARION CANAL UNIT 5,  
AS RECORDED IN PLAT BOOK (O), PAGES 81-106,  
PUBLIC RECORDS OF MARION COUNTY, FLORIDA

**DEVELOPER/OWNER:**

FL PRO BROKERS, LLC  
618 E SOUTH ST, SUITE 500  
ORLANDO, FL 32801  
CONTACT: JASON SPROLANS  
PHONE: 407-790-7341  
EMAIL: jason@flprobrokers.com

**ENGINEER:**

ARDURRA GROUP, INC.  
925 SE 17TH ST, SUITE A  
OCALA, FL 34471  
CONTACT: CHUCK A. PISEDN  
PHONE: 352-861-7799  
EMAIL: info@ardurra.com

**SURVEYOR:**

H & H SURVEY CONSULTANTS, LLC  
131 W. BROADWAY, SUITE 1501  
OWEN SOUND, ONTARIO, CANADA  
CONTACT: DUSTIN W. HOLLOWAY  
PHONE: 407-362-6877  
EMAIL: info@hhsurvey.com

**UTILITY CONTACTS:**

**WATER & SEWER:**

MARION COUNTY UTILITIES  
CUSTOMER SERVICE 24/7/365  
1 800 352-4411  
BELLEVILLE, FL 34420  
PHONE: 352-307-8500

**ELECTRIC:**

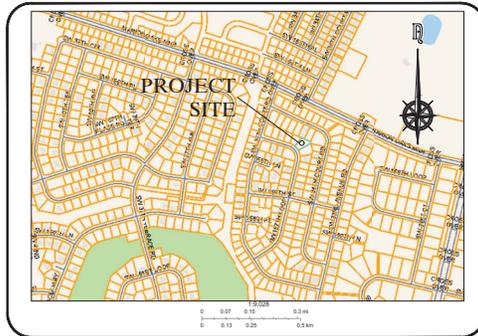
DUKE ENERGY  
4350 SE MARICAMP RD  
OCALA, FL 34480  
CONTACT: WESLEY DUBOSE  
PHONE: 800-700-8744  
EMAIL: wesley.dubose@duke-energy.com

**NOTES:**

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
- CONTRACTOR SHALL IMMEDIATELY CONTACT PROJECT ENGINEER, IF PLANS ARE UNUSUAL, REQUIRING INTERPRETATION, OR CONFLICTING INFORMATION IS DISCOVERED.



PARCEL ID#  
8005-0849-24



**VICINITY MAP**

PREPARED FOR:

**FL PRO BROKERS, LLC**

618 E SOUTH ST, SUITE 500  
ORLANDO, FL 32801  
407-790-7341



925 S.E. 17th Street  
Suite A  
Ocala, Florida 34471  
Phone: (352) 861-7799  
www.Ardurra.com  
License #2610

Permit Type	Permit No.	Status
ACCE		
SWFPMO		
FDEP (WATER)		
FDEP (SEWER)		
NPDES NOI		

**SHEET LIST TABLE**

SHEET NUMBER	SHEET TITLE
C1.01	COVER SHEET
C1.02	NOTES & LEGEND
C2.01	OVERALL SITE PLAN
C2.02	UTILITY PLAN
C8.02	WATER DETAILS
C8.03	SEWER DETAILS
C8.04	LIFT STATION DETAILS

**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE WATER AND SEWER WERE DESIGNED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OF MARION COUNTY, I HAVE SUBMITTED A PLAN TO PREP FOR APPROVAL OF WATER AND SEWER CONNECTIONS.

DATE SIGNED: \_\_\_\_\_  
CHUCK A. PISEDN  
REGISTERED ENGINEER #27338  
STATE OF FLORIDA

**OWNER / DEVELOPER:**

I HEREBY CERTIFY THAT I AND ALL MY SUCCESSORS AND AGENTS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE ATTACHED PLAN.

DATE SIGNED: \_\_\_\_\_  
JASON SPROLANS  
FL PRO BROKERS, LLC  
618 E SOUTH STREET, SUITE 500  
ORLANDO, FLORIDA 32801

NO.	DATE	REVISION	BY

JOB NO: 1501.00  
DATE: 07/16/2016

**C1.01**

3519 SW 157TH LOOP





**SETBACKS:**

LOCATION	REQUIRED	PROPOSED
FRONT	20'	30.00'
REAR	20'	44.34'
SIDE	8'	11.98'

**BUFFER LANDSCAPE:**

LOCATION	PROPOSED
FRONT	10'
REAR	8'

**SITE DATA:**

TOTAL SITE AREA	0.36 AC
EXISTING ZONING	R/PUD
TOTAL IRRIGATED SF	10 SF

**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER SYSTEM	—●—	—●—
STORM SEWER SYSTEM	—○—	—○—
WATER SYSTEM	—■—	—■—
FIRE LINE & HYDRANT	—◆—	—◆—
RECLAIMED WATER SYSTEM	—▲—	—▲—

**ZONING**

ACREAGE:	0.36
FULL:	HR
ZONING:	R/PUD
FARMLAND PRESERVATION:	NO
URBAN GROWTH BOUNDARY:	NO
SPRING PROTECTION ZONE:	SECONDARY

**GENERAL:**  
PROJECT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS SET FORTH BY MARION COUNTY IN LAND DEVELOPMENT CODE.

**PHASING:**  
PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. THESE PLANS DETAIL ALL PHASES OF CONSTRUCTION WHICH INCLUDE THE ASSOCIATED UTILITIES.





**MARION COUNTY, FLORIDA**  
"GOOD WE TRUST"



**ARDURRA**  
Piper-Ardurra, LLC  
62 S.W. 17th Street, Suite 4  
Orlando, Florida 32817  
Phone: (407) 951-7700  
www.ardurra.com  
L-Number: K20017

**FL PRO BROKERS, LLC**  
618 E SOUTH ST, SUITE 500  
ORLANDO, FL 32801  
407-790-7341

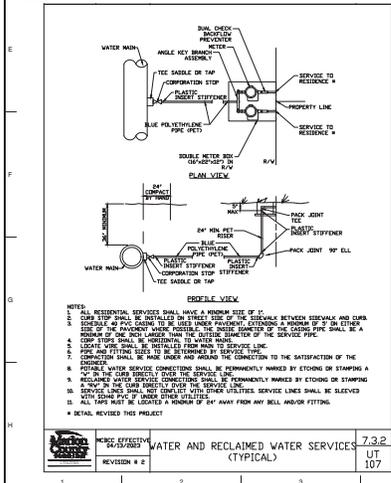
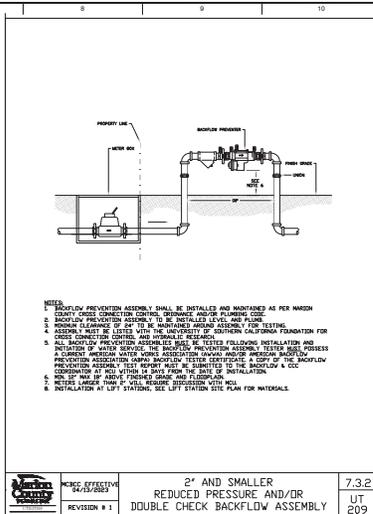
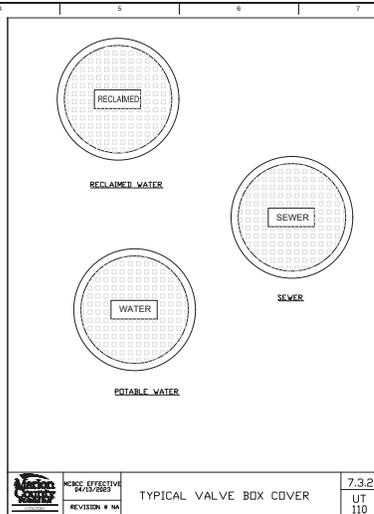
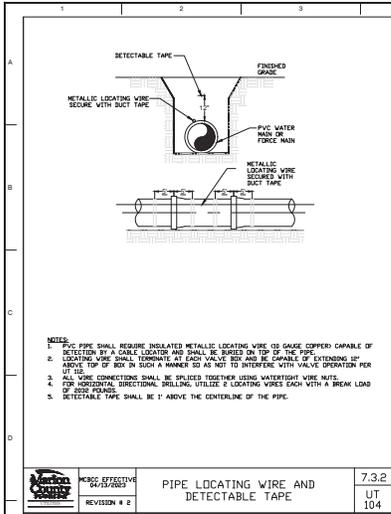
NO.	REVISION	DATE

**FL PRO BROKERS, LLC**  
OVERALL SITE PLAN

JOB NO: 22010  
DATE: 07/16/2022  
**C2.01**  
PERMIT PLANS  
07/16/2022





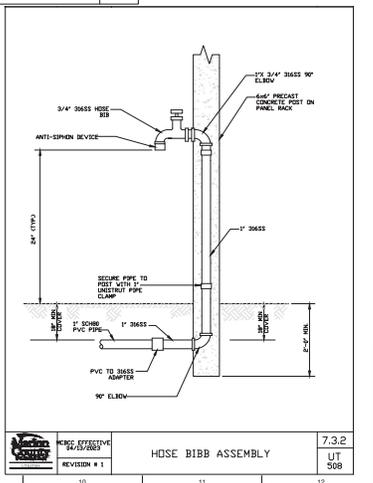


**LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314**

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (5)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water mains should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.  
 (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.  
 (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.  
 (4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 or additional construction requirements.



**MARICOUNTY EDITION**  
IT'S GOOD WE TRUST!

**ARDURRA**  
Pipes-Valves-LLC  
63 S.W. 17th Street, Suite 4  
Ocala, Florida 34747  
Phone: 352.841.1709  
www.ardurra.com  
License #28351

**FL PRO BROKERS, LLC**  
618 E SOUTH ST, SUITE 500  
ORLANDO, FL 32801  
407-790-7341

**FL PRO BROKERS, LLC**  
WATER DETAILS

**C8.02**  
PERMIT PLANS  
05/16/2022



LIFT STATION LOCATION: 3517 SW 157TH LOOP

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HORIZONTAL OR VERTICAL). EACH PUMP SHALL BE MOUNTED ON A 1/2" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE RAIL END, DISCHARGE FLANGE ASSEMBLY, STRESS GUIDE RAILS, 3/16" UPPER GUIDE BRACKET, 3/16" LIFTING BALL AND CABLE, AND A SIX-HOOK STRESS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-INDEXED BY THE PUMP SUPPLIER.

**PUMP CONSTRUCTION**  
THE PUMP, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 304 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 316 STAINLESS STEEL.

**IMPELLER**  
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATIONARY AND HYDRAULICALLY BALANCED.

**CUTTERS**  
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE CUTTER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE. BOTH THE STATIONARY AND MOVING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

**MOTOR**  
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR SHALL BE SECURELY HELD IN PLACE WITH 4 BIRMINGHAM NUT AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR SHALL HAVE TWO HEAVY-DUTY BALL BEARINGS (ONE UPPER (SHAFT) AND ONE LOWER (THROUST) TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

**SEAL CHAMBER**  
THE PUMP SHALL HAVE TWO MECHANICAL SEALS MOUNTED IN TANDUM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE SEAL CHAMBER SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

**WET WELL**  
THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THE WET WELL SHALL BE GLASS FIBER-REINFORCED POLYESTER BASKIN SHALL BE CONSTRUCTED OF A COMPOUND GRADE OF GLASS FIBER OR POLY-REINFORCED AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE MAIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

**HATCH COVER**  
THE HATCH COVER SHALL BE 5/8" HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HINGING. HATCH COVER SHALL BE 300 PIP OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATOR, WILLOW, OR EQUAL.

**VALVE BOX**  
THE VALVE BOX SHALL BE FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 32"x30"x25".

**VALVES**  
VALVES SHALL BE SERVO DRIVING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

**FLOATS**  
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

**CONTROLS**  
THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND MANUAL), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM HORN AND HORN, SURGE, VOLTAGE, OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY SUPPLIER AND INSTALLED BY CONTRACTOR.

**ELECTRICAL**  
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND NATIONAL ELECTRIC CODE (NEC).

**SUPPLIER**  
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, BALL END ASSEMBLIES, FIBERGLASS BASKIN AND VALVE BOX. CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PUMPING STATION SHALL HAVE PUMP BRIGES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY SUPPLIER READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC. OR ENGINEER APPROVED EQUAL.

**EMERGENCY NOTICE SIGN**  
CONTRACTOR IS TO PROVIDE AND POST AN UNRESTRICTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN BELOW.

LEGEND

ABBV	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB12	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GCBC	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GR	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HDA	HAND OFF AUTO SWITCH
EL	ELIM LIGHT GREEN
ETM	ELAPSED TIME METER

PANEL NOTES

ALL PANELS SHALL BE UL LISTED AND CONFORM TO EDITION 625-630  
 1) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MONITORED EXTERNALLY TO THE CONTROL PANEL.  
 2) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.  
 3) ALL RAIL WELLS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS.  
 4) POST UNRESTRICTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:  
 PUBLIC NOTICE:  
 IN CASE OF EMERGENCY CONTACT:  
 6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTING OR SPRING.  
 7) FLOAT SWITCHES SHALL BE UL LISTED.  
 8) PUMP FAIL DETECTION REQUIRED TO BE PROVIDED.

PUMP DATA TABLE

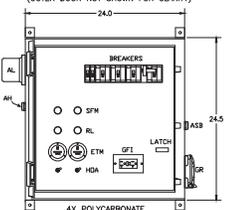
PUMP MANUFACTURER	GRUNDFOSS
PUMP MODEL	SEGA15.20
IMPELLER DIAMETER	IN
PUMP DESIGN CAPACITY	47 GPM
PUMP DESIGN TDH	18 FT
SECONDARY CAPACITY	GPM
SECONDARY TDH	FT
HORSEPOWER	1.21 HP
VOLTAGE	230 V
PHASE	1 PH
DISCHARGE SIZE	1-1/2 IN
NOTES:	

ELEVATIONS

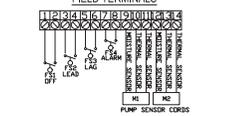
1	TOP OF WET WELL	87.00
2	INLET INVERT	81.50
3	HIGH WATER ALARM	81.00
4	LAG PUMP ON	80.50
5	LEAD PUMP ON	80.00
6	PUMP OFF	79.50
7	BOTTOM OF WET WELL	78.50

4 FT WETWELL DIAMETER  
 ELECTRICAL  
 INCOMING POWER: 230V 1 Ø  
 (CONTRACTOR TO VERIFY)

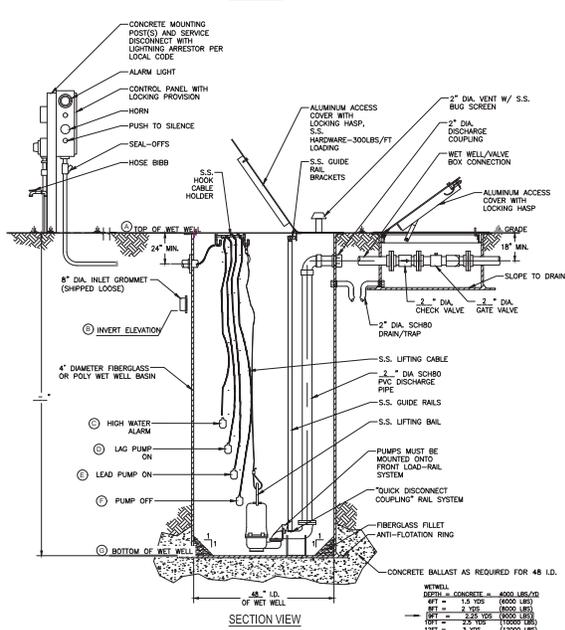
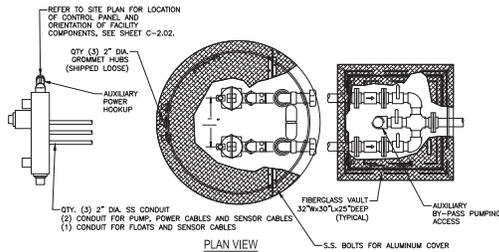
ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)  
 (OUTER DOOR NOT SHOWN FOR CLARITY)



FIELD TERMINALS



WET WELL/VALVE BOX LAYOUT



LIFT STATION GRINDER DETAIL

N.T.S.



FL PRO BROKERS, LLC  
 616 S SOUTH ST, SUITE 500  
 ORLANDO, FL 32801  
 407-790-7341

NO.	REVISION	DATE	BY	CHKD.
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FL PRO BROKERS, LLC  
 LIFT STATION DETAILS

NO.	REVISION	DATE	BY	CHKD.
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C8.04  
 PERMIT PLANS  
 01/20/2020



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20552

**Agenda Date:** 9/8/2025

**Agenda No.:** 5.2.

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**SUBJECT:**

**Ocala Crossings South Phase 5 - Final Plat**

**9009 SW 49th Avenue Rd Ocala**

**Project #2024070059 #32865 Parcel #35623-001-01**

**AM Gaudet & Associates, Inc.**

September 5, 2025

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 5  
PROJECT NUMBER: 2024070059  
APPLICATION: FINAL PLAT #32865

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.4.H - Maintenance agreement  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate  
STATUS OF REVIEW: INFO  
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement  
STATUS OF REVIEW: INFO  
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.4.E - Indemnification agreement  
STATUS OF REVIEW: INFO  
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.  
STATUS OF REVIEW: INFO  
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads  
STATUS OF REVIEW: INFO  
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement  
STATUS OF REVIEW: INFO  
REMARKS: No contiguous sustainable ag lands to this phase.
- 13 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org  
STATUS OF REVIEW: INFO  
REMARKS: If you have not already done so, please email the CAD to Laura.Johnson@marionfl.org.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: INFO  
REMARKS: PUD Case No. 21036Z
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: The improvement plan shall be approved prior to Final Plat review. This item will remain as NO until the improvement plan is approved.  
7/14 - Improvement plan approved on 5/5/25
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS  
STATUS OF REVIEW: INFO  
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida  
STATUS OF REVIEW: INFO  
REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities  
  
STATUS OF REVIEW: INFO  
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner  
STATUS OF REVIEW: INFO  
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged  
STATUS OF REVIEW: INFO  
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication  
STATUS OF REVIEW: INFO  
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements  
STATUS OF REVIEW: INFO  
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements  
STATUS OF REVIEW: INFO  
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities  
STATUS OF REVIEW: INFO  
REMARKS:
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement  
STATUS OF REVIEW: INFO  
REMARKS:
- 26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing  
STATUS OF REVIEW: INFO  
REMARKS:
- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01  
FS  
STATUS OF REVIEW: INFO  
REMARKS:

28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing  
STATUS OF REVIEW: INFO  
REMARKS:

29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:  
STATUS OF REVIEW: INFO  
REMARKS:



**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

32865

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 5-19-25

**A. PROJECT INFORMATION:**

Project Name: Ocala Crossings South Phase 5  
Parcel Number(s): 35623-001-01  
Section 22 Township 16 Range 21 Land Use MR Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: FINAL PLAT  
Property Acreage 23.7 Ac Number of Lots 134 Miles of Roads 0.84  
Location of Property with Crossroads SE quadrant SW 49th Avenue Road and SW 90th Street  
Additional information regarding this submittal: \_\_\_\_\_

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

**Engineer:**  
Firm Name: Mastroserio Engineering INC. Contact Name: Paolo Mastroserio PE  
Mailing Address: 170 SE 32ND PLACE City: Ocala State: FL Zip Code: 34471  
Phone # (352) 433-2185 Alternate Phone # (352) 572-3051  
Email(s) for contact via ePlans: paolo@mastroserioeng.com

**Surveyor:**  
Firm Name: A.M. Gaudet & Associates Inc. Contact Name: Andrus Gaudet PSM  
Mailing Address: PO Box 4073 City: Belleview State: FL Zip Code: 34421  
Phone # (352) 245-2708 Alternate Phone # (352) 427-1241  
Email(s) for contact via ePlans: Andrus@AMGAUDET.COM

**Property Owner:**  
Owner: OCALA CROSSINGS SOUTH LLC Contact Name: Steve Fischer  
Mailing Address: 2500 WESTON RD STE 311 City: Weston State: FL Zip Code: 33331-3617  
Phone # 954-385-3332, Ext 102 Alternate Phone # (954) 336-1124  
Email address: Steve@SadoffandFischerCPA.com

**Developer:**  
Developer: SAME as Owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021



# OCALA CROSSINGS SOUTH PHASE FIVE

A PLANNED UNIT DEVELOPMENT  
AND  
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA

PREPARED BY  
**A.M. GAUDET & ASSOCIATES INC.**  
LAND SURVEYING - LAND PLANNING  
1401 W. UNIVERSITY AVENUE, SUITE 300  
ORLANDO, FLORIDA 32804  
PHONE: (352) 245-2708 FAX: (352) 245-2883

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2

### DESCRIPTION

COMMENCING AT THE NW CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.00°00'00"W, ALONG THE WEST BOUNDARY OF SAID SECTION 22 A DISTANCE OF 1320.00 FEET TO THE SW CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF SAID SECTION 22, THENCE S.89°33'09"W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 22, A DISTANCE OF 857.14 FEET TO THE EAST 90°00'00" W-BAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0725-0730 PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE BOUNDARY OF Ocala Crossings South Phase Two, ACCORDING TO THE PLAT THEREIN RECORDED IN PLAT BOOK 15, PAGE 171, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1755.00 FEET, CENTRAL ANGLE OF 0°30'00" AND CHORD BEARING AND DISTANCE OF N.02°47'00"E, 100.72 FEET; THENCE ALONG THE BOUNDARY OF SAID Ocala Crossings South Phase Two FOR THE NEXT INTERSECT (19) CALLS: (1) NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 100.72 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°07'00" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E, 35.83 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 36.04 FEET TO A POINT OF TANGENCY; (3) S.W. 90TH ST. 124.58 FEET; (4) S.81°10'17"E, 102.36 FEET; (5) S.89°33'09"W, 112.70 FEET; (6) N.02°09'53"E, 519.89 FEET TO THE POINT OF BEGINNING; (7) S.89°33'09"W, 167.45 FEET; (8) S.03°32'22"W, 330.00 FEET; (9) S.89°26'34"E, 162.00 FEET; (10) S.03°32'22"W, 4.29 FEET TO A POINT OF CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET, CENTRAL ANGLE OF 114°10'00" AND CHORD BEARING AND DISTANCE OF S.03°25'57"E, 6.81 FEET; (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 6.82 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°07'00" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E, 35.81 FEET; (12) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 40.08 FEET TO A POINT OF TANGENCY; (13) S.89°31'47"E, 170.08 FEET; (14) N.03°33'22"E, 918.78 FEET; (15) S.89°31'47"E, 90.00 FEET; (16) N.03°33'22"E, 60.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°07'00" AND CHORD BEARING AND DISTANCE OF N.45°13'22"E, 35.36 FEET; (17) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY; (18) N.03°33'22"E, 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°28'30"W, 35.36 FEET; (19) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1745-1747 PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.89°28'38"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 176.43 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 83°17'47"E AND CHORD BEARING AND DISTANCE OF S.62°54'17"E, 39.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 21.51 FEET TO THE EAST 90°00'00" W-BAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0725-0730 PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE S.03°32'22"W, 473.08 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7803, PAGE 470, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.00°00'00"W, ALONG SAID NORTH BOUNDARY 413.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.70 ACRES MORE OR LESS

### NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF Ocala Crossings South Phase Five for recording. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

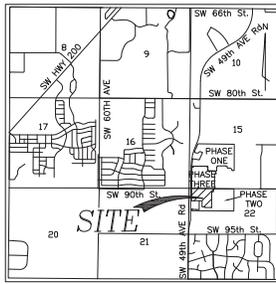
BY: GREGORY C. HARRILL  
CLERK OF THE CIRCUIT COURT

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: KATHY BRYANT, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: GREGORY C. HARRILL  
CLERK OF THE CIRCUIT COURT



VICINITY MAP

SCALE: 1" = 1/2 mile

### APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY \_\_\_\_\_ COUNTY ENGINEERING  
BY \_\_\_\_\_ COUNTY FIRE SERVICES  
BY \_\_\_\_\_ COUNTY GROWTH SERVICES  
BY \_\_\_\_\_ COUNTY UTILITIES  
BY \_\_\_\_\_ COUNTY SURVEYOR  
BY \_\_\_\_\_ COUNTY BUILDING SAFETY

### DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT Ocala Crossings South LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEEL FREE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS Ocala Crossings South Phase Five, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS PUBLIC, (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT AS HEREBY DEDICATED PRIVATELY TO Ocala Crossings South Homeowners ASSOCIATION, INC. 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; Ocala Crossings South Homeowners ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE RIGHT-OF-WAYS AS INDICATED HEREON, AND THE ROADS, STREET SIGNS AND MARKINGS INCLUDED THEREIN. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO Ocala Crossings South Homeowners ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND RECREATION FACILITIES AND FOR NO USE INDETERMINED THEREWITH AND ARE FURTHER RESERVED FOR SOLE USE BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. (C) ALL RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM ME TO THE UTILITY OR UTILITIES TO BE SUCCESSORS IN INTEREST. SIMILAR ELECTRIC COOPERATIVE, INC. AND MARION COUNTY UTILITIES SHALL HAVE A MAINTENANCE EASEMENT IN OVERHEAD POWER LINES, AND THE PUBLIC SHALL HAVE THE RIGHT TO USE SAID ROADWAY AND ALL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, SEWER AND WATER FACILITIES, AND PUBLIC UTILITIES THEREIN, AS WELL AS THE RIGHT OF INGRESS AND EGRESS FOR THE SAME PURPOSES. (D) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER (E) ALL DRAINAGE AND LANDSCAPE EASEMENTS AND STORMWATER MANAGEMENT DEVICES AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO Ocala Crossings South Homeowners ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS 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. (F) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO DELIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

### WITNESSES:

SIGNATURE \_\_\_\_\_ Ocala Crossings South, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: EXECUTIVE REAL ESTATE HOLDINGS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

### PRINT NAME

STATE OF \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ STEVEN FISHER AS MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE ( ) ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY STEVEN FISHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

### NOTARY CHECK ONE OF THE FOLLOWING

PERSONALLY KNOWN OR  
DEVELOPER IDENTIFICATION  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

### NOTARY SEAL/STAMP

### SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF Ocala Crossings South Phase Five, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE POINTS AND BOUNDARY HEREIN BE IN PLACE ON THE 20th DAY OF JUNE, 2025. THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMANS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

ANDRUS M. GAUDET, P.S.M. #2616  
A.M. GAUDET & ASSOCIATES INC., L.B. #7158  
PROJECT SURVEYOR

### ADVISORY NOTICES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN IS RESIDENTIAL, AND PUD RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #208300000E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE X. THE FLOODING HAZARD HEREIN SHOULD BE EVALUATED CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDABLE FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERIM ROADWAYS FOR VEHICULAR/DRIVEWAY ACCESS, DRIVE VEHICULAR/DRIVEWAY ACCESS TO SW 49TH AVENUE ROAD AND SW 80TH STREET IS PROHIBITED.
- THIS PLAT CONTAINS 134 RESIDENTIAL LOTS AND 0.84 MILES OF ROAD.
- BEARINGS BASED ON GRID NORTH WITH THE BEST BOUNDARY OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEING 2.000270°.
- HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (002), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR REDEVELOPED EXCEPT FOR THE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNLESS A REDEVELOPMENT IS FILED WITH THE MARION COUNTY AND SAID REDEVELOPMENT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
- ALL LOT/TRACTS ARE PERMANENTLY RESERVED FOR THE PURPOSES SET FORTH IN THE DEED OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SAID YEAR.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED MAY 22ND, 2025 OF THE HEREON DESCRIBED LANDS.
- THE DECLARATION OF CONCOMITANT CONDITIONS AND RESTRICTIONS AFFECTING THE OVERSEER OF USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENTS RECORDED IN O.R. BOOK 8143, PAGE 1419, O.R. BOOK 8172, PAGE 292 AND O.R. BOOK 8356, PAGE 1026 AND AMENDED IN O.R. BOOK 8143, PAGE 1196 AND O.R. BOOK 8287, PAGE 1666, AND SUPPLEMENTED FOR PHASE FIVE IN O.R. BOOK 8143, PAGE 1666. PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A MINIMUM 12' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 8' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES AND A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE LOT LINES AND A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING, UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT SHOULD MULTIPLE LOTS BE REMOVED. UNLESS EXISTING DRAINAGE OR UTILITIES EXIST, IT SHALL BE REMOVED UNLESS A REAR UTILITY, DRAINAGE AND LANDSCAPE EASEMENT, BUT ARE NOT DEDICATED FOR OR LIMITED TO SUCH USES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROJECT'S PROJECT HAS NOT BEEN GRANTED CONCOMITANT APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCOMITANT DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCOMITANT REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STEPS, SUCH AS, BUT NOT LIMITED TO, SITE PLAN, AND/OR BUILDING PERMITS REVIEW.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION OF PRESENTING TO THE APPROVAL AND APPROPRIATE OF THIS PLAT FOR RECORDING THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PUBLIC AND FINANCIAL OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
- RIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, CURB, STRUCTURE OR OTHER OBSTRUCTION TO VIEW, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE.
- DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, ASSIGNMENT AND ACKNOWLEDGEMENT IN O.R. BOOK 6765, PAGE 472, O.R. BOOK 7460, PAGE 1220, AND O.R. BOOK 6941, PAGE 1358 AND AS MODIFIED BY MODIFICATIONS RECORDED IN O.R. BOOK 6813, PAGE 681 AND O.R. BOOK 6941, PAGE 1453.
- 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST AND NORTH BOUNDARY OF THIS SUBDIVISION PER PUD REQUIREMENT. NO IMPROVEMENTS OR STRUCTURES OF ANY KIND SHALL BE ALLOWED WITHIN THIS AREA BY THE RECORD. SEE SUBDIVISION IMPROVEMENT PLANS FOR DETAILS OF THIS "C" BUFFER.
- ALL TRACTS AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DESCRIBED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE MASTER PLAN AND IMPROVEMENT PLANS SHEET L-400, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPE AND WHERE THE USE, SIZE, HEIGHT, VOLUME, PRUNING, NON-PROFOUND TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING Ocala Crossings South Phase Five to a MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- NO IMPROVEMENT SHALL BE LOCATED WITHIN THE RIGHT TRIANGLE AT CORNERS AND CLOSURES THAN 4 FEET FROM THE END OF THE PAVEMENT FC AS DETAILED HEREON AND PER APPROVED IMPROVEMENT DATED 10/18/2022.
- REFERENCE PLAT PROPERTY INFORMATION REPORT DATED MAY 27TH 2025 AT 11:00 PM BY ATTORNEY TITEL FUND SERVICES, LLC FOR FRANK WENBERS & BLACK, P.A.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST TO THE PLAT DESCRIBED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGING INTO TRACT "C" AS IDENTIFIED IN THE PLAT OF Ocala Crossings South Phase 2, RECORDED IN PLAT BOOK 15, PAGES 171 THROUGH 175 AND TRACT "A" AS IDENTIFIED IN PLAT OF Ocala Crossings South Phase 1, RECORDED IN PLAT BOOK 16, PAGES 82 AND 83, ALL PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE HEREON DESCRIBED PROPERTY IS LOCATED WITH A SECONDARY SPRINGS PROTECTION OVERLAY ZONE.
- THIS SUBDIVISION SHALL BE SERVED BY MARION COUNTY UTILITIES CENTRAL WATER AND SEWER.

# OCALA CROSSINGS SOUTH PHASE FIVE

A PLANNED UNIT DEVELOPMENT  
AND  
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA



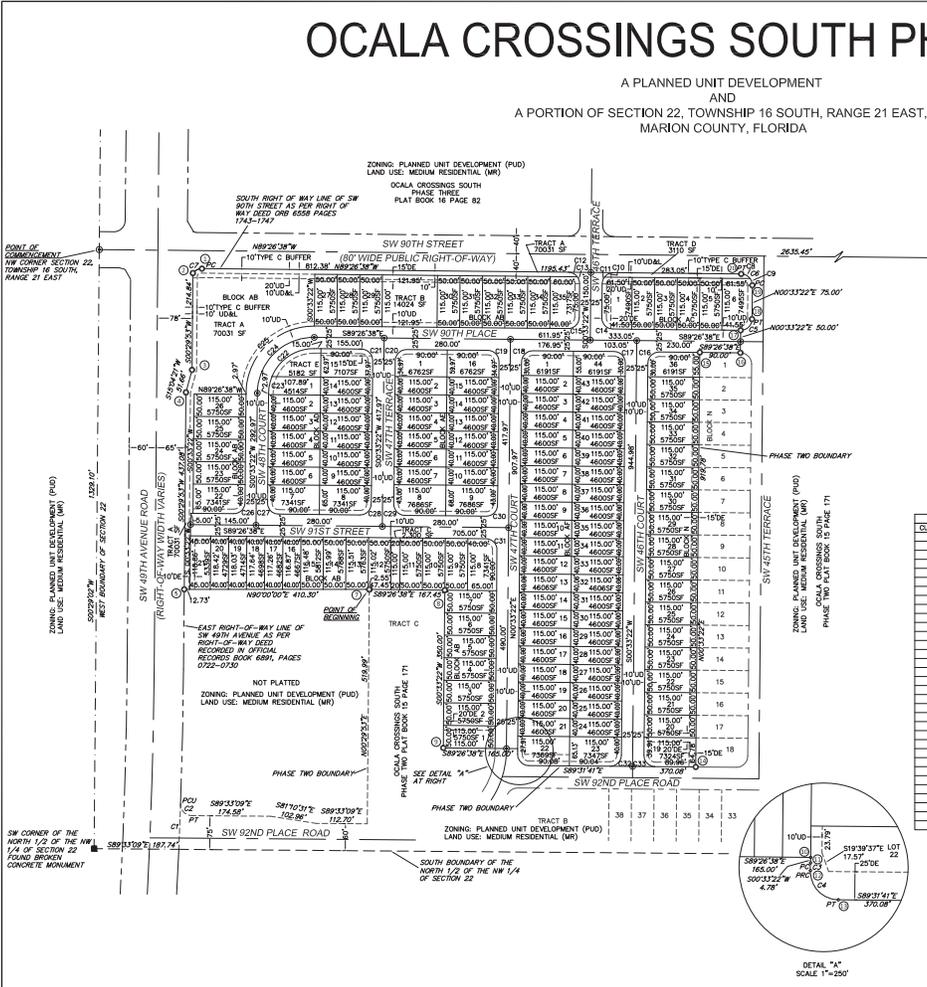
PLAT BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET 2 OF 2

PREPARED BY  
**A.M. GAUDET & ASSOCIATES INC.**  
LAND SURVEYING - LAND PLANNING  
4709 SE 102ND PLACE, SUITE 3, BELLEVILLE, FLORIDA 34420  
PHONE: (352) 245-2708 FAX: (352) 245-2883

**LEGEND:**

- = FOUND 4" x 4" CONCRETE MONUMENT
- = SET NAIL WITH DISK 1/2 5316 PPM" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LS 5316 PPM" UNLESS OTHERWISE NOTED
- ⊙ = FOUND 5/8" IRON ROD NO ID
- U&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- LD = UTILITY AND DRAINAGE EASEMENT.
- DE = DRAINAGE EASEMENT.
- R/W = RIGHT OF WAY
- (D) = PLAT DIMENSION
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- POC = POINT OF CURSP
- ORL = OFFICIAL RECORDS BOOK
- SF = SQUARE FEET
- ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER

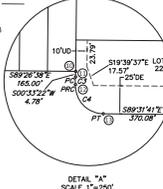
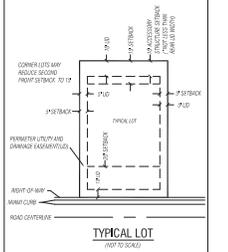


PRM STATE PLANE COORDINATE

POINT	NORTHING	EASTING	SCALE
1	1729235.27	591864.24	0.99945015
2	1729235.45	591844.12	0.99945018
3	1729210.51	591843.23	0.99945018
4	1729465.79	591828.79	0.99945020
5	1729233.77	591828.84	0.99945021
6	1729233.87	592225.22	0.99945060
7	1729233.22	592402.65	0.99945036
8	1729233.22	592402.65	0.99945036
9	1729233.22	592402.65	0.99945036
10	1729233.22	592402.65	0.99945036
11	1729233.22	592402.65	0.99945036
12	1729233.22	592402.65	0.99945036
13	1729233.22	592402.65	0.99945036
14	1729233.22	592402.65	0.99945036
15	1729233.22	592402.65	0.99945036
16	1729233.22	592402.65	0.99945036
17	1729233.22	592402.65	0.99945036
18	1729233.22	592402.65	0.99945036
19	1729233.22	592402.65	0.99945036
20	1729233.22	592402.65	0.99945036

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.79	1524.00	020303"	50.36	N021407"	100.79
C2	39.94	25.00	012424"	25.68	S424710"	36.83
C3	6.82	25.00	148308"	3.41	S021272"	6.82
C4	40.06	25.00	014814"	25.81	S433700"	35.91
C5	39.27	25.00	002000"	25.00	N452322"	35.36
C6	39.27	25.00	002000"	25.00	N452322"	35.36
C7	23.21	25.00	S21114"	12.52	S632743"	22.26
C8	23.18	25.00	S33744"	12.50	N625244"	22.36
C9	16.09	25.00	S63212"	8.33	N173244"	15.81
C10	23.18	25.00	S33744"	12.50	S632743"	22.36
C11	16.09	25.00	S63212"	8.33	S182928"	15.81
C12	23.18	25.00	S33744"	12.50	N625244"	22.36
C13	16.09	25.00	S63212"	8.33	N173244"	15.81
C14	39.27	25.00	002000"	25.00	S424710"	36.83
C15	39.27	25.00	002000"	25.00	N452322"	35.36
C16	39.27	25.00	002000"	25.00	S453222"	35.36
C17	39.27	25.00	002000"	25.00	S453222"	35.36
C18	39.27	25.00	002000"	25.00	S453222"	35.36
C19	39.27	25.00	002000"	25.00	N452322"	35.36
C20	39.27	25.00	002000"	25.00	S453222"	35.36
C21	39.27	25.00	002000"	25.00	N452322"	35.36
C22	118.14	100.00	081354"	67.79	S022028"	112.22
C23	37.94	100.00	214408"	19.20	S112028"	37.71
C24	196.35	125.00	002000"	125.00	S453222"	176.18
C25	235.62	150.00	002000"	150.00	S453222"	212.13
C26	39.27	25.00	002000"	25.00	N452322"	35.36
C27	39.27	25.00	002000"	25.00	S453222"	35.36
C28	39.27	25.00	002000"	25.00	N452322"	35.36
C29	39.27	25.00	002000"	25.00	S453222"	35.36
C30	39.27	25.00	002000"	25.00	N452322"	35.36
C31	39.27	25.00	002000"	25.00	S453222"	35.36
C32	39.23	25.00	082452"	24.86	N452051"	35.33
C33	39.33	25.00	002000"	25.04	S442909"	35.33





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20553

**Agenda Date:** 9/8/2025

**Agenda No.:** 5.3.

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**SUBJECT:**

**Summer Pointe Village Phase 1A - Major Site Plan**  
**Project #2025070030 #33061 Parcel #47659-001-00**  
**Tillman and Associates Engineering, LLC**

August 29, 2025

PROJECT NAME: SUMMER POINTE VILLAGE PHASE 1A  
PROJECT NUMBER: 2023010060  
APPLICATION: MAJOR SITE PLAN #33061

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Water Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: 7/30/25 - 07.01 Notes: #2 needs to be changed to Public, owned and maintained by Marion County Utilities.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: This is a revision to the previously approved major site plan (AR 31680). The only changes made and approved by this revision are for the two items provided in the submittal letter:
  1. Removal of FDC/DDC combos on buildings listed
  2. Addition of a delineation line for MCU maintenance on the FDC/DDC combo detail.

7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Revision to FDC lines, no Landscape impacted

8 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: [INFO] Approved PUD No. 220102Z allows up to 770 MFR units. MFR project shall meet R-3 uses & standards; however, must also comply with PUD height limitations per LDC Sections 4.2.31.E(4)(b)2a & b for MFR uses within 100 ft of SFR property. MFR area shall be commonly owned without individual unit ownership. All signs and buffers shall be consistent with approved PUD.

This is a revision to the previously approved major site plan (AR 31680). The only changes made and approved by this revision are for the two items provided in the submittal letter:

1. Removal of FDC/DDC combos on buildings listed
2. Addition of a delineation line for MCU maintenance on the FDC/DDC combo detail.



**Marion County  
Board of County Commissioners**

**33061**

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 6/19/2024

**A. PROJECT INFORMATION:**

Project Name: Summer Pointe Village Phase 1A  
Parcel Number(s): 47659-001-00  
Section 20,29 Township 17S Range 23E Land Use Residential Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 58.37 Number of Lots 0 Miles of Roads 0  
Location of Property with Crossroads NE of CR42 and SE 73rd  
Additional information regarding this submittal: Revision to AR#31680 (which was a revision of AR#29644)

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

**Engineer:**  
Firm Name: Tillman and Associates Engineering, LLC Contact Name: Timothy Brooker  
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala State: FL Zip Code: 34471  
Phone # (352) 387-4540 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Surveyor:**  
Firm Name: JCH Consulting Group, INC Contact Name: Christopher J. Howson  
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471  
Phone # (352) 405-1482 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: Chris@jchcgroup.com

**Property Owner:**  
Owner: Summer Pointe Village Phase I LLC Contact Name: Ezra Stark  
Mailing Address: 629 Euclid Ave, Suite 1300 City: Cleveland State: OH Zip Code: 44114  
Phone # 216-292-0429 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**  
Developer: Villages of Marion County GP, LLC Contact Name: Ezra Stark  
Mailing Address: 629 Euclid Ave, Suite 1300 City: Cleveland State: OH Zip Code: 44114  
Phone # 216-292-0429 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

- PERMITS:**
1. MARION COUNTY - MAJOR SITE PLAN - AB#03008 - APPROVED 06/20/24 - AB#03004 (REVISION) - PENDING
  2. S.F.P.W.D. - S.F.P. - APPROVED 05/28/24
  3. FDEP - POTABLE WATER - APPROVED 09/08/24
  4. FDEP - SANITARY SEWER - APPROVED 09/27/24
  5. FDEP - N.P.D.E.S. (BY OTHERS)

**UTILITY COMPANIES**

UTILITY COMPANIES	ADDRESS	CONTACT	PHONE
WATER / SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7/365	352.307.4000
ELECTRIC	SUNTEC ELECTRIC	JANET COX	352.566.9642
CABLE/PHONE/INTERNET	CHARTER COMM.	DUFFY McCLILLAND	352.427.2199
	CENTURYLINK	BILL McCLLOUD	888.969.6444
	COMCAST CABLE	ANDREW O'NEENY	904.738.4899
	UNITI FIBER LLC	CHARLIE CROFT	281.214.7589

**REQUESTED WAIVERS:**

**BASIS OF BEARING:**

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH DATUM ON DATUM OF 1983 (NAD 83) WITH 30' ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

**BENCHMARKS:**

TEMPORARY BENCHMARK #09 FOUND NAIL B DISC (L.B. #079)  
N 869098.101 E 644814.106 ELEV. 81.97' (NAVD 1988)

TEMPORARY BENCHMARK #01  
FOUND 4"x4" CONCRETE MONUMENT (BLS 2629 N 109793.492 E 647843.197) ELEV. 110.49' (NAVD 1988)

**DATUM**

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 81.52' (NAVD 1988)

**LEGAL DESCRIPTION**

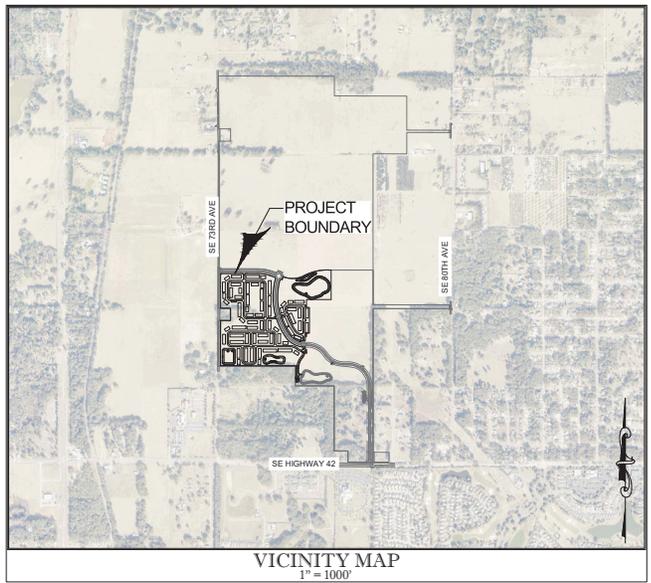
(PER OFFICIAL RECORDS BOOK 701, PAGES 486-492 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTH-EAST 1/4 OF SAID SECTION 29, 5,000.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 5,899.96 FEET, 10.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, S 89°07'31", 1.061 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 90°29'41", AND A CHORD BEARING AND DISTANCE OF N 92°17'40", 32.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.00 FEET TO THE END OF SAID CURVE; THENCE S 89°06'30" W, 48.50 FEET; THENCE S 89°07'14" W, 27.38 FEET TO THE SOUTH BOUNDARY OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID SOUTH BOUNDARY, S 89°09'14" W, 166.39 FEET TO THE SOUTHWEST CORNER OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 29, 10.00 FEET TO SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S 89°09'14" W, 123.54 FEET TO THE WEST BOUNDARY OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID WEST BOUNDARY, S 89°07'31", 32.13 FEET TO THE SOUTH BOUNDARY OF THE NORTH 20 FEET OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S 89°07'31", 29.88 FEET TO THE NORTH BOUNDARY OF THE NORTH 20 FEET OF THE WEST 1/2 OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N 89°09'14" W, 210.48 FEET TO THE NORTHEAST CORNER OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTH-WEST 1/4 OF SAID SECTION 29, S 89°09'14" W, 724.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 48°59'06", 70.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.84 FEET TO A POINT OF TANGENCY; THENCE S 89°09'14" W, 628.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 189°27'00", AND A CHORD BEARING AND DISTANCE OF S 89°09'14" W, 238.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.88 FEET TO A POINT OF TANGENCY; THENCE S 72°04'41", 48.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 84°04'20", AND A CHORD BEARING AND DISTANCE OF N 64°24'20", 60.07 FEET; THENCE NORTHEASTLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.84 FEET TO A POINT OF TANGENCY; THENCE S 69°12'06", 80.00 FEET TO THE BEGINNING OF A 180° TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 21°49'30", 79.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 29°57'00", 36.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.00 FEET TO A POINT OF TANGENCY; THENCE S 72°04'41", 48.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 40°17'45", AND A CHORD BEARING AND DISTANCE OF N 89°13'37", 124.64 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.00 FEET TO A POINT OF TANGENCY; THENCE S 89°09'14" W, 798.30 FEET TO THE WEST BOUNDARY OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, S 89°09'14" W, 130.33 FEET TO THE EAST BOUNDARY OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID EAST BOUNDARY, S 89°07'31", 66.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID SECTION 29, S 89°09'14" W, 123.54 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTH-EAST 1/4 OF SAID SECTION 29, S 89°02'30" W, 123.13 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 10.22 ACRES MORE OR LESS.

# MAJOR SITE PLAN SUMMER POINTE VILLAGE PHASE 1A

## SECTION 20 & 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
NUMBER OF UNITS = 252  
TOTAL MILES OF ROADWAY: 1.71 MILES  
PROJECT AREA = 53.75 ± ACRES  
PARCEL #: 47659-001-00

FLU - HIGH DENSITY RESIDENTIAL & MEDIUM DENSITY RESIDENTIAL  
ZONING - PUD (ZONING APPLICATION 220102Z)  
AVERAGE DAILY TRIPS (ITE 220) = 1810 TRIPS  
PM PEAK HOUR TRIPS (ITE 220) = 127 TRIPS  
ITE TRIP GENERATION MANUAL 10th EDITION MULTIFAMILY HOUSING (LOW RISE)  
EXISTING IMPERVIOUS = 0.00 AC. (0.00 S.F.) (0.00%)  
PROPOSED IMPERVIOUS = 18.38 AC ( 800983.89 S.F.) (34.19%)  
ORIGINAL DEVELOPMENT AGREEMENT - OR BK 06461, PAGES 0281-0303  
DEVELOPMENT AGREEMENT MODIFICATION - OR BK 8250, PAGES 1871-1920



**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01-05.05	GEOMETRY PLAN
06.01-06.05	GRADING PLAN
07.01-07.05	UTILITY PLAN
08.01	SHOWAGE & STRIPING PLAN
09.01-09.02	LIFT STATION PLAN & DETAILS
10.01-10.02	POTABLE WATER DISTRIBUTION DETAILS
11.01	SANITARY SEWER DETAILS
12.01	ROADWAY & PAVEMENT DETAILS
13.01-13.02	DRAINAGE DETAILS
14.01	EROSION CONTROL PLAN
BL.01	BORING LOGS
RN.01	911 MANAGEMENT PLAN
SL.01	SLEEPING PLAN
L00.01	LANDSCAPE INDEX
L01.01	TREE PRESERVATION PLAN
L02.01	TREE PRESERVATION NOTES & DETAILS
L03.01	MFLA
L06.01	PLANTING SPECIFICATIONS
L07.01	PLANT SCHEDULE & NOTES
L08.01-L08.06	PLANTING PLAN
L09.01	PLANTING DETAILS
1-9	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

**NOTES:**

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 18038B02, EFFECTIVE DATE OF AUGUST 8, 2006. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 82A.04 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. RIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS.
5. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 IMPROVEMENT PLAN, FINAL PLAN, OR BUILDING PERMIT REVIEW.
6. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
7. 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.
8. OBSERVATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
9. ALL CONSTRUCTION TRAFFIC PROHIBITED FROM USING SUNSET HARBOR ROAD AND/OR SE 15TH STREET. ALL TRAFFIC MUST ACCESS SITE VIA CR4 TO SE 18TH AVE.

**OWNER'S SIGNATURE**

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

EGZA STARK  
SUMMER POINTE VILLAGE PHASE 1, LLC

**ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

TIMOTHY BROOKER JR., P.E. Registered  
Engineer No. 7959  
STATE OF FLORIDA

**SURVEYOR'S CERTIFICATE**

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

CHRISTOPHER J. HOWSON, P.E.M.  
P.E. CONSULTING GROUP, INC.  
Registered Land Surveyor No. 6553  
STATE OF FLORIDA

**DEVELOPER:**  
SUMMER POINTE VILLAGE PHASE 1, LLC  
EGZA STARK  
629 EUCLID AVENUE, SUITE 1300  
CLEVELAND, OHIO 44114  
PHONE (216) 292-0429 EXT#429

**CIVIL ENGINEER:**  
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.  
TIMOTHY BROOKER, P.E.  
1720 SE 16th AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PH. (352) 387-4540

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

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



**Tillman & Associates**  
ENGINEERS & ARCHITECTS  
CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4645  
CERTIFICATE OF AUTHORIZATION #02796

Marion County Approval Stamp

DATE	REVISIONS
09/27/24	1. REVISED PER ITC 05-06-06, 06-08, 06-09
09/27/24	2. REVISED SHEET 209
09/27/24	3. REVISED SHEETS 02, 03, 04, 05, 06, 07, 08, 09

MAJOR SITE PLAN - PHASE 1A  
SUMMER POINTE VILLAGE  
MARION COUNTY, FLORIDA

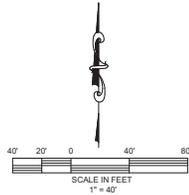
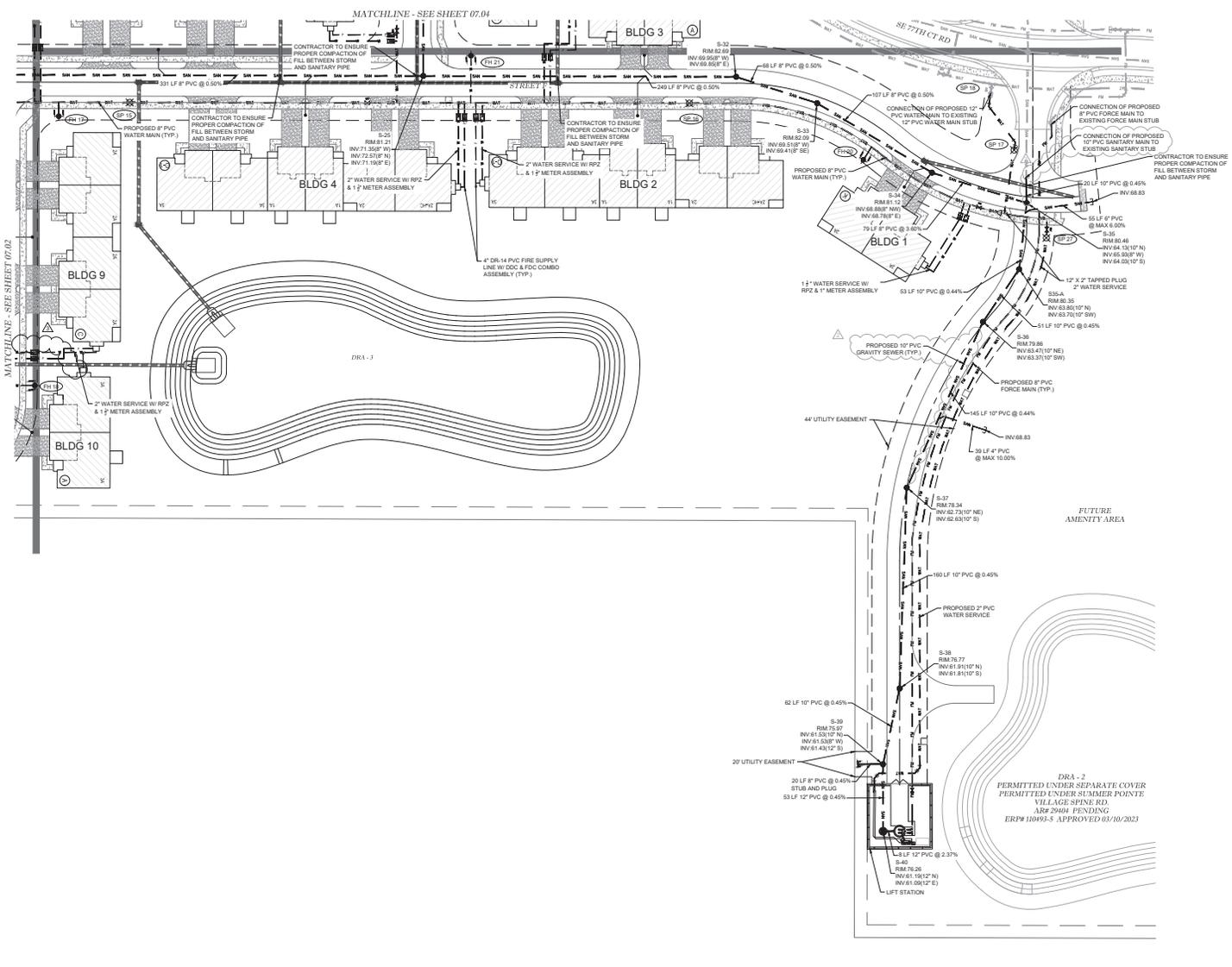
COVER SHEET

DATE: 8/20/2025  
DRAWN BY: NS  
CHKD BY: TB  
JOB NO.: 22-2030

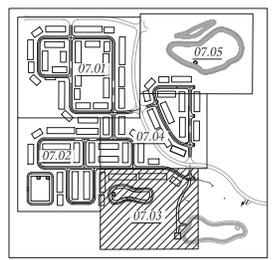
SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





- WATER LEGEND:**
- WATER MAIN
  - FIRE HYDRANT ASSEMBLY (FHA)
  - TEE
  - BENDS
  - GATE VALVE & BOX
  - SAMPLE POINT NUMBER
  - FIRE HYDRANT NUMBER
  - SAMPLE POINT
  - REDUCER
  - WATER METER & RPZ
  - DDC/FDC COMBO ASSEMBLY
- SANITARY SEWER LEG END:**
- SANITARY SEWER
  - MANHOLE
  - (S-16)— SANITARY MANHOLE NUMBER
  - SINGLE SERVICE



KEY MAP  
SCALE: 1" = 500'

Marion County Approval Stamp

**Tilman & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLUMBING - MECHANICAL - ELECTRICAL  
1770 SE 16th Ave. Room 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #28756

DATE	REVISIONS
06/24/24	REVISED CHANGES TO SANITARY PIPE SIZE
07/11/24	REMOVED DDC/FDC COMBO FROM EXISTING BUILDING

MAJOR SITE PLAN - PHASE 1A  
SUMMER POINTE VILLAGE  
MARION COUNTY, FLORIDA  
**UTILITY PLAN**

DATE: 7/11/2025  
DRAWN BY: AS  
CHKD. BY: TB  
JOB NO.: 22-5030

SHT. 07.03



**ALTA/NSPS LAND TITLE SURVEY FOR:  
VILLAGES OF MARION COUNTY GP, LLC  
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA**

**RECORD DESCRIPTION:**

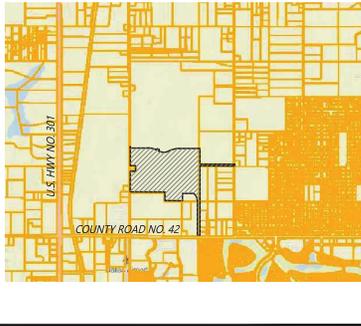
PHASE 1:  
(PER OFFICIAL RECORDS BOOK 7831, PAGES 489-492 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, S.00°02'37"W, 1,301.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.89°56'30"W, 100.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N.00°00'37"E, 1,306.11 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 56°25'41", AND A CHORD BEARING AND DISTANCE OF N.28°12'14"W, 312.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.00 FEET TO THE END OF SAID CURVE; THENCE S.89°56'30"W, 418.92 FEET; THENCE S.00°03'14"W, 277.38 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID SOUTH BOUNDARY, N.89°49'16"W, 666.70 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.00°07'58"E, 330.80 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID SOUTH BOUNDARY, N.89°49'16"W, 1,353.78 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°07'27"E, 782.31 FEET TO THE SOUTH BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°47'19"E, 209.95 FEET TO THE EAST BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°07'54"E, 209.86 FEET TO THE NORTH BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°39'08"W, 210.08 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, N.00°04'51"E, 724.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°55'09"E, 70.71 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.84 FEET TO A POINT OF TANGENCY; THENCE S.89°59'09"E, 628.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 18°30'29", AND A CHORD BEARING AND DISTANCE OF S.80°39'25"E, 238.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 238.04 FEET TO A POINT OF TANGENCY; THENCE S.71°24'17"E, 58.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°47'49", AND A CHORD BEARING AND DISTANCE OF N.65°41'29"E, 68.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.87 FEET TO A POINT OF TANGENCY; THENCE S.71°24'17"E, 58.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,098.00 FEET, A CENTRAL ANGLE OF 02°04'00", AND A CHORD BEARING AND DISTANCE OF S.21°45'30"W, 39.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.25°20'35"E, 36.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.20 FEET TO A POINT OF TANGENCY; THENCE S.71°24'17"E, 45.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°47'48", AND A CHORD BEARING AND DISTANCE OF N.85°11'26"E, 325.64 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 334.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 28°11'43", AND A CHORD BEARING AND DISTANCE OF N.25°53'27"E, 397.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 401.06 FEET TO A POINT OF TANGENCY; THENCE S.89°59'15"E, 798.83 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG SAID WEST BOUNDARY, S.00°00'45"E, 594.91 FEET TO THE NORTH BOUNDARY OF THE SOUTH 86.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.89°54'12"E, 1,335.33 FEET TO THE EAST BOUNDARY OF SAID SECTION 20; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°05'18"E, 66.01 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID SECTION 29, N.89°54'18"W, 1,330.51 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, S.00°00'28"W, 1,325.17 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 110.22 ACRES, MORE OR LESS.

**VICINITY MAP:**

NOT TO SCALE



SHEET 1 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

**LEGEND** UNLESS OTHERWISE NOTED

- ± MORE OR LESS
- E ELEVATION
- LB LICENSED BUSINESS
- NEL NUMBER
- LS LAND SURVEYOR
- ID IDENTIFICATION
- ORP OFFICIAL RECORDS BOOK
- R RADIUS
- 1 ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- PCC POINT ON CURVE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- FB FIRE HYDRANT
- (F) FIELD MEASURE
- (D) DEED MEASURE
- (P) PLAT MEASURE
- P.O.C. POINT OF COMMENCEMENT
- F.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RP REINFORCED CONCRETE PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- FB FIRE HYDRANT
- ORP OFFICIAL RECORDS BOOK
- PGS PAGES
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CLS CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IRP IRON PIPE
- CLF CHAIN LINK FENCE
- CI CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ER ELECTRIC RISER BOX
- CTV CABLE TELEVISION RISER BOX
- UR UTILITY RISER
- W WELL
- WS WATER SPOUT
- IC IRIGATION CONTROL VALVE
- W WATER METER
- W WATER VALVE
- FI FIRE HYDRANT
- AC AIR CONDITIONER PAD
- Δ GAS VALVE
- Δ GAS MANHOLE
- Δ GAS LINE MARKER
- ← UTILITY POLE
- ← CONCRETE UTILITY POLE
- ← METAL UTILITY POLE
- ← WOOD UTILITY POLE
- ← UTILITY POLE GUY ANCHOR
- ← LIGHT POLE
- ← SPOT/GROUND LIGHT
- TF TRANSFORMER
- MF METAL FLAG
- S SIGN
- M MAILBOX
- F FLAG POLE
- B BLOW OFF
- AS ASSEMBLY
- FM FIRE MARKER
- TR TRAFFIC BOX
- V VALVE
- VS VALVE
- LINE BREAK
- FENCE LINE AS NOTED
- OVERHEAD UTILITY LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR

**NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:**

ABSTRACT INFORMATION WAS PROVIDED BY STEWARD TITLE QUARANTY COMPANY, ISSUING AGENT; MADISON TITLE AGENCY, LLC, ISSUING OFFICE FILE NUMBER: MTAFL-171534, BEARING AN EFFECTIVE DATE OF NOVEMBER 17, 2021, THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 11: RESERVATIONS FOR PHOSPHATE, MINERALS, METALS, AND PETROLEUM IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 247 AND DEED BOOK 256, PAGE 258, AS AFFECTED BY RELEASE OF RIGHT OF ENTRY AND EXPLORATION RECORDED IN DB BOOK 4444, PAGE 179, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 12: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JANUARY 11, 1981 IN BOOK 59 PAGE 654. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 13: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON FEBRUARY 2, 1986 IN BOOK 259 PAGE 531. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 14: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JUNE 2, 1966 IN BOOK 274 PAGE 469. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 15: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON OCTOBER 5, 1987 IN BOOK 328 PAGE 38. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 16: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS SET FORTH UNDER PARCEL V OF INSTRUMENT RECORDED ON MAY 12, 1989 IN CIVIL RECORDS BOOK 3, PAGE 1, MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 17: RIGHT-OF-WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. DATED AUGUST 18, 1970 AND RECORDED IN BOOK 436 PAGE 39. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 18: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JUNE 2, 1972 IN BOOK 513 PAGE 94. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 19: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON NOVEMBER 2, 1973 IN BOOK 596 PAGE 574. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 20: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON NOVEMBER 2, 1973 IN BOOK 596 PAGE 578. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 21: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON MARCH 4, 1975 IN BOOK 676 PAGE 39. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 22: DEVELOPER'S AGREEMENT MADE BY AND BETWEEN MARION COUNTY AND LARRY R. BROWN AND RECORDED ON DECEMBER 1, 2006 IN OR BOOK 4641 PAGE 281. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 23: NOTICE OF ESTABLISHMENT OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT RECORDED ON AUGUST 18, 2008 IN OR BOOK 5083 PAGE 1729. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

**NOTES:**

1. DATE OF FIELD SURVEY: APRIL 13, 2018.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
6. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
8. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
9. ACREAGE DEPICTED HEREON INCLUDES PROPERTY WITHIN THE MAINTENANCE RIGHT OF WAY LIMITS FOR S.E. 80TH AVENUE AND S.E. 73RD AVENUE.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 FOOT IN 5,000 FEET.
12. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
13. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
14. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52 (NAVD 1988)

**OBSERVED PARKING:**

NONE

**UTILITY CONTACTS:**

- CABLE FIBER: CHARTER COMMUNICATIONS CONTACT: US DISPATCH 800-778-9140
- FIBER, TELEPHONE: CENTURYLINK CONTACT: CABLE PROTECTION CENTER 877-366-8344X3
- FIBER: SUMTER ELECTRIC COOPERATIVE FIBER CONTACT: DIANE KWONG 352-569-9706
- ELECTRIC: SUMTER ELECTRIC COOPERATIVE CONTACT: DIANE KWONG 352-569-9706
- FIBER: UNIT FIBER LLC CONTACT: SOUTHERN LIGHT EMERGENCY RESPONSE DISPATCH 877-652-2321

**PROPERTY DATA:**

OWNER: VILLAGES OF MARION COUNTY GP, LLC  
PARCEL NO. 47659-091-00

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP NUMBER 12083Z0885D, EFFECTIVE AUGUST 28, 2008.

**SURVEYOR'S CERTIFICATION:**

TO THE VILLAGES OF MARION COUNTY GP, LLC, THAT:

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, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

SIGNATURE DATE  
CHRIS@JCHCG.COM

CHRISTOPHER J. HOWNSON  
REGISTRATION NO. LS 6553  
DATE OF SURVEY: NOVEMBER 2, 2022  
DATE OF LAST REVISION:

NO.	REVISIONS	DATE
1	ADD'D IRRIGATION WELL	02/20/24

SCALE	APPROVED	C.J.H.	C.J.H.	NO.
1"=100'				

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT/SURVEYING & MAPPING  
10000 W. UNIVERSITY BLVD., SUITE 100  
FORT LAUDERDALE, FLORIDA 33324  
(954) 349-1100  
WWW.JCHCONSULTING.COM

**ALTA/NSPS LAND TITLE SURVEY  
FOR: VILLAGES OF MARION  
COUNTY GP, LLC**

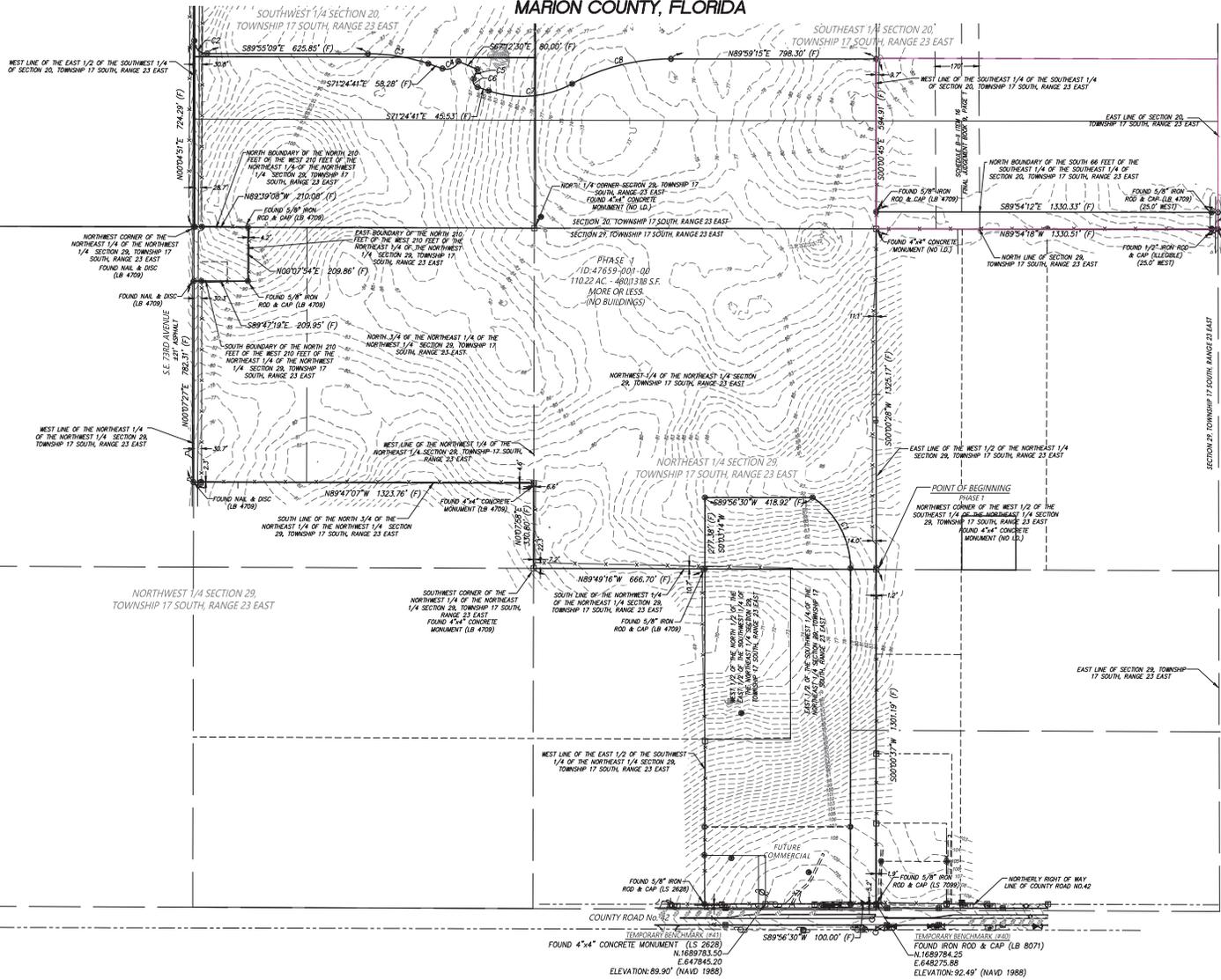
REFERENCES:  
FILE: GERMARD VILLAGE

J.O.# 18176  
DWG.#18176/ALTAR

SHT 1 OF 4



**ALTA/NSPS LAND TITLE SURVEY FOR:  
VILLAGES OF MARION COUNTY GP, LLC  
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA**



CURVE TABLE (F)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	325.00	330.00	056°25'41"	312.03	N28°12'14"W
C2	78.54	50.00	090°00'00"	70.71	S44°55'09"E
C3	239.04	740.00	018°30'29"	238.00	S80°39'56"E
C4	74.87	50.00	085°47'49"	68.07	N65°41'25"E
C5	39.60	1098.00	002°04'00"	39.60	S21°45'30"W
C6	40.20	25.00	092°08'11"	36.01	S25°20'35"E
C7	334.87	410.00	046°47'48"	325.64	N85°11'26"E
C8	401.06	815.00	028°11'43"	397.03	N75°53'23"E

SHEET 3 OF 4  
ONE IS NOT COMPLETE WITHOUT  
THE OTHERS

LOCATED IN SECTIONS 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

PLAT OF ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
VILLAGES OF MARION COUNTY GP, LLC

MARION COUNTY, FLORIDA

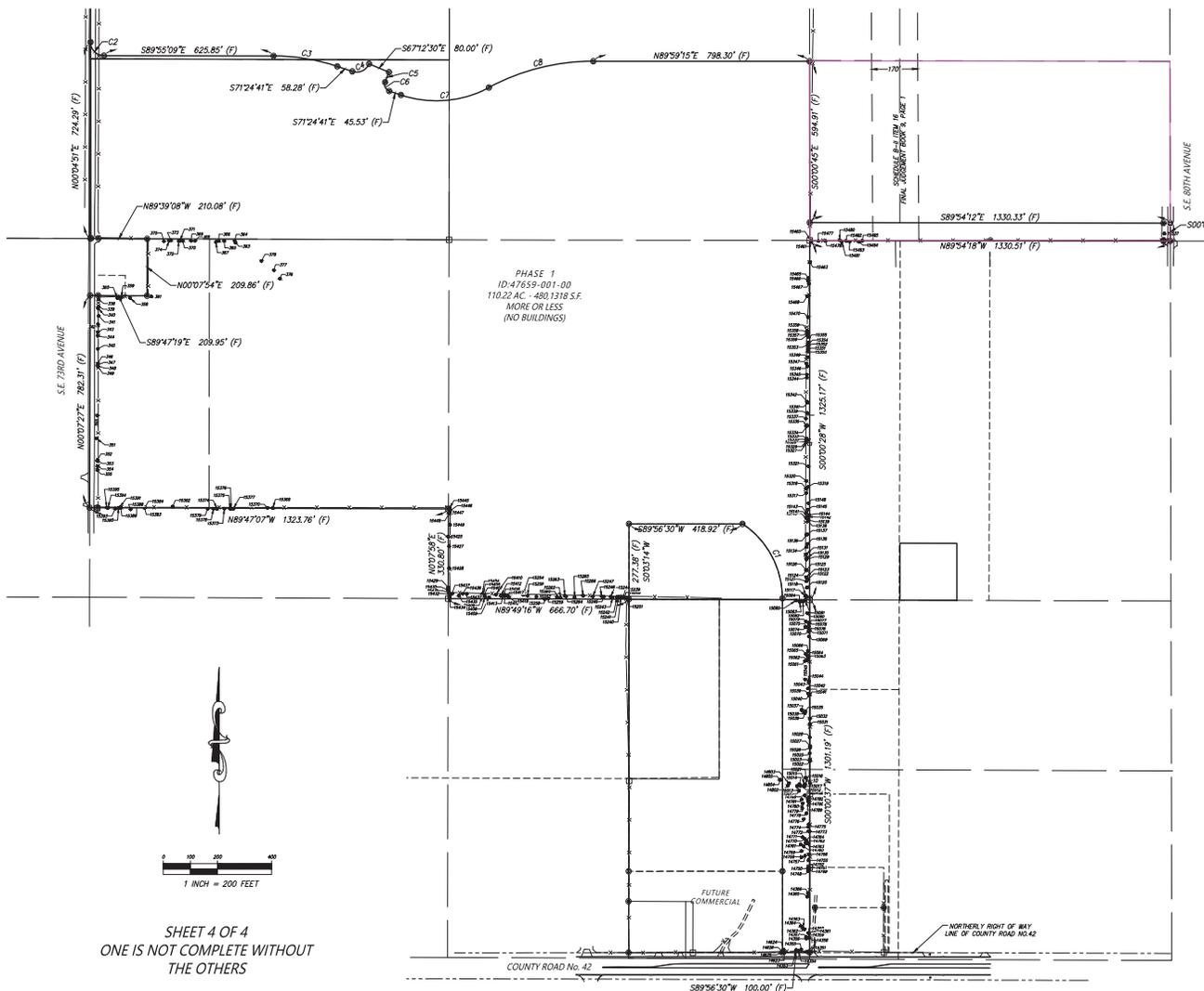
REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
	02/20/24	C.J.H.	ADD IRRIGATION WELL	C.J.H.

FB/PG	FIELD DATE	JOB NO.	3 OF 4
18-3/23-33 18-3/28-47 17-11/21-32	04/13/18	18176 ALTAR (PHASE 1)	
DRAWING DATE	BY	APPROVED	SCALE
04/24/18	M.A.	C.H.	1" = 200'

**ALTA/NSPS LAND TITLE SURVEY FOR:  
VILLAGES OF MARION COUNTY GP, LLC**  
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA

**TREE SURVEY**

TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE		
POINT #	NAME / SIZE	POINT #	NAME / SIZE	POINT #	NAME / SIZE	POINT #	NAME / SIZE	POINT #	NAME / SIZE	POINT #	NAME / SIZE	POINT #	NAME / SIZE	
338	OAK 39	14748	OA 38	15040	OA 23	15242	OA 12	15382	PA 13					
339	OAK 20	14749	OA 20	15041	OA 10	15243	OA 27	15383	CHE 15					
340	OAK 22	14750	OA 22	15042	OA 10	15244	OA 19	15384	OA 8					
341	OAK 24	14751	CHE 12	15043	OA 27	15245	OA 43 SIC	15388	CHE 16					
342	OAK 45	14752	OA 10	15044	OA 23	15246	OA 41	15389	OA 10					
343	OAK 19	14755	OA 14	15045	OA 43	15247	OA 10	15390	OA 41 24					
344	OAK 16	14756	OA 13	15061	OA 39	15254	OA 65	15391	OA 20					
345	OAK 20 18	14757	OA 11	15062	OA 24	15256	CHE 13	15393	OA 20					
346	OAK 14 18	14758	OA 13	15063	OA 11	15257	OA 27 22	15394	OA 10					
347	OAK 22	14759	OA 31	15064	OA 10 SIC	15258	OA 23	15395	OA 10					
348	OAK 20	14760	OA 13	15065	OA 28	15259	OA 24	15404	OA 10					
349	OAK 24	14761	OA 19	15066	OA 29	15260	OA 20	15405	CHE 11					
350	OAK 35	14762	OA 25	15069	OA 30	15262	CHE 13	15406	OA 24					
351	OAK 26	14763	OA 19D	15070	OA 20	15263	OA 10	15407	OA 17					
352	OAK 17	14764	OA 22	15071	OA 12	15264	OA 10	15408	OA 16					
353	OAK 17	14770	OA 17	15074	OA 37	15265	OA 14	15409	OA 12 10 9					
354	OAK 26 26	14771	OA 17	15075	OA 20	15266	OA 10	15410	OA 25					
355	OAK 27	14772	OA 30	15076	OA 20	15317	OA 14	15412	OA 10					
358	OAK 41	14773	OA 24	15077	OA 12	15318	OA 39	15413	CHE 14					
359	TREE 14	14774	OA 38	15078	OA 22	15319	OA 17	15415	OA 13					
360	OAK 40	14775	OA 12	15079	OA 12 10	15320	OA 28	15416	OA 16 13					
361	OAK 52	14776	CHE 12	15080	OA 43	15321	OA 22	15417	CHE 12					
363	OAK 35	14778	CHE 10	15081	OA 10	15327	OA 19	15418	OA 18					
364	OAK 24	14779	OA 30	15082	OA 22	15328	OA 11	15425	OA 35 20 14 12					
365	TREE 12	14780	OA 18	15083	OA 21	15329	OA 12	15427	OA 35					
366	TREE 32	14781	OA 14	15084	OA 14	15330	CHE 12	15428	CHE 11					
367	OAK 23	14782	OA 11	15085	OA 34 24	15333	OA 21	15429	OA 28					
368	TREE 12 12	14783	OA 27	15117	OA 29	15334	OA 11	15430	OA 10					
369	OAK 10 24	14788	OA 27	15118	OA 32	15335	OA 16	15431	OA 10					
370	TREE 35	14789	OA 14	15120	OA 11D	15337	OA 27	15432	PA 12					
371	TREE 28	14790	OA 27	15121	OA 37	15339	CHE 15	15433	OA 12					
372	TREE 12	14802	OA 24	15122	OA 13	15341	OA 11	15434	OA 27 24 19					
373	TREE 12	14803	CHE 20	15123	CHE 12	15342	OA 25	15435	OA 10					
374	TREE 26	14804	OA 18	15124	OA 10	15344	OA 22	15436	OA 10					
375	TREE 23	14805	CHE 17	15125	OA 14	15345	OA 21	15437	OA 47 27					
376	OAK 27	15011	OA 30	15126	OA 31	15346	OA 12	15445	CHE 11					
377	OAK 28	15012	OA 11	15129	OA 16 SIC	15347	OA 13	15446	OA 11					
378	OAK 42	15013	OA 23	15130	OA 12	15349	OA 13	15447	OA 14					
14351	OA 14	15014	OA 20	15131	OA 35	15350	OA 35	15448	OA 10					
14353	OA 32	15015	OA 20	15134	OA 33	15351	OA 38	15449	CHE 11					
14354	OA 24	15016	OA 21	15135	OA 10	15352	OA 42	15460	OA 18					
14355	OA 38	15017	OA 19	15136	OA 26	15353	OA 10	15461	OA 11					
14356	OA 14	15018	CHE 10	15137	OA 30	15354	CHE 20	15463	OA 16					
14357	OA 18	15021	OA 16	15138	OA 31	15355	OA 15	15465	OA 34					
14358	OA 10	15022	OA 12	15139	OA 15	15356	OA 25	15466	OA 19					
14359	OA 22	15023	OA 10	15140	OA 23	15357	OA 24	15467	OA 56					
14360	OA 18	15025	OA 11	15141	OA 17	15358	OA 12	15468	OA 32					
14361	OA 17	15026	OA 11	15142	OA 11	15359	OA 35	15470	OA 10					
14362	OA 13	15027	OA 10	15143	OA 15 11	15368	CHE 22	15477	OA 42					
14363	OA 22	15028	OA 10	15144	OA 10	15370	CHE 17	15478	OA 12					
14364	OA 27	15031	OA 10	15145	OA 38 SIC	15373	PINE 14	15480	CHE 17					
14365	OA 23 28	15032	OA 13	15148	OA 34	15374	PINE 14	15481	OA 18					
14366	CHE 13	15035	OA 10	15201	CHE 16	15375	PINE 12	15482	OA 15					
14623	OA 11	15036	OA 12	15202	OA 19	15376	PINE 14	15483	OA 10					
14624	OA 17	15037	OA 43	15239	OA 14	15377	PINE 12	15484	OA 19					
14625	OA 14	15038	CHE 20	15240	OA 32	15378	PINE 13	15485	OA 25					
14626	OA 12 6	15039	OA 50	15241	OA 14	15379	PINE 14	15537	OA 50					



SHEET 4 OF 4  
ONE IS NOT COMPLETE WITHOUT  
THE OTHERS

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 PHONE: 352.366.1462 FAX: 352.366.1100 www.jchgroup.com

LOCATED IN SECTIONS 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
VILLAGES OF MARION COUNTY GP, LLC

FB/PG	DATE	DRAWN	REVISION	CHKD	FIELD DATE	JOB NO.	4 OF 4
	02/20/24	C.J.H.	ADD IRRIGATION WELL	C.J.H.	04/13/18	18176 ALTAR (PHASE 1)	
					DRAWING DATE	BY	APPROVED
					04/24/18	M.A.	C.H.
							SCALE 1" = 200

**BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**

**LEGAL DESCRIPTION:**

**PARCEL A:**

THE SOUTH 3/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 1/4 THEREOF LYING SOUTH OF RAILROAD RIGHT OF WAY AND LESS THE NORTH 210 FEET OF THE SOUTH 420 FEET OF THE WEST 210 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 THEREOF, MARION COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 9 ACRES THEREOF, MARION COUNTY, FLORIDA.

AND ALSO:

THE WEST 440 FEET OF THE NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST; LESS THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS & EXCEPT:

**PARCEL 11:**

THAT PART OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, RUN S.00°00'45"W ALONG THE WEST LINE THEREOF 337.78 FEET TO THE NORTH LINE OF THE SOUTH 890.00 FEET OF THE SAID NE 1/4; THENCE S.89°50'01"W, PARALLEL WITH THE SOUTH LINE OF THE SAID NE 1/4 A DISTANCE OF 188.63 FEET TO THE EAST LINE OF SAID NE 1/4; THENCE N.00°04'03"W ALONG THE EAST LINE OF THE SAID NE 1/4 A DISTANCE OF 40.00 FEET; THENCE N.89°50'01"W ALONG THE NORTH LINE OF THE SOUTH 1030.00 FEET OF THE SAID NE 1/4 A DISTANCE OF 1127.00 FEET; THENCE N.00°04'03"W 298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID NE 1/4; THENCE N.89°56'31"W ALONG THE NORTH LINE THEREOF 826.31 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR SE 80TH AVENUE.

ALSO LESS & EXCEPT:

**PARCEL 7:**

THE EAST 1127.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING SOUTHERLY OF RAILROAD RIGHT OF WAY; LESS THE SOUTH 1030.00 FEET THEREOF; AND LESS RIGHT OF WAY FOR SE 80TH AVENUE.

ALSO LESS & EXCEPT:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, RUN S. 00°04'03"E A DISTANCE OF 337.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°04'03"E FOR 584.00 FEET; THENCE WESTERLY IN A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 FOR 748.00 FEET; THENCE NORTHERLY IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR 584.00 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR S.E. 80TH AVENUE.

ALSO LESS & EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S. 00°04'03" E, ALONG THE EAST LINE OF THE S.E. 1/4 OF THE NE 1/4 OF SAID SECTION 20, A DISTANCE OF 962.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°04'03" E, ALONG THE SAID EAST LINE, A DISTANCE OF 368.28 FEET TO THE NORTHEAST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20, THENCE S. 00°08'29" E, ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20 A DISTANCE OF 274.75 FEET; THENCE N. 89°56'06" W, DEPARTING FROM SAID EAST LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 20, A DISTANCE OF 748.00 FEET; THENCE N. 00°04'03" W, PARALLEL WITH THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 642.00 FEET; THENCE S. 89°56'06" E, A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR S.E. 80TH AVENUE.

ALSO LESS & EXCEPT:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE RUN S. 00°08'29" E, ALONG THE EAST LINE OF SAID SE 1/4 274.75 FEET; THENCE N. 89°56'06" W, 748.00 FEET; THENCE N. 00°04'03" W, 276.01 FEET TO THE NORTH LINE OF THE APPROPRIATED SE 1/4; THENCE ALONG SAID NORTH LINE S. 89°50'01" E 748.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPT:

THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

ALSO LESS & EXCEPT:

THE WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

**PARCEL B:**

THE W 1/2 OF THE N 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

AND

THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA EXCEPT THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT 210 FEET SQUARE IN THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT THE EAST 27 FEET OF THE WEST 237.00 FEET OF THE SOUTH 210.00 FEET; AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 42.

AND

COMMENCING AT THE NW CORNER OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; AND RUNNING THENCE S.00°08'02"W 1298.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 42; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°50'01"E 2000 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°50'01"E 254.05 FEET; THENCE DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE N.00°00'11"E 165.57 FEET; THENCE N.89°53'47"W 253.69 FEET; THENCE S.00°08'02"E 160.00 FEET TO THE POINT OF BEGINNING.

**VICINITY MAP:**

NOT TO SCALE



**LEGEND AND ABBREVIATIONS:**

± MORE OR LESS	⊙ SANITARY AIR RELEASE VALVE MANHOLE
LB LICENSED BUSINESS	⊙ SANITARY AIR RELEASE VALVE
NOL NUMBER	⊙ SANITARY MANHOLE
LS LAND SURVEYOR	⊙ SANITARY CLEANOUT
ID IDENTIFICATION	⊙ ELECTRIC MANHOLE
ORB OFFICIAL RECORDS BOOK	⊙ ELECTRIC METER
C CENTERLINE	⊙ ELECTRIC RISER BOX
R RADIUS	⊙ CABLE TELEVISION RISER BOX
ARC ARC LENGTH	⊙ TELEPHONE RISER BOX
Δ DELTA (CENTRAL ANGLE)	⊙ UTILITY RISER
(P) PLAT MEASURE	⊙ WELL
(D) DEED MEASURE	⊙ WATER SPIGOT
(C) CALCULATED MEASURE	⊙ IRRIGATION CONTROL VALVE
C.D. CHORD LENGTH	⊙ WATER METER
C.B. CHORD BEARING	⊙ WATER VALVE
POC POINT ON CURVE	⊙ FIRE HYDRANT
POL POINT ON LINE	⊙ BACK FLOW PREVENTER
PRC POINT OF COMPOUND CURVATURE	⊙ AIR CONDITIONER PAD
PRC POINT OF REVERSE CURVATURE	⊙ GAS VALVE
PC POINT OF CURVATURE	⊙ GAS METER
PT POINT OF TANGENCY	⊙ GAS LINE MARKER
PI POINT OF INTERSECTION	⊙ CONCRETE UTILITY POLE
P.O.C. POINT OF COMMENCEMENT	⊙ METAL UTILITY POLE
P.O.B. POINT OF BEGINNING	⊙ WOOD UTILITY POLE
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	⊙ UTILITY POLE GUY ANCHOR
DIP DUCTILE IRON PIPE	⊙ LIGHT POLE
PVC POLYVINYL CHLORIDE	⊙ SPOT/GROUND LIGHT
CMP CORRUGATED METAL PIPE	⊙ ELECTRIC TRANSFORMER
RCP REINFORCED CONCRETE PIPE	⊙ METALAND FLAG
NAVD NORTH AMERICAN VERTICAL DATUM	⊙ SIGN
NGVD NATIONAL GEODETIC VERTICAL DATUM	⊙ ROLLARD
FB FLAT BOOK	⊙ FLAG POLE
ORB OFFICIAL RECORDS BOOK	⊙ MAILBOX
PAGE(S) PAGE(S)	⊙ VAULT
R/W RIGHT OF WAY	
ESMT EASEMENT	
SEC SECTION	
FND FOUND	— LINE BREAK
REC RECOVERED	— FENCE LINE AS NOTED
CCR CERTIFIED CORNER RECORD	— OVERHEAD UTILITY LINE
RLS REGISTERED LAND SURVEYOR	— APPROXIMATE TOP OF BANK
CM CONCRETE MONUMENT	— APPROXIMATE TOE OF SLOPE
IRC IRON ROD AND CAP	— EXISTING CONTOUR
IR IRON ROD	— UNDERGROUND FIBER OPTIC
IP IRON PIPE	— UNDERGROUND SANITARY SEWER
CLF CHAIN LINK FENCE	— UNDERGROUND FORCE MAIN
FOUND 5/8" IRON ROD & CAP (AS NOTED)	— UNDERGROUND TELEPHONE
FOUND 5/8" IRON ROD & CAP (AS NOTED)	— UNDERGROUND ELECTRIC LINE
FOUND NAL & DISC (AS NOTED)	— UNDERGROUND TV CABLE LINE
FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	— UNDERGROUND WATER LINE
CONTROL/BENCHMARK AS DESCRIBED	— STORM DRAINAGE LINE
CURB INLET GRATE	
CATCH BASIN	
STORM MANHOLE	
MITERED END SECTION	

**SURVEY NOTES:**

- DATE OF FIELD SURVEY: MARCH 27, 2018.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1208200850 AND 12082029450 EFFECTIVE DATE OF AUGUST 8, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 FOOT IN 5,000 FEET.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52' (NAVD 1988).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY ASBUILT SURVEYS COMPLETED BY STEVEN COUNTS, INC. DATED APRIL 2008 AND JUNE 23, 2011. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- STORM DATA AND SANITARY SEWER FORCEMAIN INFORMATION IS BASED ON ASBUILT PREPARED BY STEVEN COUNTS, INC. DATED 01/31/2018.
- EASEMENTS SHOWN HEREON ARE BASED ON PREVIOUS BOUNDARY SURVEY COMPLETED BY FARNEY-BARLEY AND ASSOCIATES, INC. DATED 7/1/15, JOB NO. 150226.

**SHEET 1 OF 8  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 3, 4 AND 5 FOR SURVEY DRAWING  
SEE 6, 7 AND 8 FOR TREE DETAIL**

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 501.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

LOCATED IN SECTION 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

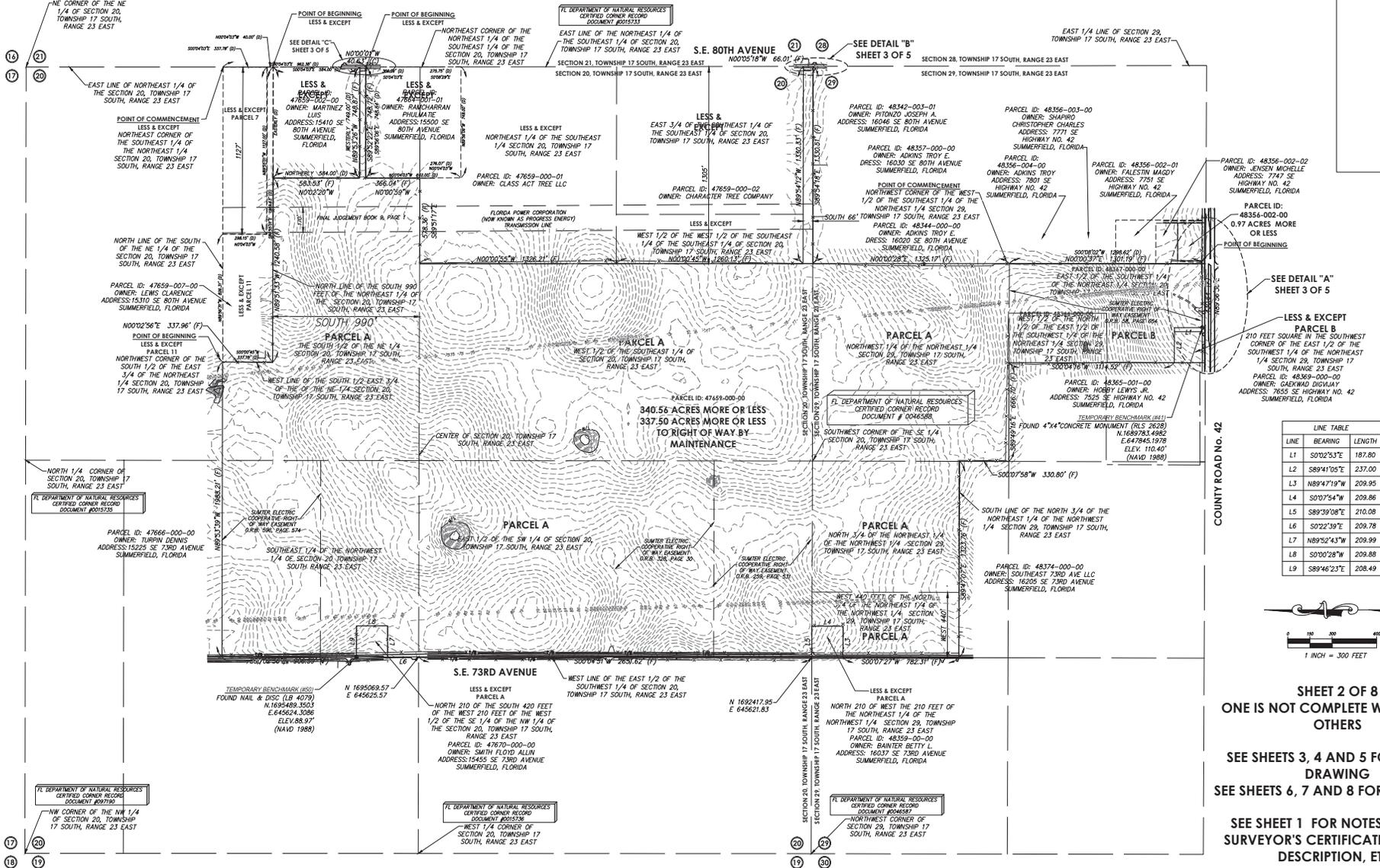
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG	FIELD DATE	JOB NO.	1 OF 8
18-3207-31 18-3208-47 17-11-31-32	04/13/18	18176	
DRAWING DATE	BY	APPROVED	SCALE
04/24/18	M.A.	C.H.	---

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CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • GIS  
3126 NW BELCHER ROAD, OCEOLA, FLORIDA 32457  
PH: 904.262.4646 FAX: 904.275.2333 www.jchgroup.com

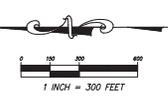
MARION COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S0°02'53"E	187.80
L2	S89°41'05"E	237.00
L3	N89°47'19"W	209.95
L4	S0°07'54"W	209.86
L5	S89°39'08"E	210.08
L6	S0°22'39"E	209.78
L7	N89°52'43"W	209.99
L8	S0°00'28"W	209.88
L9	S89°46'23"E	208.49



**SHEET 2 OF 8  
ONE IS NOT COMPLETE WITHOUT THE  
OTHERS**

**SEE SHEETS 3, 4 AND 5 FOR SURVEY  
DRAWING  
SEE SHEETS 6, 7 AND 8 FOR TREE DETAIL**

**SEE SHEET 1 FOR NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, LEGAL  
DESCRIPTION, ETC.**

**REVISIONS**

FB/PC	DATE	DRAWN	REVISION	OKD


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 PHONE: 352.466.1800 FAX: 352.466.1800 www.jch.com

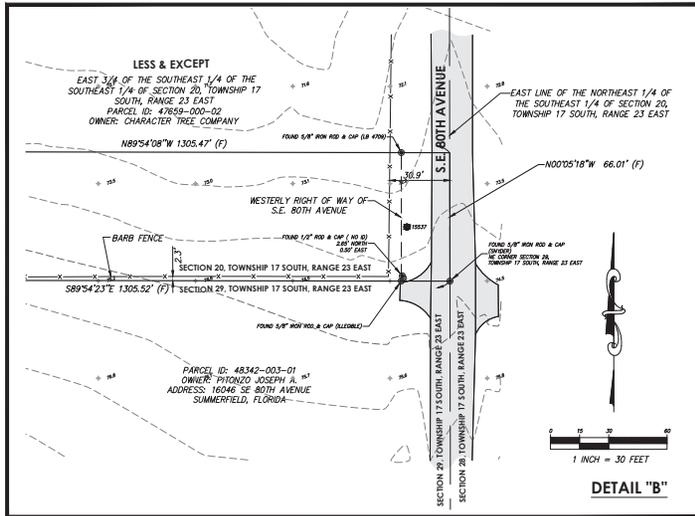
LOCATED IN SECTION 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

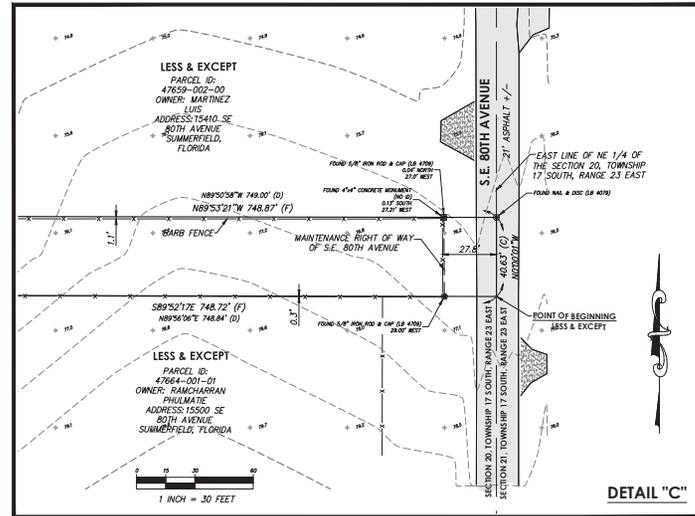
FB/PC	FIELD DATE	JOB NO.	2 OF 8
18-3/20-33 18-3/28-47 17-11/21-32	04/13/18	18176	
DRAWING DATE	BY	APPROVED	SCALE
04/24/18	M.A.	C.H.	1" = 300'

**BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**

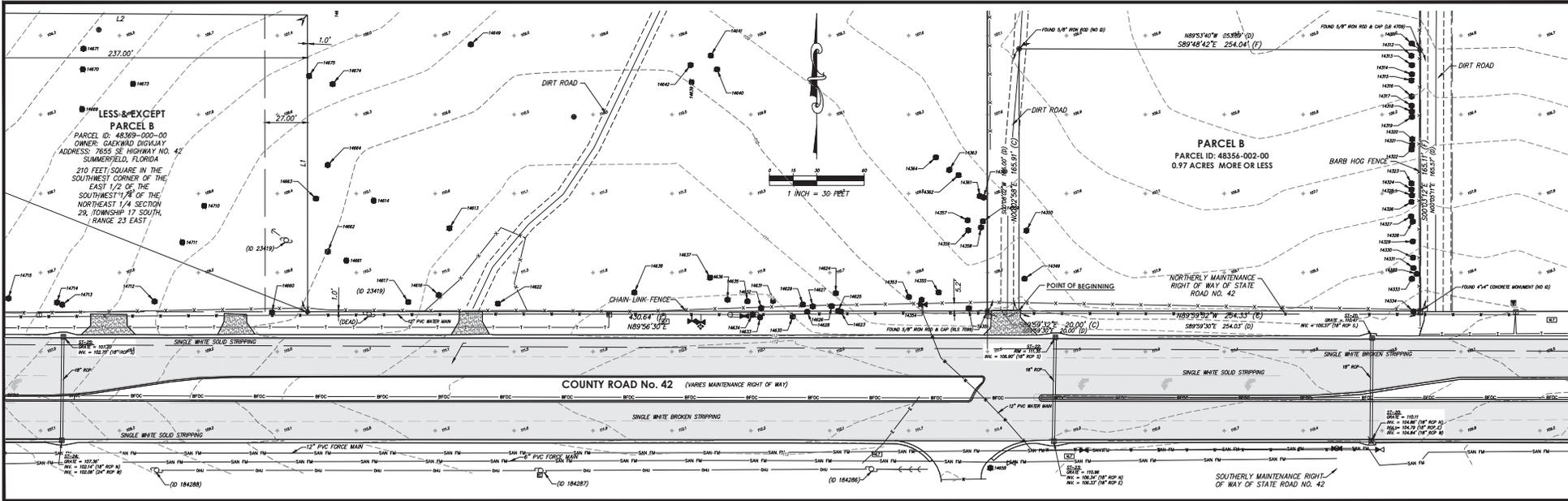


**SHEET 3 OF 8  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS**

**SEE SHEETS 2, 4 AND 5 FOR  
SURVEY DRAWING  
SEE SHEETS 6, 7 AND 8 FOR  
TREE DETAIL  
SEE SHEET 1 FOR NOTES,  
LEGEND, SURVEYOR'S  
CERTIFICATION, LEGAL  
DESCRIPTION, ETC.**



LINE TABLE	
LINE	LENGTH
L1	S07°02'53\"/>
L2	S89°41'05\"/>



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OK'D


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 LAND DEVELOPMENT - SURVEYING & MAPPING  
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 3101 NW BUTCHERSON ROAD, OCALA, FLORIDA 34703  
 PH: 352.242.4444 FAX: 352.275.4333 www.jchgroup.com  
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LOCATED IN SECTION 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

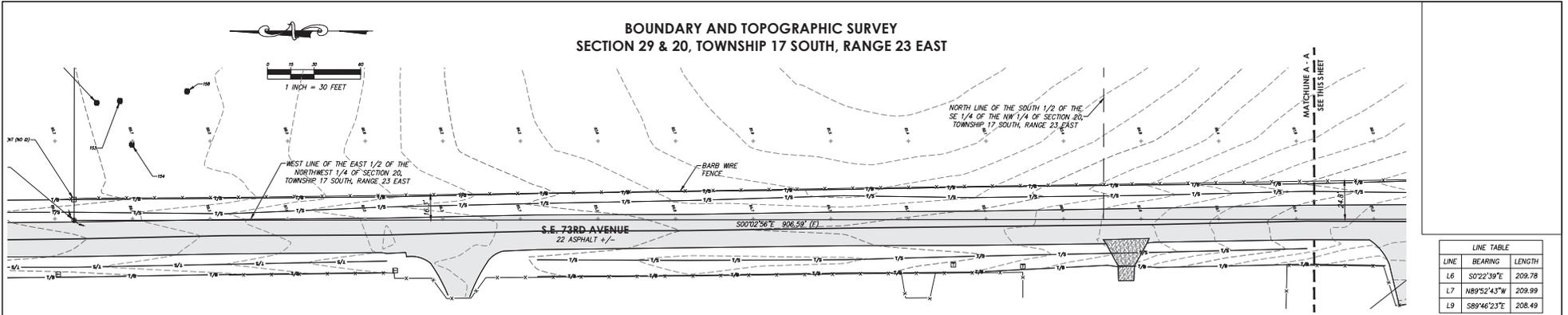
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG	FIELD DATE	JOB NO.
18-3/27-31	04/13/18	18176
18-3/28-47		
17-1/21-32		
DRAWING DATE	BY	APPROVED
04/24/18	M.A.	C.H.

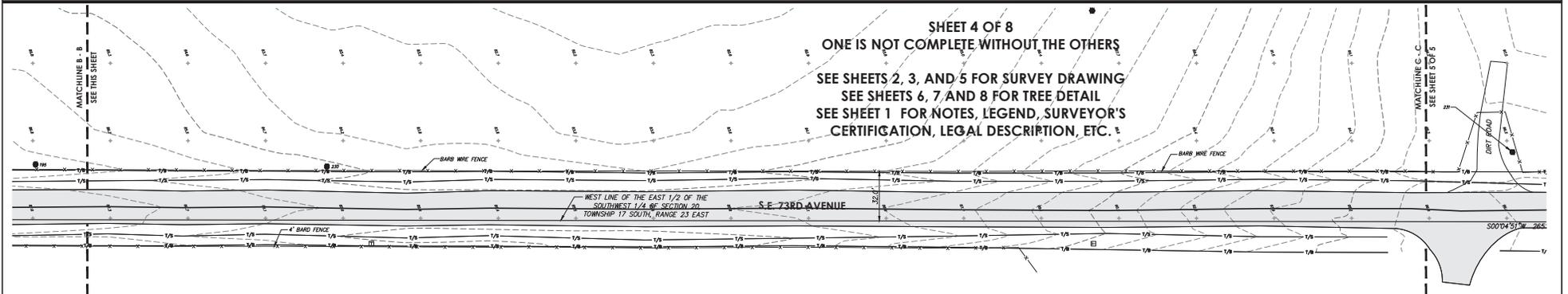
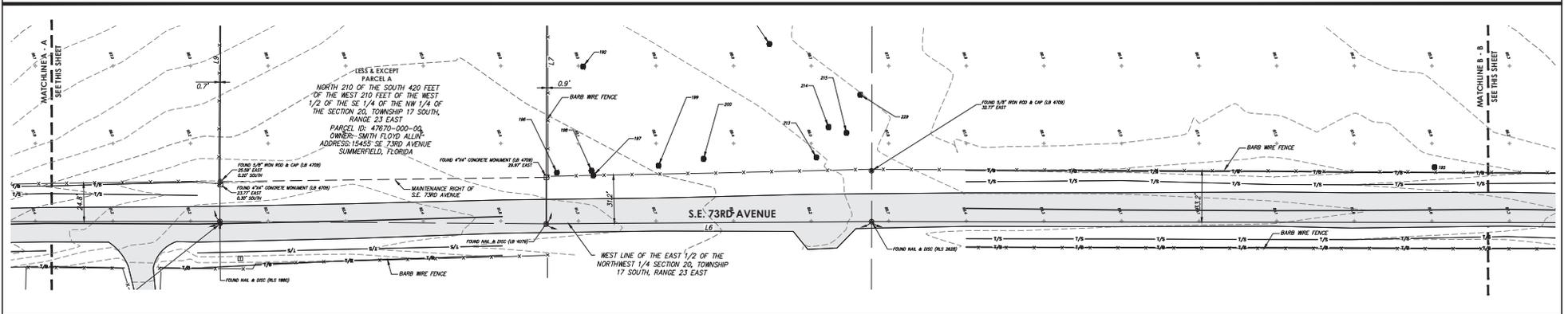
SCALE  
1" = 30'

3  
OF  
8

**BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**



LINE TABLE		
LINE	BEARING	LENGTH
L6	S02°2'39"E	209.78
L7	N89°52'43"W	209.99
L9	S89°46'23"E	208.49



**SHEET 4 OF 8**  
**ONE IS NOT COMPLETE WITHOUT THE OTHERS**  
 SEE SHEETS 2, 3, AND 5 FOR SURVEY DRAWING  
 SEE SHEETS 6, 7 AND 8 FOR TREE DETAIL  
 SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S  
 CERTIFICATION, LEGAL DESCRIPTION, ETC.

**SHEET 4 OF 5**  
**ONE IS NOT COMPLETE WITHOUT THE OTHERS**

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OK'D

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 LAND DEVELOPMENT - SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL - GIS  
 3138 NW BUTCHERSON ROAD, OCALA, FLORIDA 34725  
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LOCATED IN SECTION 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

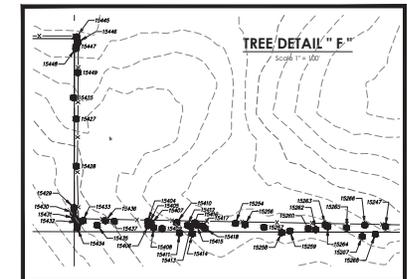
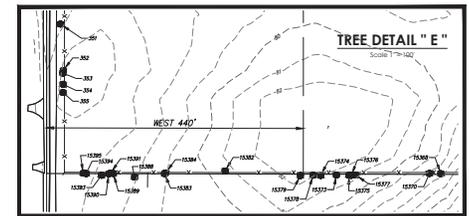
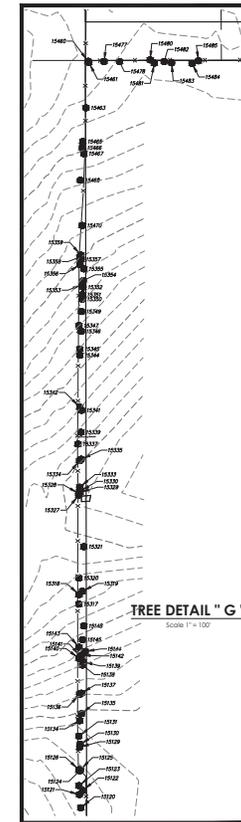
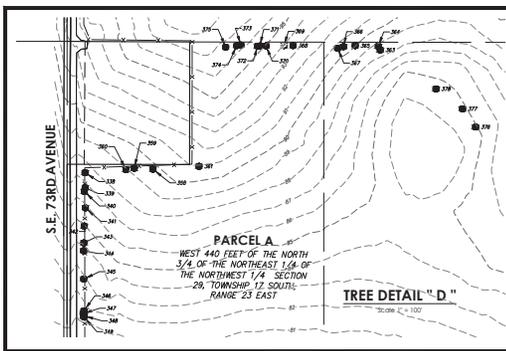
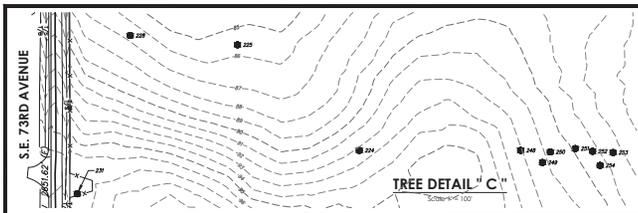
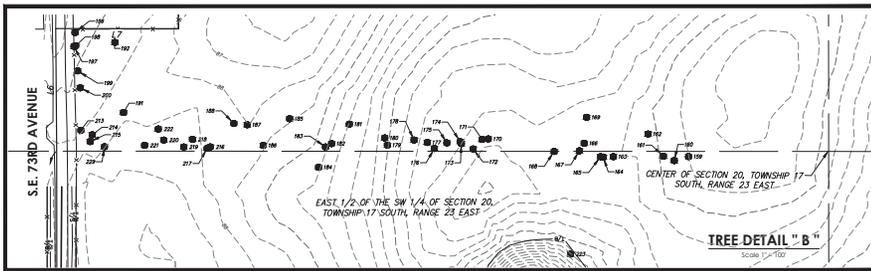
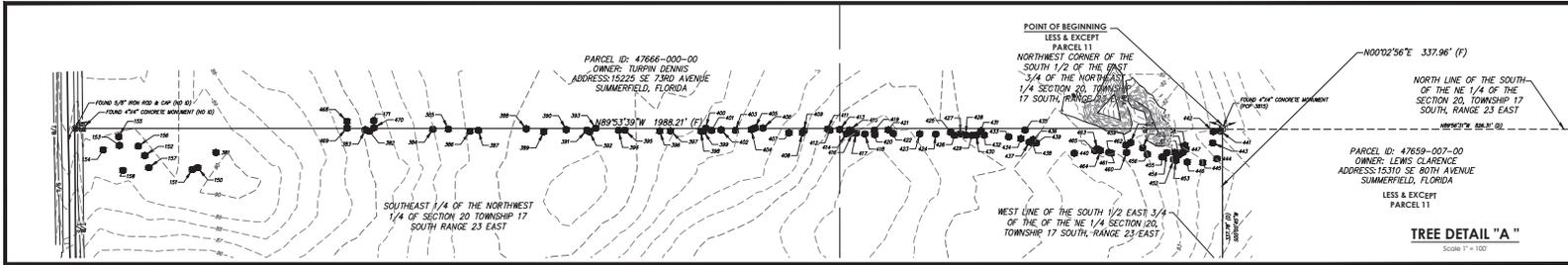
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG	FIELD DATE	JOB NO.	4 OF 8
18-2/25-23 18-3/28-47 17-11/21-32	04/13/18	18176	
DRAWING DATE	BY	APPROVED	SCALE
04/24/18	M.A.	C.H.	1" = 30'





**BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**



**SHEET 7 OF 8**  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEETS 3, 4 AND 5 FOR SURVEY DRAWING  
SEE SHEETS 6 AND 8 FOR TREE DETAIL  
SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S  
CERTIFICATION, LEGAL DESCRIPTION, ETC.

Drawing name: C:\Users\jch\Documents\Survey\Projects\150841\_1076\Survey\_SHEET 7.dwg May 15, 2018 2:18pm 5/1/2018

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD


**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT - SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL - G.I.S.  
 3126 NW BULCHINGTON ROAD, OCALA, FLORIDA 34725  
 PHONE: 352.466.1402 FAX: 352.466.1403 www.jchgroup.com  
 4301 NW 14TH ST., SUITE 200, Ocala, FL 34771

LOCATED IN SECTION 20 & 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG	FIELD DATE	JOB NO.	
18-3/23-23 18-3/28-27 17-11/21-22	04/13/18		18176
DRAWING DATE	BY	APPROVED	SCALE
04/24/18	M.A.	C.H.	1" = 100'

7  
OF  
8





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20554

**Agenda Date:** 9/8/2025

**Agenda No.:** 5.4.

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**SUBJECT:**

**Irons 9 - Major Site Plan**

**Project #2025020053 #32713 Parcel #35300-000-17**

**Kimley-Horn and Associates, Inc.**

August 29, 2025

PROJECT NAME: IRONS 9  
PROJECT NUMBER: 2025020053  
APPLICATION: MAJOR SITE PLAN #32713

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/11/25-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?  
STATUS OF REVIEW: INFO

REMARKS: None shown on cover page.

- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?  
STATUS OF REVIEW: INFO  
REMARKS: Please provide if applicable.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS: If listed species present during assessment, preservation and/or mitigation will be needed.
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: INFO  
REMARKS: Initial - Please indicate OTOW DRI as abutting Future Land Use (FLU) designation. Please indicate all applicable PUD agreements for Bay Laurel development.  
8/5/25 - Please specify PUD Case No. 250304ZP. If applicable, please indicate all proposed/current waivers.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)  
STATUS OF REVIEW: INFO  
REMARKS: Within OTOW DRI. As such, please provide EALS exemption for this specific project, per LDC Sec. 6.5. If any listed species present during original assessment, preservation/mitigation will be needed.  
8/6/25 - EALS provided and transmitted to FWC.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route  
STATUS OF REVIEW: INFO  
REMARKS: Initial - Please indicate construction route(s) on site plan, per LDC Sec. 6.11.6.  
8/6/25 - Construction route indicated. For purposes of LDC Sec. 6.8.7.A, please indicate distance between parking lot and property boundary.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: [INFO] OTOW DRI Map H (part of DRI development order) indicates plans to extend SW 96th Court Road/SW 63rd Street Road where the project currently sits. Although PUD Case No. 250304ZP changes this corridor to allow the proposed facility, Staff notes that such changes, if not already done, must be reflected in an update to the OTOW DRI development order.
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Verified owner with Sunbiz and project list. HR 4/10/25// EMW 7.31.25  
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]."



**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

**AR 32713**

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 4/8/2025

**A. PROJECT INFORMATION:**

Project Name: Irons 9  
Parcel Number(s): 35300-000-17  
Section 11 Township 16S Range 20E Land Use OTOW DRI Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other Residential  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 4.25 Number of Lots N/A Miles of Roads N/A  
Location of Property with Crossroads Northeast of intersection of SW 80th Street Road and SW 92nd Court Road  
Additional information regarding this submittal: \_\_\_\_\_

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

**Engineer:**  
Firm Name: Kimley-Horn and Associates, Inc. Contact Name: Grace E. Ertle, P.E.  
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471  
Phone # 352.438.3000 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

**Surveyor:**  
Firm Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen  
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481  
Phone # (352) 387-7480 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**  
Developer: Same as Owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

P:\Projects\B2\B2.dwg, Oracle Sheet, Section Layout\CD1.DWG COVER SHEET July 30, 2025 01:26:53pm K:\VOCAL\_Civil\24248014-OTDF from g\CAD\PlanSheets\CD1 COVER SHEET.dwg  
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**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**  
 PARCEL IDENTIFICATION NUMBER: 35300-000-17  
 PRESENT ZONING: PUD (ORDINANCE 25-09 AS 32319)  
 ABUTTING ZONING: NORTH- PUD  
 EAST- PUD  
 SOUTH- PUD  
 WEST- PUD  
 LAND USE: OTW DR  
 IRONS 9 AREA: 10.27 ACRES  
 EXISTING IMPERVIOUS AREA: 0.25 AC  
 PROPOSED IMPERVIOUS AREA: 1.08 AC (10.0%)

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.  
 ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

**MARION COUNTY SPRINGS PROTECTION ZONE**  
 SECONDARY ZONE  
**FEMA DESIGNATION**  
 THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C0013E, EFFECTIVE APRIL 19, 2017.

**LOCAL BENCHMARK**  
 VERTICAL DATUM BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVELER" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, INC.", ELEVATION = 49.272 (DATUM ROAD 1925).

**CONCURRENCY**  
 DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.04, F.S. AND ITS CORRESPONDING DEVELOPMENT ORDINANCE AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND FUTURE LAND USES. REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1300-1429, AND 6950/487-497.

# MAJOR SITE PLAN FOR IRONS 9

## MARION COUNTY, FLORIDA SECTIONS 11, TOWNSHIP 16S, RANGE 20E

### JULY 2025



**UTILITY CONTACT LISTING**

**WALPA & SEWERS**  
 BAY WATERS CENTER COO  
 8445 SW 80TH STREET ROAD, SUITE 3  
 OCALA, FL 33481  
 (352) 414-5454, EXT. 4100

**SECO**  
 SIOBANA JARC  
 3128 NW BUDINGTON ROAD  
 SUMTERVILLE, FL 33505  
 (352) 569-9899

**CABLE**  
 DOW CABLE  
 JOE HAGER  
 (352)-401-6555

**PROJECT OWNER AND CONSULTANTS**

**OWNER/APPLICANT:**  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
 8445 SW 80TH STREET ROAD  
 OCALA, FL 33481  
 (352) 387-7460

**SUBCONSULTOR:**  
 JCH CONSULTING GROUP, INC.  
 3128 NW BUDINGTON ROAD  
 OCALA, FLORIDA 34475  
 (352) 405-1482

**CIVIL ENGINEERING CONSULTANT:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200  
 OCALA, FLORIDA 34471  
 (352) 438-3000

**GEOTECHNICAL ENGINEER:**  
 SEI-TLCH, INC.  
 1016 SE 360 AVENUE  
 OCALA, FLORIDA 34471  
 (352) 694-7711



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

KENNETH D. COLEN  
 PRESIDENT  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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

LICENSED PROFESSIONAL SURVEYOR  
 SPENCE ELSBETH GIGGLE TAYLOR  
 FLORIDA LICENSE NUMBER 99831

**DRAWING INDEX**

- C01.00 - COVER SHEET
  - C01.02 - GENERAL NOTES
  - C02.01 - EXISTING CONDITIONS AND DEMOLITION PLAN
  - C03.01 - AERIAL MASTER PLAN
  - C04.01 - C04.05 - SITE PLAN
  - C05.01 - C05.04 - PAVING, GRADING, AND DRAINAGE PLAN
  - C06.01 - C06.03 - UTILITY PLAN
  - C07.01 - C07.02 - EROSION CONTROL PLAN
  - C07.03 - EROSION CONTROL DETAILS
  - C07.04 - EROSION CONTROL NOTES
  - C08.01 - CIVIL DETAILS
  - C09.01 - C09.03 - UTILITY DETAILS
  - C10.01 - LIFT STATION DETAILS
- TOPOGRAPHIC SURVEY (BY JCH CONSULTING GROUP, INC.)

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 4700 SW 17TH STREET, SUITE 200  
 OCALA, FL 34471  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 33008

NOA PROJECT	LICENSED PROFESSIONAL	DATE
24248014 <td>SPENCE ELSBETH GIGGLE TAYLOR <td>JULY 2025 </td></td>	SPENCE ELSBETH GIGGLE TAYLOR <td>JULY 2025 </td>	JULY 2025
SCALE	AS SHOWN	DATE
DESIGNED BY	DRAWN BY	CHECKED BY

## COVER SHEET

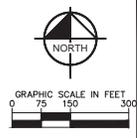
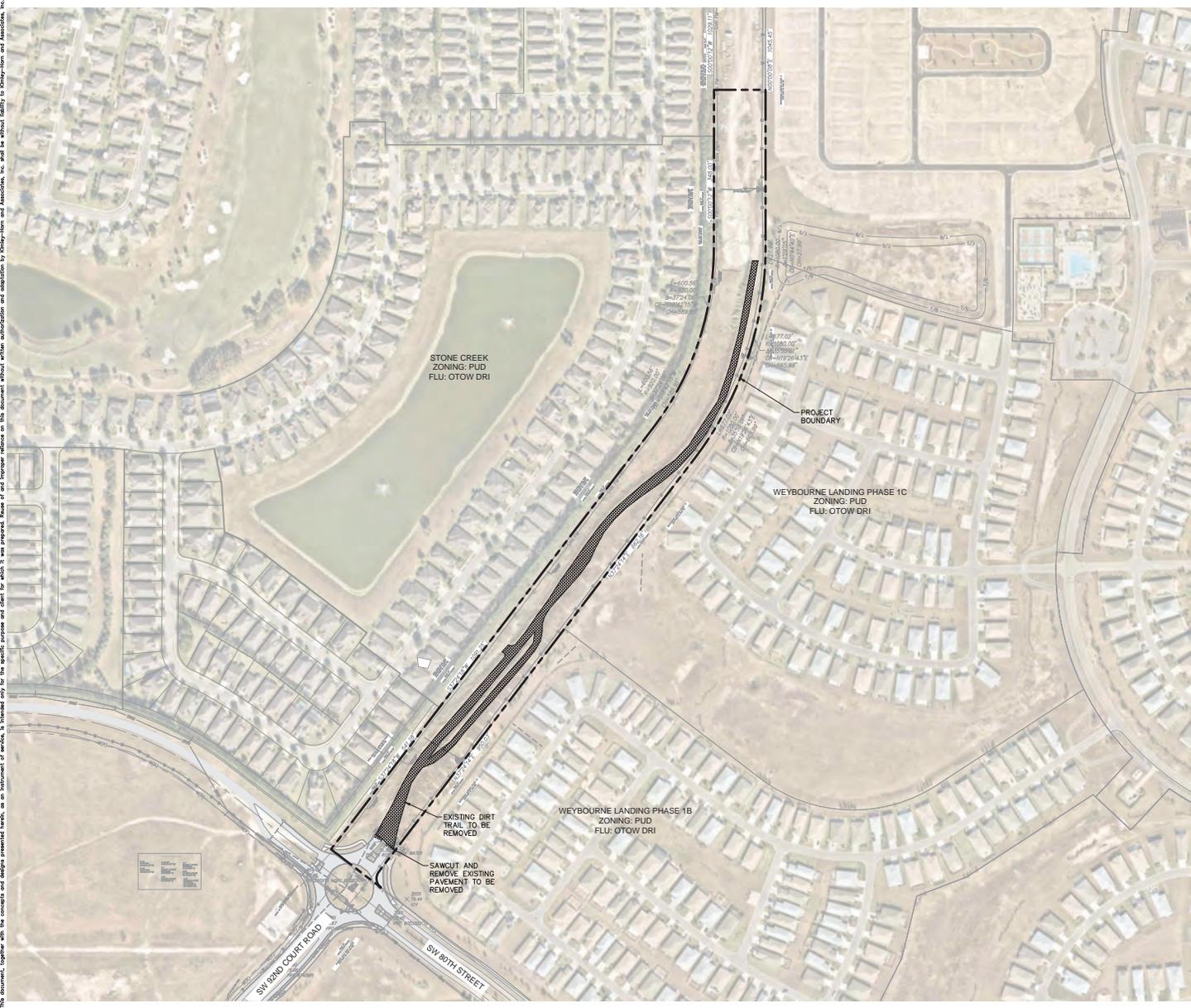
IRONS 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY,  
 FLORIDA

SHEET NUMBER  
**C01.00**

MAJOR SITE PLAN



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**LEGEND:**

- EXISTING DIRT TRAIL TO BE REMOVED
- EXISTING FEATURED TO BE REMOVED

**DEMOLITION NOTES**

1. ALL EXISTING UTILITIES, INCLUDING STORMWATER ARE TO REMAIN UNLESS SPECIFIED TO BE REMOVED.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

**EXISTING  
CONDITIONS AND  
DEMOLITION PLAN**

**BLCDD WTP 4, PHASE 1  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, LLC**

SHEET NUMBER  
**C02.01**

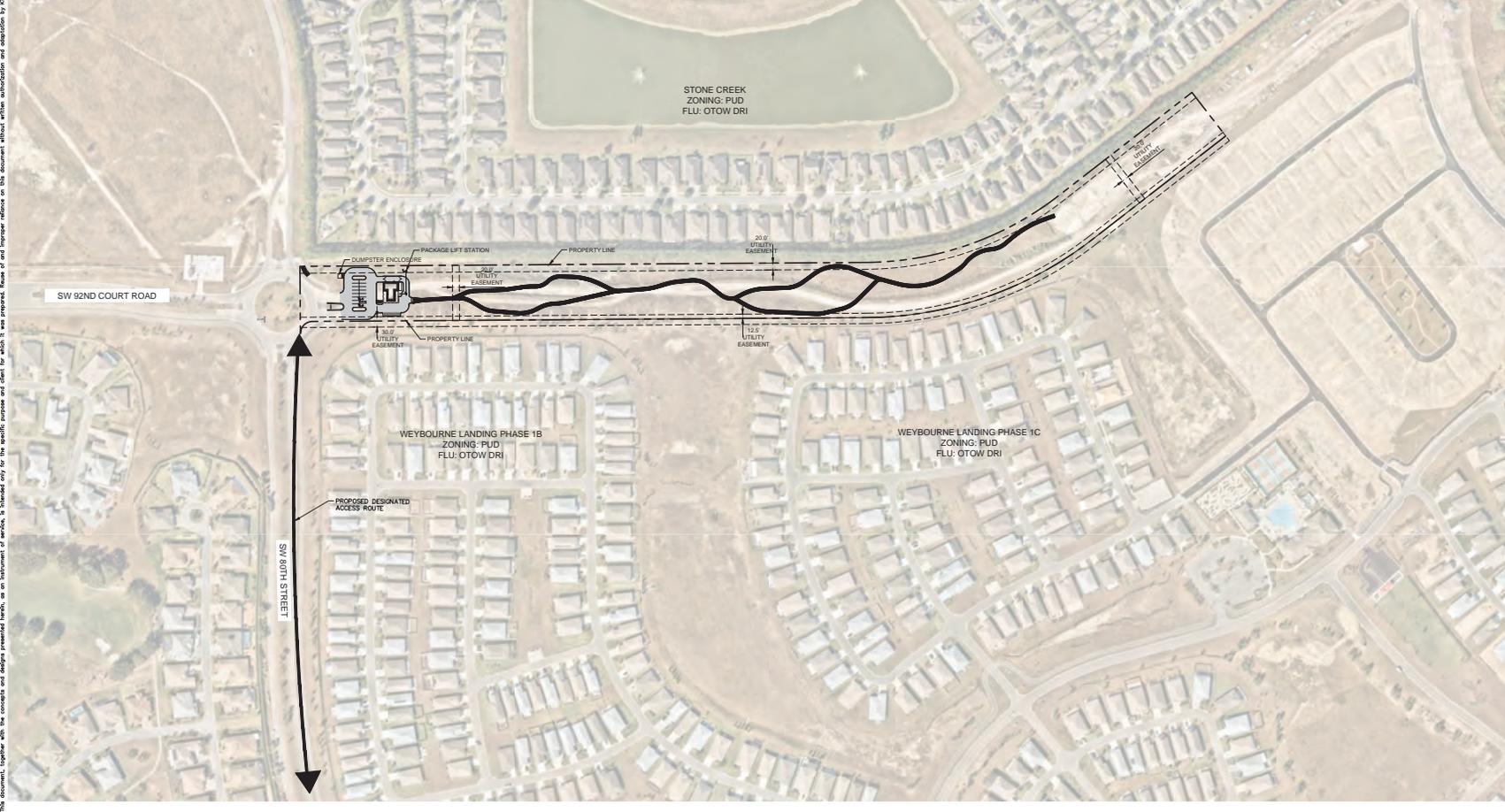
LICENSED PROFESSIONAL  
**GERIE BRUNO LUSTO**  
 FLORIDA LICENSE NUMBER  
**75647**

**Kimley»Horn**  
 42020 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 3401  
 MIAMI, FL 33133  
 PHONE: 305-438-2000  
 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 33008

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	6.13.2024

MAJOR SITE PLAN

Printed By: E64, Once Sheet Set: Irons Layout: C03.01 AERIAL MASTER PLAN July 30, 2025 01:31:30pm K:\VOC\Draw\24224801-OTW Irons\VOC\PlanSheet\C03.01 AERIAL MASTER PLAN.dwg  
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IRON 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA

**AERIAL MASTER  
 PLAN**

NSA PROJECT  
 242248014  
 SCALE AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: JMA  
 CHECKED BY: JMA  
 DATE:

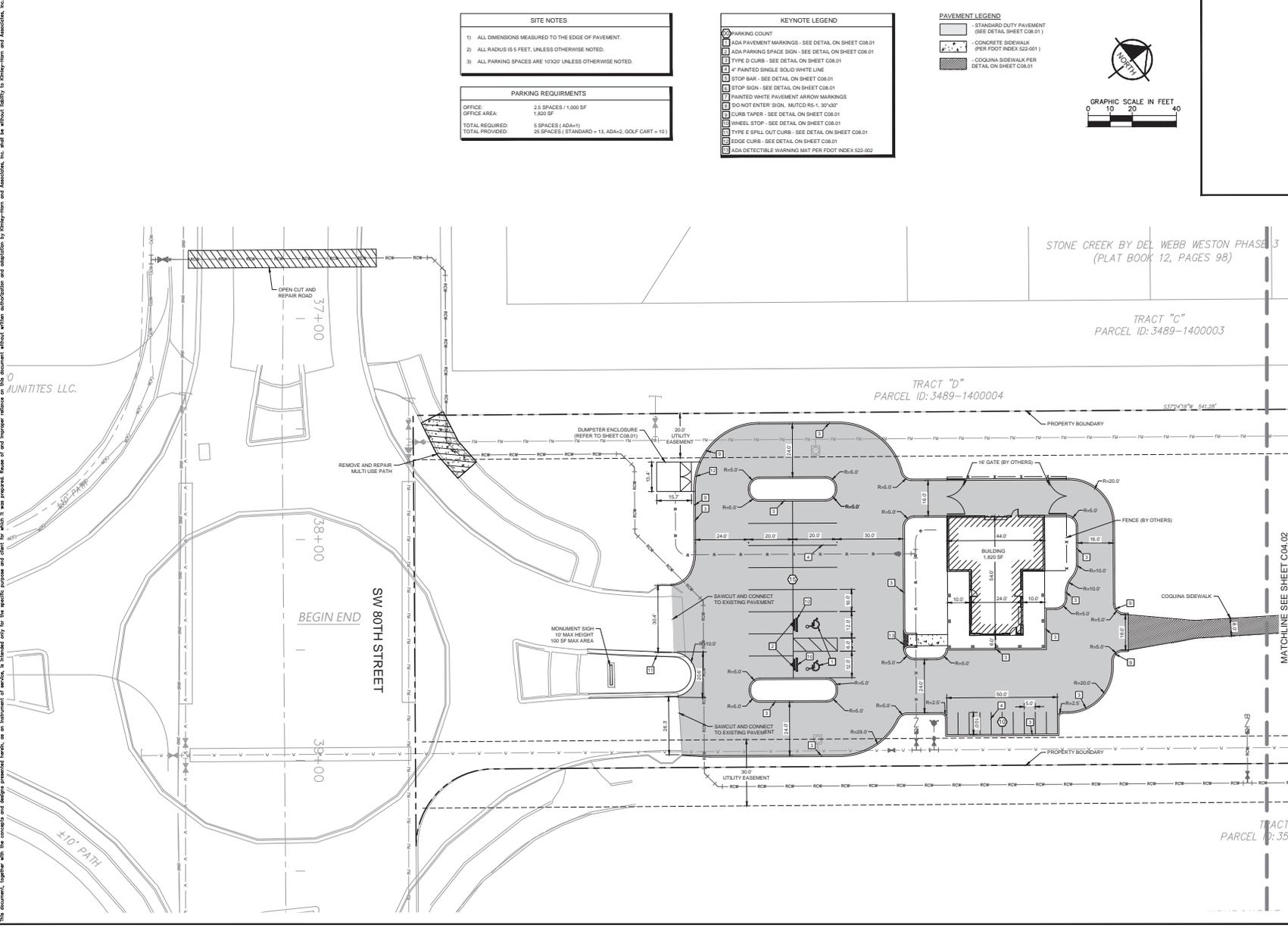
LICENSED PROFESSIONAL  
 SPACE: ELIZABETH BRUCE TAYLOR  
 FLORIDA LICENSE NUMBER  
 98831

**Kimley»Horn**  
 42025 WARELY HORN AND ASSOCIATES, INC.  
 1700 SE 17th Avenue, Suite 3447  
 Ft. Lauderdale, FL 33471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 33008

NO.	REVISIONS	DATE

C03.01  
 MAJOR SITE PLAN

Project: SW 80th Street Layout (C04.01) SITE PLAN July 17, 2025 01:00:56pm R:\VCA\_DVA\242248014-OTDR Town 9\CAD\PlanSheet\C04.01 SITE PLAN.dwg  
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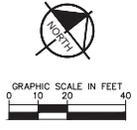
SITE NOTES	
1)	ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
2)	ALL RADII IS 5 FEET, UNLESS OTHERWISE NOTED.
3)	ALL PARKING SPACES ARE 10X20' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS	
OFFICE:	2.5 SPACES (1,000 SF)
OFFICE AREA:	1,800 SF
TOTAL REQUIRED:	5 SPACES ( ADA=1)
TOTAL PROVIDED:	25 SPACES ( STANDARD = 13, ADA=2, GOLF CART = 10)

KEYNOTE LEGEND	
1	PARKING COUNT
2	ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C08.01
3	ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C08.01
4	TYPE D CURB - SEE DETAIL ON SHEET C08.01
5	4" PAINTED SINGLE SOLID WHITE LINE
6	STOP BAR - SEE DETAIL ON SHEET C08.01
7	STOP SIGN - SEE DETAIL ON SHEET C08.01
8	PAINTED WHITE PAVEMENT ARROW MARKINGS
9	DO NOT ENTER SIGN, MUTCD R5-1, 30"x30"
10	CURB TAPER - SEE DETAIL ON SHEET C08.01
11	WHEEL STOP - SEE DETAIL ON SHEET C08.01
12	TYPE E SPILL OUT CURB - SEE DETAIL ON SHEET C08.01
13	EDGE CURB - SEE DETAIL ON SHEET C08.01
14	ADA DETECTIBLE WARNING MAT PER FOOT INDEX 522-002

PAVEMENT LEGEND	
[Pattern]	STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C08.01)
[Pattern]	CONCRETE SIDEWALK (PER FOOT INDEX 522-001)
[Pattern]	COQUINA SIDEWALK PER DETAIL ON SHEET C08.01



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 42026 MARLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

LICENSED PROFESSIONAL  
 SPACE ELIZABETH GIGLE, P.E.  
 JULY 2025  
 SCALE AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: JMA  
 CHECKED BY: JMA  
 FLORIDA LICENSE NUMBER 98831

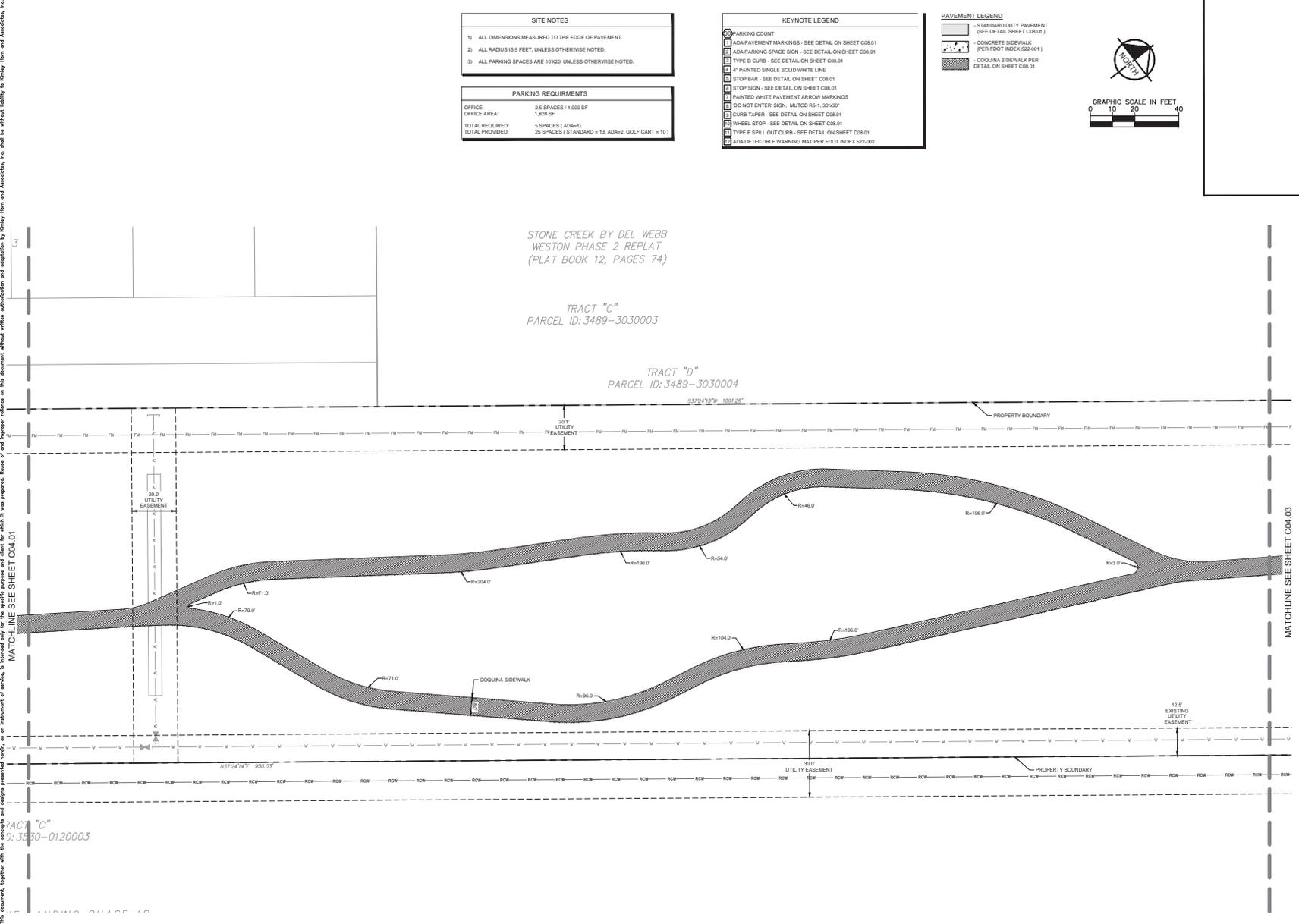
**SITE PLAN**

IRONS 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C04.01**

MAJOR SITE PLAN

Printed By: ESK, Grace Sheet: Station Layout: C04.02 SITE PLAN June 25, 2025 10:22:13am K:\VOCAL\04\24248014-C04.02 SITE PLAN.dwg  
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SITE NOTES	
1)	ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
2)	ALL RADII IS 5 FEET, UNLESS OTHERWISE NOTED.
3)	ALL PARKING SPACES ARE 10X30' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS	
OFFICE:	2.5 SPACES / 1,000 SF
OFFICE AREA:	1,800 SF
TOTAL REQUIRED:	5 SPACES ( ADA=1)
TOTAL PROVIDED:	25 SPACES ( STANDARD = 13, ADA=2, GOLF CART = 10)

KEYNOTE LEGEND	
	PARKING COUNT
	ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C08.01
	ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C08.01
	TYPE D CURB - SEE DETAIL ON SHEET C08.01
	4\"/>
	STOP BAR - SEE DETAIL ON SHEET C08.01
	STOP SIGN - SEE DETAIL ON SHEET C08.01
	PAINTED WHITE PAVEMENT ARROW MARKINGS
	DO NOT ENTER SIGN, MUTCD RS-1, 30\"/>
	CURB TAPER - SEE DETAIL ON SHEET C08.01
	WHEEL STOP - SEE DETAIL ON SHEET C08.01
	TYPE E SPILL OUT CURB - SEE DETAIL ON SHEET C08.01
	ADA DETECTIBLE WARNING MAT PER FOOT INDEX 522-002

**PAVEMENT LEGEND**

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C08.01)
- CONCRETE SIDEWALK (PER FOOT INDEX 522-001)
- COQUINA SIDEWALK PER DETAIL ON SHEET C08.01

**GRAPHIC SCALE IN FEET**  
 0 10 20 40

**North**

NO.	REVISIONS	DATE

**Kimley»Horn**  
 42028 MARLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

LISCENSED PROFESSIONAL	
SPACE DELIBERER: GIGLE, T.E.	98831
FLORIDA LICENSE NUMBER	

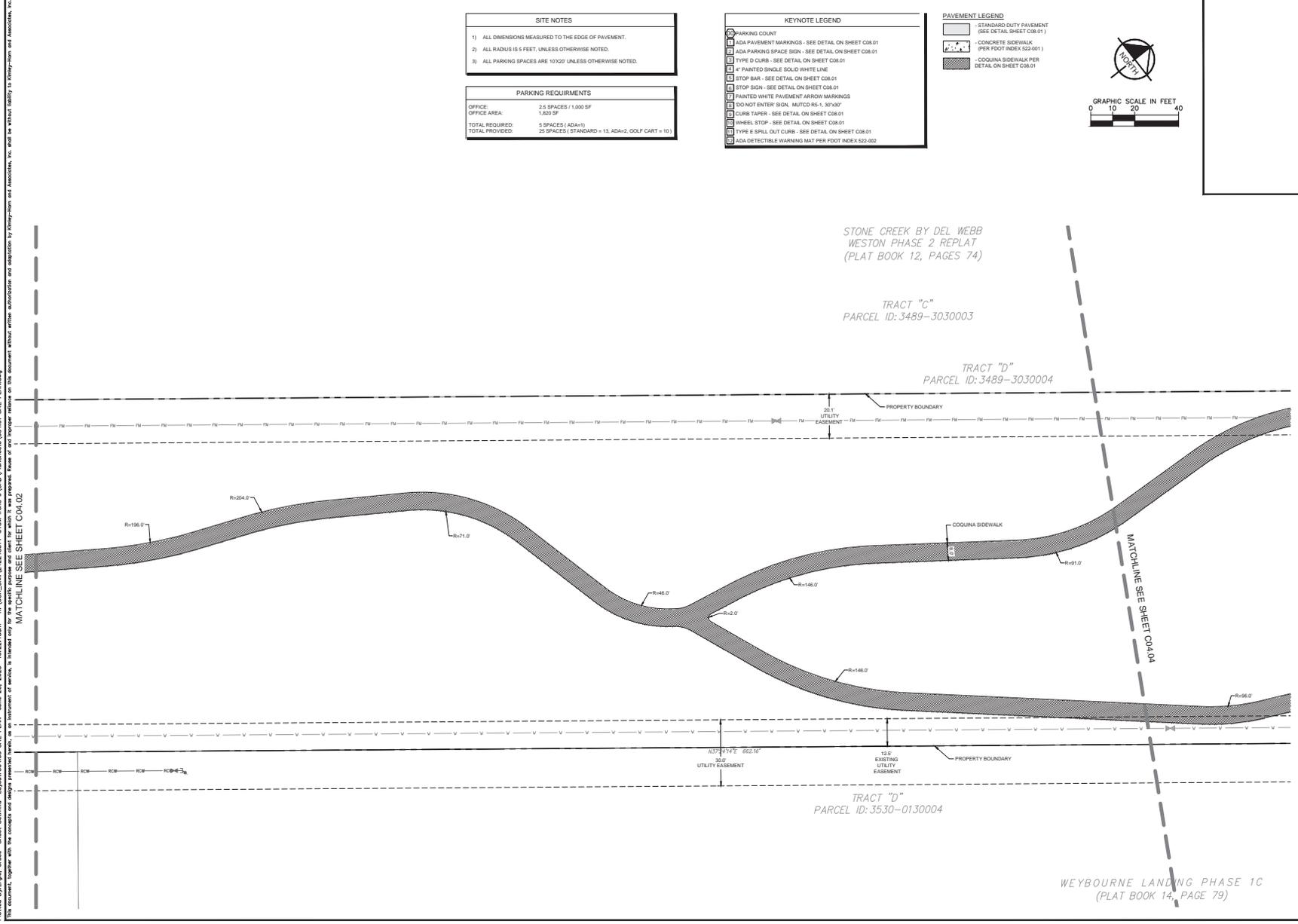
**SITE PLAN**

IRONS 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C04.02**

MAJOR SITE PLAN

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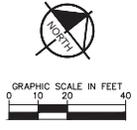
SITE NOTES	
1)	ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
2)	ALL RADII IS 5 FEET, UNLESS OTHERWISE NOTED.
3)	ALL PARKING SPACES ARE 10X20' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS	
OFFICE:	2.5 SPACES (1,000 SF)
OFFICE AREA:	1,800 SF
TOTAL REQUIRED:	5 SPACES ( ADA=1)
TOTAL PROVIDED:	25 SPACES ( STANDARD = 13, ADA=2, GOLF CART = 10)

KEYNOTE LEGEND	
	PARKING COUNT
	ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C08.01
	ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C08.01
	TYPE D CURB - SEE DETAIL ON SHEET C08.01
	4\"/>
	STOP BAR - SEE DETAIL ON SHEET C08.01
	STOP SIGN - SEE DETAIL ON SHEET C08.01
	PAINTED WHITE PAVEMENT ARROW MARKINGS
	DO NOT ENTER SIGN, MUTCD RS-1, 30\"/>
	CURB TAPER - SEE DETAIL ON SHEET C08.01
	WHEEL STOP - SEE DETAIL ON SHEET C08.01
	TYPE E SPILL OUT CURB - SEE DETAIL ON SHEET C08.01
	ADA DETECTIBLE WARNING MAT PER FOOT INDEX 522-002

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C08.01)
	CONCRETE SIDEWALK (PER FOOT INDEX 522-001)
	COBBLE SIDEWALK PER DETAIL ON SHEET C08.01



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 42028 KIMLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17th AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

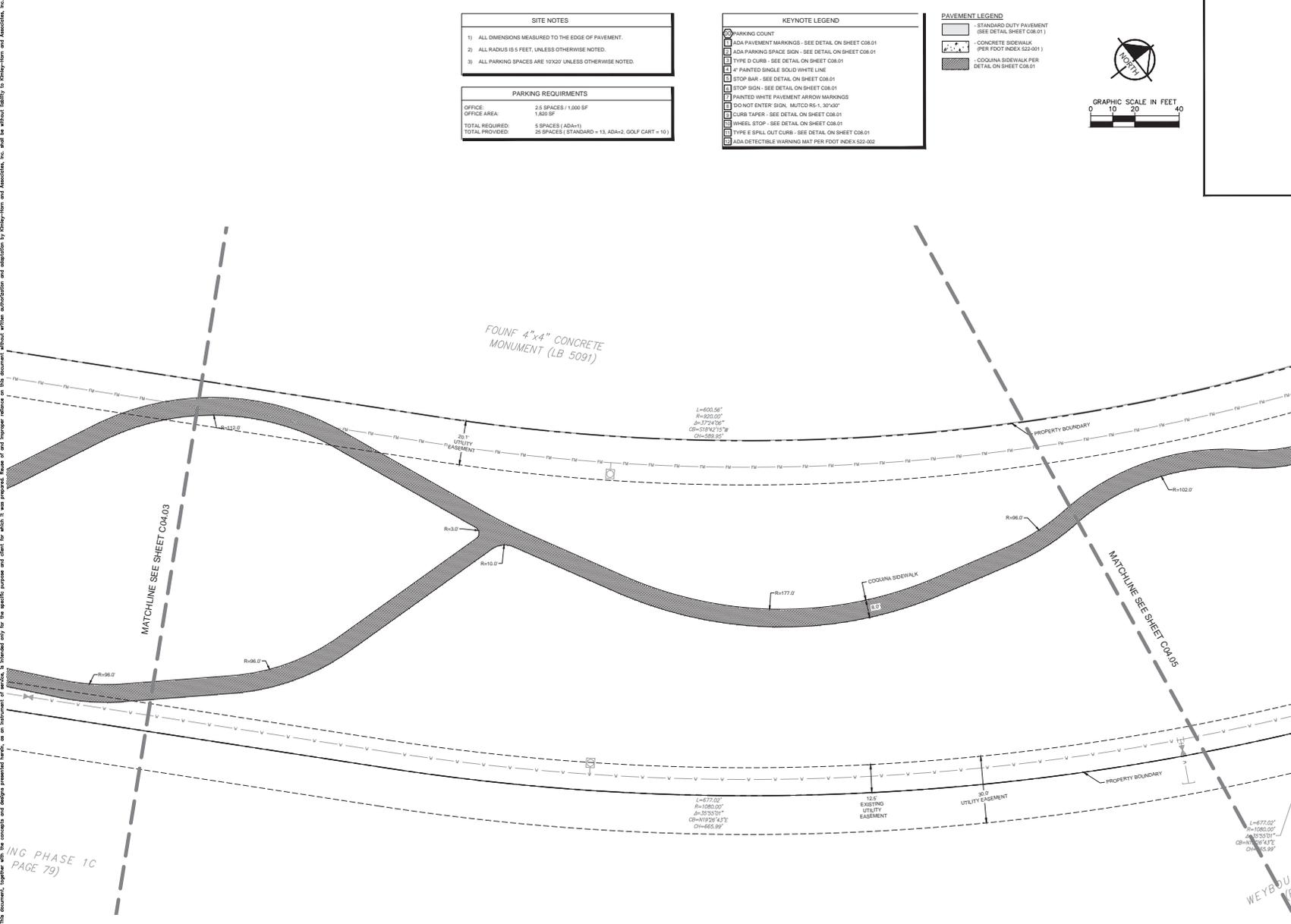
NO.	REVISIONS	DATE	BY

**IRONS 9**  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY, FLORIDA

**SITE PLAN**  
 SHEET NUMBER  
**C04.03**

MAJOR SITE PLAN

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SITE NOTES	
1)	ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
2)	ALL RADII IS 5 FEET, UNLESS OTHERWISE NOTED.
3)	ALL PARKING SPACES ARE 10X20' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS	
OFFICE:	2.5 SPACES (1,000 SF)
OFFICE AREA:	1,800 SF
TOTAL REQUIRED:	5 SPACES ( ADA=1)
TOTAL PROVIDED:	25 SPACES ( STANDARD = 13, ADA=2, GOLF CART = 10 )

KEYNOTE LEGEND	
	PARKING COUNT
	ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C08.01
	ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C08.01
	TYPE D CURB - SEE DETAIL ON SHEET C08.01
	4" PAINTED SINGLE SOLID WHITE LINE
	STOP BAR - SEE DETAIL ON SHEET C08.01
	STOP SIGN - SEE DETAIL ON SHEET C08.01
	PAINTED WHITE PAVEMENT ARROW MARKINGS
	DO NOT ENTER SIGN, MUTCD RS-1, 30"x30"
	CURB TAPER - SEE DETAIL ON SHEET C08.01
	WHEEL STOP - SEE DETAIL ON SHEET C08.01
	TYPE E SPILL OUT CURB - SEE DETAIL ON SHEET C08.01
	ADA DETECTIBLE WARNING MAT PER FOOT INDEX 522-002

**PAVEMENT LEGEND**

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C08.01)
- CONCRETE SIDEWALK (PER FOOT INDEX 522-001)
- COOLINA SIDEWALK PER DETAIL ON SHEET C08.01

**GRAPHIC SCALE IN FEET**  
 0 10 20 40

**NORTH**

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 4202E WAREHOUSING AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

NO.	PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
	24248014	JUNE 2025	A3 SHOWN	KHA	JMA	JMA	

LICENSED PROFESSIONAL ENGINEER  
 SPACE/ELBERT GIGLE, P.E.  
 FLORIDA LICENSE NUMBER 98831

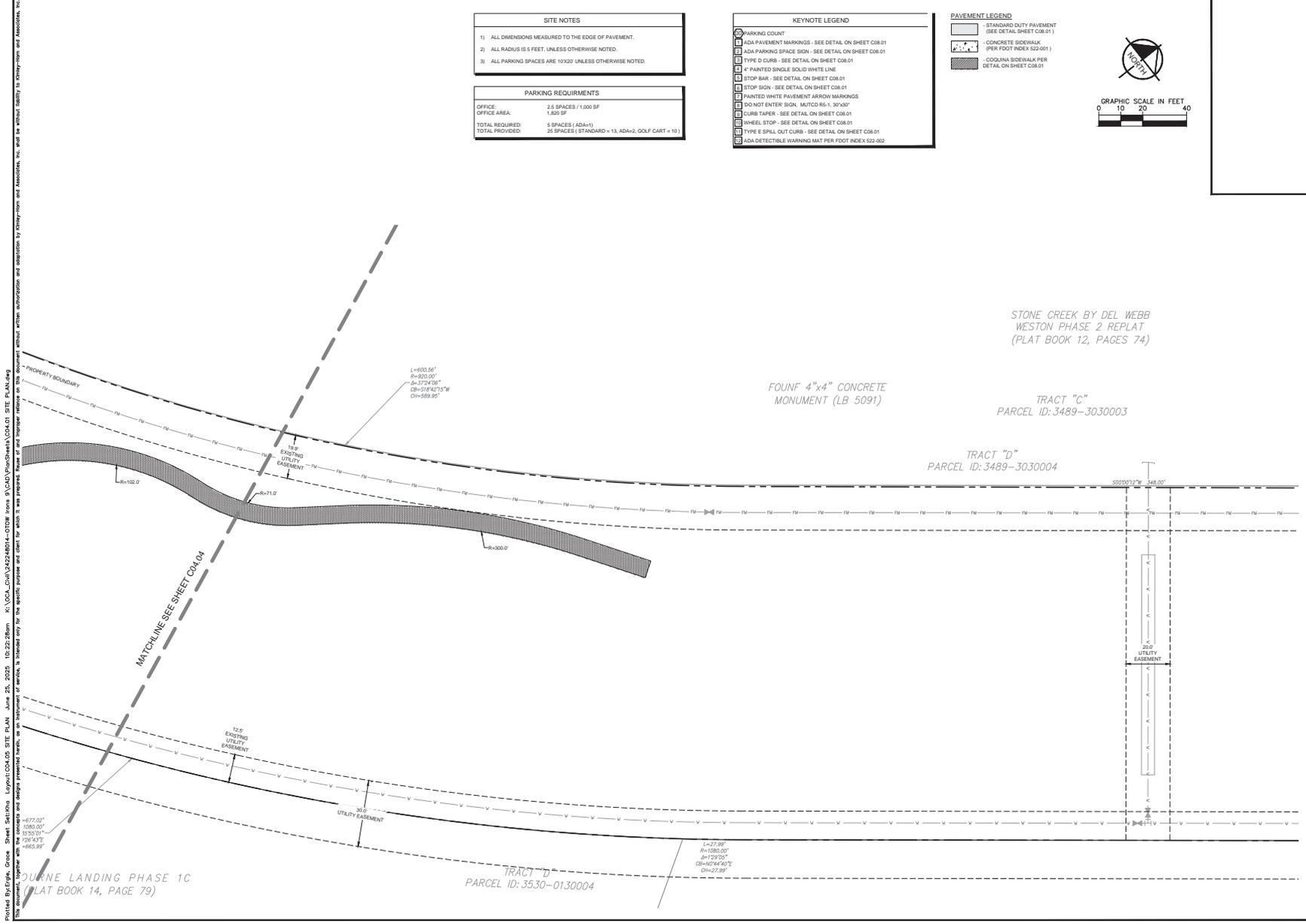
**SITE PLAN**

IRON 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C04.04**

MAJOR SITE PLAN

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SITE NOTES	
1)	ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
2)	ALL RADII IS 5 FEET, UNLESS OTHERWISE NOTED.
3)	ALL PARKING SPACES ARE 10X20' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS	
OFFICE:	2.5 SPACES / 1,000 SF
OFFICE AREA:	1,820 SF
TOTAL REQUIRED:	5 SPACES ( ADA=1)
TOTAL PROVIDED:	25 SPACES ( 1 STANDARD + 13 ADA=2, GOLF CART = 10 )

KEYNOTE LEGEND	
	PARKING COUNT
	ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C08.01
	ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C08.01
	TYPE D CURB - SEE DETAIL ON SHEET C08.01
	4" PAINTED SINGLE SOLID WHITE LINE
	STOP BAR - SEE DETAIL ON SHEET C08.01
	STOP SIGN - SEE DETAIL ON SHEET C08.01
	PAINTED WHITE PAVEMENT ARROW MARKINGS
	DO NOT ENTER SIGN, MUTCD RS-1, 30"x30"
	CURB TAPER - SEE DETAIL ON SHEET C08.01
	WHEEL STOP - SEE DETAIL ON SHEET C08.01
	TYPE E SPILL OUT CURB - SEE DETAIL ON SHEET C08.01
	ADA DETECTIBLE WARNING MAT PER FOOT INDEX 522-002

**PAVEMENT LEGEND**

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C08.01)
- CONCRETE SIDEWALK (PER FOOT INDEX 522-001)
- COQUINA SIDEWALK PER DETAIL ON SHEET C08.01

**GRAPHIC SCALE IN FEET**  
 0 10 20 40

**NORTH**

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 42025 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30108

NO.	PROJECT	LICENSED PROFESSIONAL	DATE
242248014	JUNE 2025	SPACE ELDERSHIRE GREGG TAYLOR	98831

SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: JSM  
 CHECKED BY: JSM

**SITE PLAN**

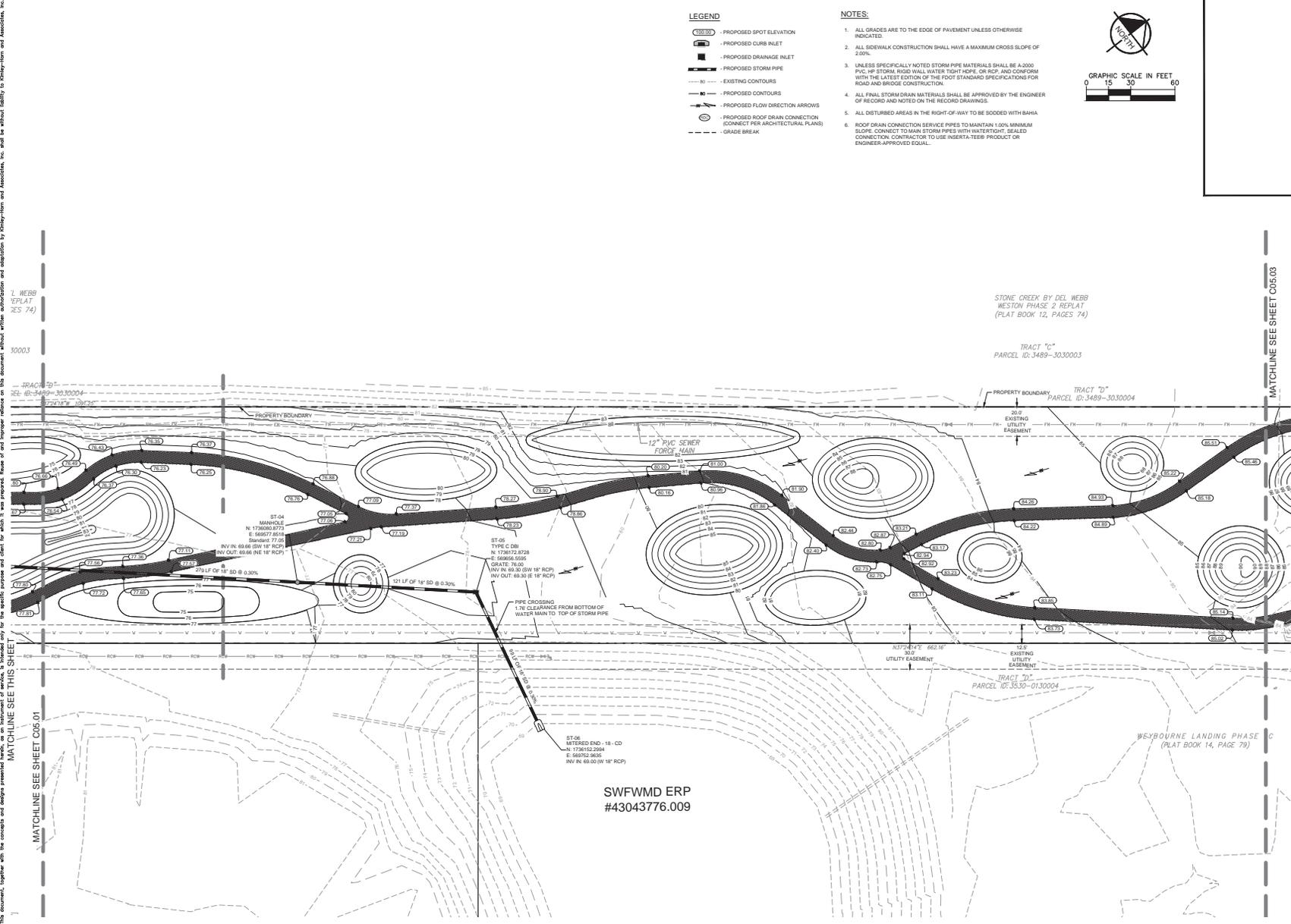
IRONS 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C04.05**

MAJOR SITE PLAN

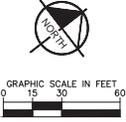


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- LEGEND**
- 00000 - PROPOSED SPOT ELEVATION
  - PROPOSED CURB INLET
  - PROPOSED DRAINAGE INLET
  - PROPOSED STORM PIPE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED FLOW DIRECTION ARROWS
  - PROPOSED ROOF DRAIN CONNECTION (CONNECT PER ARCHITECTURAL PLANS)
  - GRADE BREAK

- NOTES:**
1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
  2. ALL SIDEWALK CONSTRUCTION SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
  3. UNLESS SPECIFICALLY NOTED STORM PIPE MATERIALS SHALL BE A-2000 PVC 18\"/>



NO.	REVISIONS	DATE

**Kimley»Horn**  
 42025 KIMLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30108

FLORIDA  
 LICENSED PROFESSIONAL  
 ENGINEER  
 PROJECT NO. 24-248014  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: JSM  
 CHECKED BY: JSM  
 DATE: 6/25/25

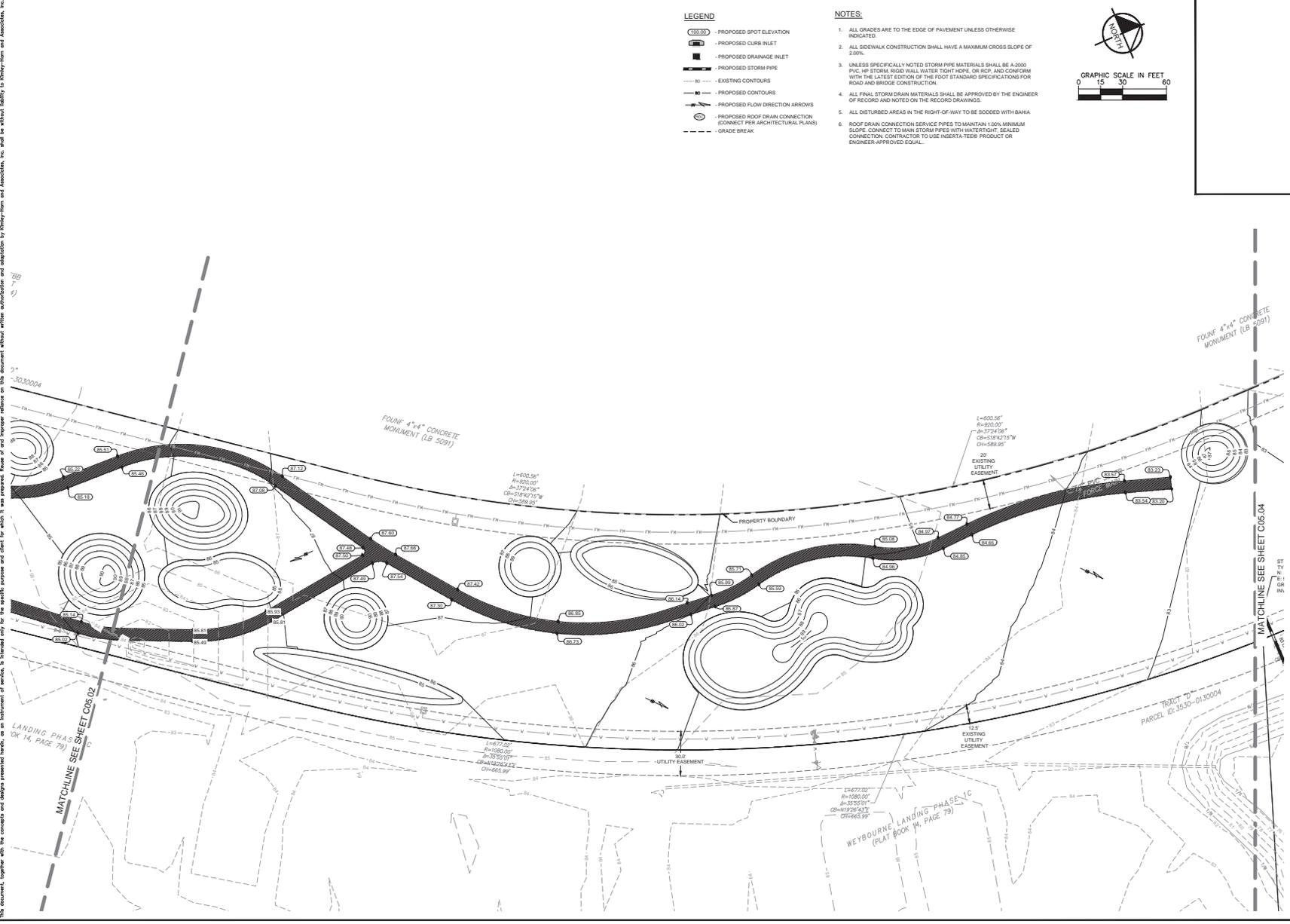
**PAVING, GRADING,  
 AND DRAINAGE  
 PLAN**

IRON 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C05.02**

MAJOR SITE PLAN

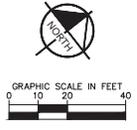
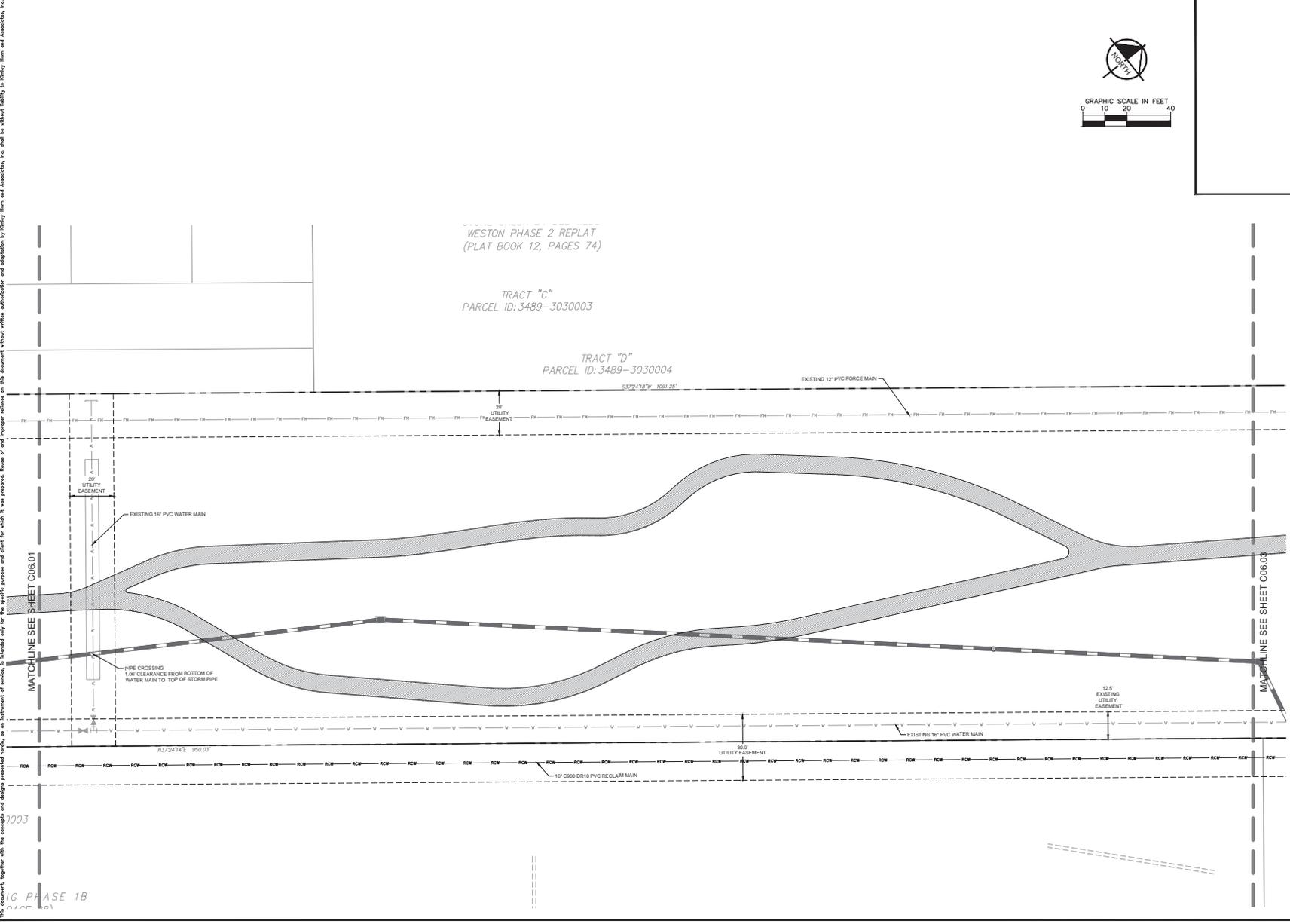
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P:\HW\B\2564\_0000\0602 UTILITY PLAN.dwg June 25, 2025 10:23:18am R:\V\CA\CA\24224801-OTW\Iron\_9\CAD\PlanSheet\C06.02 UTILITY PLAN.dwg  
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NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 42025 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM PHONE: 352-438-2000 REGISTRY NO. 33008

KHA PROJECT 242248014	LICENSED PROFESSIONAL SPACE/ELABETH GROLE TSE
KHA DATE JUNE 2025	FLORIDA LICENSE NUMBER 98831
KHA DESIGNED BY JMAN	CHECKED BY JMAN
KHA DRAWN BY JMAN	DATE JUNE 2025

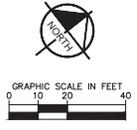
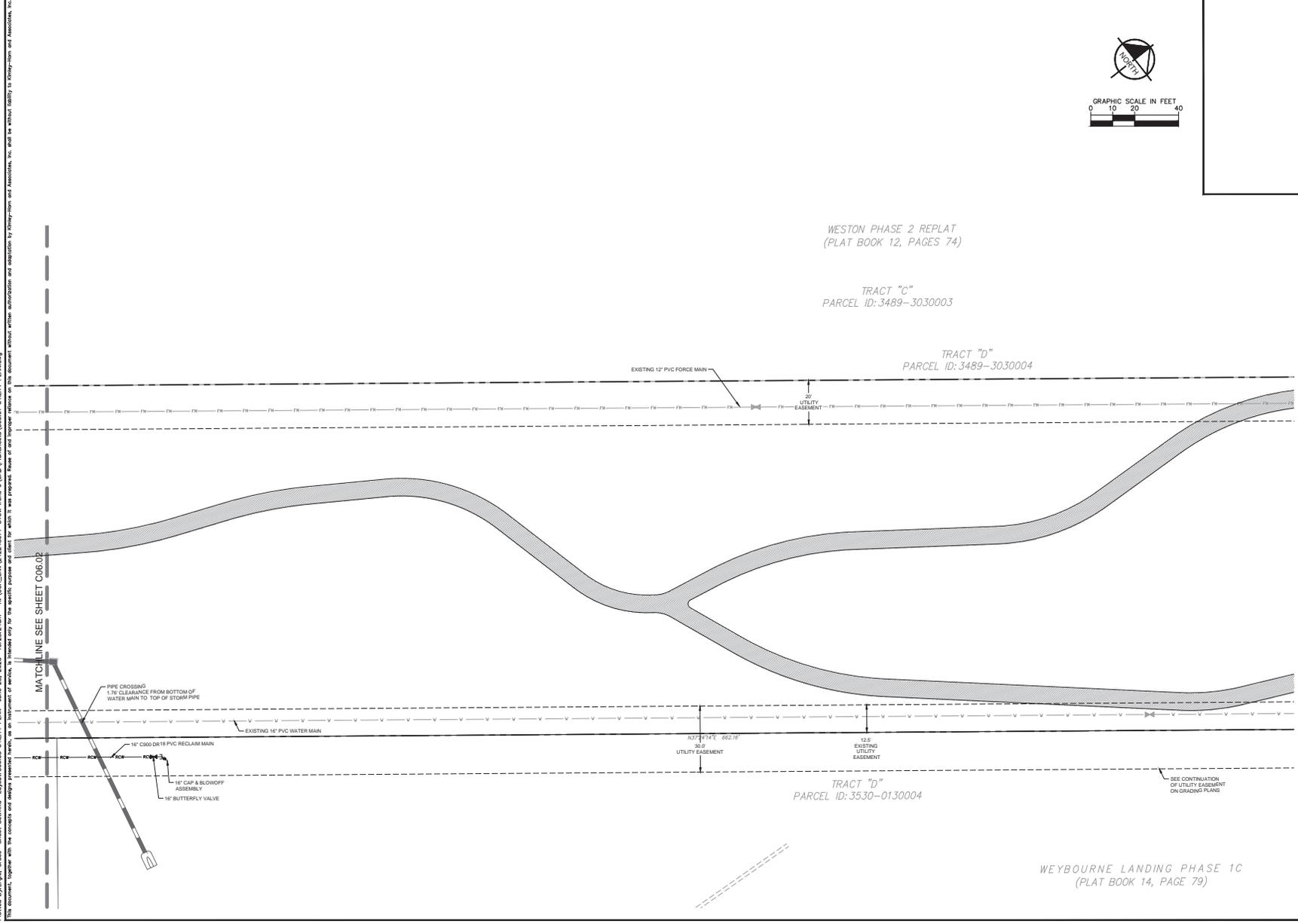
**UTILITY PLAN**

IRONS 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C06.02**

MAJOR SITE PLAN

Printed By: E64, Once Sheet Set: Irons Layout: C06.03 UTILITY PLAN June 25, 2025 10:23:24am K:\CADD\CIVIL\242248014-OTD\Iron\_9\CADD\PlanSheet\C06.03 UTILITY PLAN.dwg  
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NO.	REVISIONS	DATE

**Kimley»Horn**  
 42025 KIMLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE, SUITE 1, 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

IRON PROJECT	242248014
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	JMA
DRAWN BY	JMA
CHECKED BY	JMA
DATE	

LICENSED PROFESSIONAL ENGINEER  
 SPACE ELIZABETH GROLETT  
 FLORIDA LICENSE NUMBER 98831

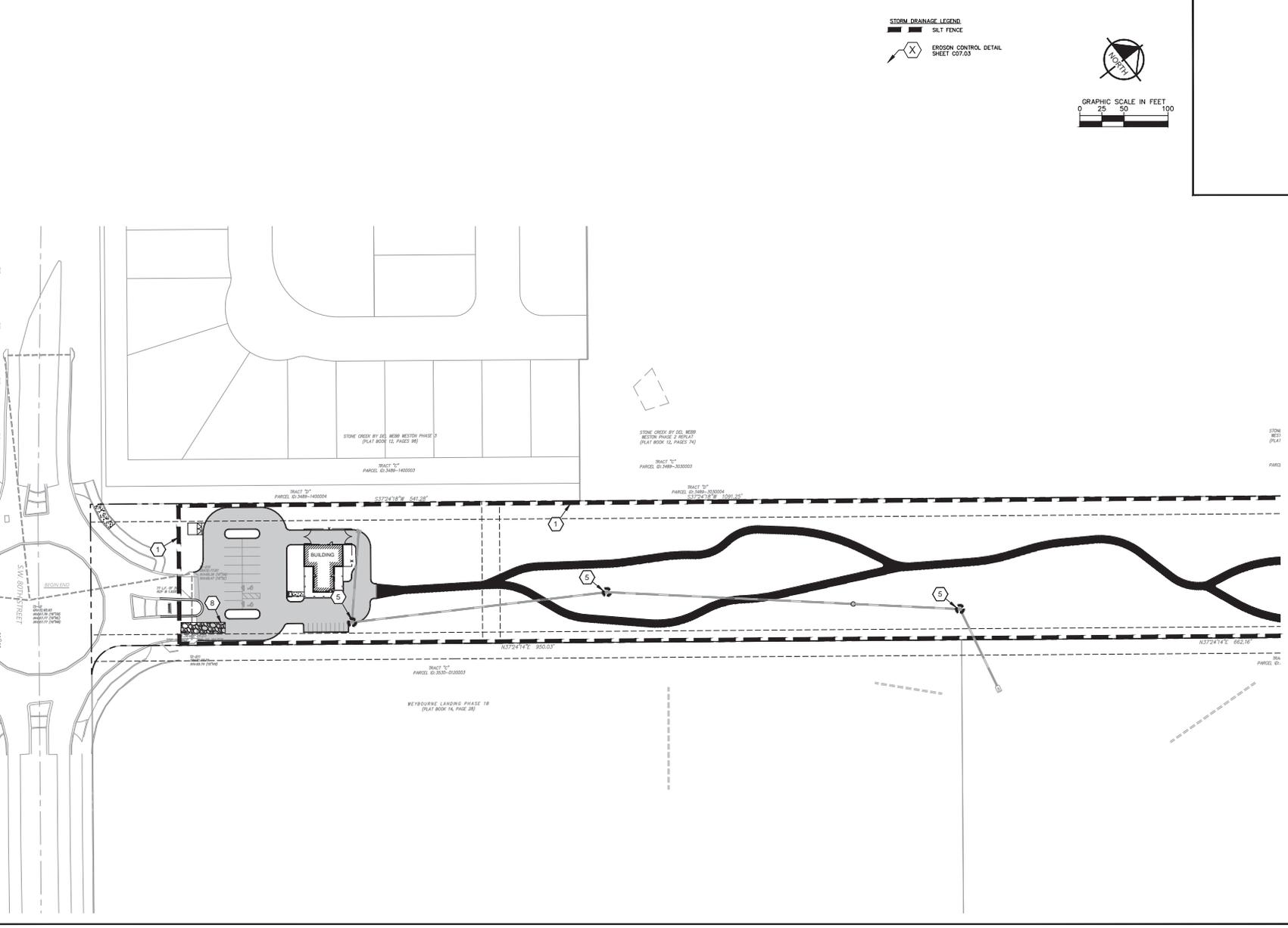
**UTILITY PLAN**

IRON 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C06.03**

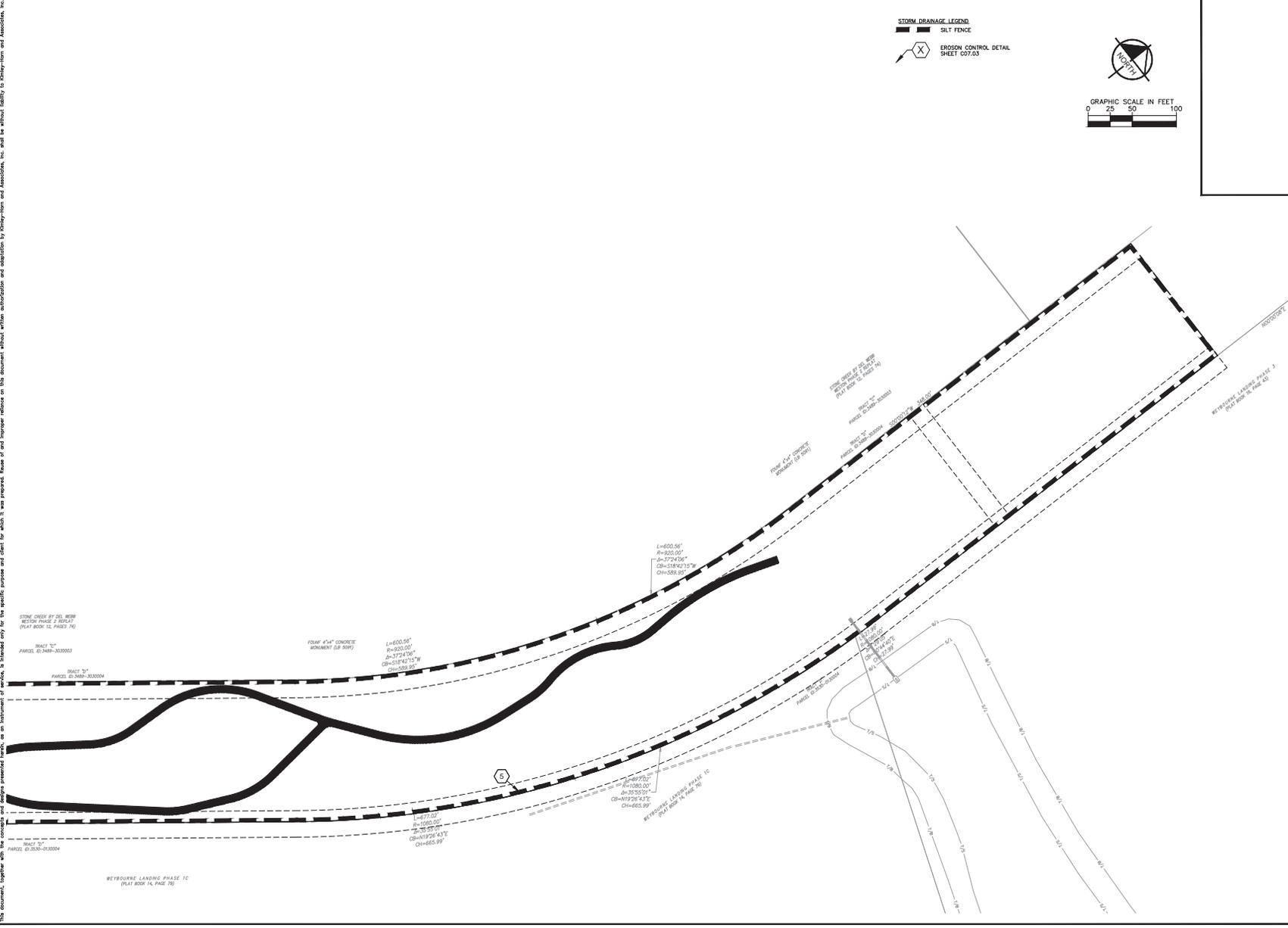
MAJOR SITE PLAN

Printed By: E64, Once Sheet Set: Irons Layout: C07.01 EROSION CONTROL PLAN June 25, 2025 10:28:37am K:\Voc\_Civil\24242401-OTW from a VAD\PlanSheet\C07.01 EROSION CONTROL.dwg  
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<p><b>IRONs 9</b>                  PREPARED FOR  <b>ON TOP OF THE WORLD</b>                  COMMUNITIES, L.L.C.</p>		<p><b>EROSION CONTROL PLAN</b></p>		<p><b>Kimley»Horn</b>                  42000 KIMLEY-HORN AND ASSOCIATES, INC.                  1700 SE 17th AVENUE, SUITE 1, 34471                  WWW.KIMLEY-HORN.COM PHONE: 352-438-3000                  REGISTRY NO. 33008</p>	
<p>PROJECT 242424014</p>	<p>DATE JUNE 2025</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY KHA</p>	<p>DRAWN BY JMAN</p>	<p>CHECKED BY JMAN</p>
<p>LICENSED PROFESSIONAL</p>	<p>STATE FLORIDA</p>	<p>PROFESSIONAL ENGINEER</p>	<p>FLORIDA LICENSE NUMBER 98831</p>	<p>DATE</p>	<p>DATE</p>
<p>SHEET NUMBER <b>C07.01</b></p>	<p>MAJOR SITE PLAN</p>	<p>FLORIDA</p>	<p>MARION COUNTY</p>	<p>DATE</p>	<p>DATE</p>

P:\HW\B\2\ER04\_C0701\Sheet\Layout\C07.02 EROSION CONTROL PLAN July 17, 2024 01:04:08pm K:\VOC\Civil\242248014-OTOW Irons 9\CAD\Plan\Sheet\C07.01 EROSION CONTROL.dwg  
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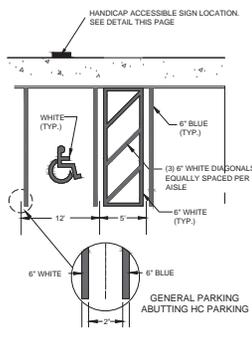
<b>IRON 9</b> PREPARED FOR <b>ON TOP OF THE WORLD</b> COMMUNITIES, L.L.C. MARION COUNTY FLORIDA		<b>EROSION CONTROL PLAN</b>		LICENSED PROFESSIONAL SPACE ELSABETH ERCLE, P.E. FLORIDA LICENSE NUMBER 98031		<b>Kimley»Horn</b> 4200 N.W. 117th Avenue, Suite 100 Fort Lauderdale, FL 33411 PHONE: 352-438-2000 WWW.KIMLEY-HORN.COM REGISTRY NO. 33008	
NHA PROJECT 242248014	DATE JULY 2024	SCALE AS SHOWN	DESIGNED BY JMA	DRAWN BY JMA	CHECKED BY JMA	DATE	REVISIONS
SHEET NUMBER <b>C07.02</b>						DATE 07/17/24	

MAJOR SITE PLAN





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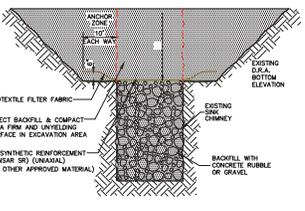


- NOTES:
1. WHEN HEADER CURB IS USED IN LIEU OF WHEEL STOPS, SIDEWALK ABUTTING CURB MUST BE WIDENED BY 18" SO THAT THE TOTAL SIDEWALK WIDTH IS 6'-0" ALLOWING FOR 4" MINIMUM CLEAR ACCESSIBLE ROUTE.
  2. FOR COMPLETE DETAIL OF HANDICAPPED SIGN, REFER TO HANDICAP SIGN DETAIL.
  3. NO STRIPES ARE REQUIRED WHEN SIDEWALK IS FLUSH WITH HANDICAP SIGN DETAIL.
  4. ALL PARKING STRIPES SHALL BE 6" IN WIDTH.
  5. SEE F.O.D.T. INDEX T11.03 FOR THE MOST CURRENT DETAIL.
  6. MUST COMPLY WITH ADA REQUIREMENTS.

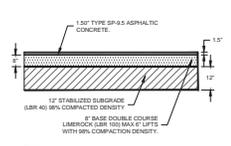
**HANDICAP SPACE STRIPING DETAIL**  
P04H04.DWG N.T.S.

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

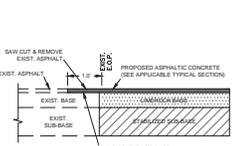
- NOTES:
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
  2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
  3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.



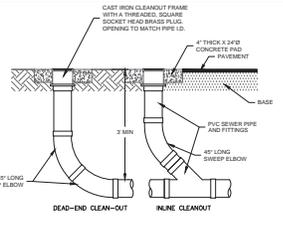
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N.T.S.



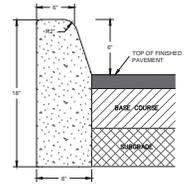
**TYPICAL STANDARD DUTY PAVEMENT SECTION**  
P04H03A.DWG N.T.S.



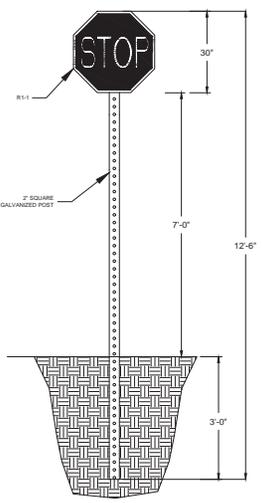
**NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION**  
P04H03A.DWG N.T.S.



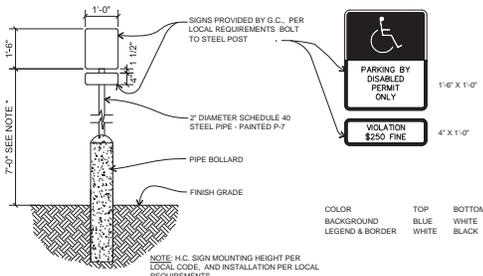
**SANITARY CLEAN-OUT (6" AND SMALLER MAINS)**  
S04H02A.DWG N.T.S.



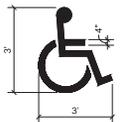
**TYPE "D" CURB**  
P04H02A.DWG N.T.S.



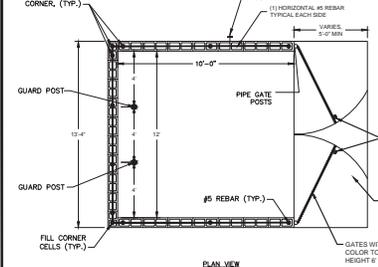
**30" STOP SIGN DETAIL**  
NOT TO SCALE



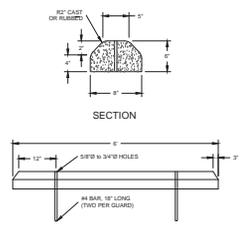
**HANDICAP SIGN DETAIL**  
N.T.S.



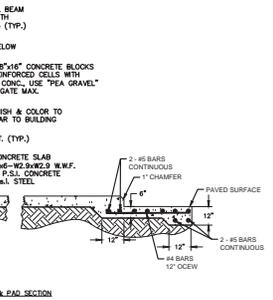
**HANDICAP SYMBOL**  
N.T.S.



**DUMPSTER ENCLOSURE DETAIL**  
N.T.S.



**CONCRETE WHEEL STOP**  
P04H03A.DWG N.T.S.



**TYPE "E" SPILL OUT CURB**  
N.T.S.

NO.	REVISIONS	DATE	BY

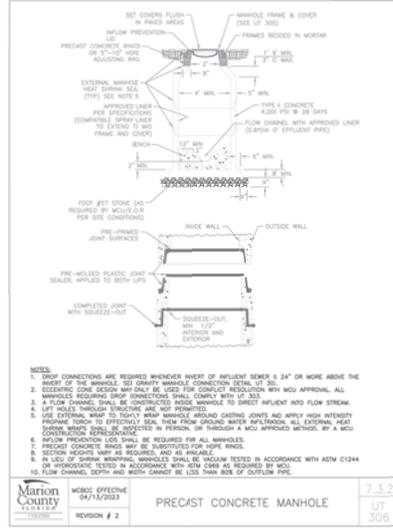
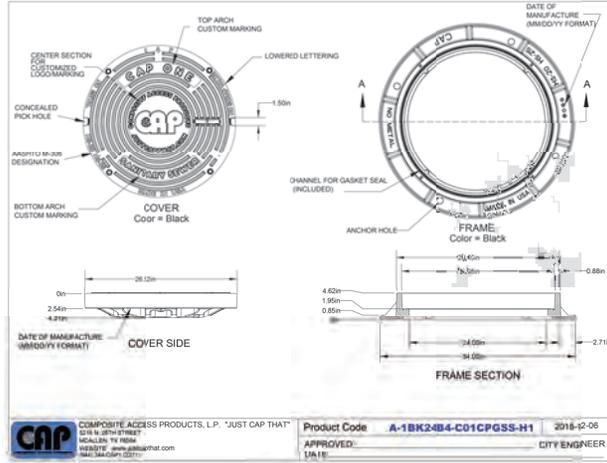
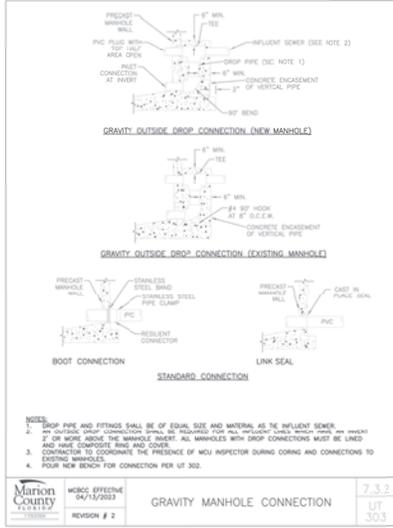
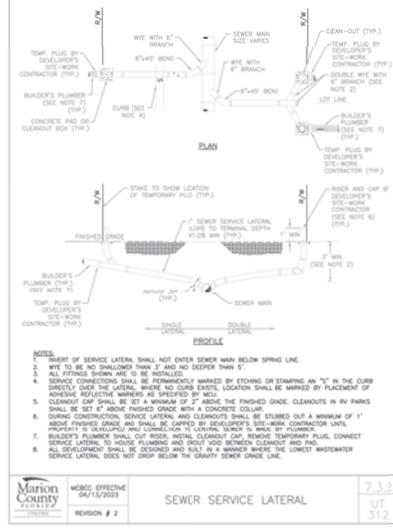
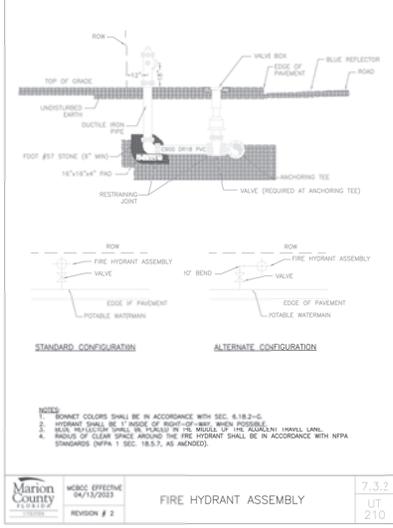
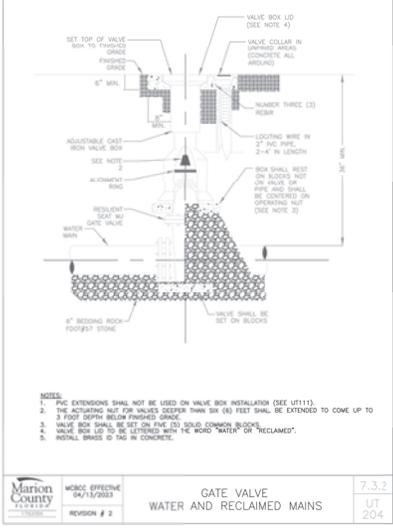
**Kimley»Horn**  
 4205 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE SUITE 14-471  
 MIAMI, FL 33135  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 3006

LICENSED PROFESSIONAL  
 SPACE DELBERT GREGG, P.E.  
 4205 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH AVENUE SUITE 14-471  
 MIAMI, FL 33135  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 99831

**CIVIL DETAILS**

IRON 9  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA  
 SHEET NUMBER  
**C08.01**

MAJOR SITE PLAN



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
42025 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH AVENUE, SUITE 1, 34471  
FORT LAUDERDALE, FL 33404  
WWW.KIMLEY-HORN.COM REGISTRY NO. 3006

LICENSED PROFESSIONAL  
SPENCE/DOBESH/GRILE/LEE  
FLORIDA LICENSE NUMBER  
99831

UTILITY DETAILS

IRONS 9  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
FLORIDA  
MARION COUNTY

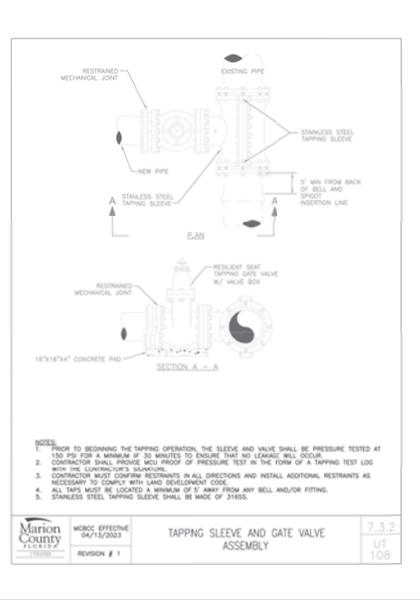
SHEET NUMBER  
C09.01

MAJOR SITE PLAN

Project: B/E/6/4 - Irons 9 - Sheet: Utility Details - June 25, 2025, 10:24:00am - R:\VOC\Adv\24248494-0706 Irons 9\Adv\PlanSheets\C09.01 UTILITY DETAILS.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific project and client for which it was prepared. Reuse of any part hereof without the written authorization and approval of Kimley-Horn and Associates, Inc. and its without liability to Kimley-Horn and Associates, Inc.



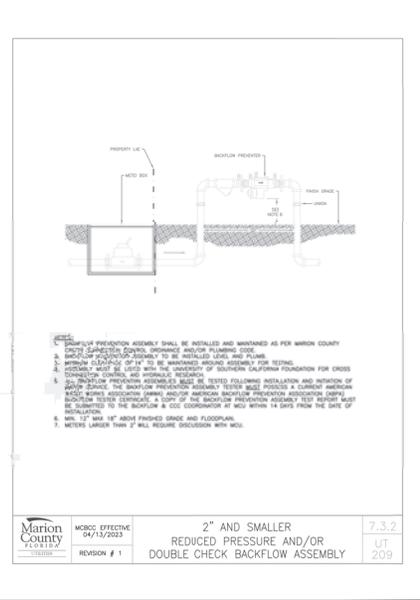
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 This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, bears no authorization and no responsibility by Kimley-Horn and Associates, Inc. and is without liability to Kimley-Horn and Associates, Inc.



**NOTES:**

1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE SOU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST COMPLY RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LOAD DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 3' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

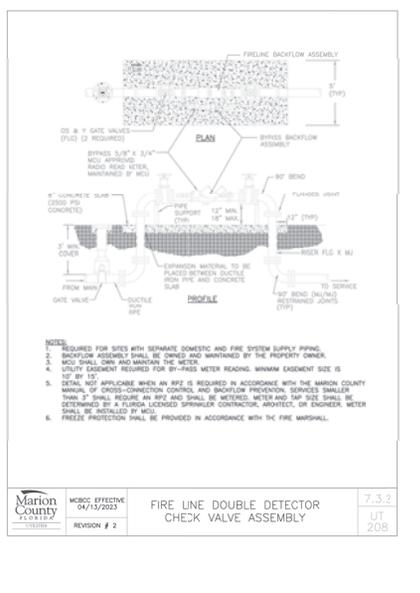
MARION COUNTY FLORIDA  
 MICRO EFFECTIVE 04/13/2023  
 REVISION # 1  
**TAPPING SLEEVE AND GATE VALVE ASSEMBLY**  
 UT 108  
 7.3.2



**NOTES:**

1. CONTRACTOR SHALL PROVIDE SOU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
2. CONTRACTOR MUST COMPLY RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LOAD DEVELOPMENT CODE.
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7. CONTRACTOR SHALL PROVIDE SOU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.

MARION COUNTY FLORIDA  
 MICRO EFFECTIVE 04/13/2023  
 REVISION # 1  
**2\"/>
 UT 209  
 7.3.2**



**NOTES:**

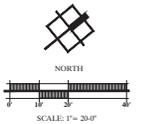
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MFD SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 10'.
5. IF BY 10' EASEMENT WHEN AN RPS IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION SERVICES SMALLER THAN 2\"/>

MARION COUNTY FLORIDA  
 MICRO EFFECTIVE 04/13/2023  
 REVISION # 2  
**FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY**  
 UT 208  
 7.3.2

<b>IRONS 9</b>	<b>PREPARED FOR</b>	<b>ON TOP OF THE WORLD COMMUNITIES, L.L.C.</b>	FLORIDA	
<b>MARION COUNTY</b>			<b>MAJOR SITE PLAN</b>	
<b>UTILITY DETAILS</b>				
<b>C09.03</b>				
SHEET NUMBER				
DATE				
REVISIONS				
DATE				
BY				

**Kimley»Horn**  
 4200 MARLEY HORN LANE ASSOCIATES, INC.  
 1700 SE 17TH AVENUE SUITE L FL 34471  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 33008  
 LICENSED PROFESSIONAL  
 SPENCE ELDABETH ORLE TSE  
 JUNE 2025  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY JMAN  
 CHECKED BY JMAN  
 FLORIDA LICENSE NUMBER 99831





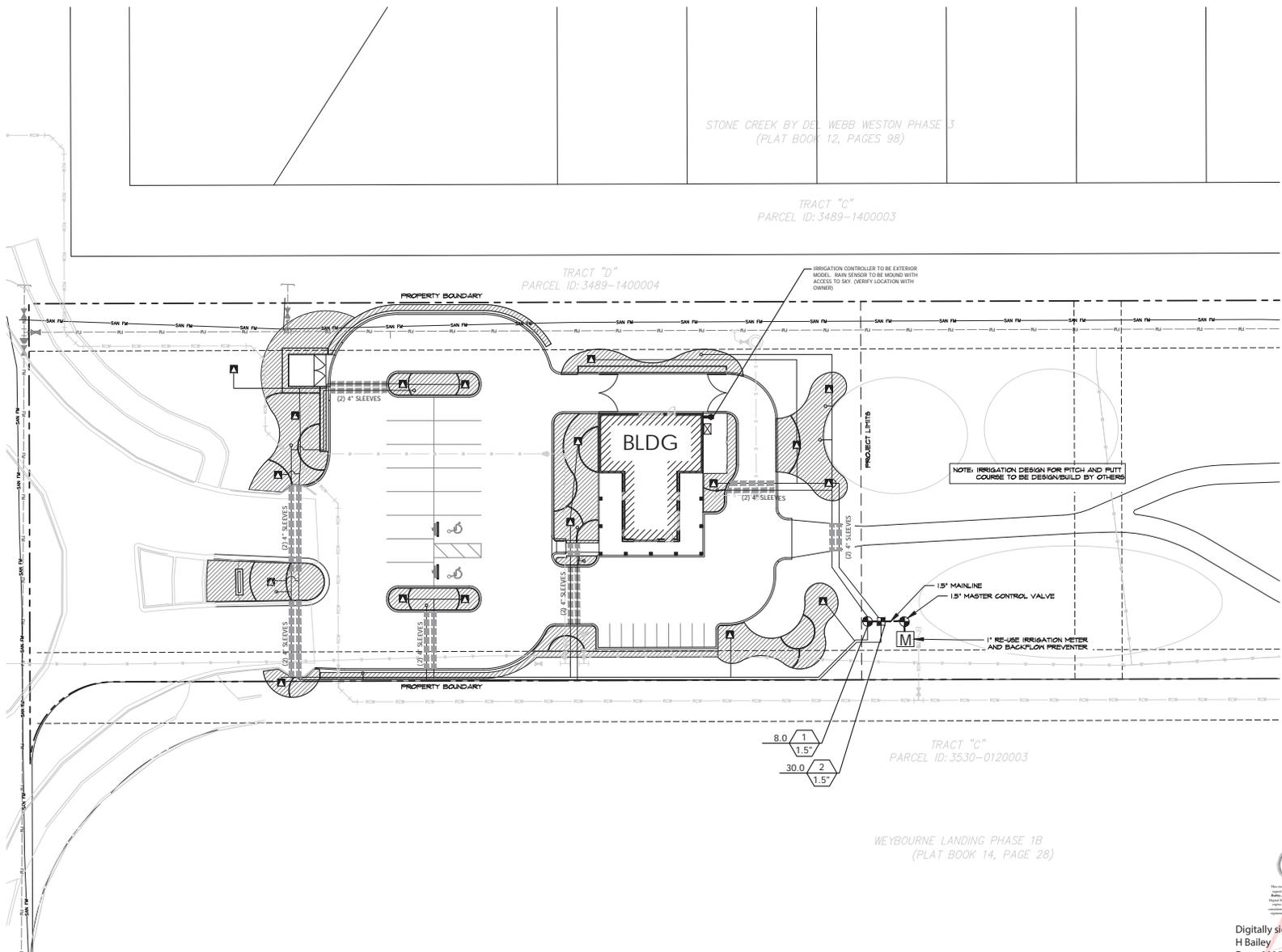
NO.	DATE	DESCRIPTION
1	04/24/25	INITIAL COUNTY SUBMITTAL
2	06/24/25	REVISIONS PER STATE PLANNING
3	07/21/25	REVISIONS PER COUNTY COMMENTS

**Irons 9**  
**PERMIT / CONSTRUCTION PLANS**  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 Kaitlynn Irons  
**IRRIGATION PLAN**



DATE: 02-24-25  
 PROJECT NO: KHA025-01.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**IR.01**



STONE CREEK BY DEL WEBB WESTON PHASE 3  
 (PLAT BOOK 12, PAGES 98)

TRACT "C"  
 PARCEL ID: 3489-1400003

TRACT "D"  
 PARCEL ID: 3489-1400004

TRACT "C"  
 PARCEL ID: 3530-0120003

WEYBOURNE LANDING PHASE 1B  
 (PLAT BOOK 14, PAGE 2B)

Digitally signed by James H Bailey  
 Date: 2025.07.21 16:55:24 -04'00'  
 Adobe Acrobat version: 2025.001.20577

**IRRIGATION NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
  - REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
  - MAINTAINING THE EXISTING IN A CLEAR, PROFESSIONAL AND WORKMANLIKE MANNER.
  - COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE CHARACTER, INCLUDING ADJUSTMENTS TO HEADS AND PIPE LOCATIONS AND TURNINGS.
  - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE. FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNINGS.
  - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS) TO INCLUDE WATER QUALITY.
- ALL IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL IRRIGATION INSTALLATION/MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. <http://irrigatefla.com>

**IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL**

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
  - WHEN DAY LIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
  - WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
  - FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE QUARTER INCH (3/4") OF WATER MAY BE APPLIED FOR IRRIGATION ZONE AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
  - ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.
- NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

**LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)**

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-220 GPM	4" PVC

**ZONE SCHEDULE**

1	TREE BUBBLER DRIP ZONE
2	

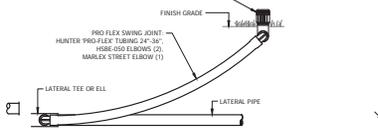
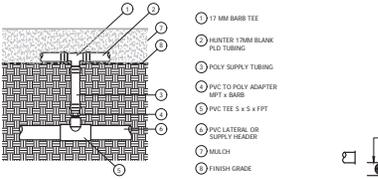
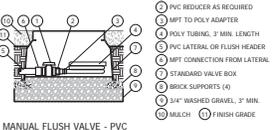
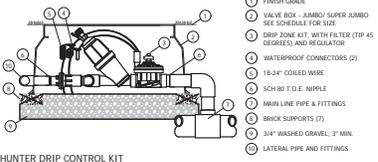
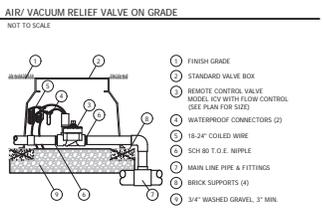
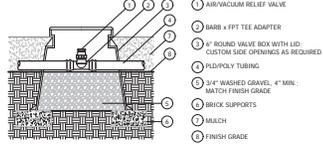
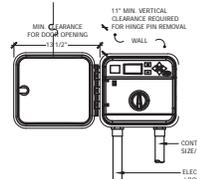
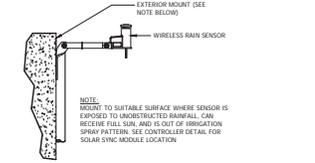
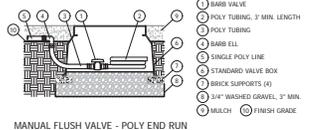
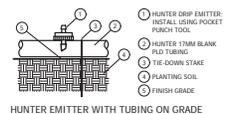
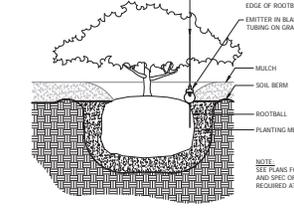
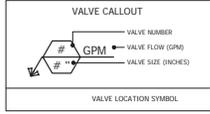
**PLD EMITTER LINE MAXIMUM LENGTH**

EMITTER SPACING	EMITTER LINE LENGTH IN FEET (FOR 1.0 GPM EMITTERS)
12"	300
18"	200
24"	150
30"	120
36"	100
42"	90
48"	80
54"	75
60"	70
66"	65
72"	60
78"	55
84"	50
90"	45
96"	40
102"	35
108"	30
114"	25
120"	20
126"	15
132"	10
138"	5
144"	5
150"	5

**VALVE SIZING**

PRESSURE LOSS NOT TO EXCEED 5 PSI

FLOW (GPM)	1 1/2" GLOBE	2" GLOBE
1	1.1	1.1
5	1.5	1.5
10	1.9	1.9
15	2.4	2.4
20	3.1	3.1
25	3.9	3.9
30	4.7	4.7
35	5.6	5.6
40	6.5	6.5
45	7.4	7.4
50	8.3	8.3
55	9.3	9.3
60	10.2	10.2
65	11.1	11.1
70	12.0	12.0
75	12.9	12.9
80	13.8	13.8
85	14.7	14.7
90	15.6	15.6
95	16.5	16.5
100	17.4	17.4
105	18.3	18.3
110	19.2	19.2
115	20.1	20.1
120	21.0	21.0
125	21.9	21.9
130	22.8	22.8
135	23.7	23.7
140	24.6	24.6
145	25.5	25.5
150	26.4	26.4



**IRRIGATION SCHEDULE**

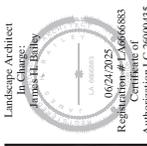
SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM	RADIUS
A	Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm	
	Bed planting area to Receive POINT SOURCE IRRIGATION					
	Hunter HE point source emitters at each plant					
	HE-10-B (black- 1 gpm) = 1 assigned to each #1 plant					
	HE-20-B (red- 2 gpm) = 1 assigned to each #3 plant					
	HE-20-B (red- 2 gpm) = 2 assigned to each #7 plant					
	Lateral line to emitters = Hunter blank tubing PLD-BLNK 17mm					
	Notes: Pierce blank tubing with emitters at each plant					
M	1" Irrigation reuse meter - Backflow prevention per county code, and Hunter Flow Sync Sensor.					
	Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control					
	Hunter ICV-151 - 1 1/2" Electric Globe Valve w/ Flow Control					
	Hunter ICV-201 - 2" Electric Globe Valve w/ Flow Control					
	Hunter PCZ-101 Drip Controller (FLOW 0.5-15 GPM) w/ Filter System. Jumbo Valve Box Required.					
	Hunter ICCZ Modular Station Controller Model: ICC Outdoor					
	Hunter Solar Sync Wireless Rain Sensor - WSS-SEN Mount in location with open view to sky.					
	Irrigation Mainline: 1.5" PVC Class 200 SDR 21					
	Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)					
	Sch 40 Irrigation Sleeve					

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS. THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPEARANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE. ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.



NO.	DATE	BY	CHKD	DESCRIPTION
1				INITIAL COUNTY SUBMITTAL
2				REVISION PERMITS PLANS CHANGES
3				
4				
5				
6				
7				
8				
9				
10				

**OTOW Pitch and Putt**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 Preparer: James H. Bailey  
 County: Marion



DATE: 02-24-25  
 PROJECT NO: KHA025-01.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

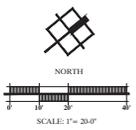
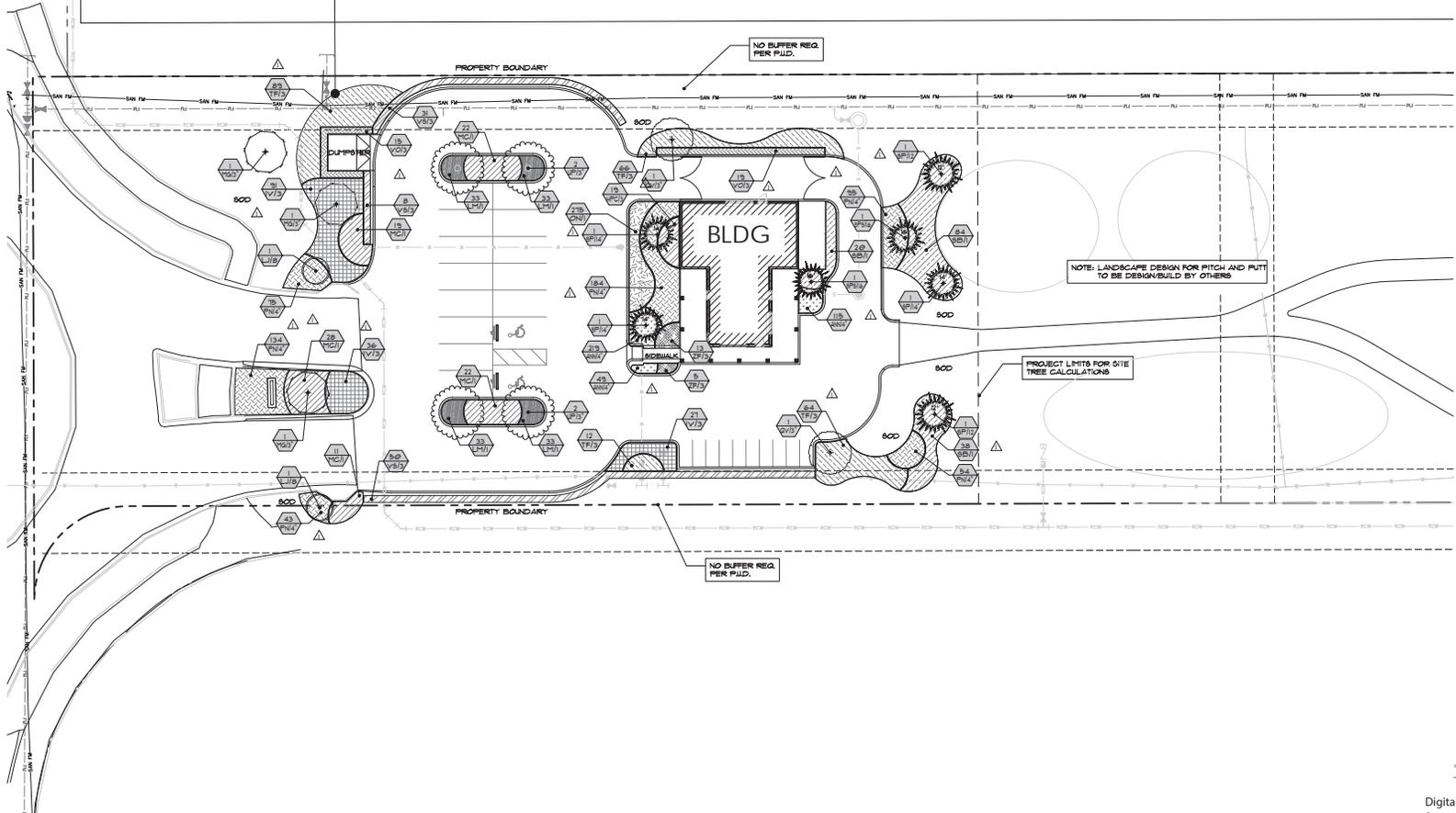
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 Date: 2025.06.24 07:21:17 -0400  
 Adobe Acrobat version: 2025.001.20531

SHEET NO. **IRD.01**





**TYPE C BUFFER REQUIREMENT (112 L.F.):**  
 -15' WIDE  
 -2 CANOPY TREES AND 3 UNDERSTORY TREES PER  
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.  
 112 L.F./100 = 112/2 = 2 CANOPY TREES  
 112 X 5 = 5 UNDERSTORY TREES  
 112 X 20' = 2240 S.F. X 5 = 1120 S.F. OF PLANTING  
**PROVIDED:**  
 -CANOPY TREES, 9 PROPOSED CANOPY TREES, AND 9 UNDERSTORY  
 -SHRUBS / GROUNDCOVER = 1,764 S.F. OF PLANTING.



NO.	DATE	DESCRIPTION
1	04/14/25	INITIAL CLIENT SUBMITTAL
2	06/24/25	REVISIONS PER STATE PLAN CHANGES
3	07/21/25	REVISIONS PER COUNTY COMMENTS

**Irons 9**  
**PERMIT / CONSTRUCTION PLANS**  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 Kinsley Burn  
**LANDSCAPE PLAN**



DATE: 02-24-25  
 PROJECT NO: KHA025-01.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

Digitally signed by  
 James H Bailey  
 Date: 2025.07.21  
 16:51:49 -04'00'  
 Adobe Acrobat version:  
 2025.001.20577







**TOPOGRAPHIC SURVEY FOR:  
PITCH AND PUTT  
A PORTION OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA**

**HORIZONTAL CONTROL:**

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTED, FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "81652" AND "1066", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISC STAMPED 1 2 11 12.  
NORTHING: 1740427.009 FEET  
EASTING: 576381.5670 FEET  
LATITUDE: 29°17'42.0200" N  
LONGITUDE: 82°16'01.2300" W  
CONVERGENCE: -0°17'50.7"

FOUND STAINLESS STEEL ROD STAMPED 1086 1990  
NORTHING: 1745775.9082 FEET  
EASTING: 543817.8667 FEET  
LATITUDE: 29°18'18.2704" N  
LONGITUDE: 82°17'06.9136" W  
CONVERGENCE: -0°17'16.8"



**LEGEND AND ABBREVIATIONS:**

- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- LD IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- (O) CHORD LENGTH
- C.B. CHORD BEARING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- FB PLAY BOOK
- ORB OFFICIAL RECORDS BOOK
- POS(S) POINT(S)
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CURB INLET GRATE
- ⊗ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊖ WATERED END SECTION
- ⊕ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊕ ELECTRIC MANHOLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC RISER BOX
- ⊙ CABLE TELEVISION RISER BOX
- ⊕ TELEPHONE RISER BOX
- ⊙ UTILITY RISER
- ⊕ WELL
- ⊕ WATER SPIGOT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ BACK FLOW PREVENTER
- ⊕ AIR CONDITIONER PAD
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS LINE MARKER
- ⊕ FIBER OPTIC VAULT
- ⊕ FIBER OPTIC LINE MARKER
- ⊕ CONCRETE UTILITY POLE
- ⊕ METAL UTILITY POLE
- ⊕ WOOD UTILITY POLE
- ⊕ UTILITY POLE GUT ANCHOR
- ⊕ LIGHT POLE
- ⊕ SPOT/GROUND LIGHT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ WETLAND FLAG
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ FLAG POLE
- ⊕ MAILBOX
- APPROXIMATE TOP OF BANK
- /- APPROXIMATE TOE OF SLOPE
- /- EXISTING CONTOUR
- /- UNDERGROUND SANITARY SEWER
- /- UNDERGROUND FORCE MAIN
- /- UNDERGROUND WATER MAIN
- /- OVERHEAD UTILITY LINE
- /- UNDERGROUND ELECTRIC LINE
- /- STORM DRAINAGE LINE
- ⊙ FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊙ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊙ FOUND NAIL & DISC (AS NOTED)

**STORM STRUCTURES**

B-#	GRADE: 75.30	B-20	GRADE: 74.10
INV: 65.41 (24" M)	INV: 65.25 (24" S)	INV: 68.64 (18" ROP NW)	INV: 68.69 (18" ROP E)
B-9	GRADE: 75.33	B-27	GRADE: 76.91
INV: 65.23 (24" N)	INV: 65.23 (24" SW)	INV: 70.46 (S)	
B-10	GRADE: 74.83	B-26	GRADE: 75.43
INV: 65.82 (24" SW)	INV: 68.89 (E)	INV: 70.39 (18" ROP W)	INV: 70.32 (18" ROP E)
B-11	GRADE: 74.75		
INV: 69.37 (W)	INV: 69.47 (SE)		

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- BAY
  - ⊙ CAMPHOR
  - ⊙ CEDAR
  - ⊙ CITRUS
  - ⊙ CHINABERRY
  - ⊙ CYPRESS
  - ⊙ DOGWOOD
  - ⊙ ELM
  - ⊙ GUM
  - ⊙ HICKORY
  - ⊙ HOLLY
  - ⊙ IRONWOOD
  - ⊙ LAUREL OAK
  - ⊙ LIVE OAK
  - ⊙ MAGNOLIA
  - ⊙ MAPLE
  - ⊙ MIAMI
  - ⊙ MIMOSA
  - ⊙ MISC
  - ⊙ MULBERRY
  - ⊙ OAK
  - ⊙ PALM
  - ⊙ PECAN
  - ⊙ PINE
  - ⊙ SUGAR HACKBERRY
  - ⊙ SYCAMORE



**SURVEY NOTES:**

1. DATE OF FIELD SURVEY: AUGUST 28, 2024.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0682E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. 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.
5. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
7. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
8. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
9. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
10. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
11. VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLFERT TRAVESER" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC." ELEVATION = 69.272 (DATUM NGVD 1929)

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 507.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
DATE: \_\_\_\_\_  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS			
FB/PG	DATE	REVISION	CKD
---	9/76/24	MA TOPOGRAPHIC SURVEY FOR PROPOSED ROAD	C.J.H.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
25 SW 117TH STREET, OCALA, FLORIDA 34773  
PHONE: 352.366.1400 FAX: 352.775.3333 www.jchgroup.com  
E-MAIL: info@jchgroup.com

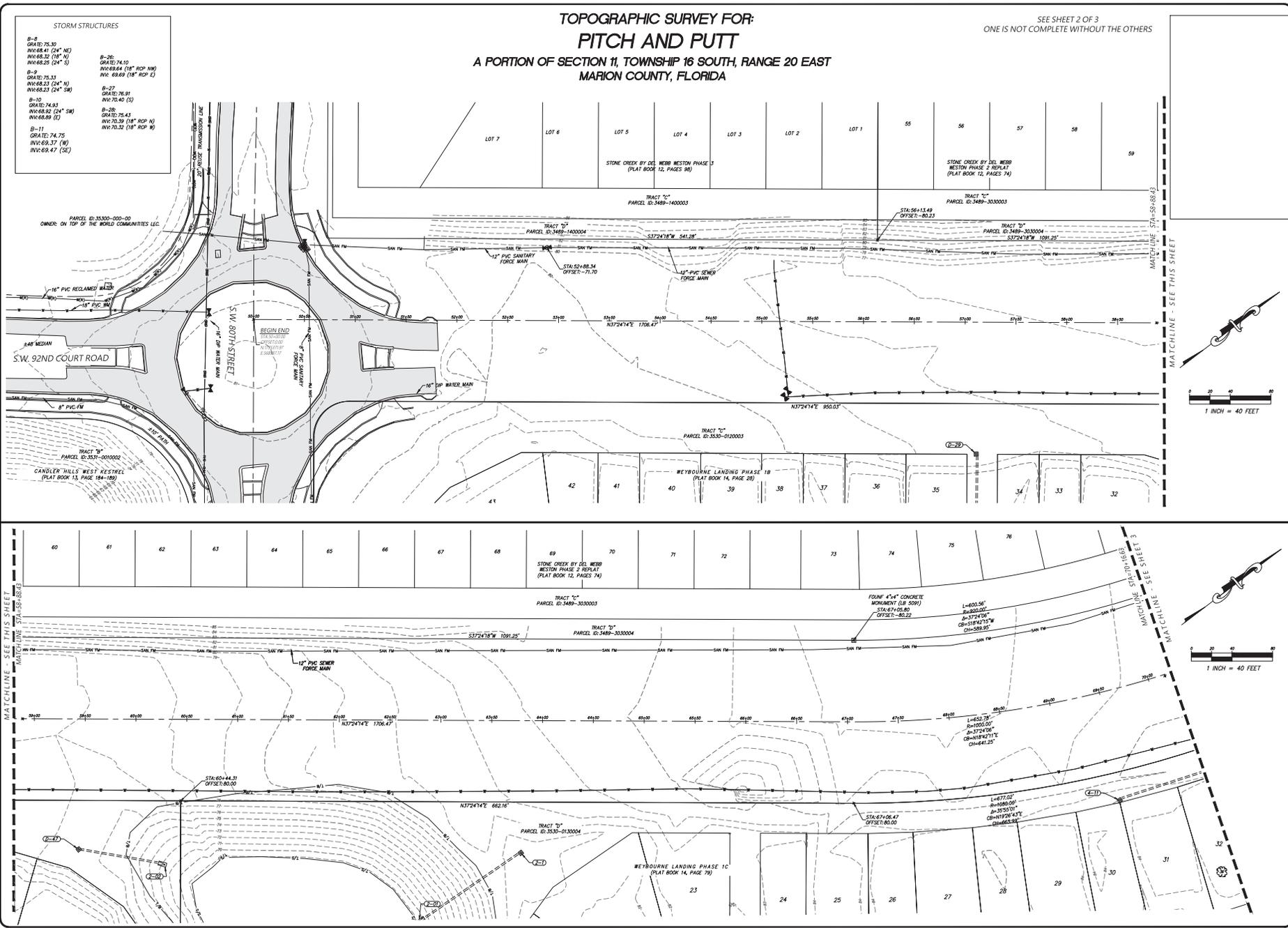
LOCATED IN SECTION 12 AND 13,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC SURVEY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES,  
L.L.C.

FB/PG	FIELD DATE	JOB NO.	1 OF 3
18-4/7-14	04/18/18	1814870PO	
DRAWING DATE	BY	APPROVED	SCALE
5/24/18	M.A.	C.J.H.	1" = 400'

Drawing name: Z:\Projects\18148\181480verall\181480verall.dwg  
 User: jch  
 Date: 9/17/24  
 Project: PITCH & PUTT  
 Scale: 1" = 40'



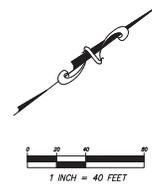
STORM STRUCTURES	
B-8	GRADE: 75.30
B-8	INVERT: 64.41 (24" NE)
B-8	INVERT: 68.32 (18" N)
B-8	INVERT: 62.25 (24" S)
B-9	GRADE: 75.33
B-9	INVERT: 68.23 (24" N)
B-9	INVERT: 68.23 (24" SW)
B-10	GRADE: 74.93
B-10	INVERT: 68.80 (24" SW)
B-10	INVERT: 68.80 (2)
B-11	GRADE: 74.75
B-11	INVERT: 69.37 (N)
B-11	INVERT: 69.47 (SE)
B-26	GRADE: 74.10
B-26	INVERT: 69.64 (18" RCP NW)
B-26	INVERT: 69.69 (18" RCP E)
B-27	GRADE: 76.91
B-27	INVERT: 70.40 (S)
B-28	GRADE: 75.43
B-28	INVERT: 70.39 (18" RCP N)
B-28	INVERT: 70.32 (18" RCP W)

**TOPOGRAPHIC SURVEY FOR:**  
**PITCH AND PUTT**  
 A PORTION OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
 MARION COUNTY, FLORIDA

SEE SHEET 2 OF 3  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

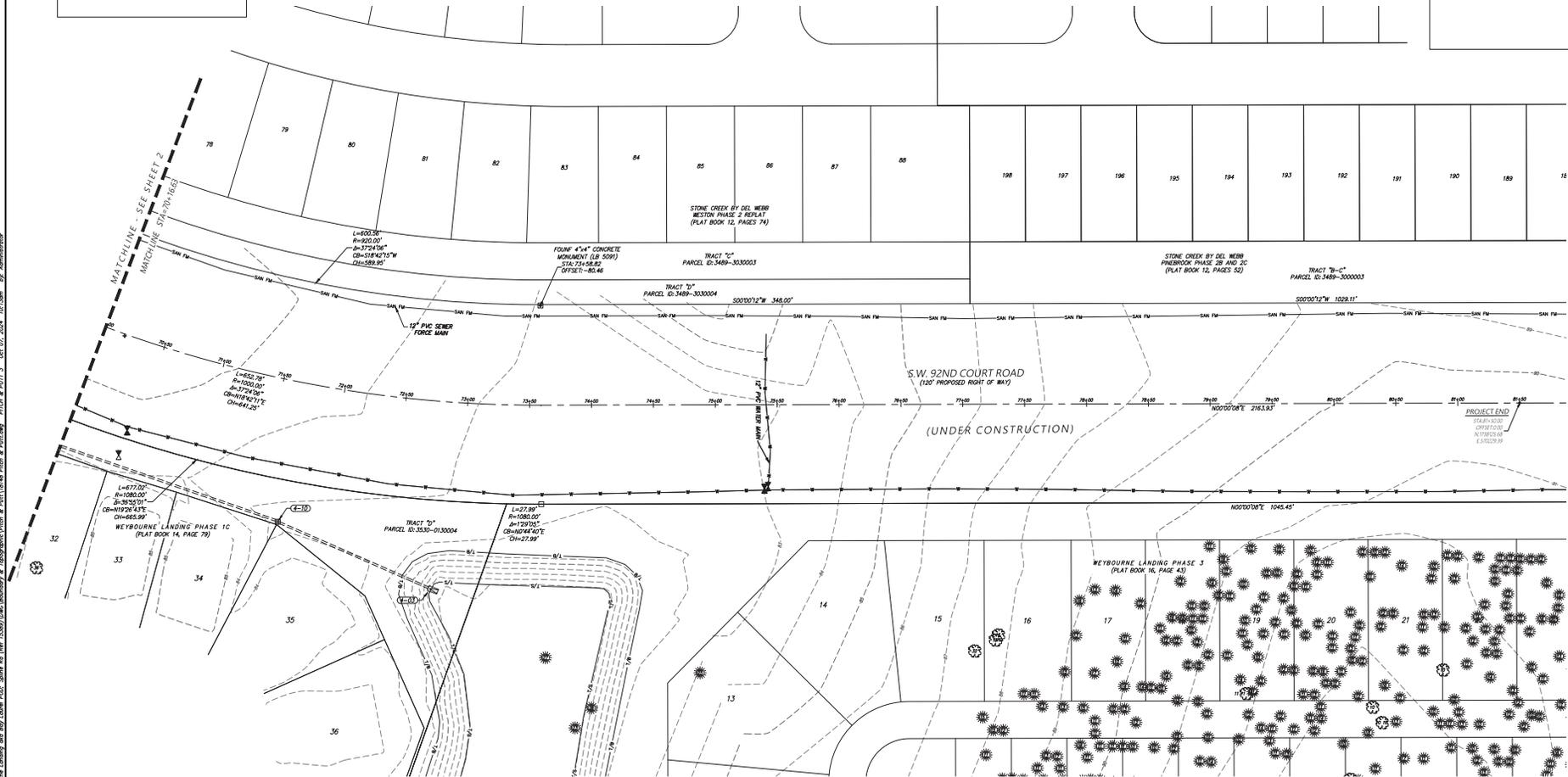
DRAWN:	M.A.	REVISED:	C.J.H.	CHECKED:	C.J.H.	APPROVED:	C.J.H.	DATE:	9/17/24
								NO.	REVISIONS
<b>PLAT OF TOPOGRAPHIC SURVEY</b> <b>-FOR-</b> <b>ON TOP OF THE WORLD</b> <b>COMMUNITIES, L.L.C.</b>								FILED BOOK/PAGE:	DATE:
FIELD BOOK/PAGE:								FILED:	DATE:
J.O.#18148 DWS.# 18148OVERALL								NO.	REVISIONS
SHT 2 OF 3								NO.	REVISIONS

TOPOGRAPHIC SURVEY FOR:  
**PITCH AND PUTT**  
 A PORTION OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
 MARION COUNTY, FLORIDA



STORM STRUCTURES

B-8 GRADE: 75.10 INV: 68.41 (24" NC) INV: 68.32 (18" N) INV: 68.25 (24" S)	B-26 GRADE: 74.10 INV: 68.64 (18" ROP NW) INV: 68.69 (18" ROP E)
B-9 GRADE: 75.11 INV: 68.23 (24" N) INV: 68.13 (24" SW)	B-27 GRADE: 76.91 INV: 70.40 (S)
B-10 GRADE: 74.93 INV: 68.92 (24" SW) INV: 68.89 (E)	B-28 GRADE: 75.43 INV: 70.39 (18" ROP N) INV: 70.32 (18" ROP W)
B-11 GRADE: 74.75 INV: 69.37 (N) INV: 69.47 (SE)	



NO.	REVISIONS	DATE
1.	TOPOGRAPHIC SURVEY SW 92ND CT RD	M.A. 9/17/24

SCALE: 1" = 40'
APPROVED: C.J.H.
CHECKED: C.J.H.
REVISION: M.A.
DRAWN: M.A.

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT SURVEYING & MAPPING  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 DAVENPORT, FLORIDA 33826  
 (888) 888-8888

PLAT OF TOPOGRAPHIC SURVEY  
 -FOR-  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.

FIELD BOOK/PAGE:  
 FILE: 070W SALES BLD

J.O.#18148  
 DWG.# 18148OVERALL  
 SH1 3 OF 3

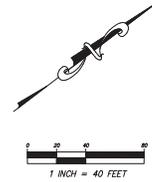
SEE SHEET 3 OF 3  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

Assembly name: Z:\Projects\18148 Weybourne Landing - SW 92nd Court Road - Station File (15/09/2024)\DWG\Boundary & Topography\18148 Weybourne Landing - SW 92nd Court Road - Station File (15/09/2024)\DWG\Boundary & Topography - PITCH & PUTT 3 - 04/07/2024 - 10:54am - JF - autohatch.dwg

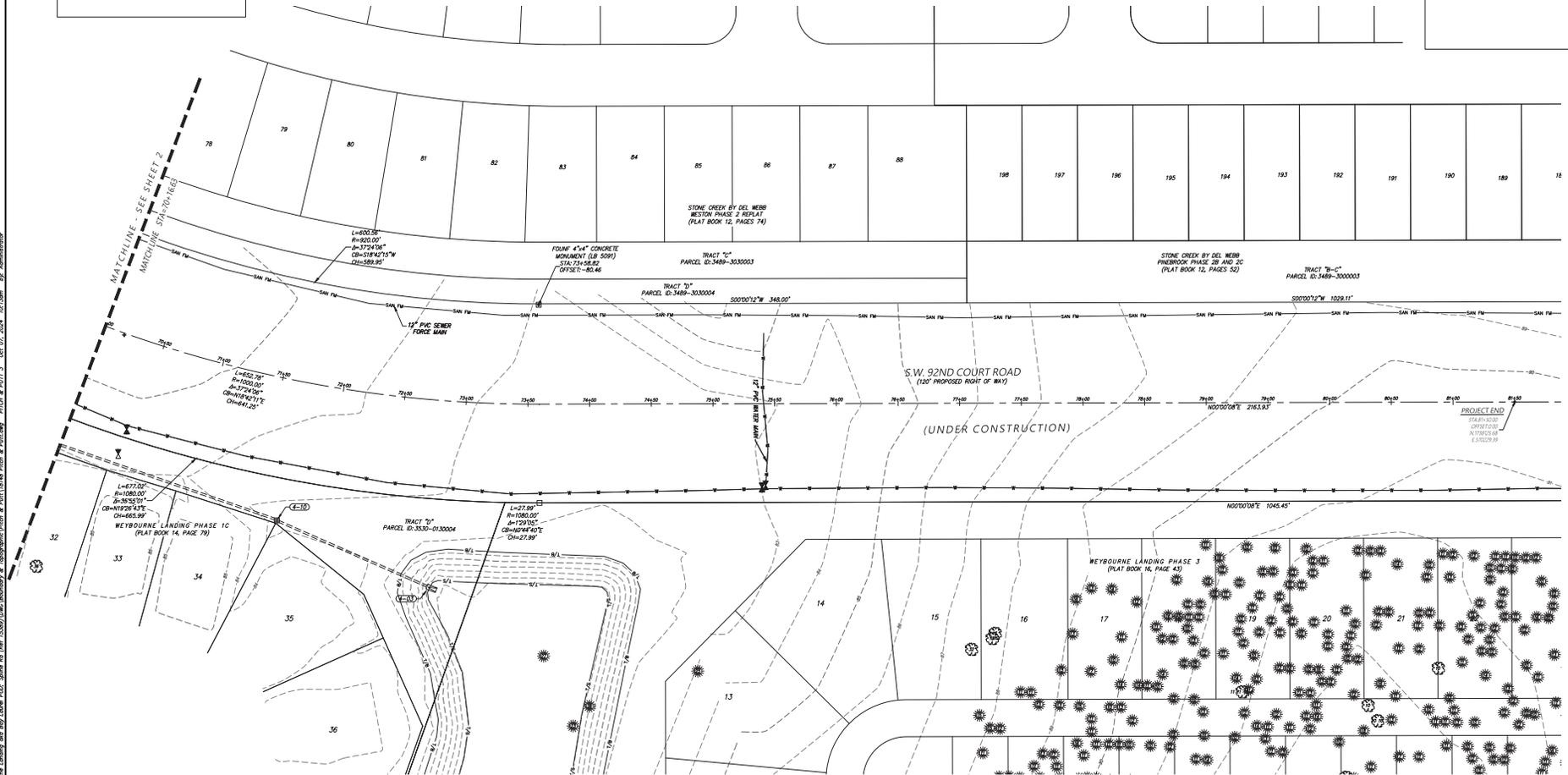




TOPOGRAPHIC SURVEY FOR:  
**PITCH AND PUTT**  
 A PORTION OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
 MARION COUNTY, FLORIDA



STORM STRUCTURES	
B-8 GRADE: 75.10 INV: 68.41 (24" NC) INV: 68.32 (18" N) INV: 68.25 (24" S)	B-26 GRADE: 74.10 INV: 68.64 (18" ROP NW) INV: 68.69 (18" ROP E)
B-9 GRADE: 75.11 INV: 68.23 (24" N) INV: 68.15 (24" SW)	B-27 GRADE: 76.91 INV: 70.40 (S)
B-10 GRADE: 74.93 INV: 68.92 (24" SW) INV: 68.89 (E)	B-28 GRADE: 75.43 INV: 70.39 (18" ROP N) INV: 70.32 (18" ROP W)
B-11 GRADE: 74.75 INV: 69.37 (N) INV: 69.47 (SE)	



NO.	REVISIONS	DATE
1.	TOPOGRAPHIC SURVEY SW 92ND CT RD	M.A. 9/17/24

DRAWN:	M.A.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 40'

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT SURVEYING & MAPPING  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 DAVENPORT, FLORIDA 33826  
 PHONE: (888) 888-8888 FAX: (888) 888-8888

PLAT OF TOPOGRAPHIC SURVEY  
 -FOR-  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.

FIELD BOOK/PAGE:  
 FILE: 070W SALES BLD

J.O.#19148  
 DWG.# 18148OVERALL  
 SHT 3 OF 3

SEE SHEET 3 OF 3  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

C:\Projects\18148\MapSource Landscaping and Topo\18148.dwg & Topographic\18148.dwg & Plotting - PITCH & PUTT 3 (04/07/2024 10:54am) by: jch@jch.com



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20555

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.1.

---

**SUBJECT:**

**Melody Preserve - Improvement Plan - Waiver Request to Improvement Plan in Review**

**7945 SW 80th St Ocala**

**Project #2024100025 #32515**

**Parcel #35300-000-15 & 35474-000-00**

**Kimley-Horn and Associates**

**LDC 6.12.12(D) - Sidewalks**

CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests a waiver to pay fee in-lieu of sidewalk construction along SW 80th Street from site entrance to SW 77th Court per conversations with the County Engineer.

September 5, 2025

PROJECT NAME: MELODY PRESERVE  
PROJECT NUMBER: 2024100025  
APPLICATION: IMPROVEMENT PLAN #32515

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way  
STATUS OF REVIEW: INFO  
REMARKS: Appropriate drainage tracts/ROW shall be on the final plat.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 7.1.3 Drainage Construction Specifications  
STATUS OF REVIEW: INFO  
REMARKS: Deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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.
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/4/25-add waivers if requested in future
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Water Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Secondary connection for water now connects North into Liberty Village. (2) Need to ensure that the sub division gets adequate fire flow from Liberty Village 10" connection, if the main connection off 80th is shut down, or there is a break. Previous comment. C06.04 Water line needs to be

closer to SW 77th Court and further away from the DRA. Easement may need to shift.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:  
STATUS OF REVIEW: INFO  
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Manager: Alejandro Rad at 352-307-6012 or Alejandro.Rad@marionfl.org
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Need to ensure that the sub division gets adequate fire flow from Liberty Village 10" connection, if the main connection off 80th is shut down, or there is a break. Previous comment: Need to model Fire flow to ensure adequate flow pressure. Info - Defer to Marion County Fire Rescue. Marion County Utilities will provide water.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Plan review for Version 2: \$130.00 4/17/25 Utilities Plan Review Fee: \$510.00 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# 32515
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water  
Existing well to be abandoned must have a permit through the Department of Health in Marion County.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: Initial Review: To ensure clarity for buffer type location, add buffer type labels (e.g., Modified Type E, Modified Type A, Type C, etc.) consistent with the approved buffers from Resolution No. 25-R-107. Ensure the same labels are added to the project's pre-plat to ensure consistency between the two applications. 7/7 Buffers have been added to sheet c01.02, Please be sure to remain consistent with approved preliminary plat.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.10 - Show any known easements (i.e. ingress or egress, landscape or conservation)  
STATUS OF REVIEW: INFO  
REMARKS: Initial Review: Easements shown on Geometry Plan sheets. Staff will check for consistency with pre-plat once pre-plat is approved.
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Improvement Plan  
STATUS OF REVIEW: INFO  
REMARKS: 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]."

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Design High water levels labeled on pond cross sections don't match ICPR outputs.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: Comment responses indicated a waiver for seed for pond bottoms was approved by DRC. Pond cross sections still indicate sod. Please clarify intent for project.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: Tailwater elevation utilized in hydraulic calculations doesn't match the ICPR output tables included in the report. Please clarify.

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations

STATUS OF REVIEW: NO

REMARKS: Per grading, the access connection to SW 80th drains to 80th street. Please provide updated spread calcs for SW 80th inlets downstream of access point.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.9 - Grading Criteria

STATUS OF REVIEW: NO

REMARKS: Proposed grading on the east side of the access point to 80th appears to have a low point in the radius. Please clarify intent.

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 7/9/25 Right-of-way reservation geometries are insufficient. Update plans to reflect 70' right-of-way reservation throughout unless it can be determined another dimension is appropriate to achieve the 120' required right-of-way per PUD condition #10.

4/17/25 - 1) Typical sections required and are the primary reference for right-of-way dedication. Private local subdivision roads require 50' + 5' ROW easement each side. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided when a lesser right-of-way is proposed. 2) Right-of-way dedication along SW 80th St. is required as specified by approved PUD.

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/9/25 - Applicant indicated intent to seek waiver to pay fee in-lieu-of sidewalk construction along SW 80th St from site entrance to SW 77th Court based upon support of the County Engineer. If approved, fee comes out to \$14,375.

4/17/25 - 1) Sidewalks are required along one side of internal streets unless approved by staff-supported DRC waiver. 2) A multi-use path along SW 80th St., connecting to existing location west of development site and extending to SW 77th Court is required except where already approved by the BCC for fee-in-lieu of construction along SW 80th St from site access location to SW 77th Court. Fee-in-lieu of construction will be calculated when the extent of sidewalk is determined after DRC waiver review. Note: During the BCC approval on 3/18/25, OTOW representative indicated a willingness to extend multimodal path to main entrance as requested.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 7/9/25 - Approval of improvement plan will be contingent upon 1) approval of preliminary plat and 2) approval of offsite improvement plan for SW 80th St. realignment construction to enable

incorporation of any changes needed.

25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.4 - Water Main Piping Installation

STATUS OF REVIEW: NO

REMARKS: 7/1/25 C06.01 WM service cannot be extended past parcel boundary to feed BLCCDD customers, without consent from BLCCDD. Remove extension and connection from plans. C06.04 - Change water line serving lots 23-25 a 4" or 2" with a cap and turn it into a service/ remove Gate valve. C06.01 - Why is the section of pipe on Street A on the south side of the road? (2) Need blow off if street B cul-de-sac stays piped how it was originally displayed.

26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.5 - Water Service and Connection

STATUS OF REVIEW: NO

REMARKS: 7/1/25 Please advise: C06.02 How are you going to get water across the street between lots 95 and 112. Sleeves and casings don't bend? Previous comment: C06.03 See changemarks for valve changes. C06.04 See changemarks for valve changes. C06.02 How are you going to get water across the street between lots 95 and 112. Sleeves and casings don't bend. (2) On lot 40, move service to street F. (3) Reduce connection at lot 37 to 10" x 8, which is the size of the Liberty Village main. (4) Move GV at the corner of Lot 85 to a Tee. C06.01 - Move GV to Tee on the corner of 194. (2) Move water service out of the driveway of lot 65.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat

STATUS OF REVIEW: NO

REMARKS: Initial Review: Per LDC Sec. 2.1.3. - Order of plan approval.

"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."

There is an approved Master Plan which was amended as part of Resolution No. 25-R-107. However, staff cannot confirm the improvement plan's consistency with the pre-plat until the pre-plat is approved. This item will remain [NO] until the pre-plat is approved.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: Initial Review: Staff will confirm consistency with zoning approval once the pre-plat is approved.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements

STATUS OF REVIEW: NO

REMARKS: Initial Review: Lot typicals shown on C03.01. Staff will check for consistency with the pre-plat once the pre-plat is approved.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including

easements, reservations or dedications

STATUS OF REVIEW: NO

REMARKS: Initial Review: Staff notes location/Dimensions of ROW are shown. Staff will check for consistency with pre-plat once pre-plat is approved. However, staff notes that dimensions for adjacent roadways SW 80th St and SW 80th Ave are not shown as required by 2.12.9. Add these to the applicable Geometry Plan sheets and state which sheets have been amended, reflect changes on pre-plat if needed. 7/7 SW 80th Street and SW 80th Avenue dimensions have been added to sheets c03.01 through c03.04- however, preplat is still under review at this time.

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft

STATUS OF REVIEW: NO

REMARKS: Initial Review: Lot lines shown on Geometry Plan sheets. Staff will check for consistency with pre-plat once pre-plat is approved.

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: NO

REMARKS: Initial Review: 2 monument signs (4 total) shown for each entrance on C08.01 and C08.03. Signs are not shown on the approved concept or master plan for Melody Preserve. Provide proof/documentation demonstrating approval for four monument signs. Otherwise, 2 subdivision signs maximum are allowed according to Sec. 4.4.4.E(1). In any case, demonstrate that there is a 5' setback from the front/side property line per Sec. 4.4.4.E(2) and verify the signs do not encroach into a sight triangle. State which sheets have been amended and which documents have been uploaded, as applicable. 7/7 Demonstrate setback from the property line and verify line of sight triangle has not been encroached by signage.

33 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheet C01.04 – Labeled SW 78th St. Sheet C07.12 – SW 79th Ter is incorrectly labeled as Street H. Please label all roads accordingly on all future submittals.

34 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Sheet C01.00 - General Notes: The parcel number is labeled incorrectly as 353000-000-15. It should be 35300-000-15. Please update on all future submittals.

35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments

STATUS OF REVIEW: NO

REMARKS: 1. no Draft HOA documents found in submittal - Provide HOA Documents - In new residential developments with more than 50 lots, the developer shall also promote the practices and principles of FFL as described in the Florida Yards and Neighborhoods Handbook, as amended. A program which promotes these principles shall be incorporated into and made part of the restrictive covenants and shall include:(1)Information about the applicable landscaping requirements under this division and under Division 6.8;(2)Procedures for future owners to follow when implementing FFL on individual lots, and(3)Water conservation and FFL educational materials to all new homeowners; and(4)Information regarding landscape irrigation scheduling as stipulated in Section 6.9.9. example @ [https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/CCRs\\_Sept-20-2010\\_final.pdf](https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/CCRs_Sept-20-2010_final.pdf)

36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements  
STATUS OF REVIEW: NO  
REMARKS: unable to locate lighting plan exhibit in submittal - please clarify



**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: 8/21/2025 Parcel Number(s): 35300-000-15, 35474-000-00 Permit Number: 32515

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

Project Name: Melody Preserve Commercial  Residential   
Subdivision Name (if applicable): Melody Preserve  
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): On Top of the World Communities, L.L.C.  
Signature: \_\_\_\_\_  
Mailing Address: 8445 SW 80th Street City: Ocala  
State: FL Zip Code: 34481 Phone # 352-387-7480  
Email address: ld\_permits@colenbuilt.net

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

Firm Name (if applicable): On Top of the World Communities, L.L.C. Contact Name: Lisa Lazaro  
Mailing Address: 8445 SW 80th Street City: Ocala  
State: FL Zip Code: 34481 Phone # 352-387-7480  
Email address: ld\_permits@colenbuilt.net

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.12.12 - Sidewalks  
Reason/Justification for Request (be specific): Wavier request to pay fee in-lieu of sidewalk construction along SW 80th Street from site entrance to SW 77th Court per conversations with the County Engineer

**DEVELOPMENT REVIEW USE:**

Received By: emailed 8/21/25 Date Processed: 8/21/2025 Project # 2024100025 AR # 32515

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

**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**  
 PARCEL IDENTIFICATION NUMBER: 39300-000-15, 3474-000-00  
 PRESENT ZONING: PUD(A) (ZONING PENDING)  
 ADJUTING ZONING: NORTH - PUD  
 EAST - P1  
 SOUTH - PUD  
 WEST - PUD  
 LAND USE: DR (RESIDENTIAL) / HR  
 MELODY PRESERVE AREA: 79.36 ACRES  
 PROPOSED ROAD LENGTH: 1.80 MILES  
 PROPOSED LOTS: 233 LOTS  
 IMPERVIOUS AREA: EXISTING + 3.28 ACRES (8%)  
 PROPOSED + 30.00 ACRES (43%)  
 OFFSITE DRAINAGE AREA: 2.38 ACRES  
 OPEN SPACE: TOTAL REQUIRED + 14.0 ACRES (20%)  
 TOTAL PROVIDED + 14.0 ACRES  
 (INCLUDES BUFFERS, WALKING TRAILS, MULTI-USE TRAILS,  
 SPORT COURTS, DOG PARK, MAIL KIOSK & 20% OF DRAS)  
 MINIMUM LOT WIDTH: 30'  
 LOT SETBACKS: FRONT + 15'  
 SIDE STREET + 15'  
 SIDE + 5'  
 REAR + 20' (10' FOR NON STRUCTURAL)  
 MFLA: TOTAL REQUIRED + 10.51 ACRES PROVIDED (15%)  
 TOTAL PROVIDED + 21.98 ACRES

**DESCRIPTION OF DEVELOPMENT**  
 THIS PROJECT INCLUDES THE DEVELOPMENT OF 233 AGE-RESTRICTED SINGLE FAMILY LOTS WITH ASSOCIATED ROADWAY, DRAINAGE, STORMWATER AND UTILITY IMPROVEMENTS. THE PROJECT INCLUDES HIKING TRAILS, MULTI-USE TRAILS, PICKLEBALL COURTS, DOG PARK, AND MAIL KIOSK.  
**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.  
**ROADWAYS**  
 ALL ROADWAYS ARE PROPOSED TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.  
**COMMON AREAS**  
 ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.  
**EASEMENTS**  
 ALL EASEMENTS ARE DESIGNATED ON THE PLANS.  
**TREE LOCATION**  
 TREE LOCATIONS ARE NOT SHOWN HEREON. TREES SHALL BE LOCATED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND SHOWN ON THE IMPROVEMENT PLANS.  
**FEMA DESIGNATION**  
 THIS SITE LIES WITHIN FLOOD ZONE "AE" & "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 105050000E AND 10502001E, EFFECTIVE DATE APRIL 19, 2017.

**NEIGHBORHOOD (SPONSOR) PROTECTION ZONE**  
 SECONDARY ZONE  
**DRAINAGE**  
 THE DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.  
**LOCAL BENCHMARK**  
 VERTICAL DATUM SHALL BE 1024. HORIZONTAL DATUM, BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.  
**ADDITIONAL NOTES**  
 - STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 15 MPH, POSTED 15 MPH).  
 - RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.  
 - CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.  
 - TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.  
 - NO CHANGE TO THE WORK IS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.  
 - DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI AS SHOWN ON THIS MASTER PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (AROI) AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCE OF PUBLIC FACILITIES. REFERENCE MARION COUNTY OFFICIAL RECORD BOOKINGS #4407380-400 AND #99949-407. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE AROI CONCURRENCE CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI ENTITLEMENTS.  
 - CONTRACTOR IS REQUIRED TO SUBMIT REMEDIATION TESTING RESULTS WITH AS-BUILT PLANS.

**WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI**

8.2.15.3.3 & DETAIL 20 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGN	12/12/2009
8.2.9(a)(7) - MINIMUM DRAINAGE EASEMENT	12/12/2009
8.2.5(a)(9) - UTILITY LOCATION	12/12/2009
8.2.10 - BUFFERS/LANDSCAPE BUFFERS	12/12/2009
8.2.5(a)(5) - CORNER RADI AT INTERSECTIONS	12/12/2009
8.2.5(a)(14) - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	12/12/2009
8.2.5(a)(2)(b) - RIGHT OF WAY DEDICATION	12/12/2009
8.2.5(a)(12)(b)(b) - SECTION/QUARTER SECTION LINE ROADS	12/12/2009
8.2.6.4.13 - CENTERLINE ROAD	12/12/2009
8.2.8(a)(3)(a) - CUL DE SACS AND DEAD ENDS	01/04/2010
8.2.5(a)(8) - OFF STREET PARKING	12/12/2009
8.2.4 - CROSS SECTIONS	12/12/2009
8.2.5(a)(14) - PRIVATE ROAD STATUS	12/12/2009
8.2.6.4.19 - RETENTION BASIN STORAGE	03/09/2012
2.18.4.D - IMPROVEMENT AGREEMENT	09/04/2018
6.13.4 - STORMWATER QUANTITY CRITERIA	05/12/2020
6.12.12.a & 6.12.12.b - SIDEWALKS AND SIDEWALK FEE	09/04/2015

**WAIVERS APPROVED BY LAUREL PUD MASTER PLAN:**

2.4.2 (PAGES 4 & 14) DEVELOPER REQUESTS WAIVER FOR USE OF GRASS OVERFLOW PARKING.	11/01/2004
TABLE 8.5 - SOLE-CARE PARKING	11/01/2004
TABLE 8.5 - WAREHOUSE	11/01/2004
TABLE 8.5 - SHOPPING CENTERS PARKING	11/01/2004
WAIVER REQUESTED FOR DELETION OF REQUIRED DEDICATIONS ALONG SECTION AND QUARTER SECTION LINES THAT EXTEND ACROSS THE SITE.	11/01/2004
8.2.6(a)(7) LOADING AREA 20' WIDE ONE WAY	11/01/2004
8.2.5(a)(2)(b) SECTION/QUARTER SECTION LINE ROADS	11/01/2004
8.2.6(a)(1) PARKING AREA	11/01/2004
8.2.3(a)(14) MASTER PLAN	11/01/2004
8.2.10a LANDSCAPE PLAN	11/08/2004
APPENDIX B DETAIL 25	11/01/2004

**WAIVERS APPROVED FOR MELODY PRESERVE:**

8.1.3.1(1) TYPES OF STORMWATER MANAGEMENT FACILITIES	03/15/2023
2.1.3 ORDER OF PLAN APPROVAL	03/15/2023

# IMPROVEMENT PLANS

# MELODY PRESERVE

## MARION COUNTY, FLORIDA

**SECTION 12, TOWNSHIP 16S, RANGE 20E**  
**&**  
**SECTION 7, TOWNSHIP 16S, RANGE 21E**

## JUNE 2025

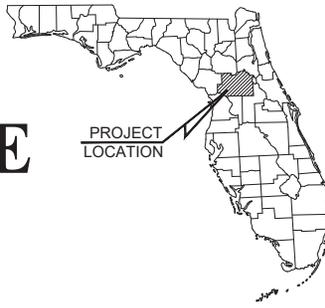


**UTILITY CONTACT LISTING**

<b>ELECTRIC</b> SUMNER ELECTRIC 330 SOUTH US HWY 301 SUMNERVILLE, FL 32685 SUSANNA JARC (352) 599-9899	<b>WATER &amp; SEWER</b> MARION COUNTY UTILITIES 1800 US - 441 BELLEVUE, FL 34420 (352) 307-6000
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**PROJECT OWNER AND CONSULTANTS**

<b>OWNER / APPLICANT:</b> ON TOP OF THE WORLD COMMUNITIES, L.L.C. 8445 SW 90TH STREET ROAD OCALA, FL 33481 (352) 381-7480	<b>SURVEYOR:</b> JCH CONSULTING GROUP, INC. 3128 NW BLITCHTON ROAD OCALA, FLORIDA 34475 (352) 435-1482	<b>ENVIRONMENTAL:</b> BREWER, OVE, DENNIS & ASSOCIATES, INC. 330 W. CANTON AVENUE WINTER PARK, FL 32789 (407) 677-1882
<b>CIVIL ENGINEERING CONSULTANT:</b> KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA, 34471 (352) 438-3000	<b>GEOTECHNICAL ENGINEER:</b> GEO-TECH, INC. 1016 SE 3RD AVENUE OCALA, FLORIDA 34471 (352) 694-7711	



PROJECT LOCATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.  
  
KENNETH D. COLEN  
PRESIDENT  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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

**SHEET INDEX:**

- C01.00 - COVER SHEET
- C01.01 - GENERAL NOTES
- C01.02 - MASTER DEVELOPMENT PLAN
- C01.03 - EXISTING CONDITIONS AND DEMOLITION PLAN
- C01.04 - MASTER PLAN SHEET REFERENCE
- C02.01 - EROSION CONTROL PLAN
- C02.02 - EROSION CONTROL NOTES
- C02.03 - EROSION CONTROL DETAILS
- C03.01 - C03.04 - GEOMETRY MASTER PLAN
- C04.01 - C04.04 - STORM DRAINAGE MASTER PLAN
- C05.01 - C05.04 - SANITARY SEWER MASTER PLAN
- C06.01 - C06.04 - WATER DISTRIBUTION MASTER PLAN
- C06.05 - OFF-SITE WATER AND FORCE MAIN CONNECTION
- C08.01 - C08.04 - SIGNING AND MARKING MASTER PLAN
- C09.01 - C09.04 - GRADING PLAN
- C09.05 - AMENITY DETAIL PLANS
- C09.06 - C09.07 - DRA PLAN
- C10.01 - C10.02 - CONSTRUCTION DETAILS
- C11.01 - C11.03 - UTILITY DETAILS
- C12.01 - LIFT STATION SITE PLAN
- C12.51 - C12.53 - LIFT STATION DETAILS
- C13.01 - BOTH STREET REALIGNMENT PLAN
- IR01.01 - OVERALL SCHEMATIC IRRIGATION PLAN
- IR01.02 - IR01.13 - SCHEMATIC IRRIGATION PLAN
- IR02.01 - IR02.02 - IRRIGATION SPECIFICATIONS AND DETAILS
- L01.01 - OVERALL LANDSCAPE PLAN
- L01.02 - L01.13 - LANDSCAPE PLAN
- L02.01 - L02.02 - LANDSCAPE SPECIFICATION AND DETAILS
- TM01.01 - OVERALL TREE MITIGATION PLAN
- TM01.02 - TM01.10 - TREE MITIGATION PLAN
- TM01.03 - TM02.02 - TREE MITIGATION DATA TABLES AND CALCULATIONS
- TM02.03 - TREE MITIGATION SPECIFICATIONS

TOPOGRAPHIC SURVEY 1 (BY JCH CONSULTING GROUP, INC.)  
 TOPOGRAPHIC SURVEY 2 (BY JCH CONSULTING GROUP, INC.)



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 6300 WARELY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200  
 OCALA, FLORIDA 34471  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30109

LICENSURE PROFESSIONAL  
 ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 75647  
 EXPIRES 12/31/2025

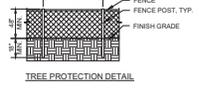
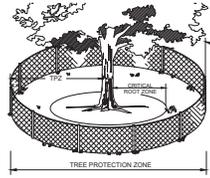
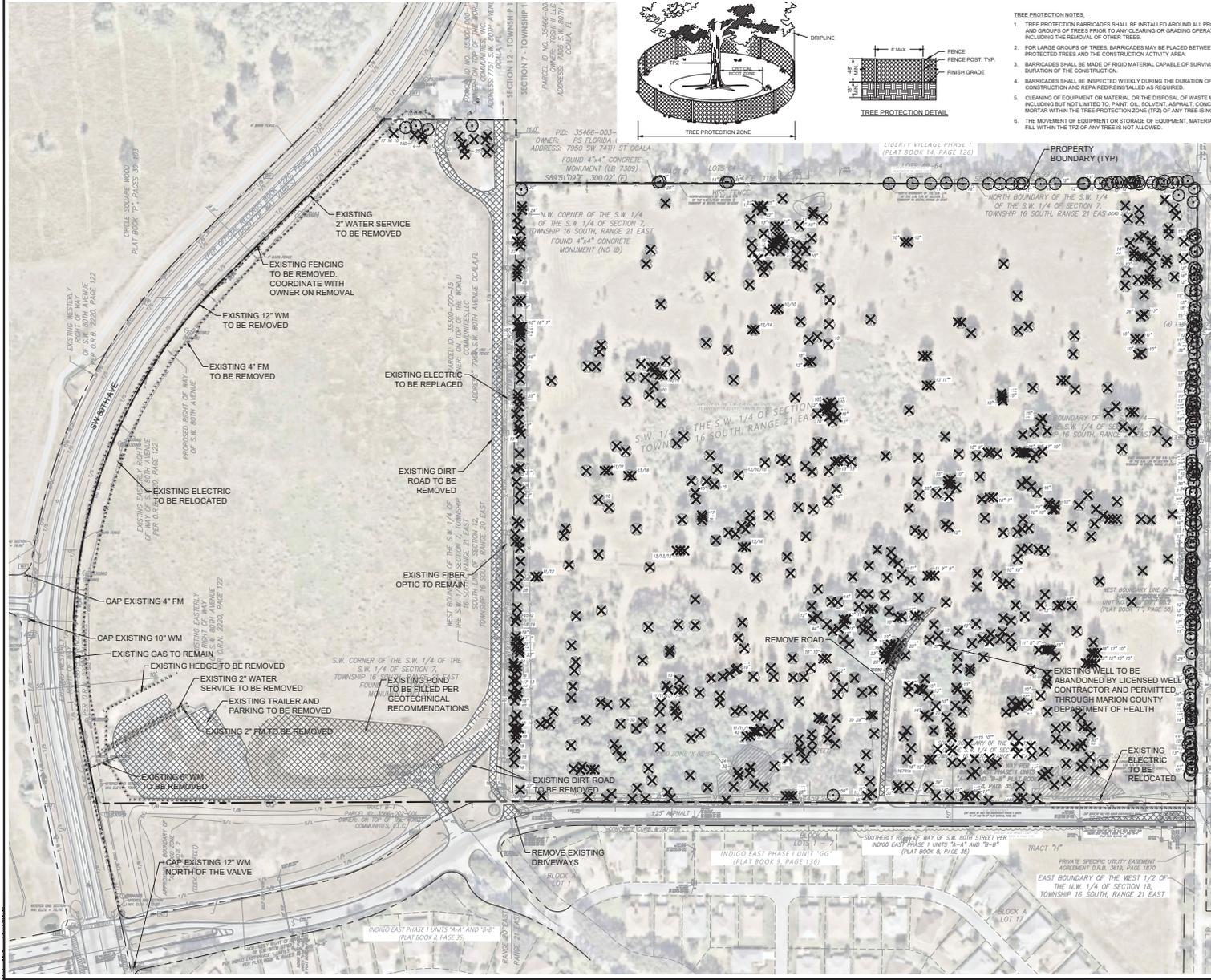
NO. PROJECT	24248510
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	RHA
DRAWN BY	CMV
CHECKED BY	GBL

**COVER SHEET**

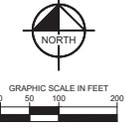
MELODY PRESERVE  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS  
 SHEET NUMBER  
**C01.00**







- TREE PROTECTION NOTES**
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
  2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
  3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
  4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
  5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
  6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.



- LEGEND**
- X - EXISTING TREE TO BE REMOVED
  - - EXISTING TREE TO BE PRESERVED
  - ▨ - EXISTING BUILDING/CONCRETE/ASPHALT TO BE REMOVED
  - - EXISTING FEATURE TO BE REMOVED

**TREE PRESERVATION NOTE**  
 TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

- DEMOLITION NOTES**
1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DEPOSITED OF BY THE CONTRACTOR IN A LEGAL MANNER.
  2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED. ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS, PILES, SIGNS, AND ALL APPURTEANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
  3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR EMULSION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

TOTAL PROJECT AREA:	70.06 AC
TOTAL INCHES PRESERVED:	3167
PRE-DEVELOPMENT TOTAL INCHES:	4788
(OUTSIDE OF LOTS)	
PRE-DEVELOPMENT INCHES PER ACRE:	68.31
TOTAL INCHES PER ACRE PRESERVED:	45.20
TOTAL INCHES REMOVED:	1961
(OUTSIDE OF LOTS)	
TOTAL INCHES PER ACRE REMOVED:	22.85
(SUBJECT TO MITIGATION)	
REPLACEMENT TREE INCHES REQUIRED:	1031
INCHES OF TREES PROPOSED:	2640

CALL 2 BUSINESS DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO. PROJECT	DATE	BY
242424010	JUNE 2025	
SCALE	A-S SHOWN	
DESIGNED BY	KHA	
DRAWN BY	GM	
CHECKED BY	GM	

**Kimley-Horn**  
 6320 WALKER HORNWAY ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200  
 MIAMI, FLORIDA 33141  
 PHONE: (305) 440-9000  
 WWW.KIMLEY-HORN.COM REESTIMATE NO. 20109

LICENSED PROFESSIONAL	DATE
GENE BRUNO LOBATO, P.E.	7/5/24
FLORIDA LICENSE NUMBER	
75547	

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.**

FLORIDA

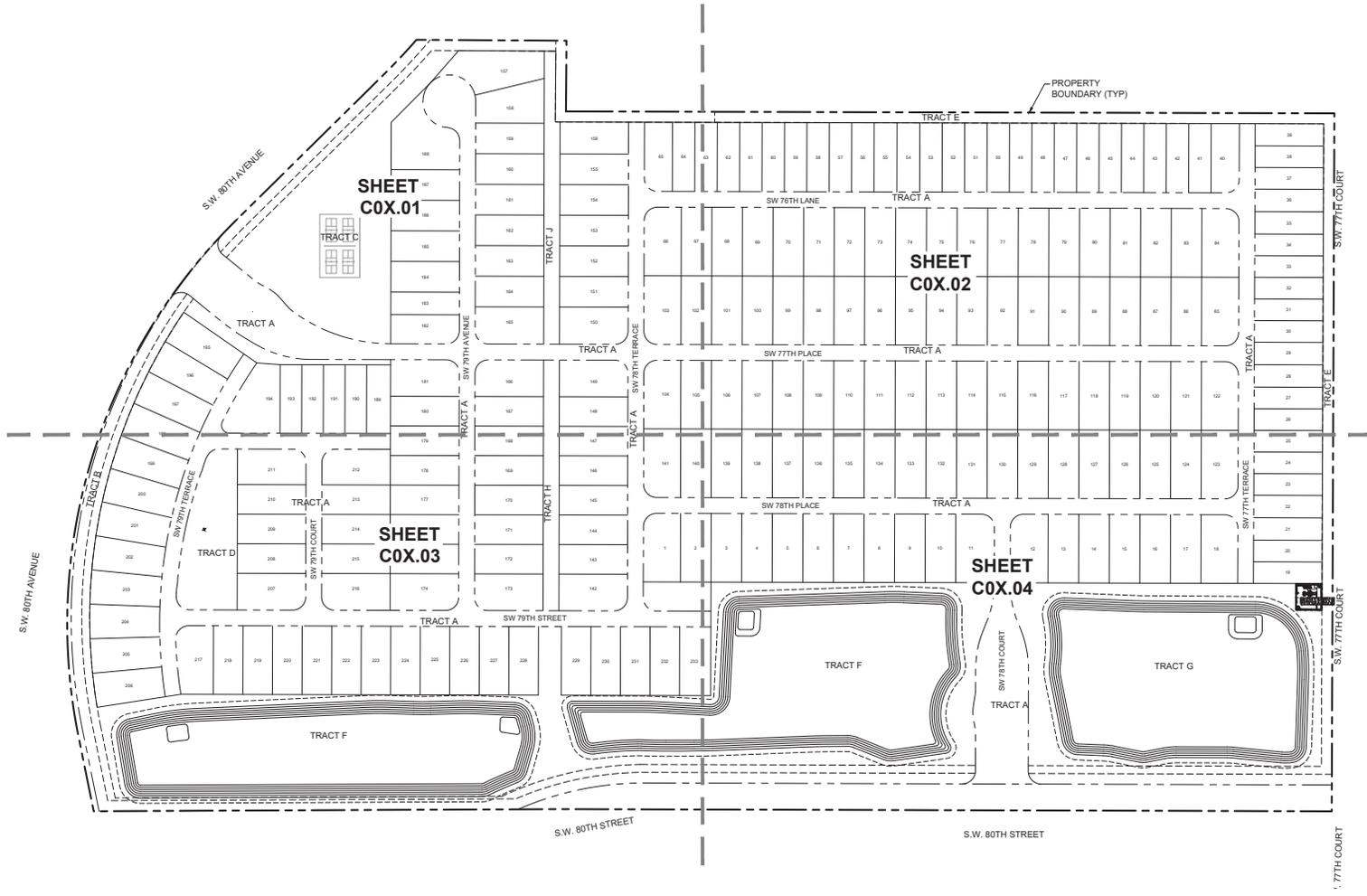
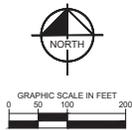
MARION COUNTY

MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER **C01.03**



**REFERENCE SHEET**  
 C03.01 - C03.04 - GEOMETRY MASTER PLAN  
 C04.01 - C04.04 - STORM DRAINAGE MASTER PLAN  
 C05.01 - C05.04 - SANITARY SEWER MASTER PLAN  
 C06.01 - C06.04 - WATER DISTRIBUTION MASTER PLAN  
 C08.01 - C08.04 - SIGNING AND MARKING MASTER PLAN  
 C09.01 - C09.04 - GRADING PLAN



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 ENGINEERS, ARCHITECTS AND PLANNERS, INC.  
 6328 W. WEAVER ROAD, SUITE 100, TAMPA, FLORIDA 33611  
 PHONE: (813) 944-3000  
 WWW.KIMLEY-HORN.COM REBERTY NO. 20198

LICENSED PROFESSIONAL  
 GENIE BRUNO LOSITO, P.E.  
 FLORIDA LICENSE NUMBER 75547  
 DRAWN BY: KHA  
 CHECKED BY: GBL

**MASTER PLAN  
 SHEET  
 REFERENCE**

**MELODY PRESERVE  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

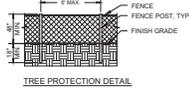
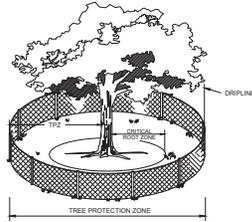
SHEET NUMBER  
**C01.04**

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CALL 2 BUSINESS DAYS BEFORE YOU DIG  
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

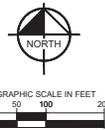
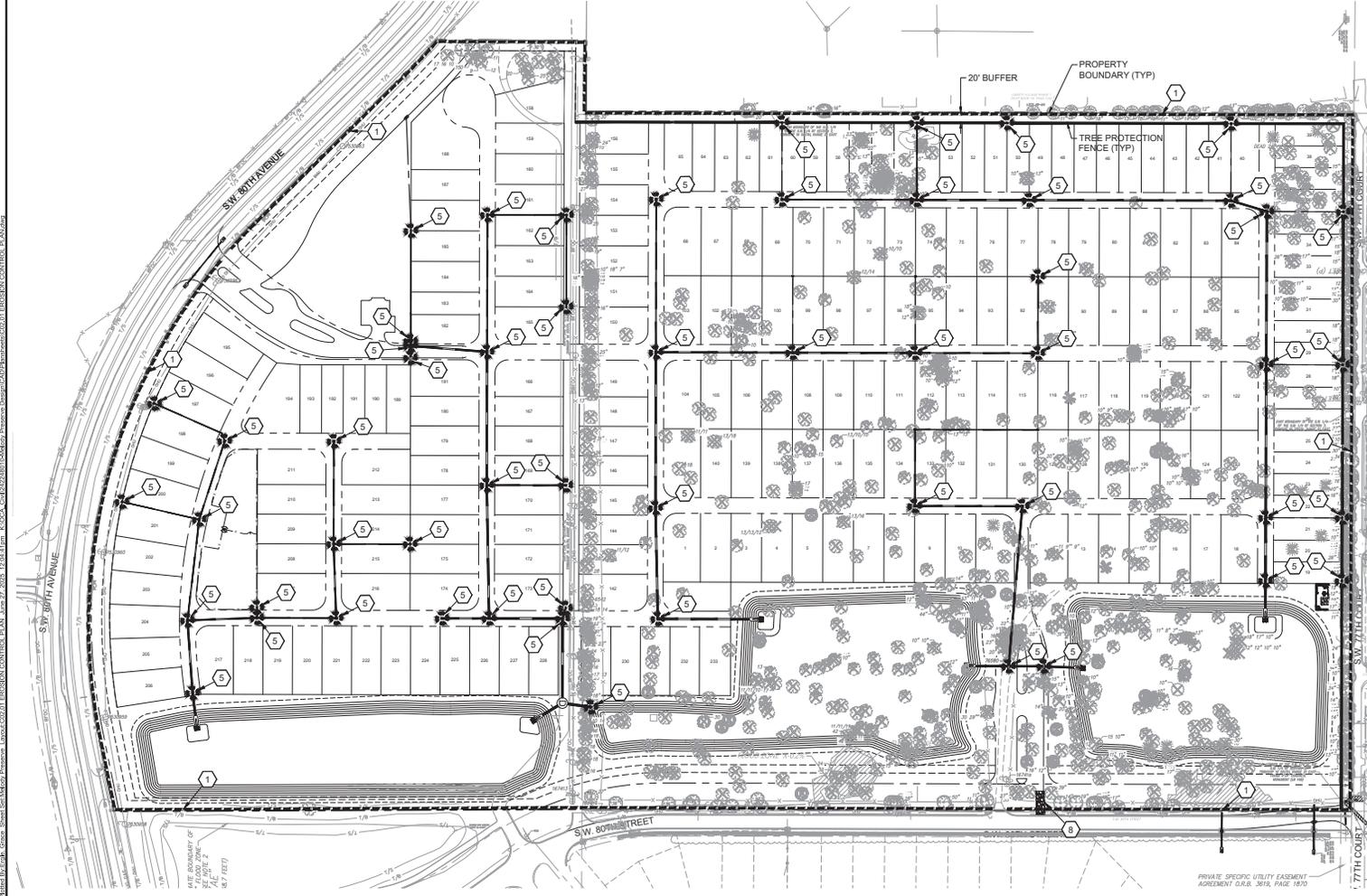


Know what's below. Call before you dig.



**TREE PROTECTION NOTES:**

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
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- LEGEND:**
- (X) - EXISTING TREE TO BE REMOVED
  - (O) - EXISTING TREE TO BE PRESERVED
  - [Hatched Box] - EXISTING BUILDING/CONCRETE/ASPHALT TO BE REMOVED
  - [Dashed Line] - EXISTING FEATURE TO BE REMOVED

**TREE PRESERVATION NOTE:**  
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**DEMOLITION NOTES:**

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**Kimley-Horn**  
6320 WARELY HORN AND ASSOCIATES, INC.  
FLORIDA, 34411  
PHONE: 813-843-9000  
WWW.KIMLEY-HORN.COM REESTIMATE NO. 20198

PROFESSIONAL	LICENSE NO.
GENE BRUNO LOGSDON, P.E.	75647
DESIGNED BY	SHA
DRAWN BY	GM
CHECKED BY	GM

**EROSION CONTROL PLAN**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C02.01**

NO.	REVISIONS	DATE

**TIMING OF SEDIMENT - CONTROL PRACTICES:**

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

**STABILIZATION OF NON STRUCTURAL PRACTICES:**

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION, BUT NO LATER THAN SEVEN DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT UNDISTURBED FOR LONGER THAN SEVEN DAYS.

**SEDIMENT BARRIERS:**

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

**INLET PROTECTION:**

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING FILTERED.

**MAINTENANCE:**

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED AT COMPLETION IN ACCORDANCE WITH THE NPDES GENERAL PERMIT CONDITIONS. MAINTENANCE SHALL BE PAID FOR UNDER THE "POLLUTION AND PREVENTION CONTROL" LINE ITEM.

**STOCKPILES:**

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS SWAY BALE DIKES OR FILTER FABRIC FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**PERMANENT VEGETATION:**

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

**CONSTRUCTION ACCESS ROUTES:**

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS.

**INSPECTION SCHEDULE:**

- 1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS AND AFTER EACH RAINSTORM 1/2" OR GREATER. REPAIR AS REQUIRED.
- 2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION EVERY SEVEN DAYS AND AFTER EACH RAINFALL 1/2" OR GREATER AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
- 3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

**CONSTRUCTION SEQUENCE:**

- 1. INSTALL SEDIMENT CONTROL MEASURES.
- 2. CLEAR & GRUB AND STOCKPILE TOPSOIL.
- 3. INSTALL UNDERGROUND UTILITY LINES.
- 4. CONSTRUCT ROADWAYS.
- 5. FINAL GRADING.
- 6. INSTALL PERMANENT VEGETATION.
- 7. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

**DITCH BARRIERS:**

SYNTHETIC BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE SYNTHETIC BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE SYNTHETIC BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

**MAINTENANCE**

SYNTHETIC BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH ONE-HALF INCH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SYNTHETIC BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED OR SOODED AS PER PLAN.

**SEDIMENT FENCE:**

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- 1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
  - 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
  - 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
  - 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
  - 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 4-INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
  - 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
  - 7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE. THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
  - 8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**MAINTENANCE**

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH ONE-HALF INCH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED OR SOODED AS PER PLAN.

**ADDITIONAL MEASURES:**

THIS PLAN AND NARRATIVE REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES. IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY UNDER FAVORABLE WEATHER CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL, RULES AND/OR PERMIT REQUIREMENTS.

**TREE PROTECTION:**

FOR ALL TREES SHOWN TO REMAIN:

- 1. NO BUILDING MATERIALS, TRASH, EQUIPMENT, WASTE OR OTHER OBJECTS SHALL BE PLACED, PARKED, DUMPED, OR STORED INSIDE TREE BARRIERS. NO VEHICULAR TRAFFIC OR PARKING IS ALLOWED WITHIN THE ROOT ZONES OF THE TREES BEFORE, DURING OR AFTER CONSTRUCTION.

**EROSION AND SEDIMENT CONTROL NARRATIVE**

ENGINEER: KIMLEY-HORN AND ASSOCIATES INC.  
1700 SE 17TH STREET, SUITE 200  
OCALA, FL 34471  
PHONE: (352) 438-3000

OWNER/ DEVELOPER: ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
8445 SW 80TH STREET ROAD  
OCALA, FL 33481  
(352) 387-7480

ADJACENT AREAS: NORTH: RESIDENTIAL  
SOUTH: RIGHT-OF-WAY  
EAST: RIGHT-OF-WAY  
WEST: RIGHT-OF-WAY

EROSION CONTROL MEASURE: EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.

SITE CONTACT: BLAKE WALDRON  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
8445 SW 80TH STREET ROAD  
OCALA, FL 33481  
(352) 387-7480

**POLLUTION PREVENTION:**

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA, THEN YOU WILL BE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WEBSITE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.

- 1. CONTRIBUTES STORMWATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); AND
- 2. DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LARGE COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE ACRE THRESHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
63020 WALEY HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200  
OCALA, FLORIDA 34471  
PHONE: (352) 438-3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

FLORIDA PROJECT 24-24-0010	LICENSED PROFESSIONAL	GENE BRUND LOBLO, P.E. FLORIDA LICENSE NUMBER 75647
SCALE: AS SHOWN DATE: JUNE 2025		
DESIGNED BY: KHA	DRAWN BY: GWA	CHECKED BY: GWA

**EROSION CONTROL NOTES**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY  
FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C02.02**

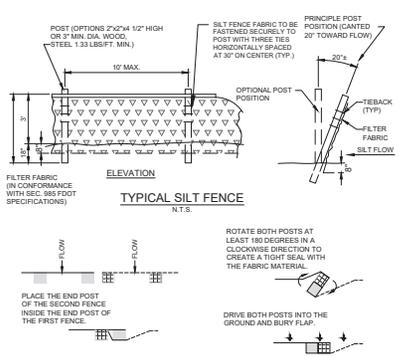


FIGURE 1

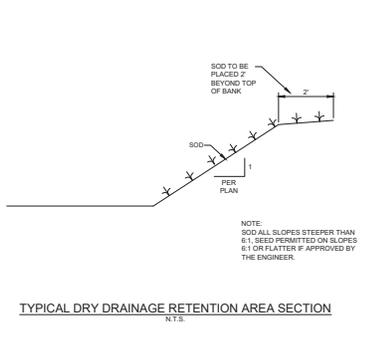


FIGURE 2

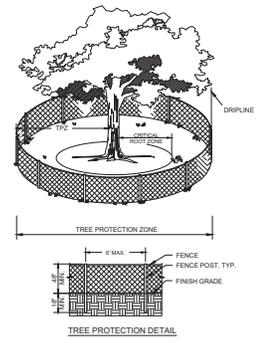
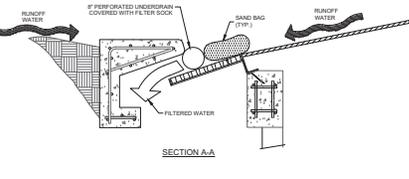
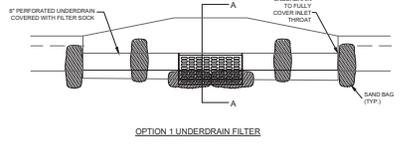


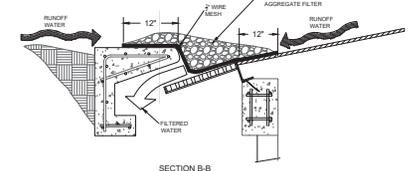
FIGURE 3



SECTION A-A



OPTION 1 UNDERDRAIN FILTER



SECTION B-B

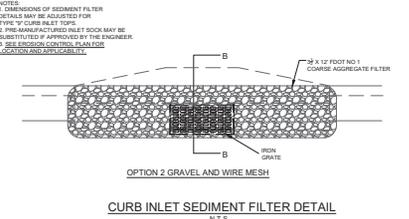
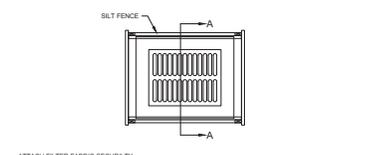
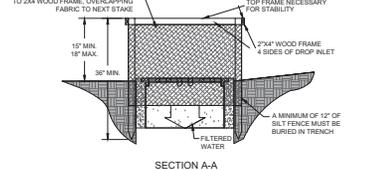


FIGURE 5

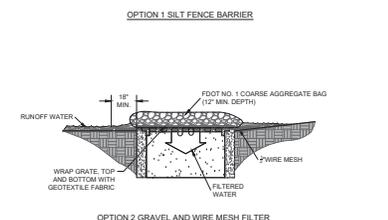
- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS LESS THAN 50'
  2. USE 2"x4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
  3. INSTALL 2"x4" WOOD FRAME TO INSURE STABILITY.
  4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.



SECTION A-A



SECTION A-A



OPTION 2 GRAVEL AND WIRE MESH



FIGURE 6

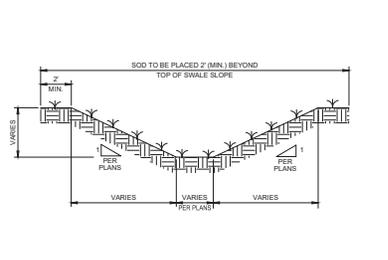


FIGURE 7

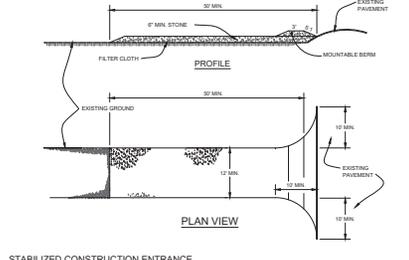


FIGURE 8



NO.	DATE	REVISIONS

**Kimley-Horn**  
 6320 WALKER HORN AND ASSOCIATES, INC.  
 FLORIDA, J4471  
 1700 SE 17TH STREET, SUITE 200  
 FT. LAUDERDALE, FLORIDA 33316  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

LICENSED PROFESSIONAL  
 GEN BRUCE LOGSDON, P.E.  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY GJM  
 CHECKED BY GJM  
 DATE

**EROSION CONTROL DETAILS**

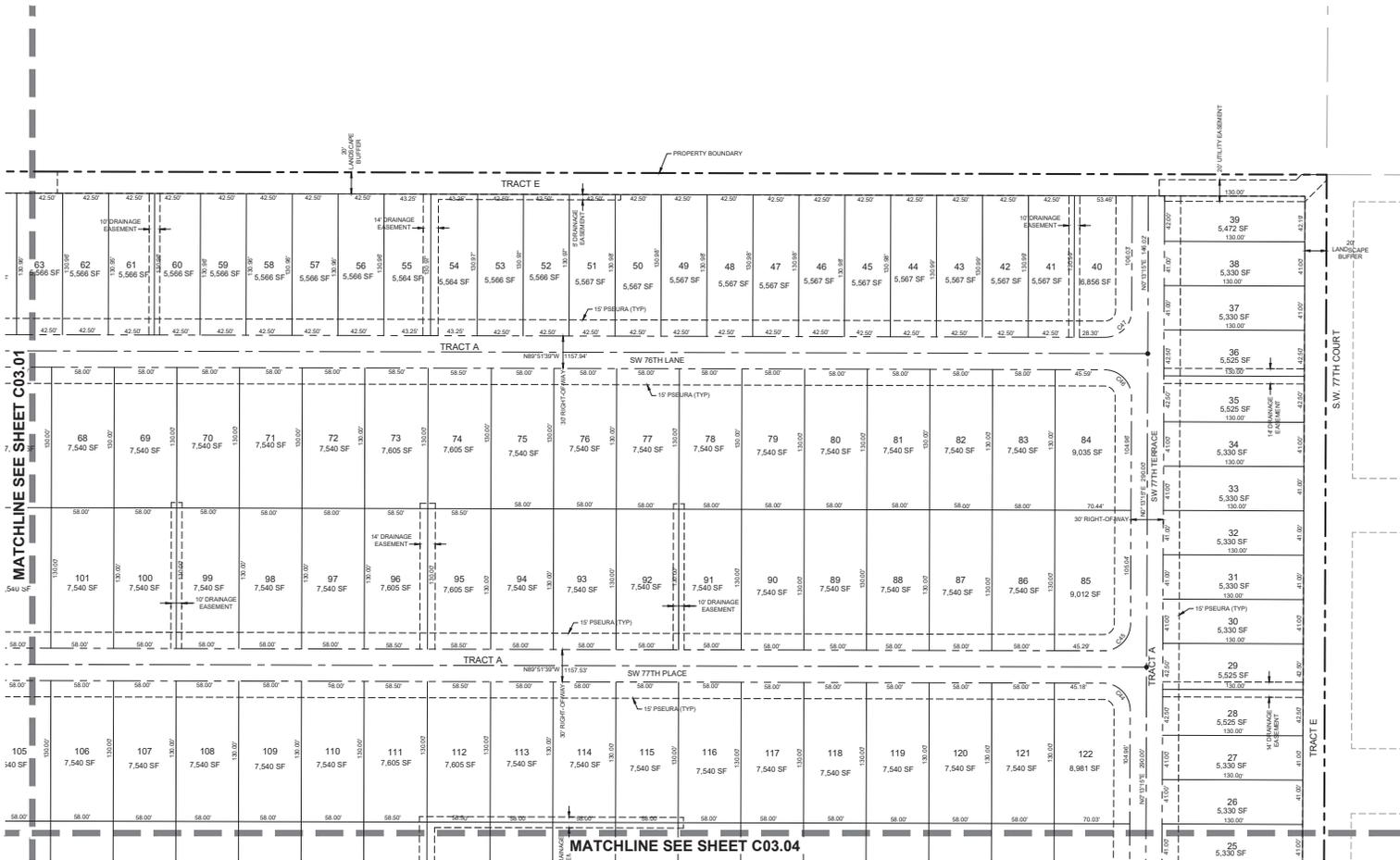
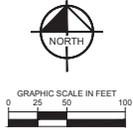
**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C02.03**



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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	25.00'	39.31'	N44°49'12"W	35.38'	90°04'54"	25.04'
C45	25.00'	39.23'	S45°10'48"W	35.33'	89°55'06"	24.96'
C46	25.00'	39.31'	S44°49'12"E	35.38'	90°04'54"	25.04'
C47	25.00'	39.23'	S45°10'48"E	35.33'	89°55'06"	24.96'



NO.	REVISIONS	DATE

**Kimley-Horn**  
 LICENSED PROFESSIONAL  
 2424 S.W. 10th Avenue, Suite 200  
 Ft. Lauderdale, FL 33304  
 PHONE: 561-524-3000  
 WWW.KIMLEY-HORN.COM

PROJECT: MELODY PRESERVE  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: CWM  
 CHECKED BY: GBL

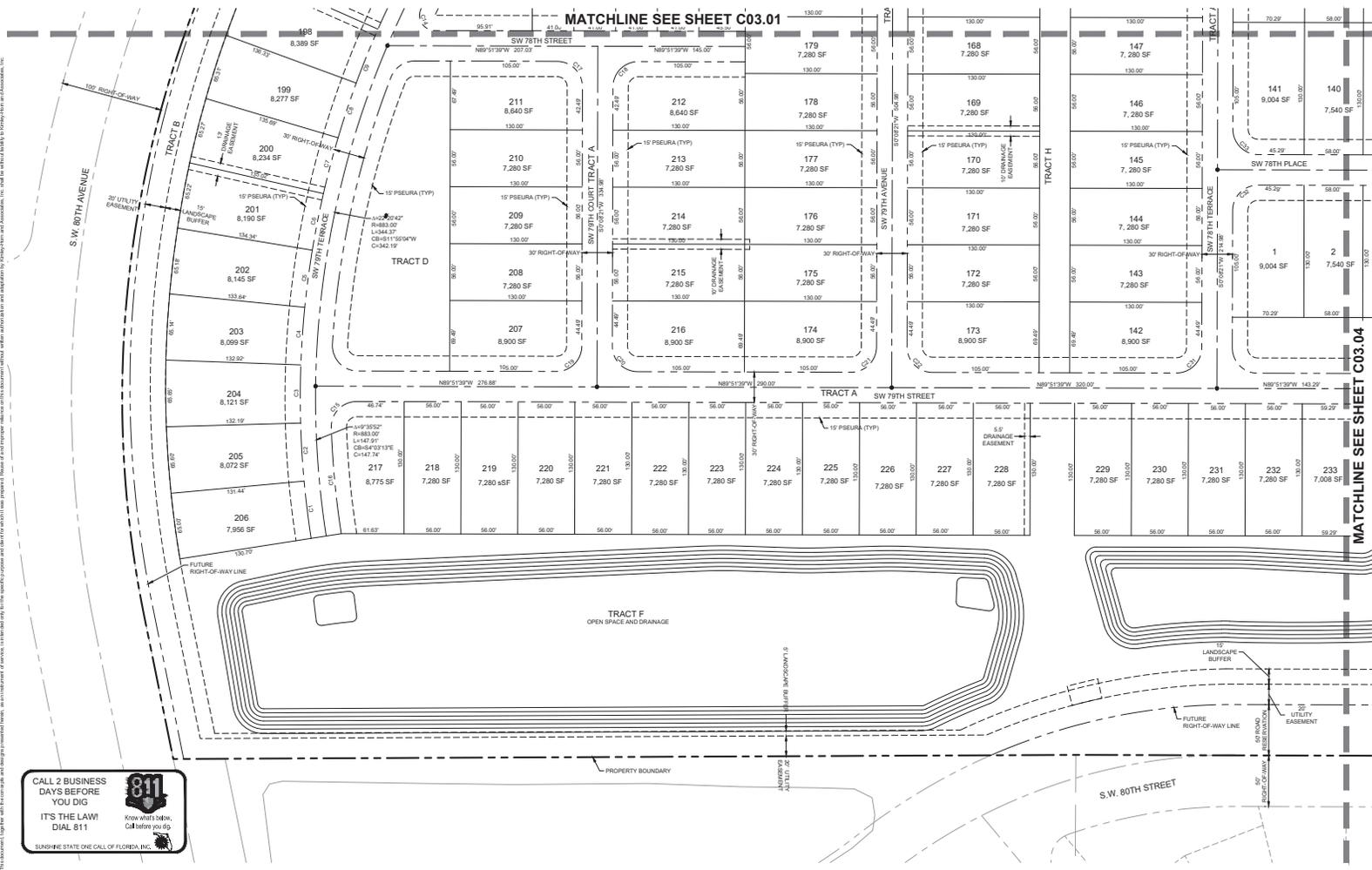
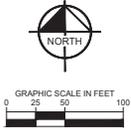
**GEOMETRY MASTER PLAN**

MELODY PRESERVE  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA  
 SHEET NUMBER  
**C03.02**

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	896.00	56.73	S7°02'34"E	56.72	3°37'10"	28.37
C2	896.00	57.21	S3°24'29"E	57.20	3°39'01"	28.62
C3	896.00	57.21	N0°14'33"E	57.20	3°39'01"	28.62
C4	896.00	56.72	N3°52'38"E	56.71	3°37'09"	28.37
C5	896.00	56.72	N7°29'47"E	56.71	3°37'09"	28.37
C6	896.00	56.72	N11°06'56"E	56.71	3°37'09"	28.37
C7	896.00	56.72	N14°44'05"E	56.71	3°37'09"	28.37

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	896.00	56.72	S18°21'14"W	56.71	3°37'09"	28.37
C9	896.00	57.21	S21°59'19"W	57.20	3°39'01"	28.62
C15	25.00	40.18	N44°05'49"E	35.99	92°09'04"	25.93
C16	868.00	104.64	N5°23'59"W	104.58	6°54'28"	52.38
C17	25.00	39.27	S44°51'39"E	35.36	90°00'00"	25.00
C18	25.00	39.27	S45°08'21"W	35.36	90°00'00"	25.00
C19	25.00	39.27	S45°08'21"W	35.36	90°00'00"	25.00

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C20	25.00	39.27	N44°51'39"W	35.36	90°00'00"	25.00
C21	25.00	39.27	S45°08'21"W	35.36	90°00'00"	25.00
C22	25.00	39.27	S44°51'39"E	35.36	90°00'00"	25.00
C23	25.00	39.27	N45°08'21"E	35.36	90°00'00"	25.00
C32	25.00	39.27	S45°08'21"W	35.36	90°00'00"	25.00
C33	25.00	39.27	N44°51'39"W	35.36	90°00'00"	25.00



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NO.	REVISIONS	DATE	BY

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KHA PROJECT	242245010
LICENSED PROFESSIONAL	GENE BRUNO (051072)
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	CMV
CHECKED BY	GBL
DATE	
FLORIDA LICENSE NUMBER	75447

**GEOMETRY MASTER PLAN**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

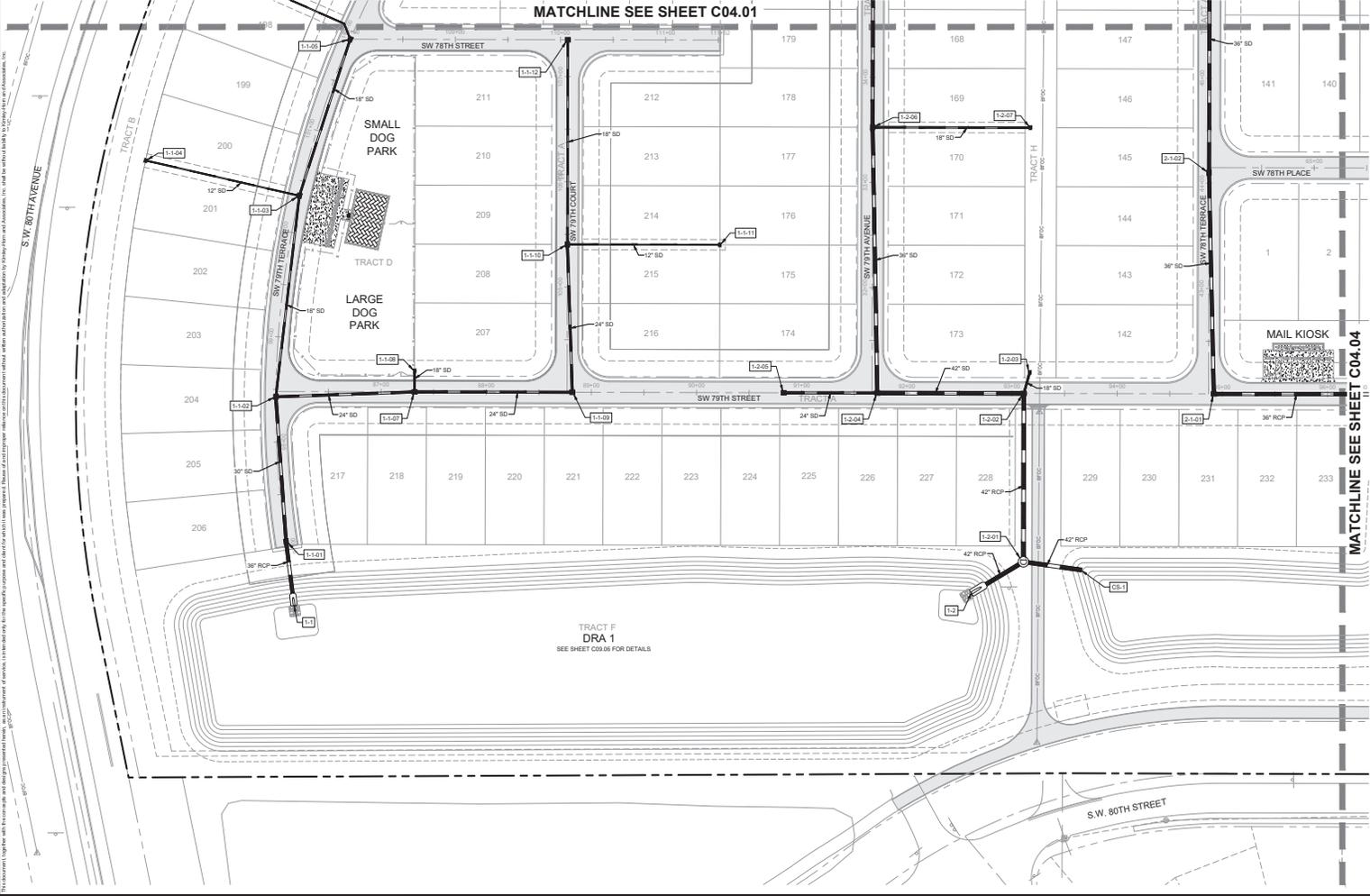
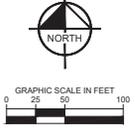
SHEET NUMBER  
**C03.03**







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- LEGEND**
- XXXXXX - STORM DRAINAGE STRUCTURE LABEL
  - - PROPOSED DRAINAGE INLET
  - - PROPOSED CURB INLET
  - - PROPOSED STORMWATER MANHOLE
  - - PROPOSED STORM PIPE

- NOTES:**
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A 2000 PVC, 11' STORM RIGID WALL WATER TIGHT HOPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL, ARE NOTED ON THE PLANS.
  2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
  3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
  4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTION PER FOOT (MICK #802) AT 4% SLOPE. (SEE SHEETS C04.08 AND C04.09 FOR DETAIL OF R/R-RAP PAD).
  5. SEE DRAINAGE MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.

NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY NO. 30196

KHA PROJECT 242245B110	LICENSED PROFESSIONAL
SCALE AS SHOWN	GENE BRINK (0107) P.E.
DESIGNED BY DANAWAY	FLORIDA LICENSE NUMBER 75447
CHECKED BY GSE	DATE

**STORM DRAINAGE MASTER PLAN**

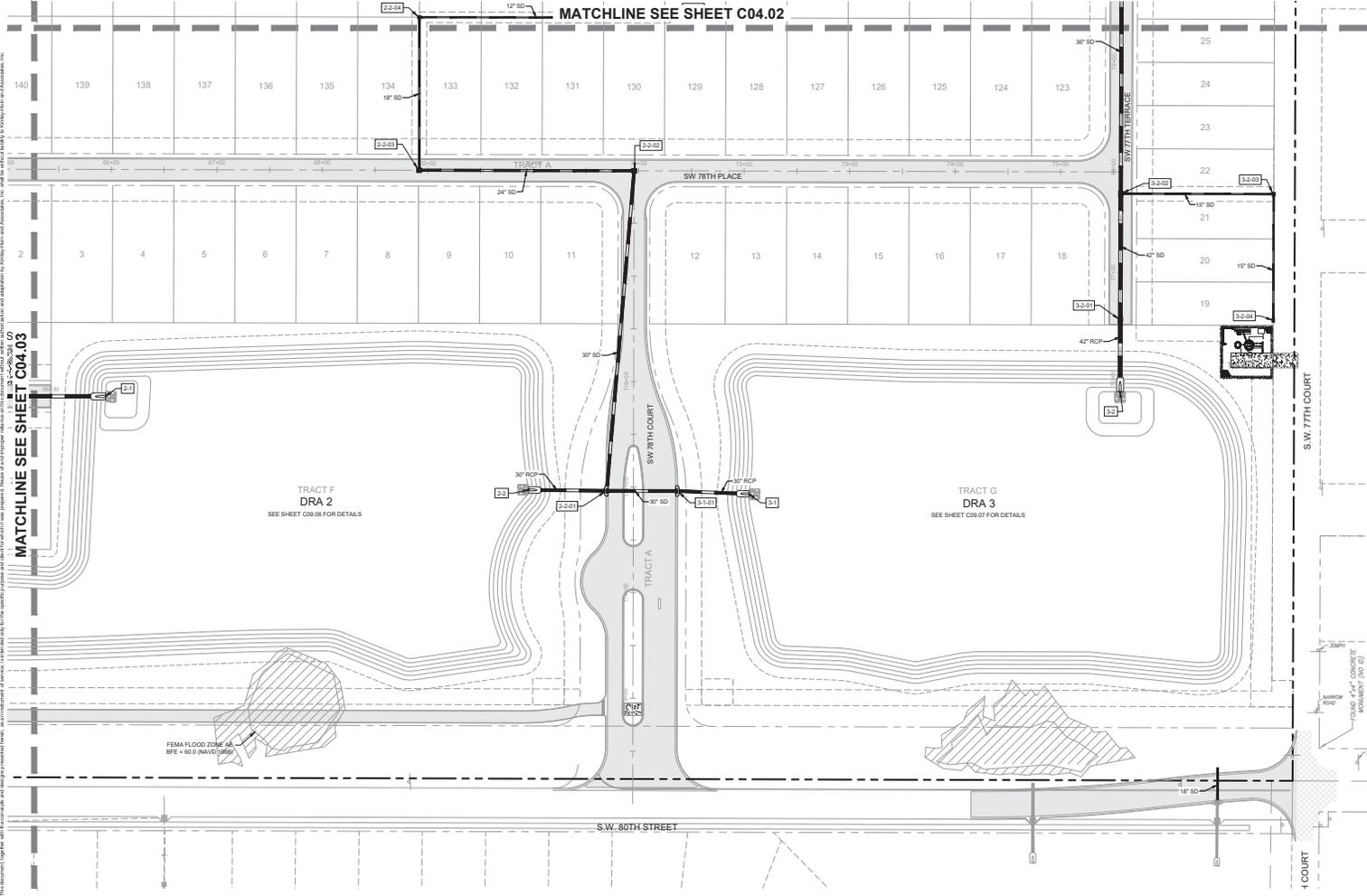
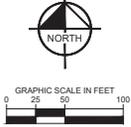
**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C04.03**

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- LEGEND**
- XXXXXX - STORM DRAINAGE STRUCTURE LABEL
  - - PROPOSED DRAINAGE INLET
  - - PROPOSED CURB INLET
  - - PROPOSED STORMWATER MANHOLE
  - - PROPOSED STORM PIPE

- NOTES:**
1. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, 11' STORM RIGID WALL WATER TIGHT HOPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIALS ARE NOTED ON THE PLANS.
  2. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
  3. SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER OF RECORD.
  4. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRE INSTALLATION OF CONCRETE MITERED END SECTION PER FOOT INCH (4:1) AT 4:1 SLOPE. SEE SHEETS C04.08 AND C04.09 FOR DETAIL OF R/R-RAP PADS.
  5. SEE DRAINING MASTER PLAN SHEETS AND DRA PLAN SHEETS FOR SPECIFIC POND INFORMATION.

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KHA PROJECT	24224810
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	GM
CHECKED BY	GM
DATE	

**STORM DRAINAGE MASTER PLAN**

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

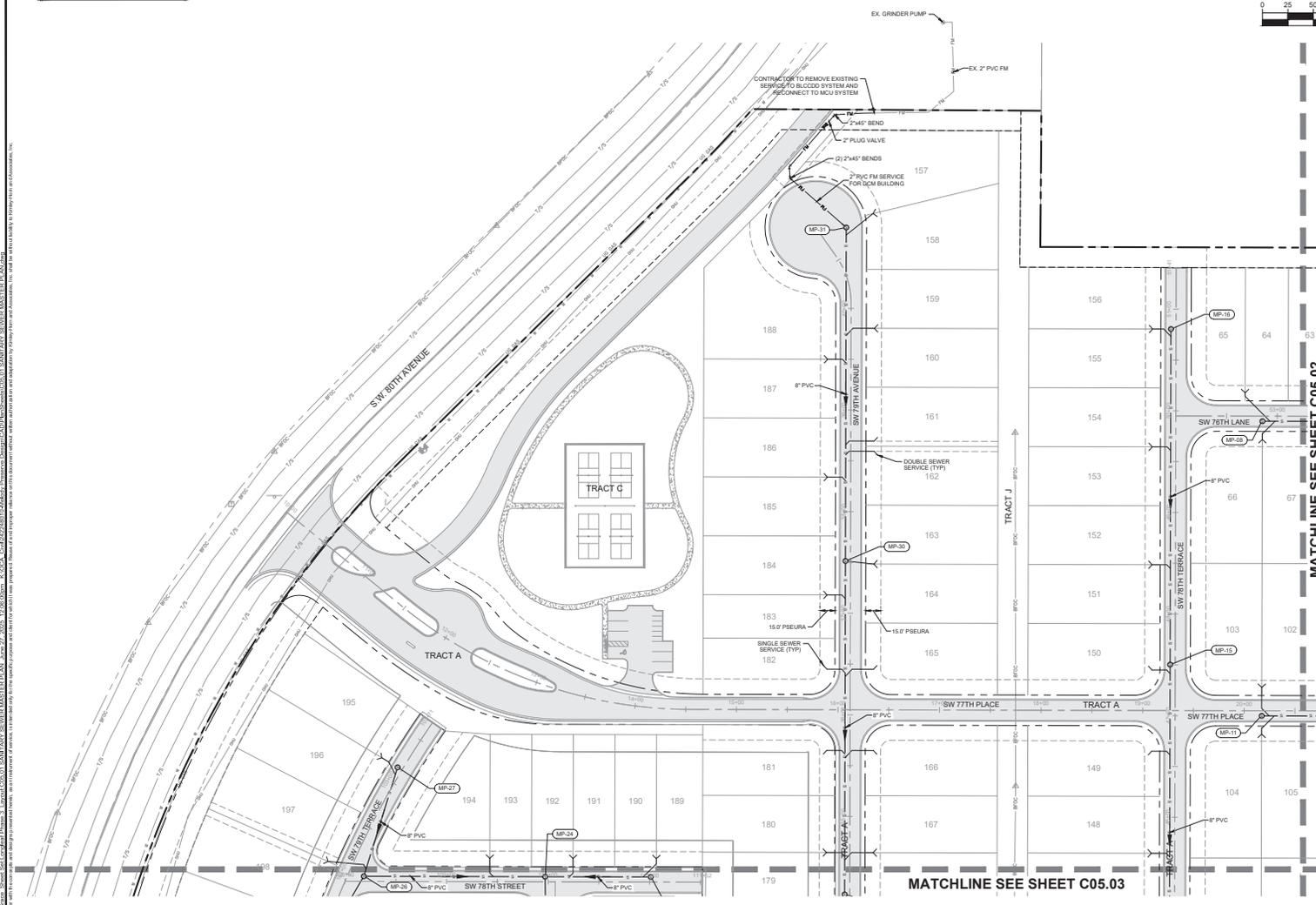
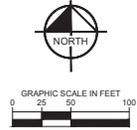
SHEET NUMBER  
**C04.04**

NO.	REVISIONS	DATE

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- LEGEND**
- PROPOSED SANITARY SEWER PIPE
  - - - PROPOSED SANITARY FORCE MAIN
  - PROPOSED SANITARY MANHOLE
  - PROPOSED DOUBLE SANITARY SEWER SERVICE
  - PROPOSED SINGLE SANITARY SEWER SERVICE
- SEE SHEETS C11.01 THROUGH C11.03 FOR DETAILS

- NOTES**
1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
  2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
  3. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY THE IN LOCATIONS PRIOR TO CONSTRUCTION.
  4. LIFT STATION AND FORCE MAIN WILL BE OWNED AND MAINTAINED BY MARION COUNTY.
  5. ALL SANITARY SEWER GRAVITY MAINS SHALL BE POLYETHYLENE GLYCOL (PE) 407M D-3054, SDR-35, UNLESS OTHERWISE NOTED.
  6. ALL SANITARY SEWER FORCE MAINS SHALL BE POLYETHYLENE GLYCOL (PE) 407M D-3054, SDR-35, UNLESS OTHERWISE NOTED.
  7. CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 12" TO 18" ABOVE ALL FORCE MAINS. SEE MATERIAL SPECIFICATION 479-09-02-01.
  8. UTILITY AS-BUILT DRAWINGS, MEETING MARION COUNTY WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS, ARE TO BE SUPPLIED TO THE COUNTY PRIOR TO PROJECT CLOSEOUT.
  9. ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO PROJECT CLOSEOUT.

Prepared By: Staff, Client: Speed-Set Landfill Phase 3, Layout: C05.01 SANITARY SEWER MASTER PLAN, Date: 07/20/2024, 12:58:00pm, C:\CADD\242242401\3\Sanitary\_Sewer\_Master\_Plan.dwg, Plotter: D:\ProgramData\Autodesk\LTPlotter\Plotter.ctb, Plot Scale: 1:1, Plot Date: 07/20/2024, 12:58:00pm, Plot Size: 11x17, Plot Orientation: Portrait, Plot Range: All, Plot Method: Plot, Plot Device: HP DesignJet 500, Plot Driver: HP DesignJet 500, Plot File: C:\Users\jgibson\AppData\Local\Temp\AutodeskLTPlotter\Plotter.ctb, Plot Path: C:\Users\jgibson\AppData\Local\Temp\AutodeskLTPlotter\Plotter.ctb, Plot Size: 11x17, Plot Orientation: Portrait, Plot Range: All, Plot Method: Plot, Plot Device: HP DesignJet 500, Plot Driver: HP DesignJet 500, Plot File: C:\Users\jgibson\AppData\Local\Temp\AutodeskLTPlotter\Plotter.ctb, Plot Path: C:\Users\jgibson\AppData\Local\Temp\AutodeskLTPlotter\Plotter.ctb

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LICENSED PROFESSIONAL	GENE BRUNO (0107) FZ
FLORIDA LICENSE NUMBER	75447
DATE	

**SANITARY SEWER MASTER PLAN**

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
MARION COUNTY, FLORIDA

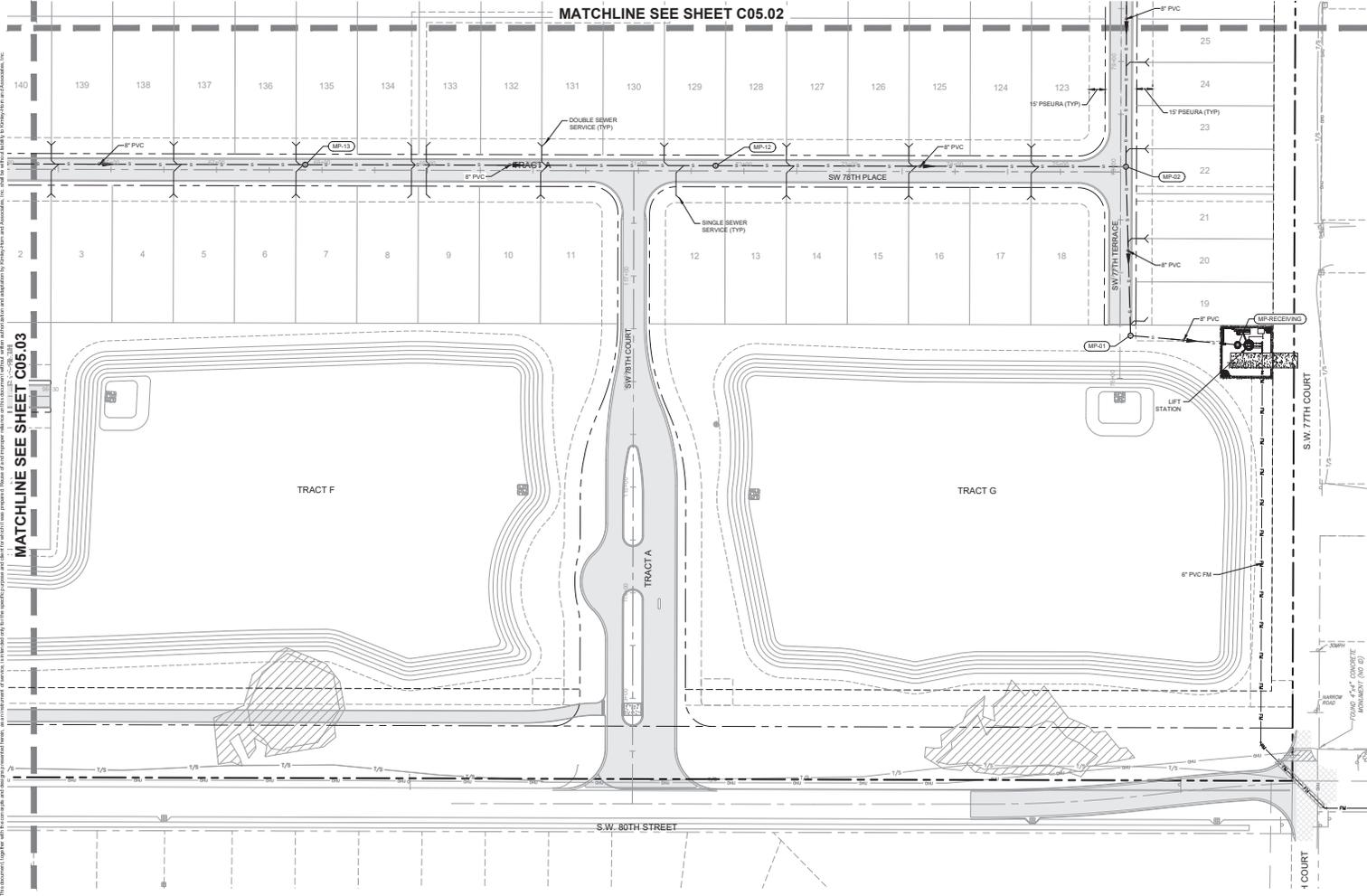
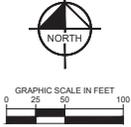
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**C05.01**

REVISIONS	DATE	BY





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- LEGEND**
- PROPOSED SANITARY SEWER PIPE
  - PROPOSED SANITARY FORCE MAIN
  - PROPOSED SANITARY MANHOLE
  - PROPOSED DOUBLE SANITARY SEWER SERVICE
  - PROPOSED SINGLE SANITARY SEWER SERVICE
- SEE SHEETS C11.01 THROUGH C11.03 FOR DETAILS
- NOTES:**
- ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
  - PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY THE IN LOCATIONS PRIOR TO CONSTRUCTION.
  - LIFT STATION AND FORCE MAIN WILL BE OWNED AND MAINTAINED BY MARION COUNTY.
  - ALL SANITARY SEWER GRAVITY MAINS SHALL BE POLYETHYLENE GLASS REINFORCED (PVC) ASTM D-3034, SDR-35, UNLESS OTHERWISE NOTED.
  - ALL SANITARY SEWER FORCE MAINS SHALL BE POLYETHYLENE GLASS REINFORCED (PVC) ASTM C-900, DR 18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 12" TO 18" ABOVE ALL FORCE MAINS. SEE MATERIAL SPECIFICATION 479-09-02-01.
  - UTILITY AS-BUILT DRAWINGS, MEETING MARION COUNTY WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS, ARE TO BE SUPPLIED TO THE COUNTY PRIOR TO PROJECT CLOSEOUT.
  - ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO PROJECT CLOSEOUT.

SEE SHEET C06.05 FOR CONTINUATION

Prepared By: Staff, Client: Speed-Set-Corps, Sheet: Sewer Sanitary Sewer Master Plan, Date: 07/20/2025, 12:58:15pm, C:\CSA\_Cad\242248310\242248310.dwg, Project: Speed-Set-Corps, Design: Design-CAD, User: Staff, Title: Sewer Sanitary Sewer Master Plan, Plot: 07/20/2025  
 Plot Scale: 1"=25'-0" (1:750), Plot Orientation: Landscape, Plot Size: 11.00" x 17.00", Plot Units: Feet, Plot Color: Black, Plot Lineweight: 0.00, Plot Style: Default, Plot Weight: 0.00, Plot Color: Black, Plot Lineweight: 0.00, Plot Style: Default, Plot Weight: 0.00

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WWW.KIMLEY-HORN.COM REGISTRY NO. 310196

LICENSED PROFESSIONAL	GENE BRINK (C0107) F.E.
FLORIDA LICENSE NUMBER	75547
CHECKED BY	KHA
DRAWN BY	GMW
CHECKED DATE	

**SANITARY SEWER MASTER PLAN**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA

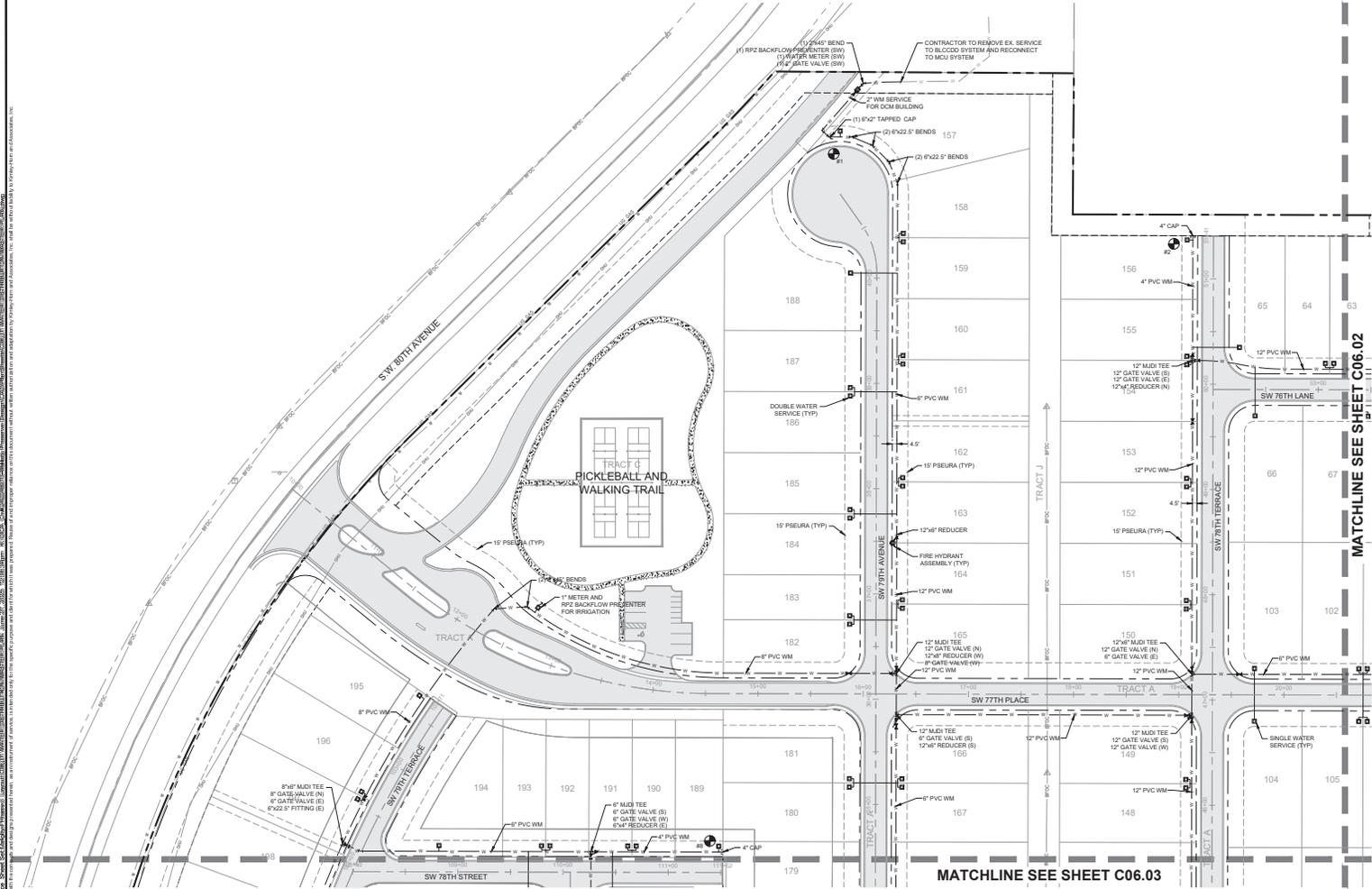
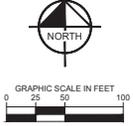
SHEET NUMBER  
**C05.04**

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- WATER DISTRIBUTION LEGEND**
- PROPOSED WATER MAIN
  - PROPOSED GATE VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SINGLE WATER SERVICE
  - PROPOSED DOUBLE WATER SERVICE
  - PROPOSED WATER CAP
  - PROPOSED M.J.D.I. TEE
  - PROPOSED M.J.D.I. CROSS
  - BACTERIAL TESTING SITE
  - FULLY RESTRAINED WATER MAIN
- SEE SHEETS C11.01 THROUGH C11.03 FOR DETAILS

- NOTE**
1. ALL WATER SERVICES SHALL BE INSTALLED 12" FROM SACK OF CURB.
  2. ALL FIRE HYDRANT ASSEMBLIES TO BE CLOW MEDALLION 5/4" HYDRANTS WITH POWDER COATED CAPS AND BONNETS (COLOR TO BE DETERMINED BY FLOW TEST) AND PAINTED IN ACCORDANCE WITH NFPA RECOMMENDED PRACTICE FOR FLOW TESTING AND MARKING OF HYDRANTS.
  3. A METERED SWAMP CONNECTION WITH AN RPZ BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND PROPOSED WATER MAIN LATE. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY BLOCCO. THE VALVE (OR VALVES) BE TWEEN EXISTING AND PROPOSED WATER MAINS SHALL REMAIN CLOSED UNTIL AUTHORIZED PERSONNEL OF BLOCCO DEEM APPROPRIATE TO PLACE INTO SERVICE.
  4. RESTRAIN ALL JOINTS AND FITTINGS IN ACCORDANCE WITH THE MARION COUNTY UTILITIES RESTRAINED PIPE DETAIL U7500 OR SHEET C06.01.
  5. TOTAL IRRIGATED AREA = 68,464 SF.

Prepared By: **Kimley-Horn**, **Consulting Engineers, Inc.**  
 1100 SE 17TH STREET, SUITE 200, DEERFIELD BEACH, FLORIDA 33441  
 PHONE: (561) 893-2000  
 WWW.KIMLEY-HORN.COM  
 PROJECT NO.: 2020-001  
 SHEET NO.: C06.01

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WWW.KIMLEY-HORN.COM REGISTRY NO. 30196

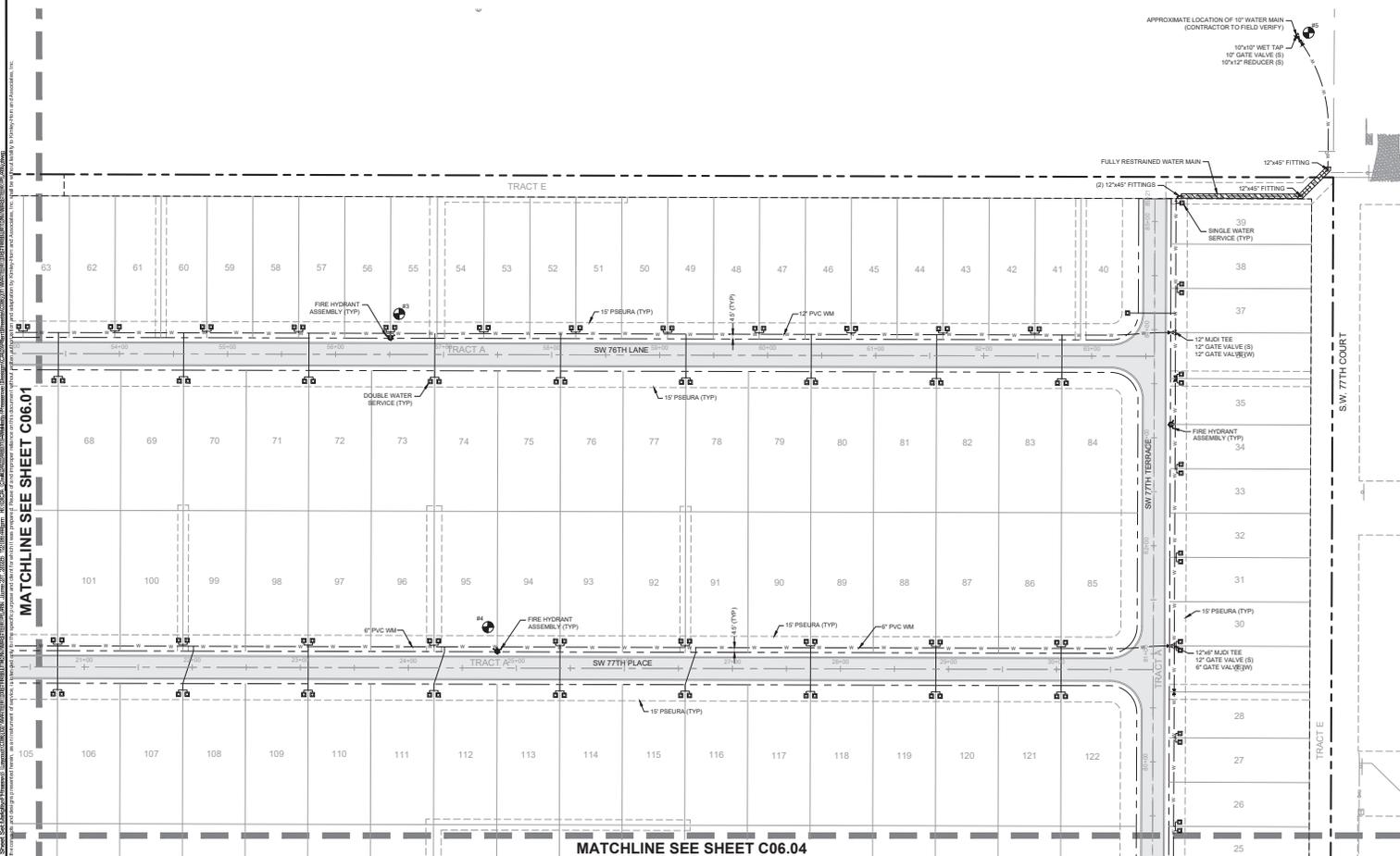
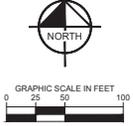
KHA PROJECT	242245110
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	CMW
CHECKED BY	CSB
DATE	

**WATER DISTRIBUTION MASTER PLAN**

**MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C06.01**

NO.	REVISIONS	DATE



**WATER DISTRIBUTION LEGEND**

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED WATER CAP
- PROPOSED M.D.I. TEE
- PROPOSED M.D.I. CROSS
- BACTERIAL TESTING SITE
- FULLY RESTRAINED WATER MAIN

SEE SHEETS C11.01 THROUGH C11.03 FOR DETAILS

- NOTE**
1. ALL WATER SERVICES SHALL BE INSTALLED 12" FROM SACK OF CURB.
  2. ALL FIRE HYDRANT ASSEMBLIES TO BE CLOW MEDALLION 8" x 4" HYDRANTS WITH POWDER COATED CAPS AND BONNETS (COLOR TO BE DETERMINED BY FLOW TEST) AND PAINTED IN ACCORDANCE WITH NFPA RECOMMENDED PRACTICE FOR FLOW TESTING AND MARKING OF HYDRANTS.
  3. A METERED JUMPIN CONNECTION WITH AN RP2 BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND PROPOSED WATER MAIN LATE. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY BLOCCO. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED WATER MAINS SHALL REMAIN CLOSED UNTIL AUTHORIZED PERSONNEL OF BLOCCO DEEM APPROPRIATE TO PLACE INTO SERVICE.
  4. RESTRAIN ALL JOINTS AND FITTINGS IN ACCORDANCE WITH THE MARION COUNTY UTILITIES RESTRAINED PIPE DETAIL U7200 ON SHEET C06.
  5. TOTAL IRRIGATED AREA = 68,464 SF.



LICENSED PROFESSIONAL  
 GEN BRUNO COSTOZZE  
 FLORIDA LICENSE NUMBER 75547

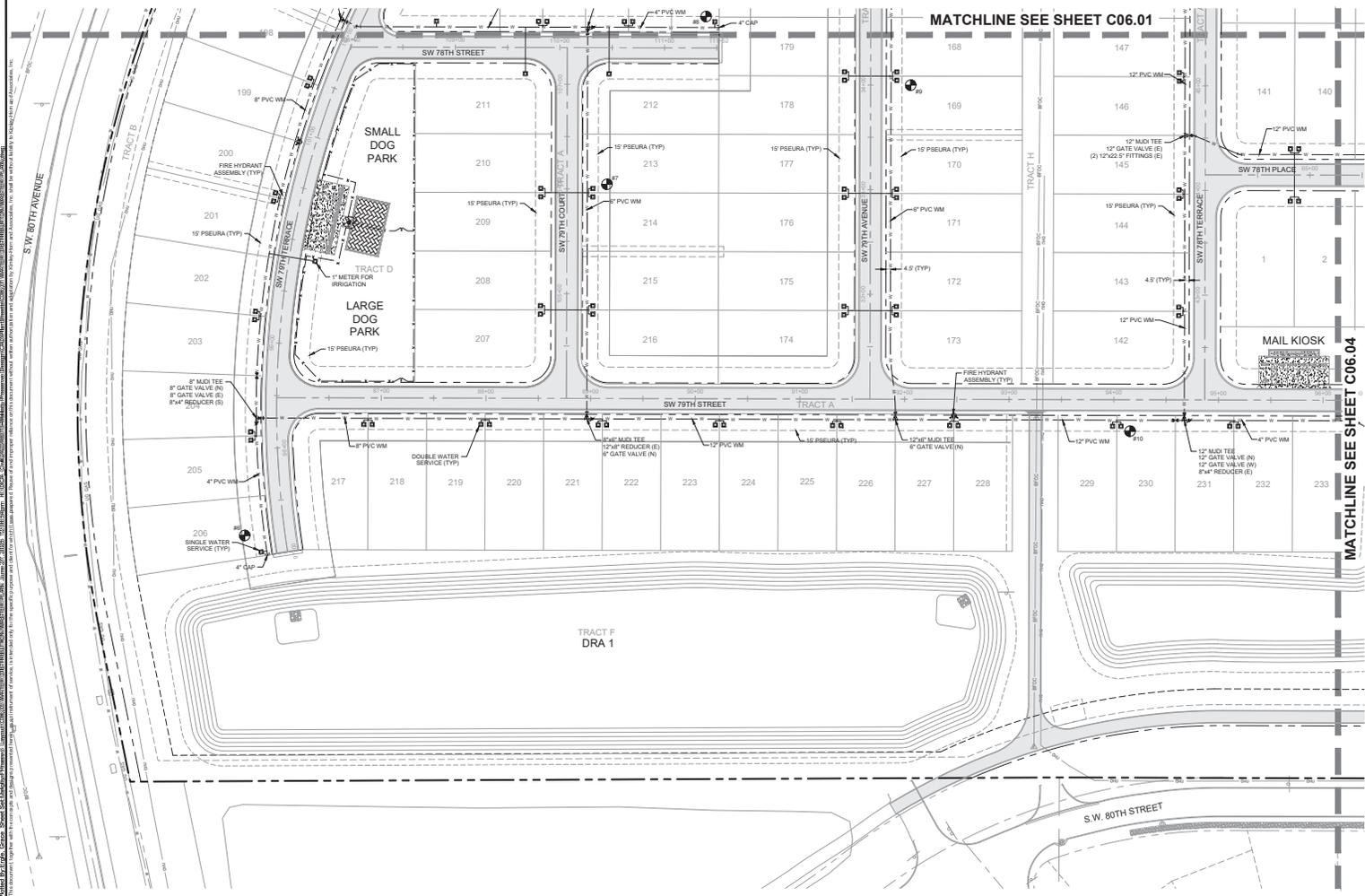
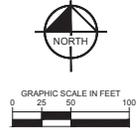
**WATER DISTRIBUTION MASTER PLAN**

MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C. FLORIDA MARION COUNTY

SHEET NUMBER C06.02

NO.	REVISIONS	DATE

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



- WATER DISTRIBUTION LEGEND**
- PROPOSED WATER MAIN
  - PROPOSED GATE VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SINGLE WATER SERVICE
  - PROPOSED DOUBLE WATER SERVICE
  - PROPOSED WATER CAP
  - PROPOSED M.J.D.I. TEE
  - PROPOSED M.J.D.I. CROSS
  - BACTERIAL TESTING SITE
  - FULLY RESTRAINED WATER MAIN

- NOTE**
1. ALL WATER SERVICES SHALL BE INSTALLED 12" FROM BACK OF CURB.
  2. ALL FIRE HYDRANT ASSEMBLIES TO BE CLOW MEDALLION 5-1/4" HYDRANTS WITH POWDER COATED CAPS AND BONNETS (COLOR TO BE DETERMINED BY FLOW TEST) AND PAINTED IN ACCORDANCE WITH NFPA RECOMMENDED PRACTICE FOR FLOW TESTING AND MARKING OF HYDRANTS.
  3. A METERED SWAMP CONNECTION WITH AN RP2 BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND PROPOSED WATER MAIN LATE. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY BLOOD. THE VALVE (OR VALVES) BE TWEEN EXISTING AND PROPOSED WATER MAINS SHALL REMAIN CLOSED UNTIL AUTHORIZED PERSONNEL OF BLOOD DEEM APPROPRIATE TO PLACE INTO SERVICE.
  4. RESTRAIN ALL JOINTS AND FITTINGS IN ACCORDANCE WITH THE MARION COUNTY UTILITIES RESTRAINED PIPE DETAIL U7500 ON SHEET C06.
  5. TOTAL IRRIGATED AREA = 68,464 SF.

SEE SHEETS C1101 THROUGH C1103 FOR DETAILS

KWA PROJECT	2412245110
LICENSED PROFESSIONAL	JUNE 2025
GENE BRUNO (C07072)	FLORIDA LICENSE NUMBER 75547
SCALE	AS SHOWN
DESIGNED BY	KWA
DRAWN BY	GMW
CHECKED BY	GBL
DATE	



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GAINESVILLE, FLORIDA 32609  
PHONE 352-340-9000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

**WATER DISTRIBUTION MASTER PLAN**

**MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.**

SHEET NUMBER **C06.03**

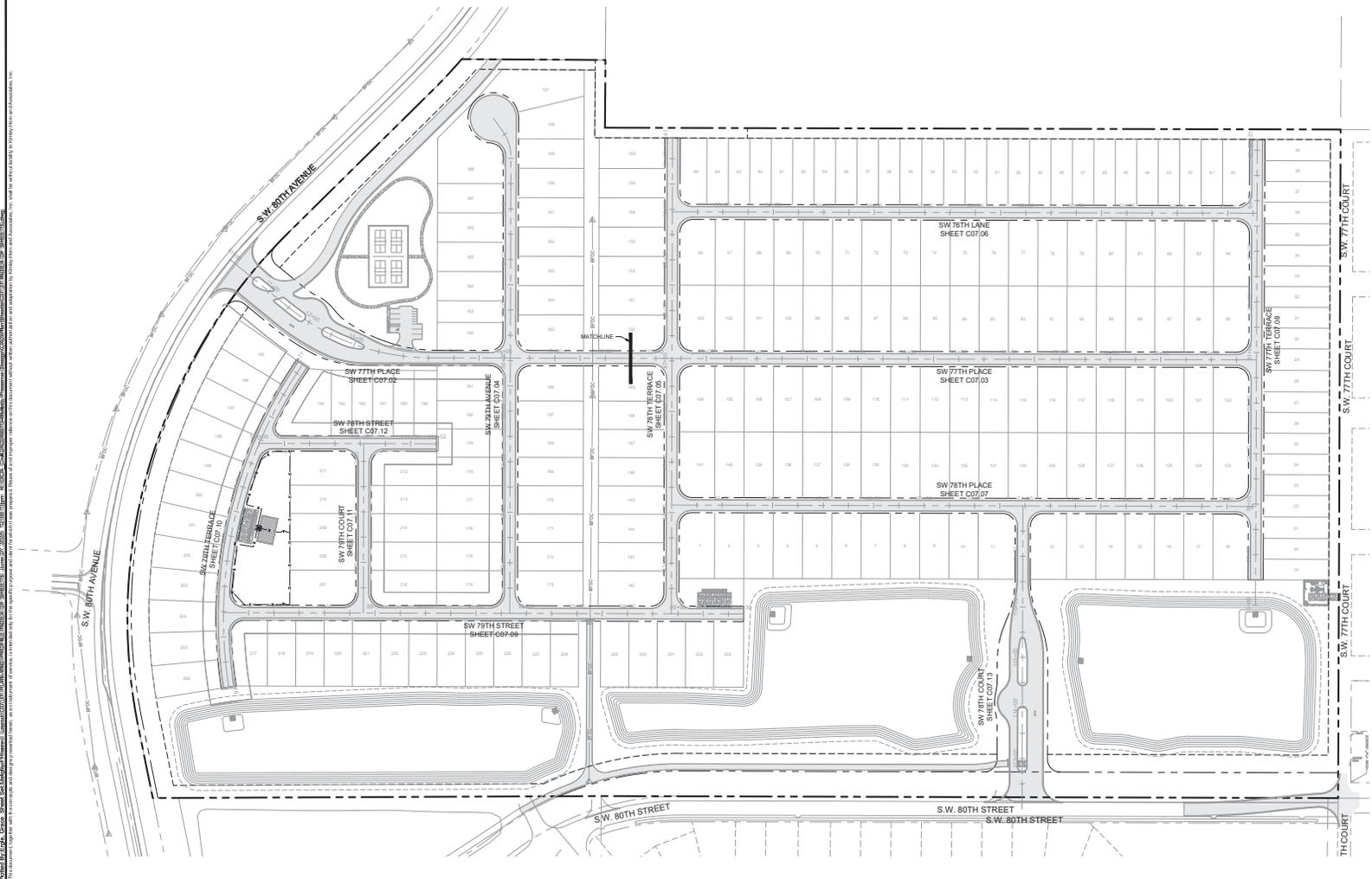
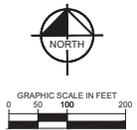
FLORIDA MARION COUNTY UTILITIES IMPROVEMENT PLANS

NO.	REVISIONS	DATE





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Prepared By: **Earth, Creek, Swamp, Soil and Water Resources Consultants, Inc.**  
 Project: **MELODY PRESERVE - IMPROVEMENT PLANS**  
 Date: **24/24/2010**  
 Scale: **AS SHOWN**  
 Designer: **KIM**  
 Checker: **CSW**  
 Date: **06/25/10**  
 Title: **C07.01**  
 The information shown on this drawing is based on the information provided to the engineer by the client and is not to be used for any other purpose. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

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 MIAMI, FL 33133  
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LICENSED PROFESSIONAL  
 SERGE BRUNO LOIOTI, P.E.  
 FLORIDA LICENSE NUMBER  
 75447

**PLAN AND PROFILE INDEX OF SHEETS**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C07.01**

NO.	REVISIONS	DATE

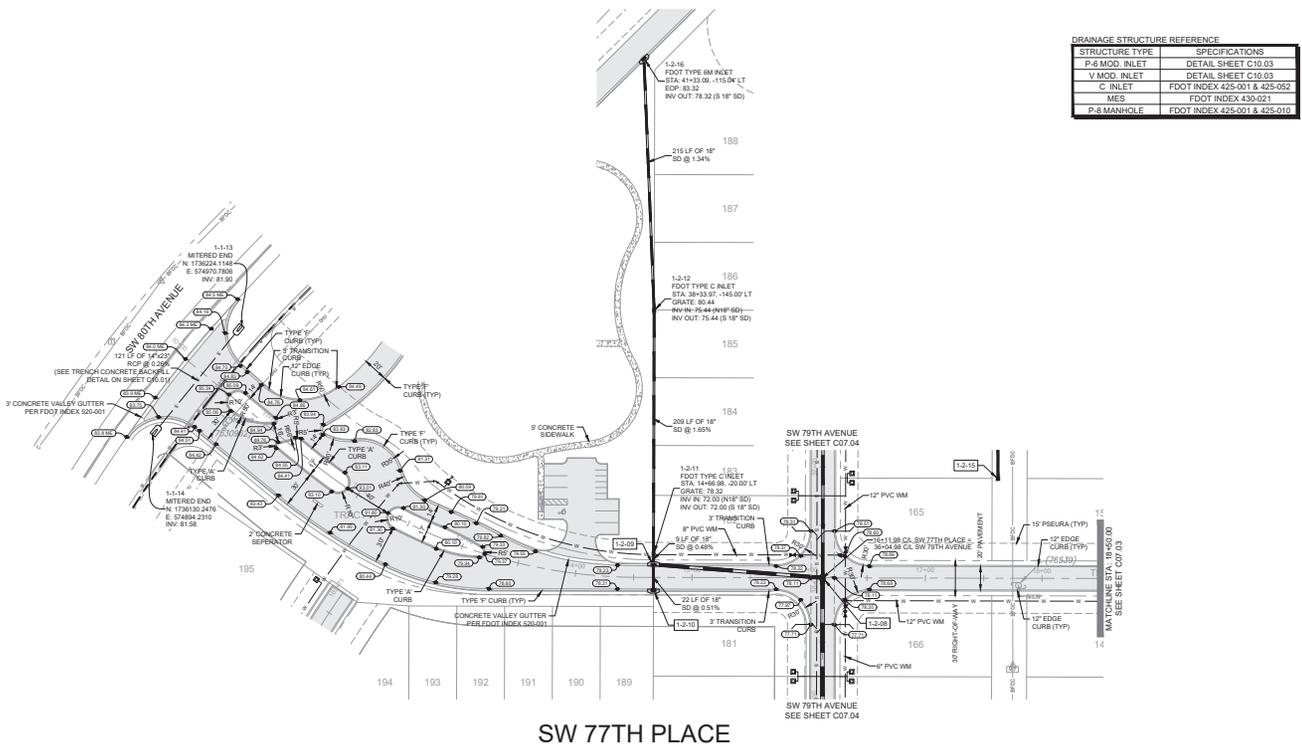
MELODY PRESERVE - IMPROVEMENT PLANS

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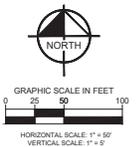


Know what's below. Call before you dig.

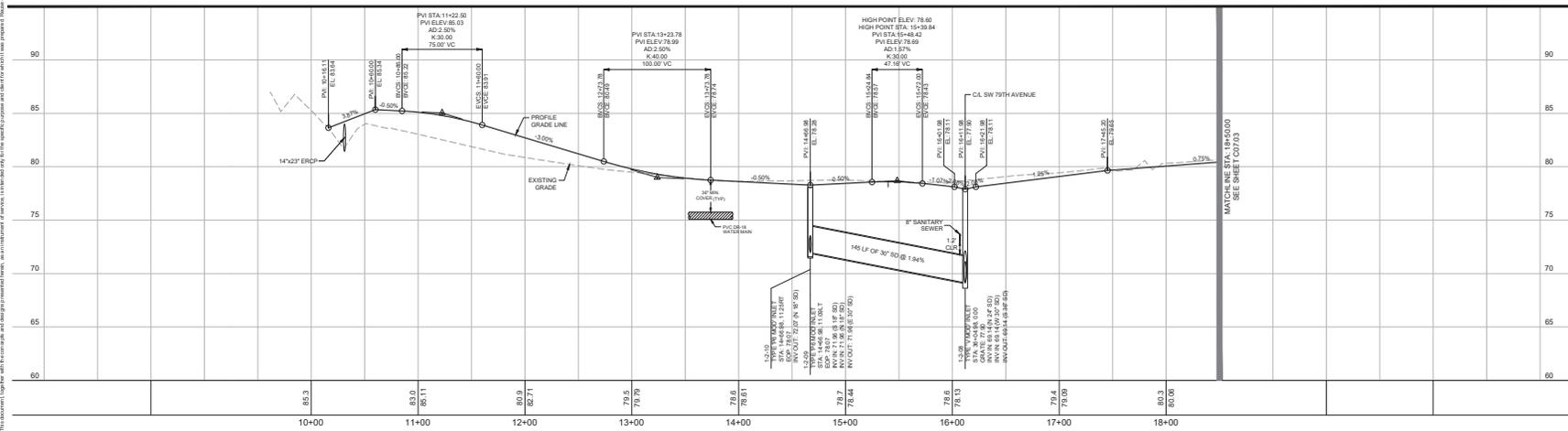
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



STRUCTURE TYPE	SPECIFICATIONS
P-6 MOD. INLET	DETAIL SHEET C10.03
V MOD. INLET	DETAIL SHEET C10.03
C INLET	FDOT INDEX 425-001 & 425-052
ME5	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010



SW 77TH PLACE



NO.	REVISIONS	DATE

**Kimley-Horn**

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WWW.KIMLEY-HORN.COM REGISTRY NO. 31095

KHA PROJECT	2412245710
LICENSED PROFESSIONAL	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	GMW
CHECKED BY	GMW
DATE	

PLAN AND PROFILE  
SW 77TH PLACE

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.

FLORIDA  
MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C07.02**

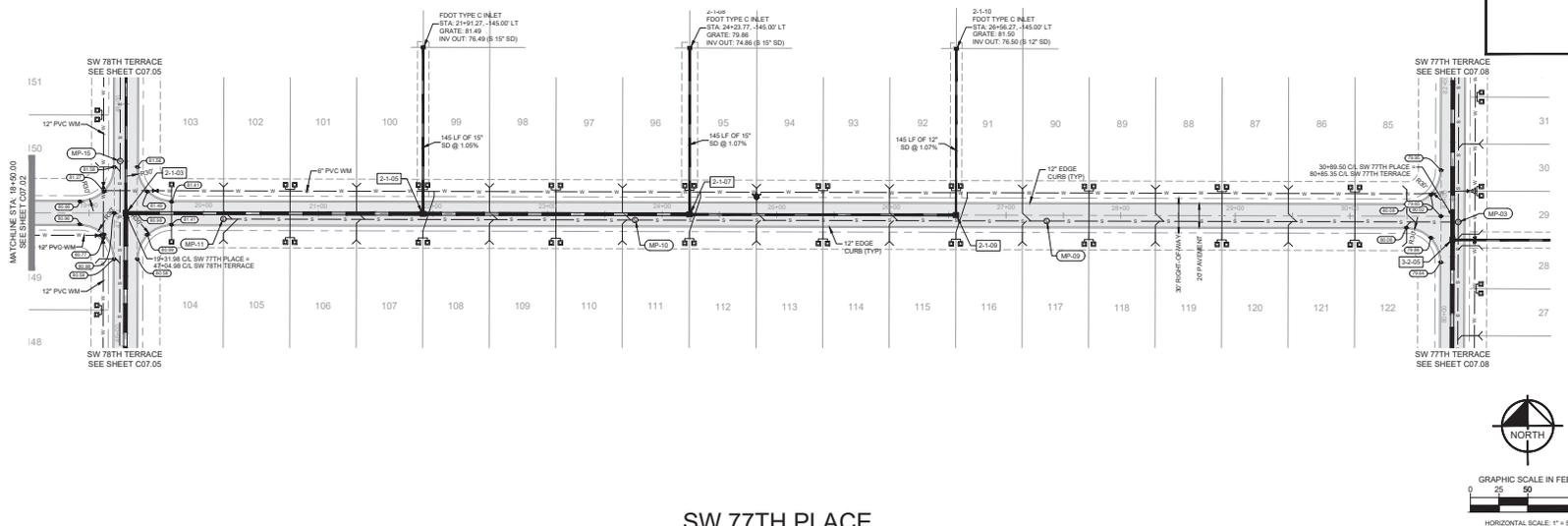
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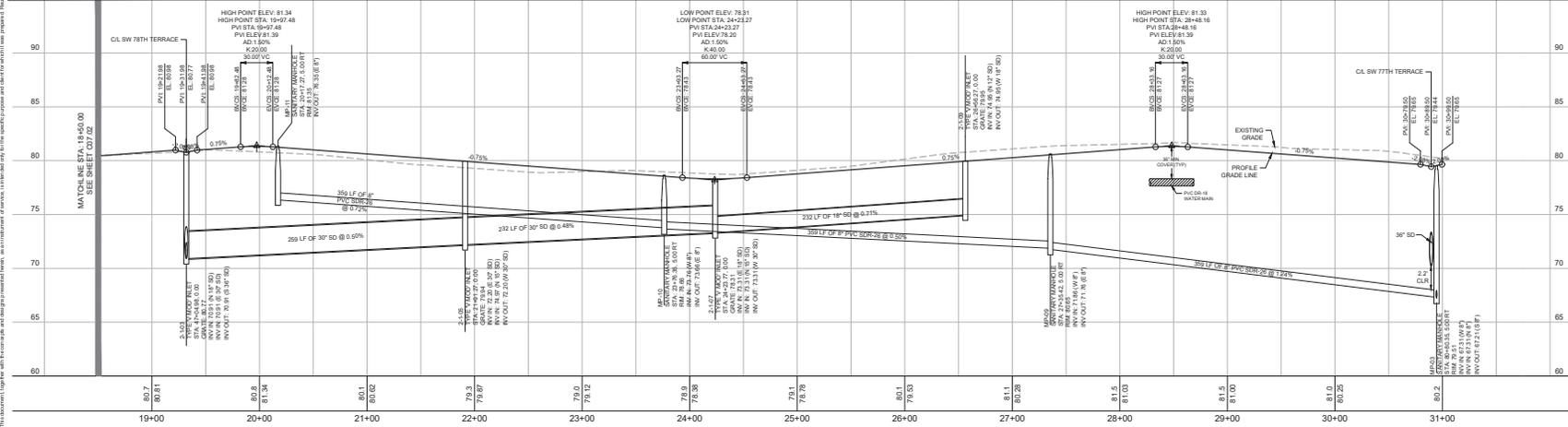
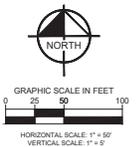
Know what's below. Call before you dig.

SUNSHINE STATE THE CALL OF FLORIDA, INC.

STRUCTURE TYPE	SPECIFICATIONS
P-6 MOD. INLET	DETAIL SHEET C10.03
V MOD. INLET	DETAIL SHEET C10.03
C INLET	FDOT INDEX 425-001 & 425-002
MEIS	FDOT INDEX 420-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010



SW 77TH PLACE



NO.	REVISIONS	DATE



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1700 SW 77TH STREET, SUITE 200, MIAMI, FLORIDA 33157  
PHONE: 305.440.3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35199

KHA PROJECT	2412245010
LICENSED PROFESSIONAL	JUNE 2005
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	CMV
CHECKED BY	GBL
DATE	

PLAN AND PROFILE  
SW 77TH PLACE

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.

FLORIDA  
MARION COUNTY  
SHEET NUMBER  
C07.03

MELODY PRESERVE - IMPROVEMENT PLANS

NOTED: SEE SHEET C07.01 FOR PRELIMINARY PLAN AND PROFILE. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO CONSTRUCTION.









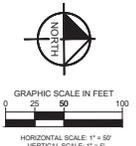
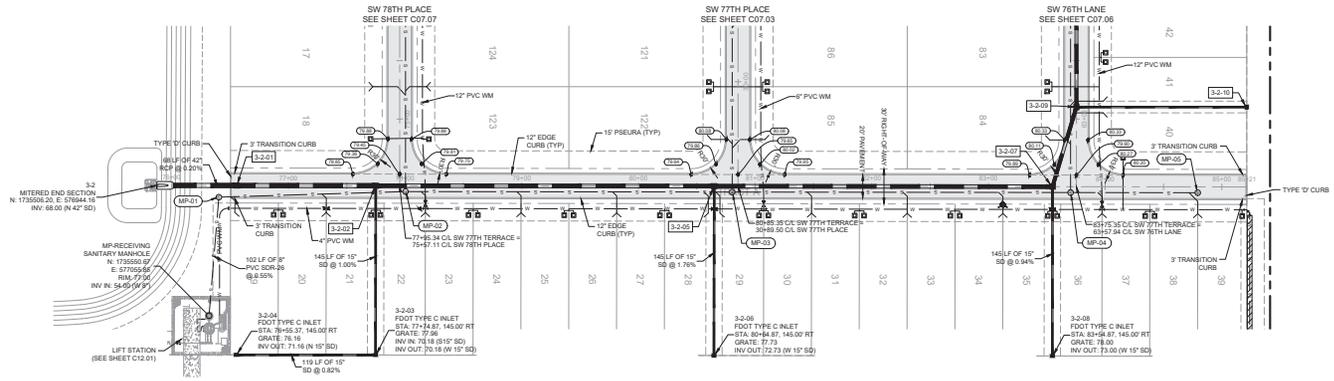
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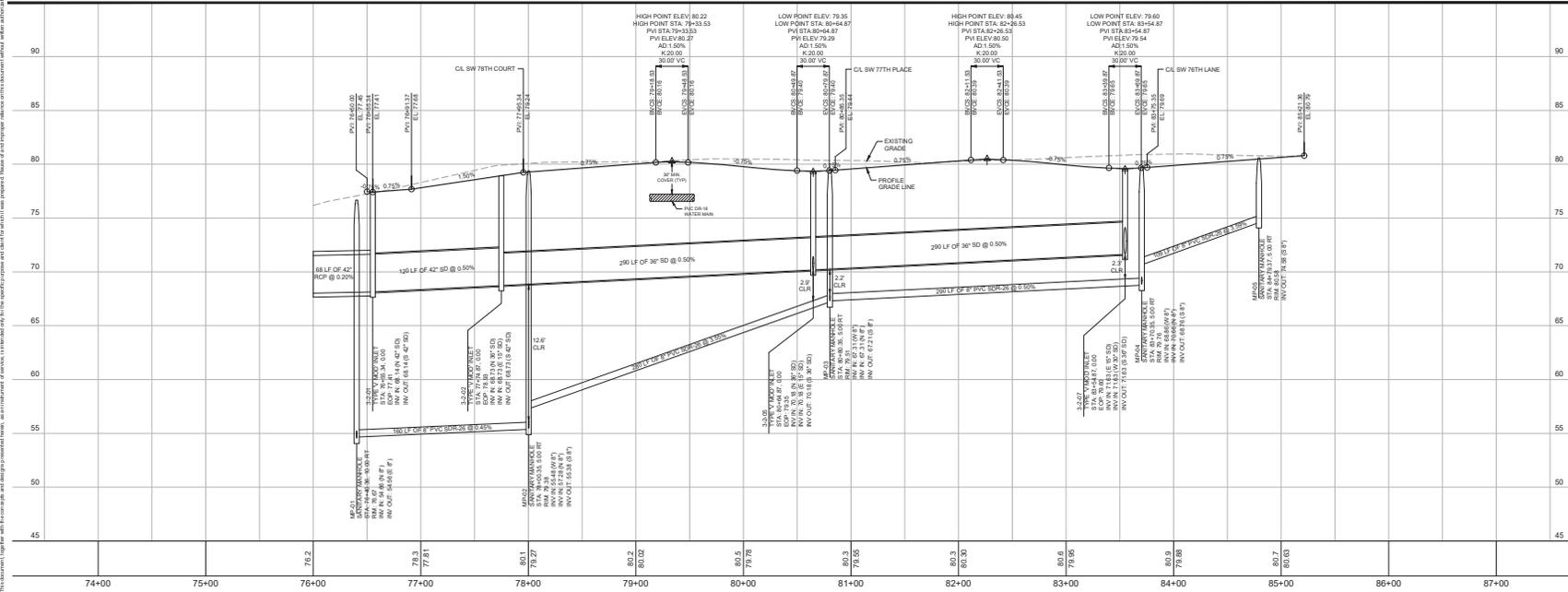
Know what's below. Call before you dig.

FLORIDA STATE ONE CALL OF FLORIDA, INC.

STRUCTURE TYPE	SPECIFICATIONS
P-6 MOD. INLET	DETAIL SHEET C10.03
V MOD. INLET	DETAIL SHEET C10.03
C INLET	FDOT INDEX 425-001 & 425-052
MEIS	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010



SW 77TH TERRACE



NO.	REVISIONS	DATE	BY



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PHONE: 561-994-9000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 33166

LICENSED PROFESSIONAL	GENE BRUND LOFTOYE
FLORIDA LICENSE NUMBER	75447
CHECKED BY	DAWAYNY
DATE	

KHA PROJECT  
24224510

SCALE AS SHOWN  
JUNE 2025

DESIGNED BY KHA  
DAWAYNY

CHECKED BY  
DAWAYNY

DATE

**PLAN AND PROFILE  
SW 77TH TERRACE**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.**

FLORIDA  
MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C07.08**

Prepared by: **John, Chris, Steve**  
 Checked by: **John, Chris, Steve**  
 Date: **06/11/2025**  
 Project: **24224510**  
 Sheet: **C07.08**  
 Title: **SW 77TH TERRACE**  
 Scale: **AS SHOWN**  
 Date: **06/11/2025**  
 Author: **John, Chris, Steve**  
 Checker: **John, Chris, Steve**  
 Date: **06/11/2025**  
 Project: **24224510**  
 Sheet: **C07.08**  
 Title: **SW 77TH TERRACE**  
 Scale: **AS SHOWN**  
 Date: **06/11/2025**  
 Author: **John, Chris, Steve**  
 Checker: **John, Chris, Steve**  
 Date: **06/11/2025**



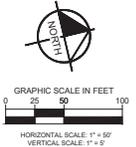
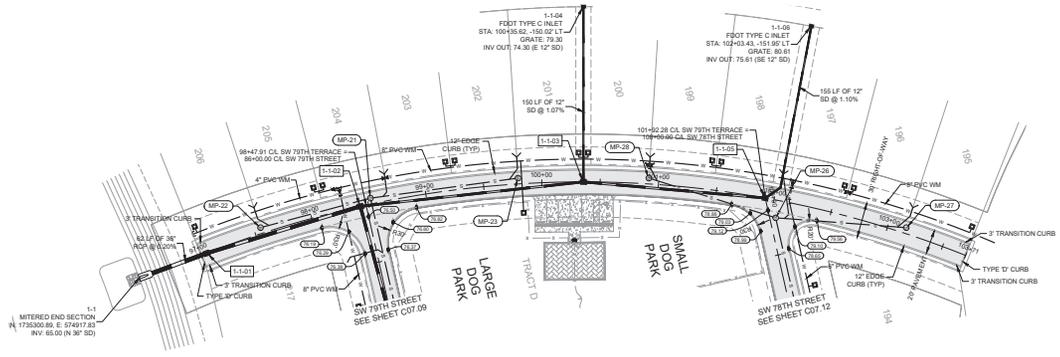
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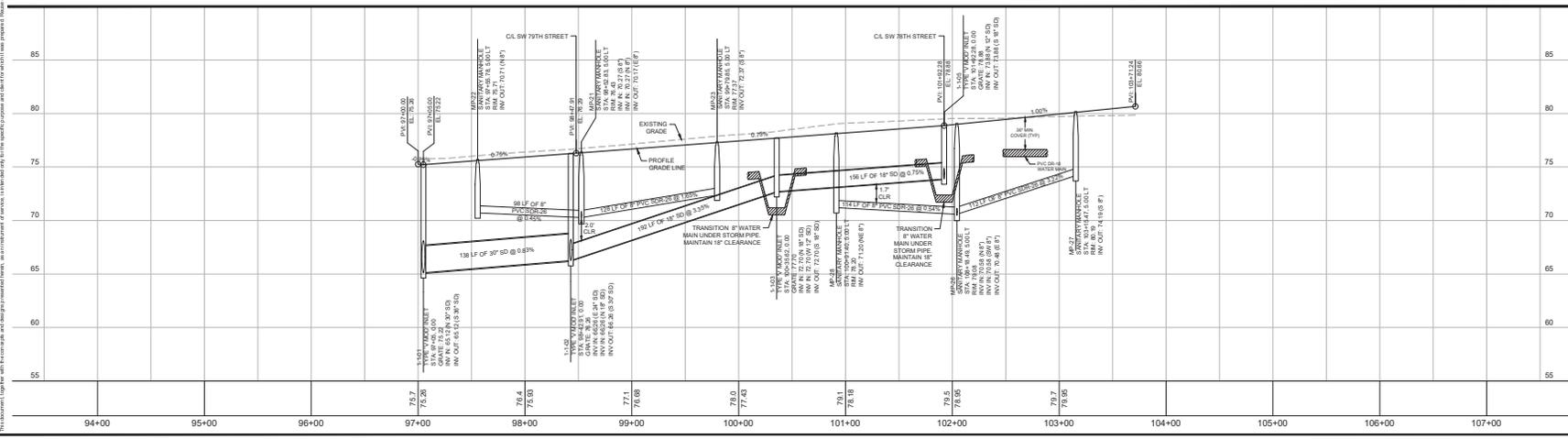
Know what's below. Call before you dig.

SUNSHINE STATE THE CALL OF FLORIDA, INC.

DRAINAGE STRUCTURE REFERENCE	
STRUCTURE TYPE	SPECIFICATIONS
P-6 MOD. INLET	DETAIL SHEET C10.03
V MOD. INLET	DETAIL SHEET C10.03
C INLET	FDOT INDEX 425-001 & 425-052
MS	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010



SW 79TH TERRACE



NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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1100 SE 17TH STREET, SUITE 200  
FORT LAUDERDALE, FLORIDA 33401  
PHONE: 954.849.9000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 31016

KHA PROJECT NO.	241224510
LICENSED PROFESSIONAL	SEE BRUNO LOIOTI, P.E.
SCALE	AS SHOWN
DESIGNED BY	KHA
CHECKED BY	CMV
DATE	JUNE 2025
FLORIDA LICENSE NUMBER	7547

PLAN AND PROFILE  
SW 79TH TERRACE

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.

SHEET NUMBER  
C07.10

FLORIDA  
MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS

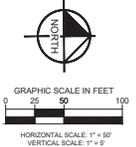
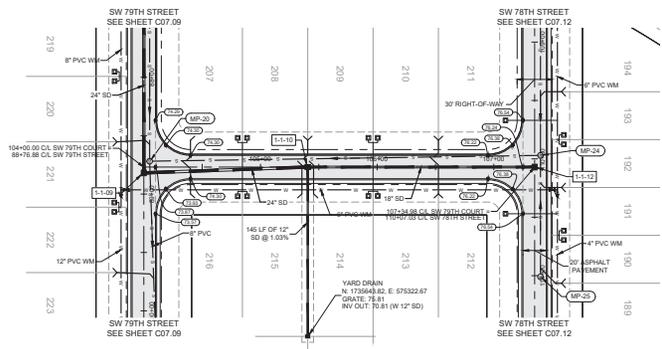
CALL 2 BUSINESS DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811



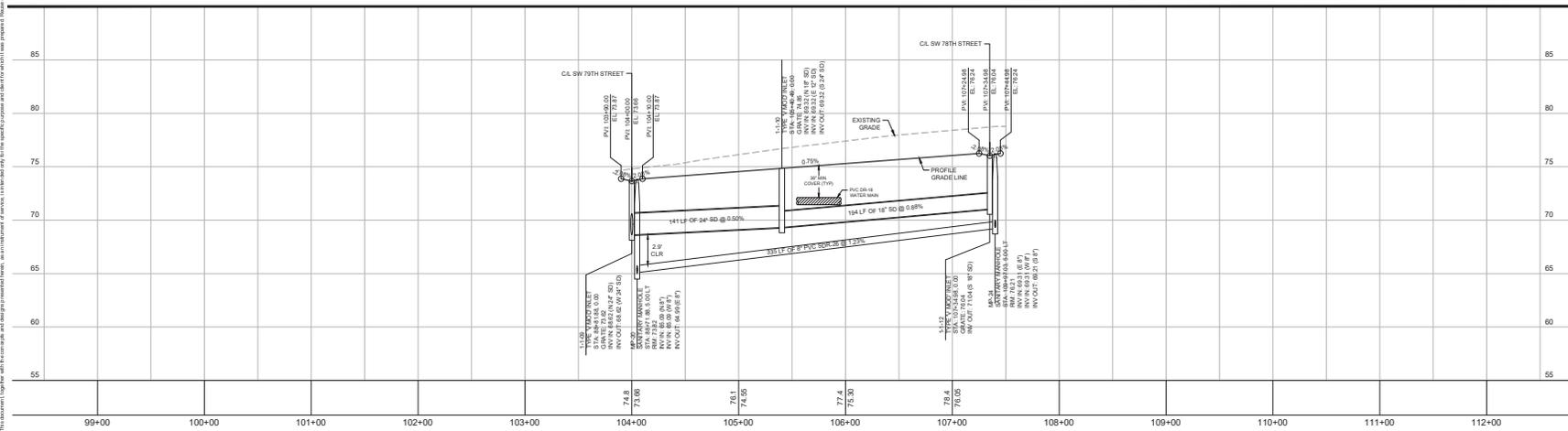
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DRAINAGE STRUCTURE REFERENCE	
STRUCTURE TYPE	SPECIFICATIONS
P-6 MOD. INLET	DETAIL SHEET C10.03
V MOD. INLET	DETAIL SHEET C10.03
C INLET	FDOT INDEX 425-001 & 425-052
MS	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010



SW 79TH COURT




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PHONE: 561-993-9000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 310166

KHA PROJECT	2412245010
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	GMW
CHECKED BY	GBL
LICENSED PROFESSIONAL	
ENGINEERING LICENSE NUMBER	75447

PLAN AND PROFILE  
SW 79TH COURT

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
MARION COUNTY, FLORIDA

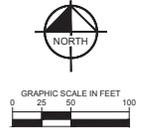
SHEET NUMBER  
C07.11

NO.	REVISIONS	DATE

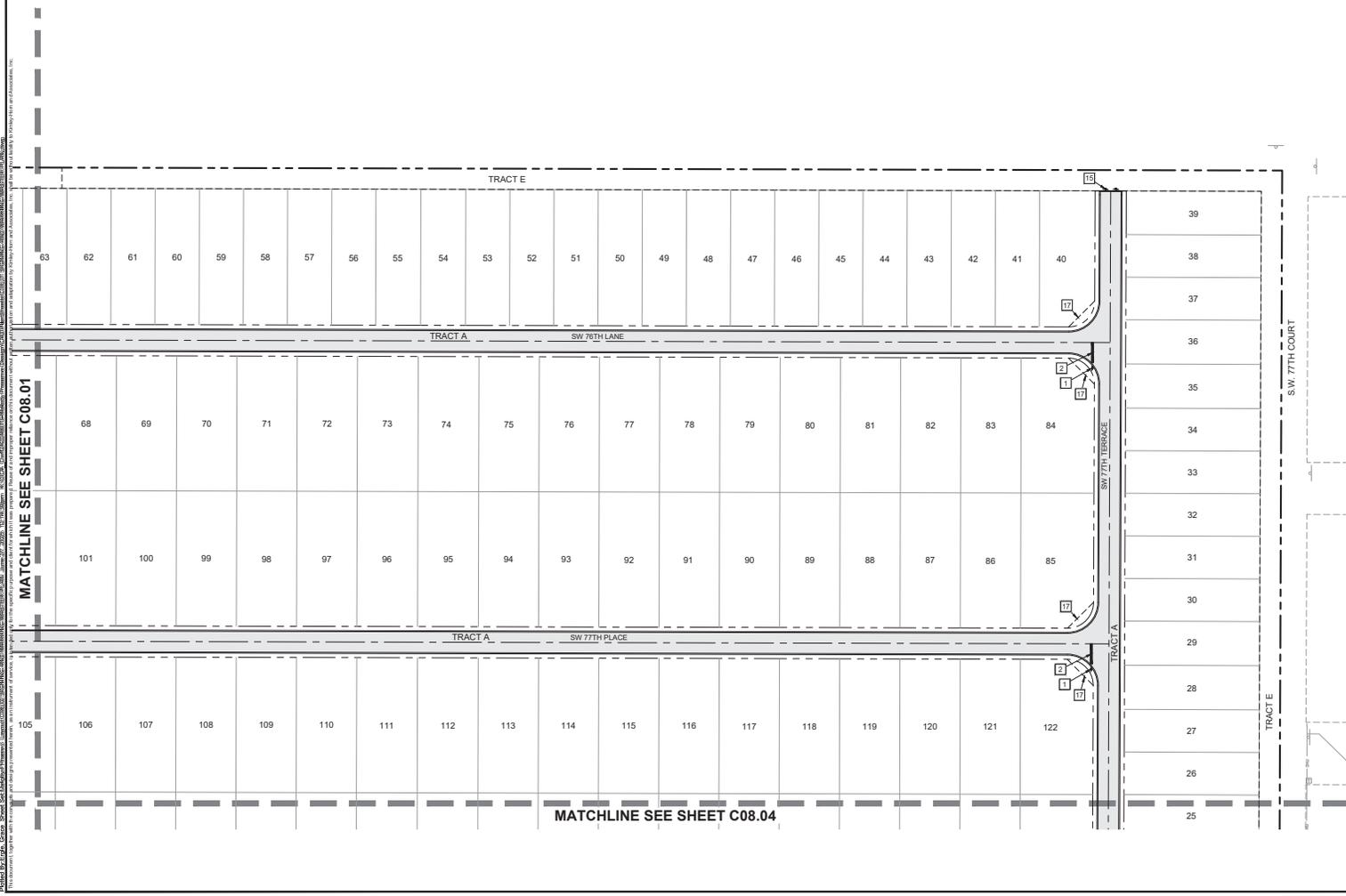








NO.	REVISIONS	DATE	BY



- SIGN AND PAVEMENT MARKING LEGEND**
- 1 - 30" STOP SIGN (R1-1) WITH STREET NAME PADDLES.
  - 2 - 24" WHITE STOP BAR
  - 3 - SPEED LIMIT SIGN (30 MPH)
  - 4 - O-M-M-1 SIGN (OBJECT MARKER)
  - 5 - 6" WHITE STRIPE
  - 6 - 6" DOUBLE YELLOW STRIPE
  - 7 - 18" YELLOW STRIPE (10' O.C.)
  - 8 - DIRECTIONAL ARROW
  - 9 - 36"x12" ONE WAY SIGN (R6-1R)
  - 10 - 4" SOLID WHITE STRIPE
  - 11 - ADA PAVEMENT MARKINGS
  - 12 - ADA PARKING SPACE SIGN
  - 13 - MONUMENT SIGN
  - 14 - "AUTHORIZED PERSONNEL ONLY" SIGN
  - 15 - (D) TEMPORARY "END OF ROAD" MARKERS
  - 16 - DETECTABLE WARNING MAT PER FOOT INDEX
  - 17 - SIGHT TRIANGLE (SEE NOTE THIS SHEET)

- NOTES:**
- SEE DETAILS ON SHEET C10.03 FOR SUBDIVISION STREET NAME PADDLE INFORMATION, SIGN INSTALLATION, AND STRIPING INFORMATION.
  - ALL SIGNAGE TO BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
  - ALL STRIPING TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.

**SIGHT TRIANGLE NOTE**  
 THERE SHALL BE NO OBSTRUCTION TO VISION BETWEEN 2.0' AND 8' ABOVE THE ROADWAY CENTERLINE GRADE WITHIN A TRIANGLE FORMED BY THE RIGHT-OF-WAY INTERSECTION POINTS OF ALL ROAD INTERSECTIONS 30' ALONG THE RIGHT-OF-WAY LINES FROM THE POINT OF INTERSECTION.

**Kimley-Horn**  
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 1100 SE 17TH STREET, SUITE 200  
 MIAMI, FL 33139  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 33109

KHA PROJECT 24224510	LICENSED PROFESSIONAL
DATE JUNE 2025	SCALE AS SHOWN
DESIGNED BY KHA	FLORIDA LICENSE NUMBER 75547
DRAWN BY CWA	CHECKED BY CWA
DATE	DATE

**SIGNING AND MARKING MASTER PLAN**

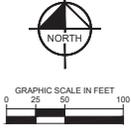
**MELODY PRESERVE  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C08.02**

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- SIGN AND PAVEMENT MARKING LEGEND**
- 1 - 30" STOP SIGN (R-1) WITH STREET NAME PADDLES.
  - 2 - 24" WHITE STOP BAR
  - 3 - SPEED LIMIT SIGN (30 MPH)
  - 4 - OMA-1 SIGN (OBJECT MARKER)
  - 5 - 6" WHITE STRIPE
  - 6 - 6" DOUBLE YELLOW STRIPE
  - 7 - 18" YELLOW STRIPE (10' O.C.)
  - 8 - DIRECTIONAL ARROW
  - 9 - 36"x12" ONE WAY SIGN (R-1R)
  - 10 - 4" SOLID WHITE STRIPE
  - 11 - ADA PAVEMENT MARKINGS
  - 12 - ADA PARKING SPACE SIGN
  - 13 - MONUMENT SIGN
  - 14 - "AUTHORIZED PERSONNEL ONLY" SIGN
  - 15 - (D) TEMPORARY "END OF ROAD" MARKERS
  - 16 - DETECTABLE WARNING MAT PER FOOT INDEX
  - 17 - SIGHT TRIANGLE (SEE NOTE THIS SHEET)

- NOTES:**
- SEE DETAILS ON SHEET C16.03 FOR SUBDIVISION STREET NAME PADDLE INFORMATION, SIGN INSTALLATION, AND STRIPING INFORMATION.
  - ALL SIGNAGE TO BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
  - ALL STRIPING TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
- SIGHT TRIANGLE NOTE**
- THERE SHALL BE NO OBSTRUCTION TO VISION BETWEEN 2.9' AND 8' ABOVE THE ROADWAY CENTERLINE GRADE WITHIN A TRIANGLE FORMED BY THE RIGHT-OF-WAY INTERSECTION POINTS OF ALL ROAD INTERSECTIONS 30' ALONG THE RIGHT-OF-WAY LINES FROM THE POINT OF INTERSECTION.

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200  
FORT LAUDERDALE, FLORIDA 34411  
PHONE: 954-840-0000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 30196

LICENSING PROFESSIONAL	DATE
GENE BRUNO (0107) P.E.	
FLORIDA LICENSE NUMBER	
75547	
CHECKED BY	DATE
DAWAYBY	

**SIGNING AND MARKING MASTER PLAN**

**MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C08.03**

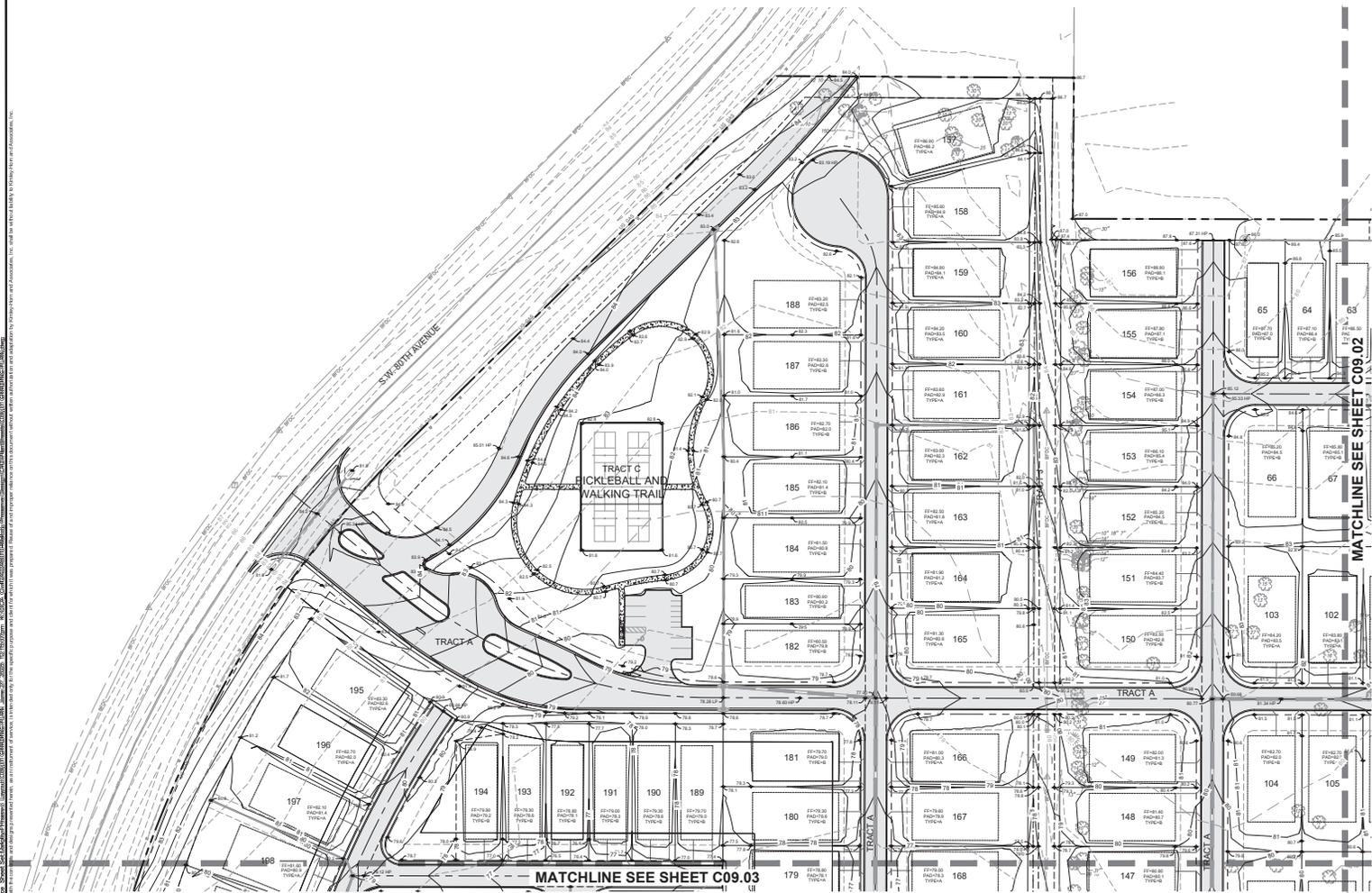
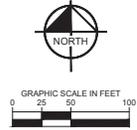
NO.	REVISIONS	DATE



CALL 2 BUSINESS DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Know what's below. Call before you dig.



**PAVEMENT LEGEND**

- ASPHALT PAVEMENT (SEE DETAIL SHEET C10.01)
- CONCRETE SIDEWALK (SEE DETAIL SHEET C10.02)

**LEGEND**

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- SLV TW - STACKED BLOCK RETAINING WALL
- 80 - EXISTING CONTOURS
- 80 - PROPOSED CONTOURS
- CL SWALE
- \* - HOUSE REQUIRES SPECIAL FOOTING REVEAL

- NOTES:**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED JANUARY 13, 2022, UPDATED NOVEMBER 27, 2023 BY JCH CONSULTING GROUP, INC.
  - SEE DRAINAGE RETENTION AREA TYPICAL SECTION AND POND CONSTRUCTION PROCEDURE NOTES ON SHEETS C09.06 AND C09.07.
  - SEE LOT GRADING DETAILS ON SHEET C10.02.
  - RR-RAP PADS SHALL BE PLACED A MINIMUM OF 30" THICK TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL SHEET C09.07.
  - SHOULD LIMEROCK BE ENCOUNTERED DURING EXCAVATION OF POND SLOPES OR BOTTOMS, CONTRACTOR TO OVEREXCAVATE AND BACKFILL WITH CLEAN SAND TO PROVIDE A MINIMUM 2' SEPARATION BETWEEN LIMEROCK LAYER AND POND FINAL ELEVATION.
  - SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C10.02.
  - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.0% (1:20).
  - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.0% (1:50).
  - FENCING REQUIRED ON ALL WALLS GREATER THAN 2'-4" IN HEIGHT. CONTRACTOR TO COORDINATE WITH OWNER ON FENCING PRODUCT SELECTION. FENCING MATERIAL MUST BE APPROVED BY THE ENGINEER OF RECORD.
  - ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY STABILIZED FOLLOWING FINAL GRADING. SEE PLANS FOR NOTATION OF SOG AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOG WITH A 2-INCH UNDERCUT. SOG SHALL BE ARGENTINA BAHIA AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

MATCHLINE SEE SHEET C09.02

MATCHLINE SEE SHEET C09.03

**Kimley-Horn**  
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1700 SE 17TH AVENUE, SUITE 200, FT. LAUDERDALE, FLORIDA 33411  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35109

**PROJECT INFORMATION**

PROJECT NO.	242245710
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	GMW
CHECKED BY	GBL
DATE	

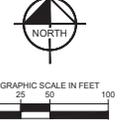
**GRADING PLAN**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA

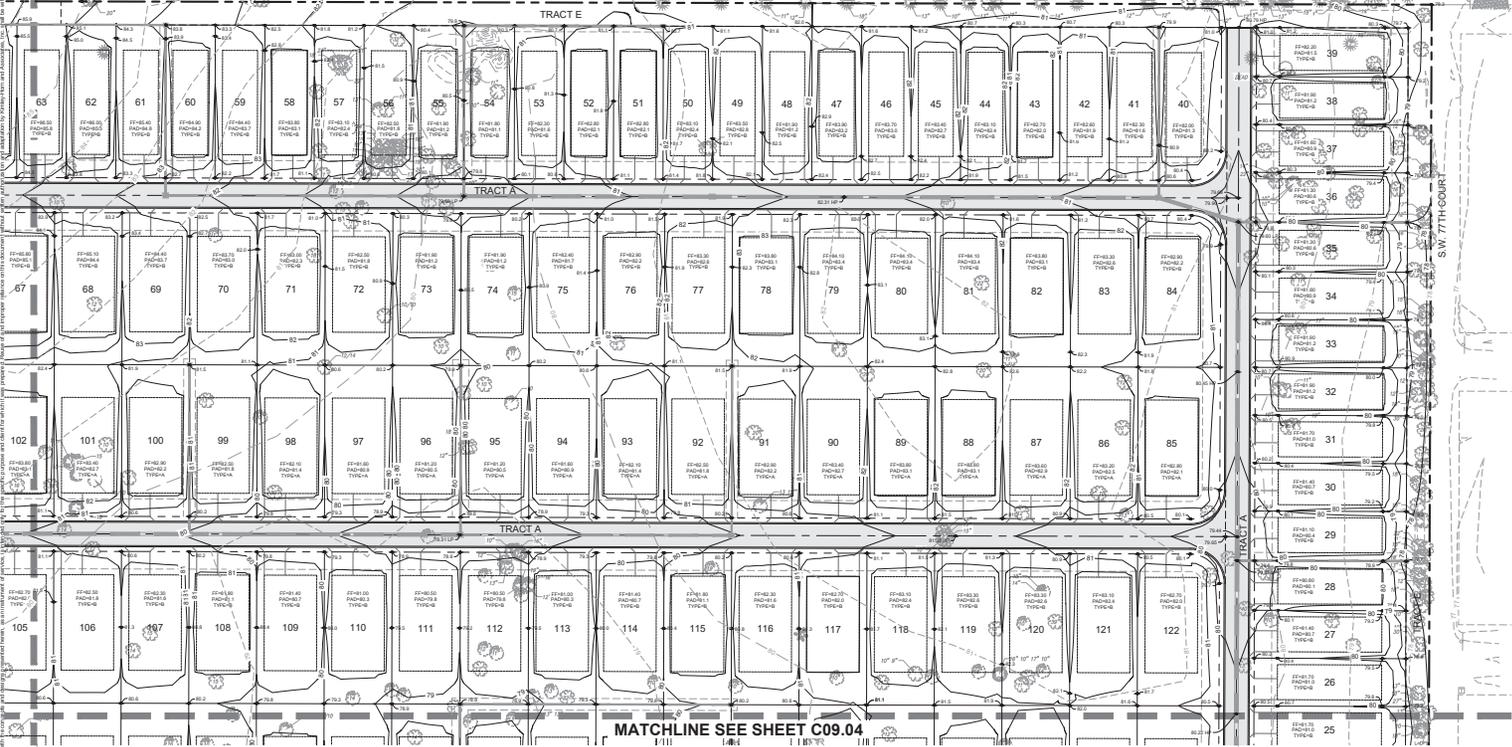
SHEET NUMBER  
**C09.01**

REVISIONS	DATE	BY

CALL 2 BUSINESS DAYS BEFORE YOU DIG  
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MATCHLINE SEE SHEET C09.01



- PAVEMENT LEGEND**
- ASPHALT PAVEMENT (SEE DETAIL SHEET C10.01)
  - CONCRETE SIDEWALK (SEE DETAILS SHEET C10.02)
- LEGEND**
- TREES TO BE PRESERVED
  - PROPOSED SPOT ELEVATION
  - STACKED BLOCK RETAINING WALL
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - CL B/WALE
  - HOUSE REQUIRES SPECIAL FOOTING REVEAL

- NOTES:**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED JANUARY 13, 2022, UPDATED NOVEMBER 27, 2023 BY JCH CONSULTING GROUP, INC.
  - SEE DRAINAGE RETENTION AREA TYPICAL SECTION AND POND CONSTRUCTION PROCEDURE NOTES ON SHEETS C09.06 AND C09.07.
  - SEE LOT GRADING DETAILS ON SHEET C10.02.
  - BRICK PADS SHALL BE PLACED A MINIMUM OF 30" THICK, TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL SHEET C09.07.
  - SHOULD LIMELOCK BE ENCOUNTERED DURING EXCAVATION OF POND SLOPES OR BOTTOMS, CONTRACTOR TO OVEREXCAVATE AND BACKFILL WITH CLEAN SAND TO PROVIDE A MINIMUM 2' SEPARATION BETWEEN LIMELOCK LAYER AND POND FINAL ELEVATION.
  - SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C10.02.
  - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.0% (1/20).
  - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.0% (1/50).
  - FENCING REQUIRED ON ALL WALLS GREATER THAN 2'-4" IN HEIGHT. CONTRACTOR TO COORDINATE WITH OWNER ON FENCING PRODUCT SELECTION. FENCING MATERIAL MUST BE APPROVED BY THE ENGINEER OF RECORD.
  - ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY STABILIZED FOLLOWING FINAL GRADING. SEE PLANS FOR NOTATION OF SOIL AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOIL WITH A 2-INCH UNDERCUT. SOIL SHALL BE ARGENTINA SAND AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

MATCHLINE SEE SHEET C09.04

**Kimley-Horn**  
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1700 SE 17TH STREET, SUITE 200  
PHOENIX, AZ 85004  
WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

LICENSED PROFESSIONAL  
KHA PROJECT 24224510  
DATE JUNE 2025  
SCALE AS SHOWN  
DESIGNED BY KHA  
DRAWN BY CDM  
CHECKED BY GBL DATE

**GRADING PLAN**

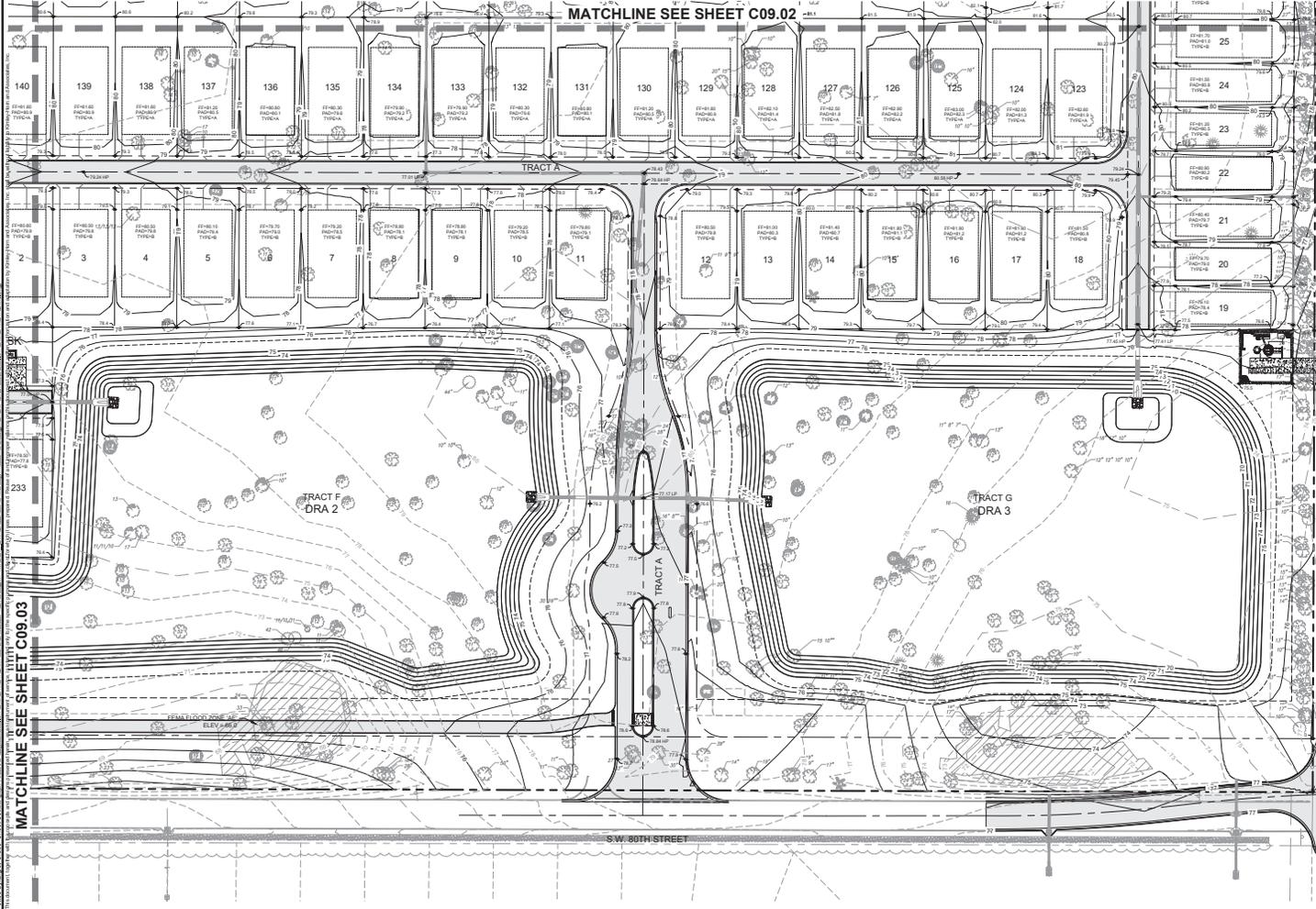
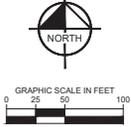
**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C09.02**

NO.	REVISIONS	DATE



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- PAVEMENT LEGEND**
- ASPHALT PAVEMENT (SEE DETAIL SHEET C10.01)
  - CONCRETE SIDEWALK (SEE DETAIL SHEET C10.02)
- LEGEND**
- TREES TO BE PRESERVED
  - 100.00 - PROPOSED SPOT ELEVATION
  - SLY TW - STACKED BLOCK RETAINING WALL
  - 80 - EXISTING CONTOURS
  - 80 - PROPOSED CONTOURS
  - CL SWALE
  - HOUSE REQUIRES SPECIAL FOOTING REVEAL

- NOTES:**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED JANUARY 13, 2002, UPDATED NOVEMBER 27, 2003, BY JCH CONSULTING GROUP, INC.
  - SEE DRAINAGE RETENTION AREA TYPICAL SECTION AND POND CONSTRUCTION PROCEDURE NOTES ON SHEETS C09.06 AND C09.07.
  - SEE LOT GRADING DETAILS ON SHEET C10.02.
  - RE-RAP PADS SHALL BE PLACED A MINIMUM OF 3" THICK, TO THE DIMENSIONS SHOWN ON THE PLAN, AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL SHEET C09.07.
  - SHOULD LIMEROCK BE ENCOUNTERED DURING EXCAVATION OF POND SLOPES OR BOTTOMS, CONTRACTOR TO OVEREXCAVATE AND BACKFILL WITH CLEAN SAND TO PROVIDE A MINIMUM 2' SEPARATION BETWEEN LIMEROCK LAYER AND POND FINAL ELEVATION.
  - SEE TYPICAL SWIRK CHIMNEY REPAIR DETAIL ON SHEET C10.02.
  - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.0% (1:20).
  - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.0% (1:50).
  - FENCING REQUIRED ON ALL WALLS GREATER THAN 2'-4" IN HEIGHT. CONTRACTOR TO COORDINATE WITH OWNER ON FENCING PRODUCT SELECTION. FENCING MATERIAL MUST BE APPROVED BY THE ENGINEER OF RECORD.
  - ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY STABILIZED FOLLOWING FINAL GRADING. SEE PLANS FOR NOTATION OF SOG AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOG WITH A 3-INCH UNDERCUT. SOG SHALL BE ARGENTINA BAHIA AND SHALL BE REGULARLY MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

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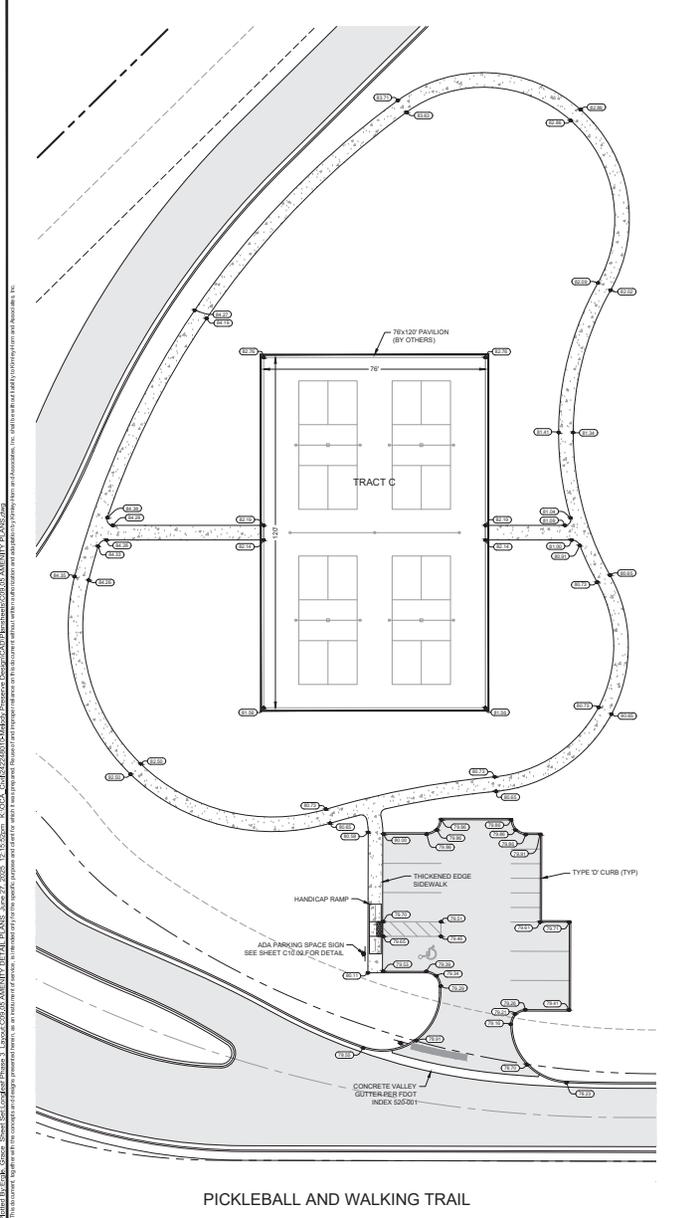
KHA PROJECT	242481010
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	CLM
CHECKED BY	GBL
DATE	
LICENSED PROFESSIONAL	
ENGINEER LICENSE NO.	75447

**GRADING PLAN**

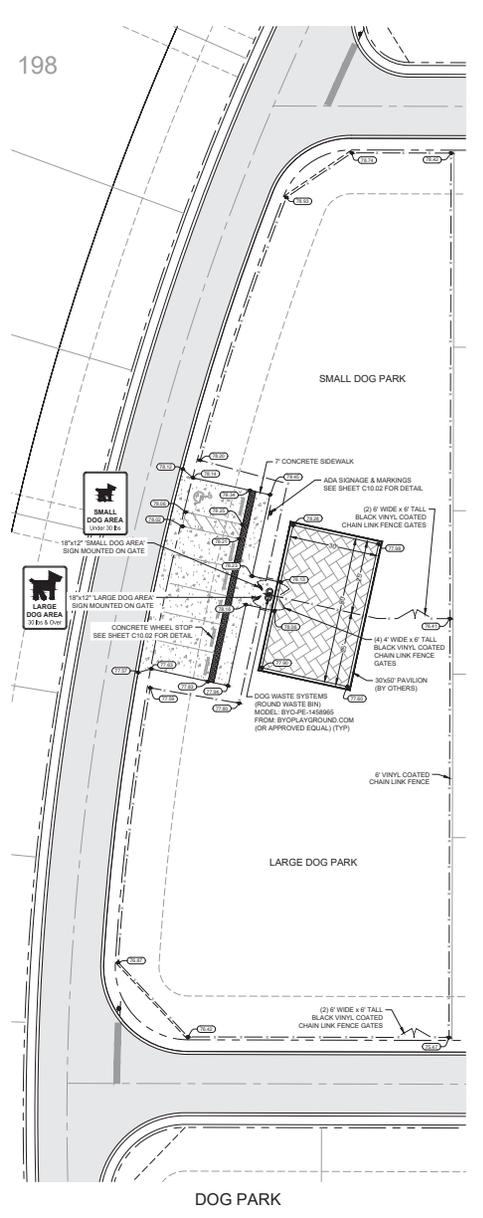
MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
MARION COUNTY  
FLORIDA

SHEET NUMBER  
**C09.04**

REVISIONS	DATE	BY



PICKLEBALL AND WALKING TRAIL



DOG PARK



MAIL KIOSK

NORTH

GRAPHIC SCALE IN FEET  
0 10 20 40

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Know what's below. Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Prepared by: Kimley-Horn, Incorporated  
 Project: MELODY PRESERVE AMENITY DETAIL PLANS  
 Date: 06/20/2024  
 Scale: AS SHOWN  
 Designer: KHA  
 Drawn by: GJM  
 Checked by: GJM  
 Date: 06/20/2024

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

63208 WALLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200  
 FT. LAUDERDALE, FLORIDA 33411  
 WWW.KIMLEY-HORN.COM REBERTY NO. 20108

FLORIDA PROJECT NO.	241248010
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	GJM
CHECKED BY	GJM
DATE	06/20/24

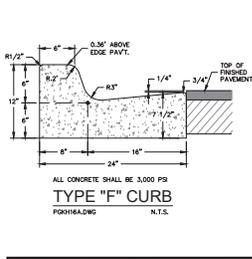
**AMENITY DETAIL PLANS**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA

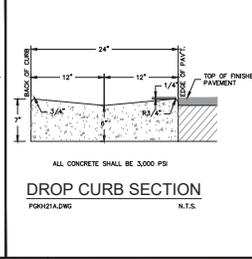
SHEET NUMBER  
**C09.05**



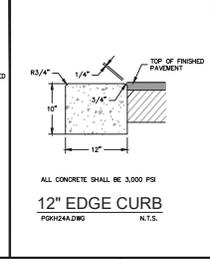




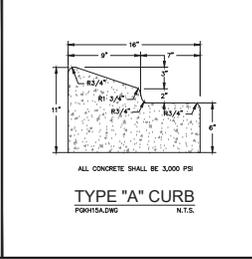
**TYPE "F" CURB**  
P00H2A.DWG N.T.S.



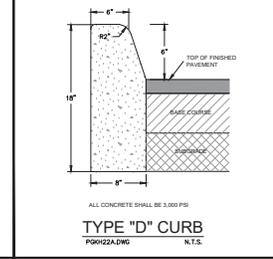
**DROP CURB SECTION**  
P00H2A.DWG N.T.S.



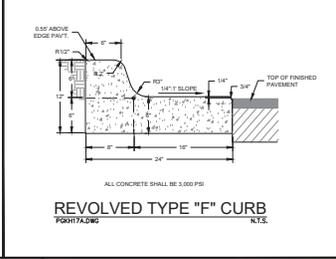
**12" EDGE CURB**  
P00H2A.DWG N.T.S.



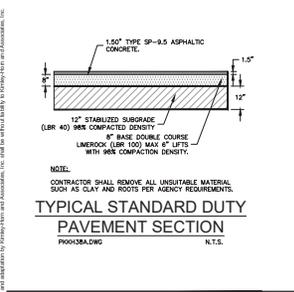
**TYPE "A" CURB**  
P00H2A.DWG N.T.S.



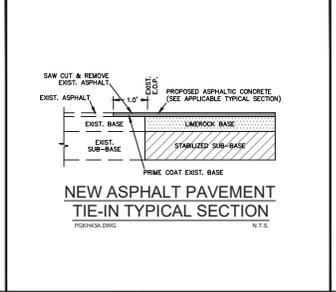
**TYPE "D" CURB**  
P00H2A.DWG N.T.S.



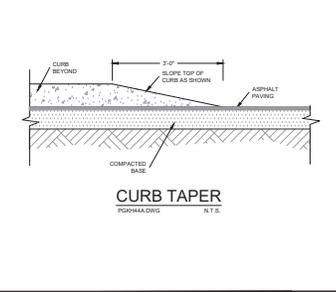
**REVOLVED TYPE "F" CURB**  
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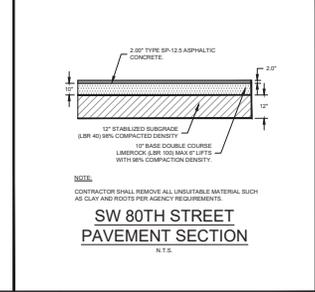
**TYPICAL STANDARD DUTY PAVEMENT SECTION**  
P00H2A.DWG N.T.S.



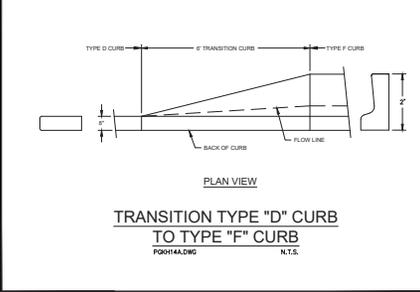
**NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION**  
P00H2A.DWG N.T.S.



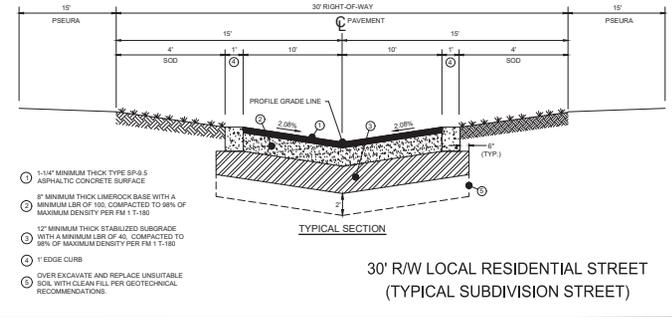
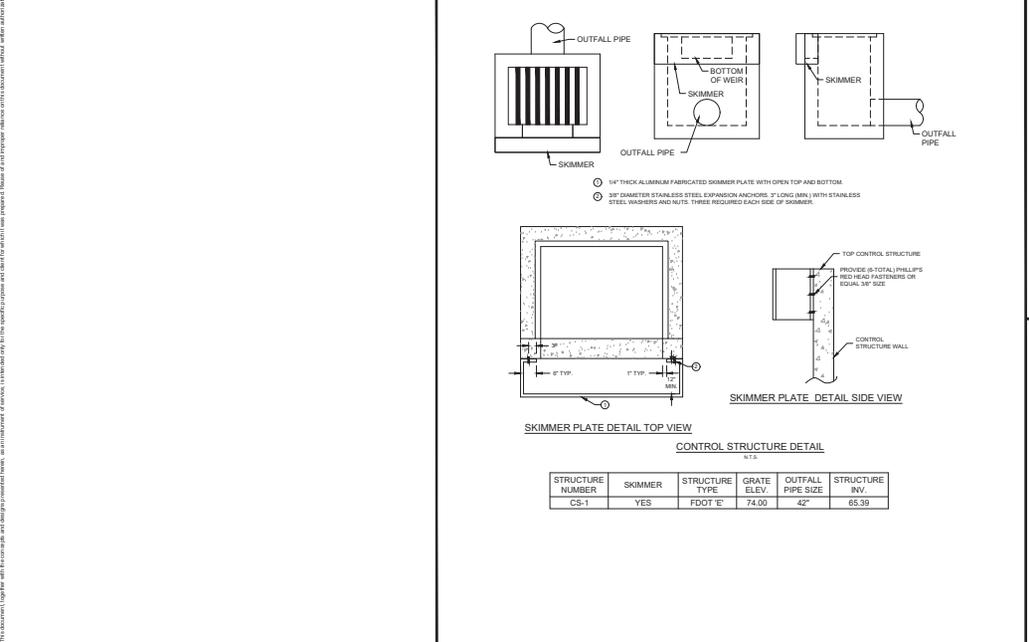
**CURB TAPER**  
P00H2A.DWG N.T.S.



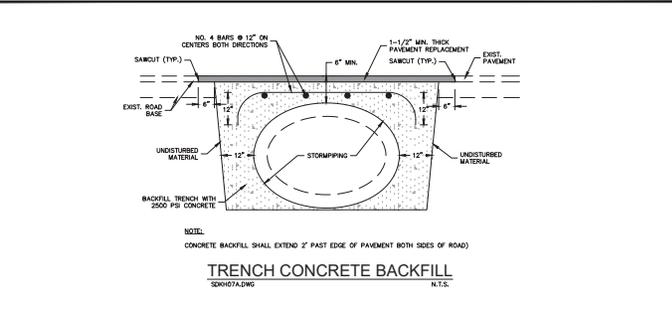
**SW 80TH STREET PAVEMENT SECTION**  
P00H2A.DWG N.T.S.



**TRANSITION TYPE "D" CURB TO TYPE "F" CURB**  
P00H2A.DWG N.T.S.



**30' R/W LOCAL RESIDENTIAL STREET (TYPICAL SUBDIVISION STREET)**  
P00H2A.DWG N.T.S.



**TRENCH CONCRETE BACKFILL**  
S0007A.DWG N.T.S.

REVISIONS	DATE	BY

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC. FLORIDA, J4471  
1700 SE 17TH STREET, SUITE 200, BOCA RATON, FLORIDA 33432  
WWW.KIMLEY-HORN.COM REGISTRY NO. 30106

LICENSED PROFESSIONAL	DATE
GENE BRINK (0107) P.E.	
FLORIDA LICENSE NUMBER	
75547	

**CONSTRUCTION DETAILS**

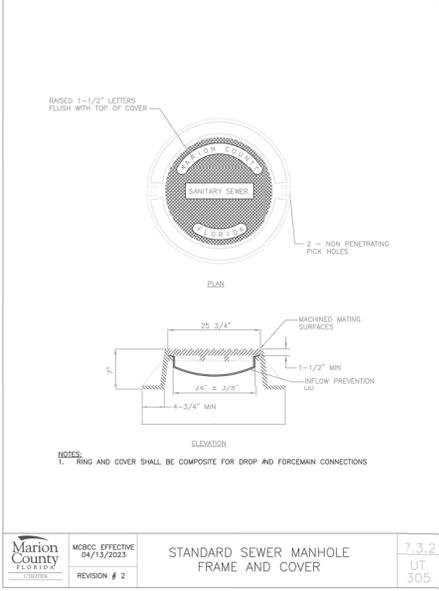
**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
FLORIDA  
MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**C10.01**

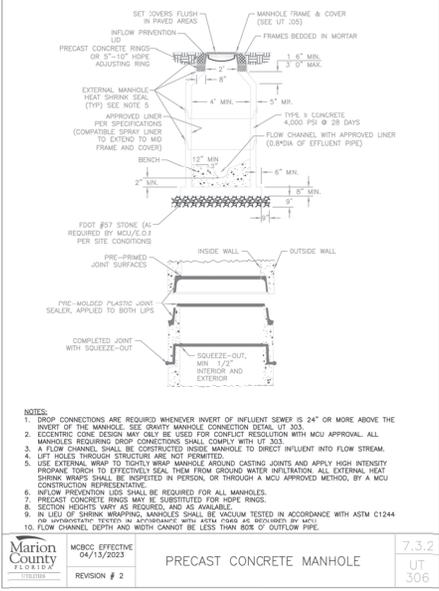




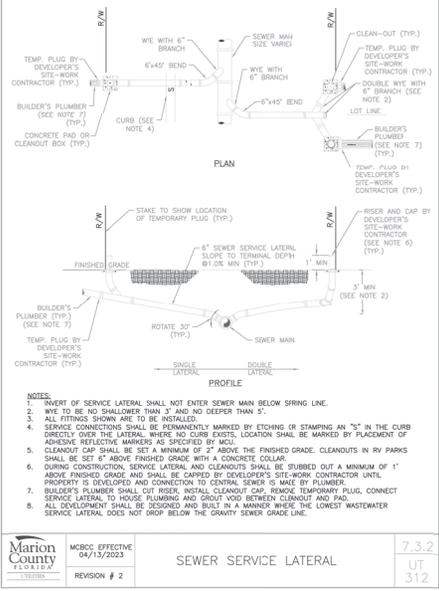




	MSBC EFFECTIVE 04/13/2023 REVISION # 2	<b>STANDARD SEWER MANHOLE FRAME AND COVER</b>	<b>7.3.2</b> UT 305
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	MSBC EFFECTIVE 04/13/2023 REVISION # 2	<b>PRECAST CONCRETE MANHOLE</b>	<b>7.3.2</b> UT 306
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	MSBC EFFECTIVE 04/13/2023 REVISION # 2	<b>SEWER SERVICE LATERAL</b>	<b>7.3.2</b> UT 312
--	--	------------------------------	---------------------------

NO.	DATE	REVISIONS

**Kimley-Horn**  
 63200 DALEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200  
 PALM BEACH, FLORIDA 33411  
 PHONE: 561-834-3000  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 20109

LICENSED PROFESSIONAL  
 GEN BRUNO LOBATO, P.E.  
 FLORIDA LICENSE NUMBER  
 75647

MSA PROJECT  
241248010  
 DATE  
JUNE 2025  
 SCALE  
AS SHOWN  
 DESIGNED BY  
KHA  
 DRAWN BY  
GWA  
 CHECKED BY  
GWA

**UTILITY DETAILS**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.**  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C11.03**

MELODY PRESERVE - IMPROVEMENT PLANS



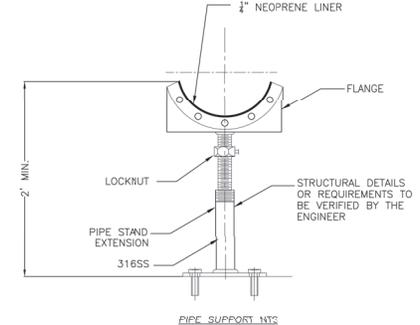
MANUFACTURER: GRUNDfos VOLTAGE: 460 V  
 MODEL: 5003AS3230.252H.C.EC.018A PHASE: 3  
 MP: 8.03 IN H.P.: 23  
 DA: 8.03 IN MAX. SOLID SIZE (3 N MIN): 3.125 IN  
 SPEED: 3552 RPM CURVE NUMBER: \_\_\_\_\_  
 DISCHARGE SIZE: 3 IN

SHUT OFF HEAD: 191 FEET TDH  
 HIGH HEAD CONDITION: 215 GPM AT 134 FEET TDH  
 MINIMUM HEAD CONDITION: 219 GPM AT 132 FEET TDH

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	8" (MIN)	—
DIAMETER OF WET WELL	B	8"	—
WIDTH OF BOTTOM FILLET	C	SEE NOTE 1	—
C/L OF WET WELL TO C/L OF PIPES	D	SEE NOTE 1	—
LENGTH OF PUMP ACCESS OPENING	E	SEE NOTE 1	—
WIDTH OF PUMP ACCESS OPENING	F	SEE NOTE 1	—
CENTER OF WET WELL TO EDGE OF HATCH	G	SEE NOTE 1	—
VALVE BOX HATCH OPENING	H	60"	—
VALVE BOX HATCH OPENING	I	60"	—
LIP WIDTH OF WETWELL BASE	R	24"	—
THICKNESS OF WETWELL BASE	S	12" (MIN)	—
TOP OF WET WELL	T	—	77.25
FINISHED GRADE	U	—	77.00
HIGH LEVEL ALARMS	V	—	62.00
LAG PUMP ON	W	—	61.00
LEAD PUMP ON / INFLUENT PIPE INVERT	X	—	61.00
PUMPS OFF (TOP OF PUMP VOLUME)/LOW LEVEL ALARM	Y	—	60.00
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	3.5 IN	—
STEP HEIGHT (IF REQUIRED)	Q	N/A	—
FLOOR OF WET WELL	Z	—	56.00
THICKNESS OF WET WELL LD		8" (MIN)	

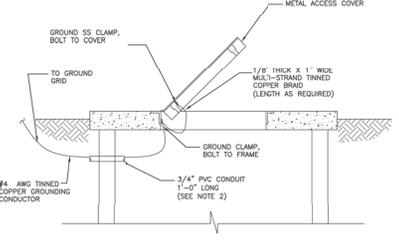
- NOTES:  
 1. PER PUMP MANUFACTURER'S REQUIREMENTS.  
 2. DIMENSION P AND ELEVATIONS Y AND Z MUST MEET MANUFACTURER'S REQUIREMENTS.  
 3. ELEVATION Y = ELEVATION Z & 3".  
 4. TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION AND THE ELEVATION OF THE CROWN OF THE ROAD.  
 5. SYMBOLS SHOWN IN TABLE ARE USED IN DETAILS UT 501, UT 502, UT 516, UT 518, UT 520, AND UT 521. SYMBOLS 3" AND 1" ARE ONLY USED FOR UT 501 AND UT 502.  
 6. COPY OF TABLE SHALL BE FILLED OUT PER DESIGN ENGINEER AND PROVIDED TO MCU IN THE OPERATIONS AND MAINTENANCE MANUAL.

Marion County FLORIDA  
 HOBEC EFFECTIVE 04/13/2023  
 REVISION # 1  
**PUMP STATION DESIGN SPECIFICATIONS**  
 7.3.2  
 UT 503



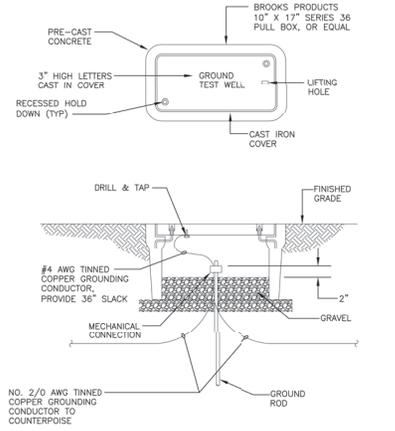
- NOTES:  
 1. ALL METAL PIECES FOR PIPE SUPPORT SHALL BE 316 STAINLESS STEEL.  
 2. MAY BE USED FOR WATER.

Marion County FLORIDA  
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 REVISION # 1  
**SEWER PIPE SUPPORT**  
 7.3.2  
 UT 504B

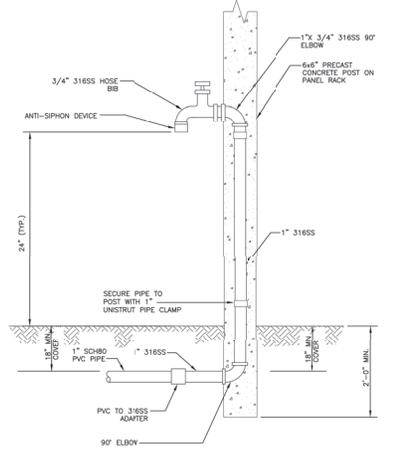


- NOTES:  
 1. DOOR COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CALLING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.  
 2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLATS OR PUMPS.

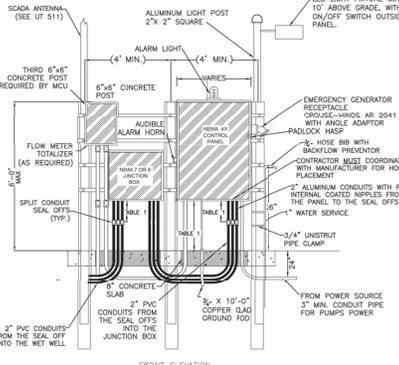
Marion County FLORIDA  
 HOBEC EFFECTIVE 04/13/2023  
 REVISION # 1  
**COVER AND DOOR GROUNDING**  
 7.3.2  
 UT 506



Marion County FLORIDA  
 HOBEC EFFECTIVE 04/13/2023  
 REVISION # NA  
**GROUND TEST ENCLOSURE**  
 7.3.2  
 UT 507



Marion County FLORIDA  
 HOBEC EFFECTIVE 04/13/2023  
 REVISION # 1  
**HOSE BIBB ASSEMBLY**  
 7.3.2  
 UT 508



- NOTES:  
 1. TRIPLEX PUMP STATIONS REQUIRE ADDITIONAL SPECIFICATIONS. CONTACT MCU AND SEE UT 519 THROUGH UT 523 FOR INFORMATION.  
 2. GENERATOR RECEPTACLE SHALL BE ON THE OUTSIDE OF THE CONTROL PANEL ON THE SAME SIDE AS THE MAIN BREAKER.

Marion County FLORIDA  
 HOBEC EFFECTIVE 04/13/2023  
 REVISION # 1  
**SERVICE PEDESTAL 1 OF 3**  
 7.3.2  
 UT 509

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 63020 WAILEY HORN AND ASSOCIATES, INC.  
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 FT. LAUDERDALE, FLORIDA 33411  
 PHONE: 561-524-3000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

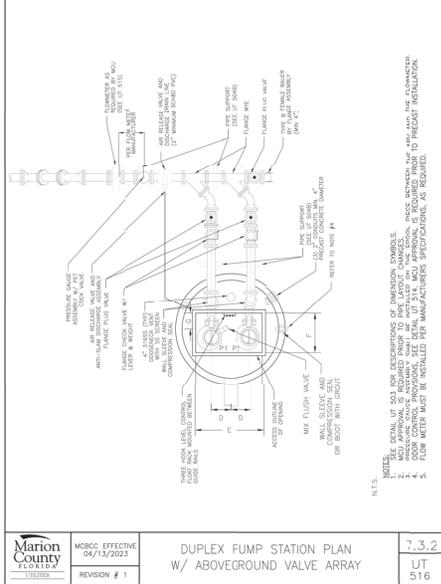
LICENSED PROFESSIONAL  
 GEN BRUNO LOBATO, P.E.  
 FLORIDA LICENSE NUMBER 75647  
 DATE

**LIFT STATION DETAILS**

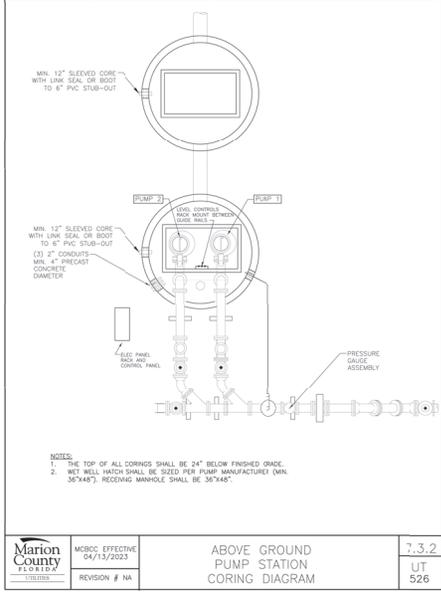
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 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS  
 SHEET NUMBER  
**C12.51**



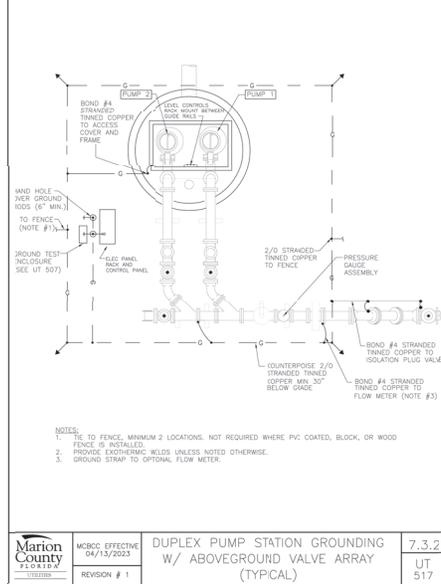
7.3.2 UT 516



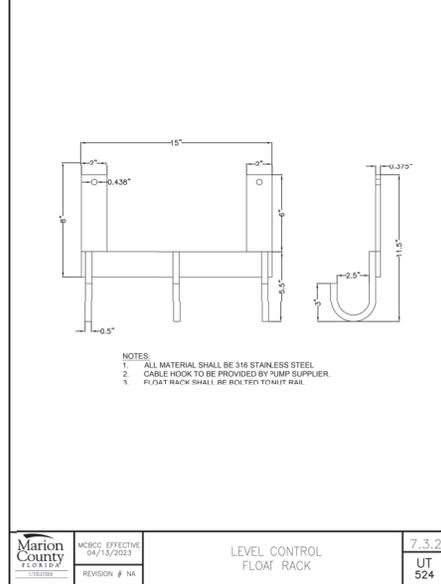
7.3.2  
UT 516  
DUPLIX PUMP STATION PLAN  
W/ ABOVEGROUND VALVE ARRAY



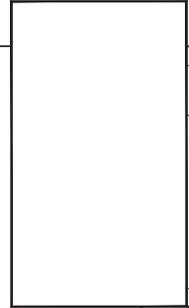
7.3.2  
UT 526  
ABOVE GROUND  
PUMP STATION  
CORING DIAGRAM



7.3.2  
UT 517  
DUPLIX PUMP STATION GROUNDING  
W/ ABOVEGROUND VALVE ARRAY  
(TYPICAL)



7.3.2  
UT 524  
LEVEL CONTROL  
FLOAT RACK



NO.	DATE	REVISIONS

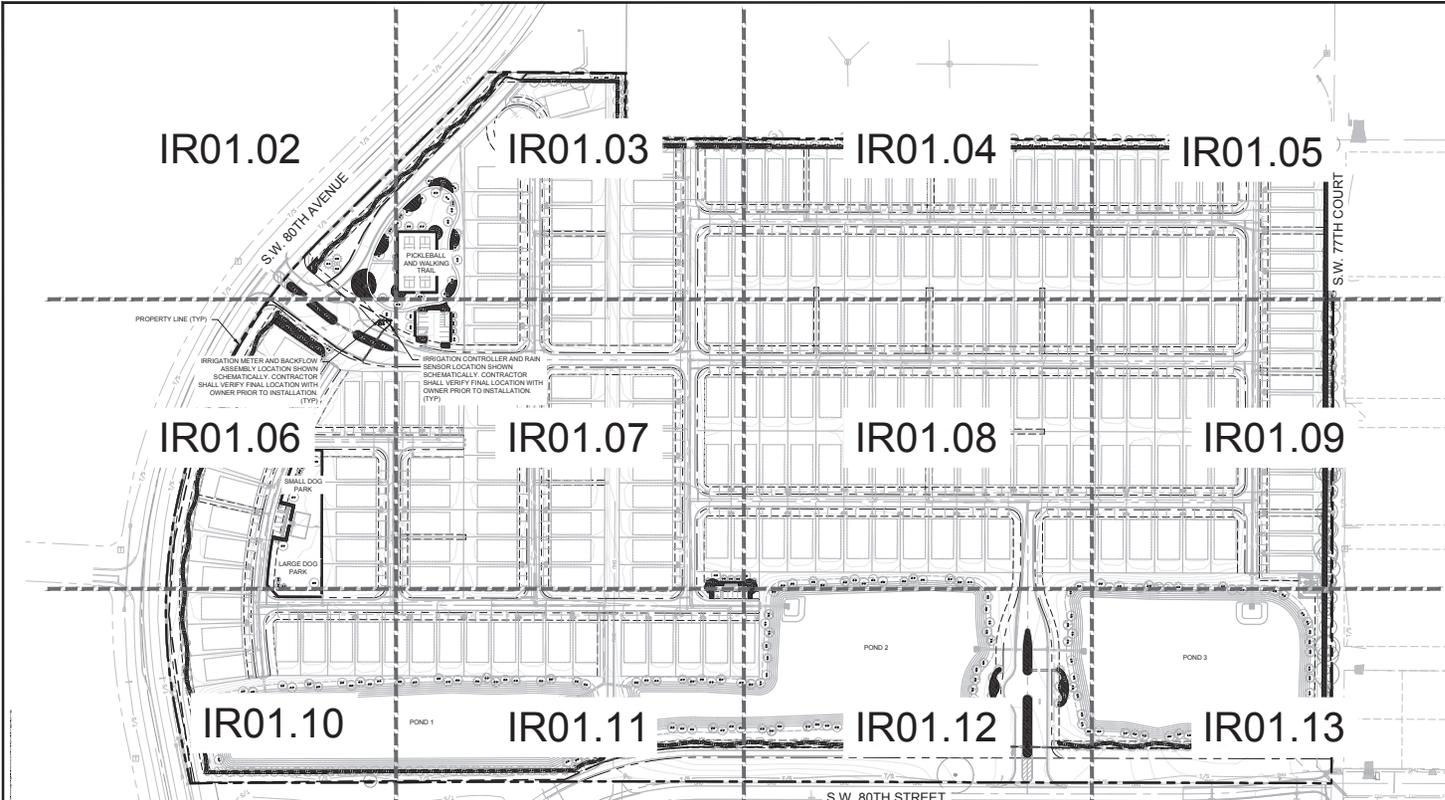
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 1700 SE 17TH STREET, SUITE 200  
 PINE HILLS, FLORIDA 34930  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 20108

LICENSED PROFESSIONAL  
 GEN BRUCE LOGSDON, P.E.  
 FLORIDA LICENSE NUMBER  
 75647  
 DRAWN BY: **GM**  
 CHECKED BY: **GM**

**LIFT STATION  
DETAILS**

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COMMUNITIES, L.L.C.**  
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 MELODY PRESERVE - IMPROVEMENT PLANS  
 SHEET NUMBER  
**C12.53**

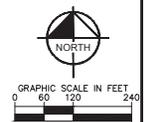




**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▲	RAIN BRD 1/8" HD FLOOR FIXED FLOW RATE 0.25 GPM - 2.0 GPM FULL CIRCLE BUBBLER, 1/2IN. FPT.	1,026
■	AREA TO RECEIVE DRIFLINE RAIN BRD XFCV 20-19 XFCV ON SCHEDULE LANDSCAPE DRIFLINE WITH A HEAVY DUTY 3.5 PSI CHECK VALVE, 0.5 GPM EMITTERS AT 18" O.C. DRIFLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFF SET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY X7 INSERT FITTINGS.	68,464 SF
Ⓜ	RAIN BRD REB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW 1 OPERATING CAPABILITY. GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	1
Ⓢ	FESCO 850V 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
ⓐ	RAIN BRD ESPLMEX W (1) ESPLMEXM2 24 STATION, TRADITIONALLY WIRED, COMMERCIAL CONTROLLER, (1) ESPLMEX 12 STATION, INDOOR/OUTDOOR, PLASTIC WALL MOUNT, ENCLOSURE W (1) ESPLMEXM1 - 12 STATION EXPANSION MODULES.	1
ⓑ	RAIN BRD RSD-DEX RAIN SENSING DEVICE, CONDUIT MOUNT, WITH THREADED ADAPTER, EXTENSION WIRE.	1
ⓓ	RAIN BRD FS-100-P 1/2" FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 0.4 GPM TO 0.4 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BRD CONTROLLER ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BRD VALVE BOX.	1
Ⓜ	WATER METER 1"	1
---	IRRIGATION MAINLINE PVC CLASS 200 SDR 21	7,555 LF
---	PIPE SLEEVE PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVE MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING FOR CONSTRUCTION.	482.5 LF

- NOTES**
- SEE SHEET IR02.01 AND IR02.02 FOR IRRIGATION SPECIFICATIONS AND DETAILS.
  - IRRIGATION INSTALLATION PROFESSIONALS SHALL BE ACCOUNTABLE FOR THE PROPER INSTALLATION AND COMPLIANCE WITH THE CONDITIONS OF THE IRRIGATION PERMIT AND APPROVED PLANS.
  - UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR OR OWNER SHALL REQUEST AN INSPECTION BY THE IRRIGATION DESIGN PROFESSIONAL. PRIOR TO THE INSPECTION, THE IRRIGATION INSTALLATION PROFESSIONAL SHALL PRODUCE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM WHICH ACCURATELY REPRESENTS THE IRRIGATION SYSTEM WAS INSTALLED. THE DIAGRAM SHALL BE PRESENTED AND REVIEWED DURING THE FINAL INSPECTION. THE DIAGRAM MAY BE A MARKED UP COPY OF THE APPROVED IRRIGATION PLAN AND SHALL INCLUDE AT A MINIMUM:
    - LOCATIONS OF ALL MAINLINES AND MAINLINE VALVES;
    - LOCATIONS OF ALL REMOTE CONTROL VALVES;
    - WATER DEMAND PER ZONE IN GPM; AND
    - TOTAL WATER DEMAND PER OPERATING CYCLE.
  - THE IRRIGATION INSTALLATION PROFESSIONAL SHALL ALSO PROVIDE TO THE OWNER:
    - IRRIGATION SYSTEM SCHEDULING INFORMATION;
    - A COPY OF THE IRRIGATION CONTROLLER OWNER'S MANUAL;
    - IRRIGATION SYSTEM MAINTENANCE SCHEDULE, WHICH INCLUDES:
      - INSTRUCTIONS FOR SEASONAL ADJUSTMENTS OF CONTROLLER AND SENSORS;
      - INSTRUCTIONS COVERING HOW AND WHEN TO CHECK FOR LEAKS;
      - A SCHEDULE FOR CHECKING FOR PROPER IRRIGATION DISTRIBUTION COVERAGE.
  - WITHIN 60 DAYS AFTER INSTALLATION THE IRRIGATION CONTROLLER SHALL BE ADJUSTED TO BE SET IN ACCORDANCE WITH THE APPLICABLE IRRIGATION SCHEDULE SET FORTH IN THIS CODE.
  - UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL, AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT.



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WWW.KIMLEY-HORN.COM REGISTRY NO. 35156

LICENSED PROFESSIONAL  
MATTHEW D. DUNN, P.E.  
FLORIDA LICENSE NUMBER 6867721  
DESIGNED BY: KHA  
DRAWN BY: KHA  
CHECKED BY: MDD DATE: 6/25/2025

**OVERALL SCHEMATIC IRRIGATION PLAN**

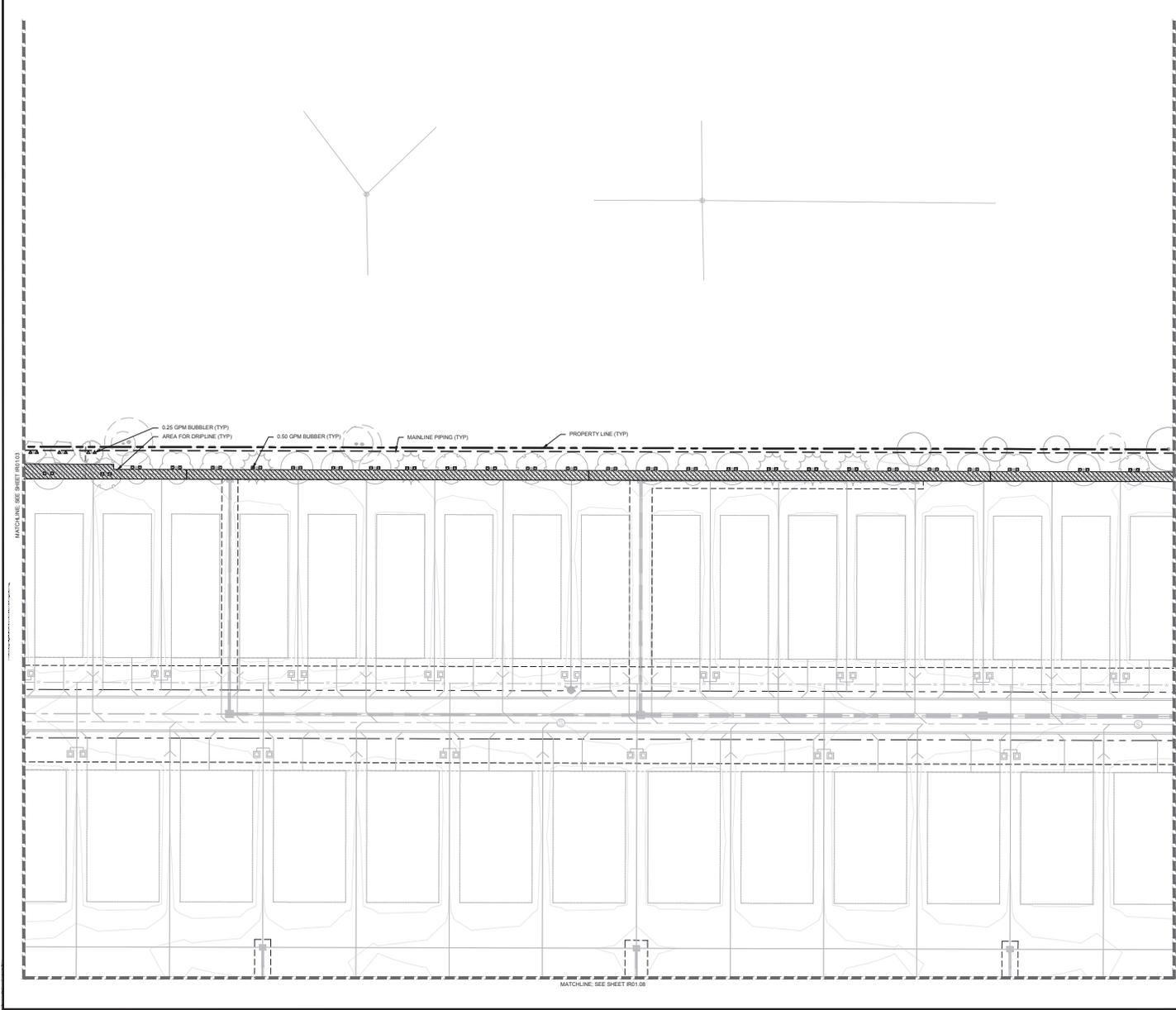
**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY, FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
**IR01.01**

NO.	REVISIONS	DATE







**SYMBOL KEY**

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1805-1400 FLOOD
	MANUFACTURER/MODEL AREA TO RECEIVE DRIFLINE RAIN BIRD XP-CV-08-18
	RAIN BIRD FEB-PRS-D 1"
	FEBCO 425Y 1"
	RAIN BIRD ESPLXMEZ W/ (1) ESPLXMSM12
	RAIN BIRD RSD-CEX
	RAIN BIRD FS-100-P
	WATER METER 1"
	IRRIGATION MANLINE PVC CLASS 200 SDR 21
	PIPE SLEEVE PVC SCHEDULE 40

GRAPHIC SCALE IN FEET  
0 15 30 60

NORTH

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**SCHEMATIC IRRIGATION PLAN**

MELODY PRESERVE  
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MARION COUNTY  
FLORIDA

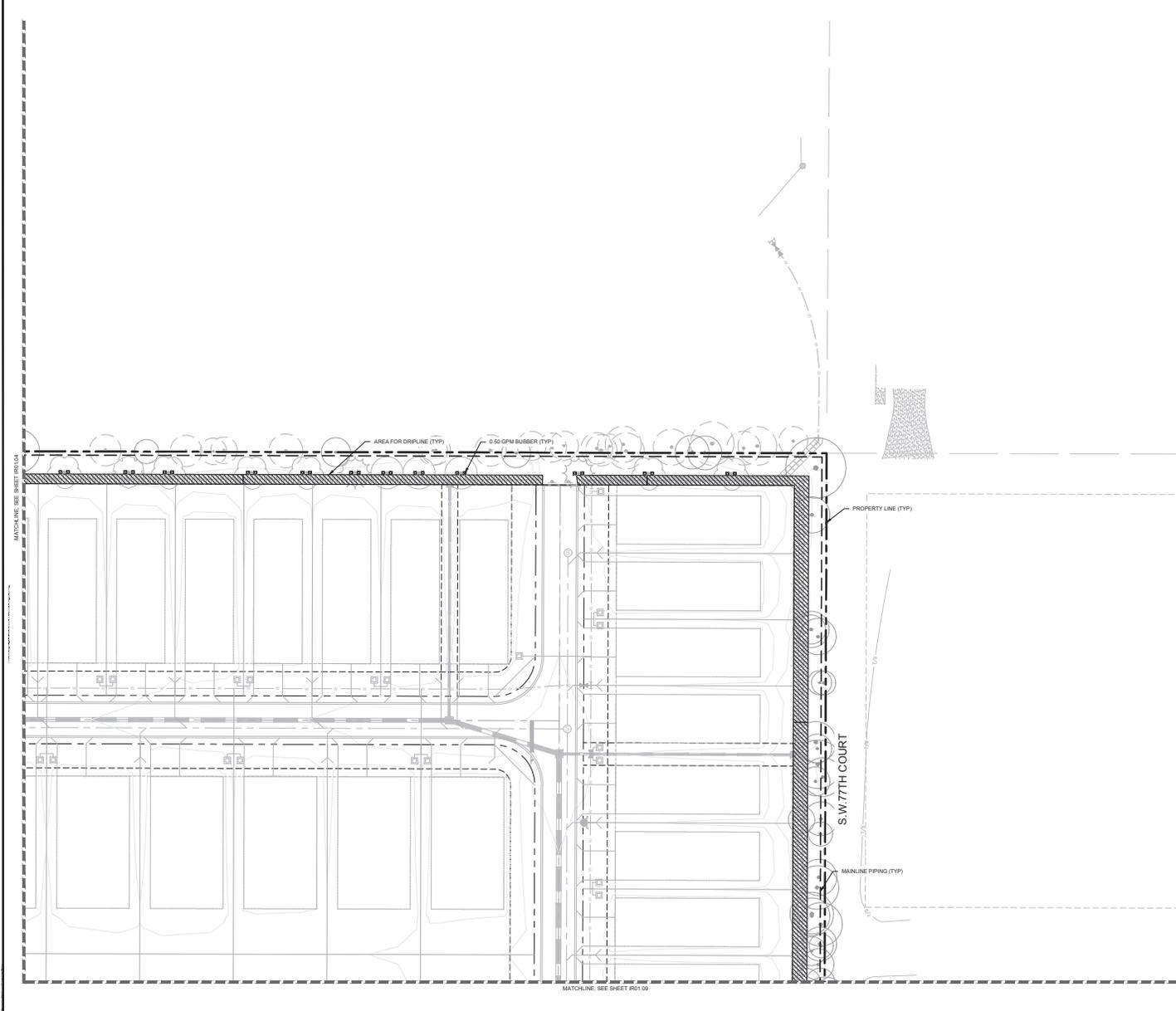
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**IR01.04**



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FLORIDA LICENSE NUMBER  
6867721

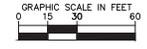
DESIGNED BY: KHA  
DRAWN BY: KHA  
CHECKED BY: MDD  
DATE: 6/25/2025

No.	REVISIONS	DATE	BY



**SYMBOL KEY**

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1805-1400 FLOOD
	RAIN BIRD 1805-1400 FLOOD
	RAIN BIRD 1805-1400 FLOOD
SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIFLINE
	RAIN BIRD XF-CV-08-18
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD FEB-PRS-D 1"
	FEBCO 425Y 1"
	RAIN BIRD ESPLXME2 W/ (1) ESPLXMM2
	RAIN BIRD RSD-CEX
	RAIN BIRD FS-100-P
	WATER METER 1"
	IRRIGATION MAINLINE PVC CLASS 200 SDR 21
	PIPE SLEEVE PVC SCHEDULE 40

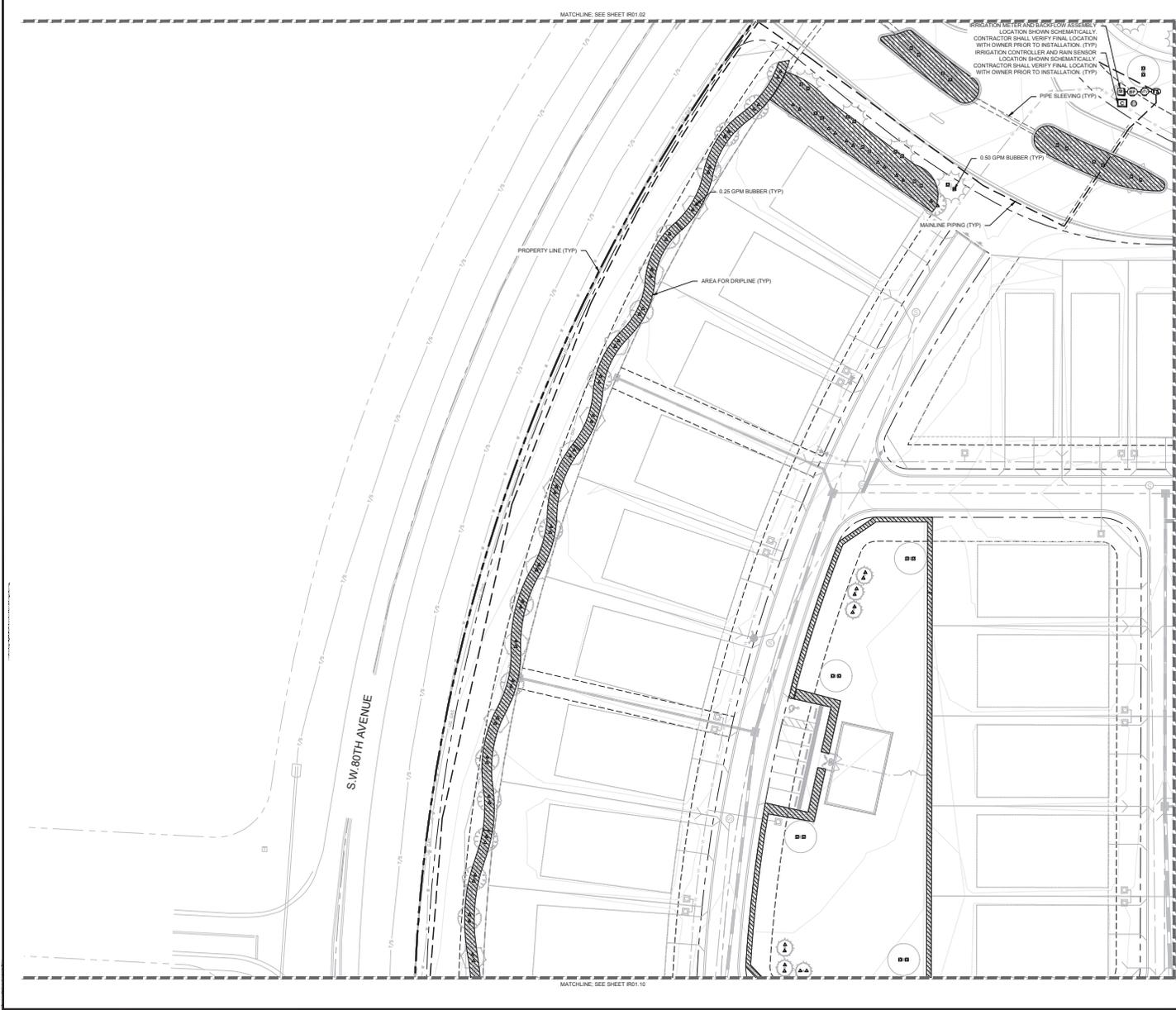


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 SHEET NUMBER  
**IR01.05**

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 LICENSED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6867721  
 CHECKED BY: KHA  
 DATE: 6/25/2025

No.	REVISIONS	DATE	BY



**SYMBOL KEY**

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1805-1400 FLOOD
	MANUFACTURER/MODEL AREA TO RECEIVE DRIFLINE RAIN BIRD XP-CV-08-18
	RAIN BIRD FEB-PRS-D 1"
	FEBCO 425Y 1"
	RAIN BIRD ESPLX-M2 W/ (1) ESPLX-M2M12
	RAIN BIRD RSD-CEX
	RAIN BIRD FS-100-P
	WATER METER 1"
	IRRIGATION MAINLINE PVC CLASS 200 SDR 21
	PIPE SLEEVE PVC SCHEDULE 40

GRAPHIC SCALE IN FEET  
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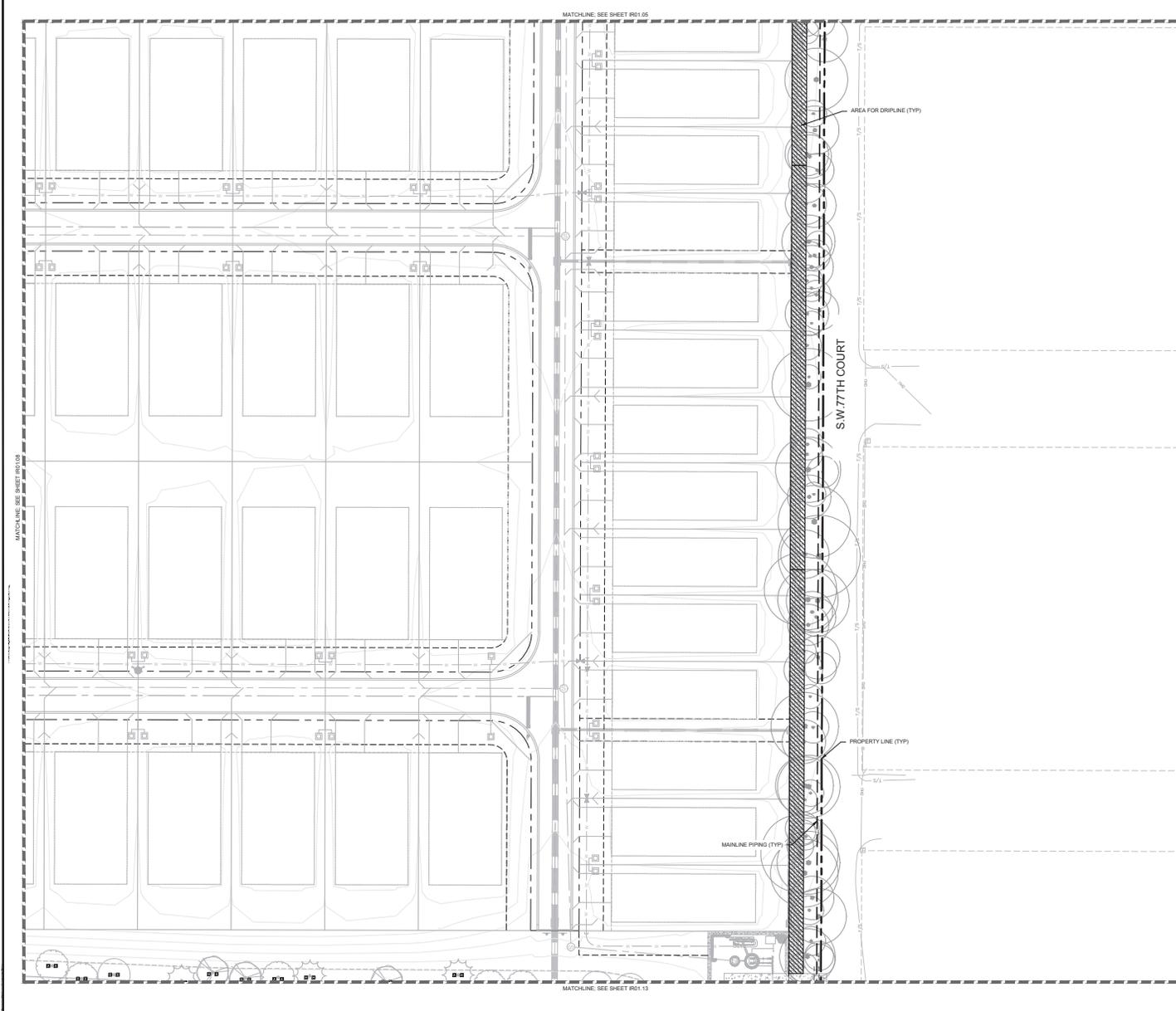
PROJECT NO. \_\_\_\_\_ DATE: 6/25/2025  
DRAWN BY: KHA  
CHECKED BY: MDD  
DESIGNED BY: KHA  
SCALE: AS SHOWN  
DATE: JUNE 2025  
KHA PROJECT NO. \_\_\_\_\_

No.	REVISIONS	DATE

SHEET NUMBER  
**IR01.06**







**SYMBOL KEY**

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1805-1400 FLOOD
	RAIN BIRD XP-CV-08-18
	RAIN BIRD FEB-PRS-D 1"
	FEBCO 425Y 1"
	RAIN BIRD ESPLXMEZ W/ (T) ESPLXMSM12
	RAIN BIRD RSD-CEX
	RAIN BIRD FS-100-P
	WATER METER 1"
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

GRAPHIC SCALE IN FEET  
0 15 30 60

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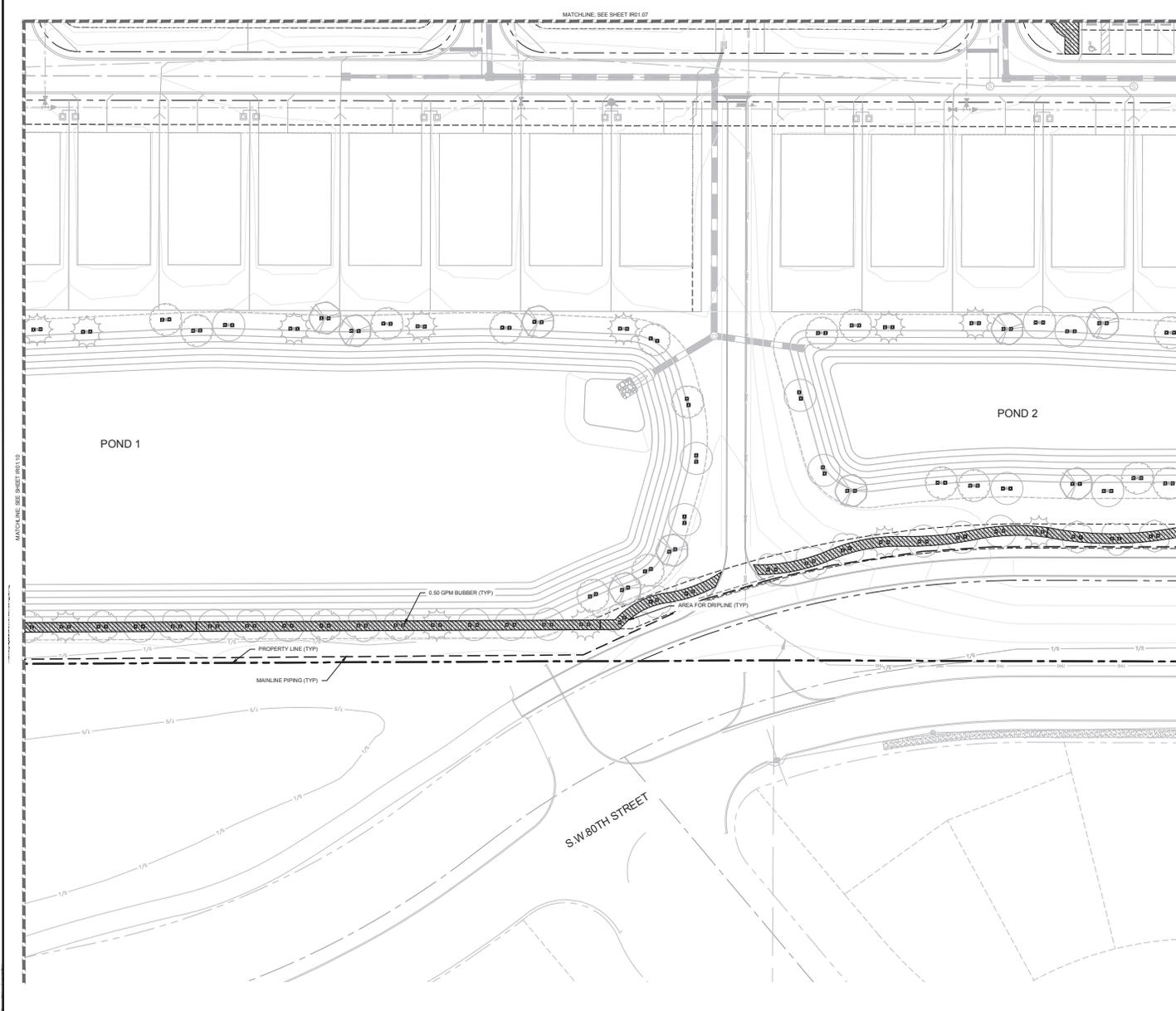
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MATTHEW D. DUNN, P.E.  
FLORIDA LICENSE NUMBER 6866721  
DATE 6/25/2025

No.	REVISIONS	DATE	BY

SHEET NUMBER  
**IR01.09**





**SYMBOL KEY**

SYMBOL	MANUFACTURER/MODEL
▲	RAIN BIRD 1805-1400 FLOOD
△	RAIN BIRD 1805-1400 FLOOD
▬	AREA TO RECEIVE DRIPLINE
▬	RAIN BIRD XP-CV-08-18
SYMBOL	MANUFACTURER/MODEL
○	RAIN BIRD FEB-PRS-D 1"
○	FEBCO 425Y 1"
○	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12
○	RAIN BIRD RSD-CEX
○	RAIN BIRD FS-100-P
○	WATER METER 1"
○	WATER METER 1"
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
---	PIPE SLEEVE: PVC SCHEDULE 40

  
 GRAPHIC SCALE IN FEET  
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 FLORIDA  
**SCHEMATIC IRRIGATION PLAN**

KHA PROJECT NO. IR01.11  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: MDD  
 LICENSED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER: 6867721  
 DATE: 6/25/2025

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No.	REVISIONS	DATE

SHEET NUMBER  
**IR01.11**





# IRRIGATION SPECIFICATIONS

## 1. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% UNIFORM COVERAGE INCLUDING ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS. ALL FIELD CHANGES SHALL BE IN ACCORDANCE WITH THESE PLANS. ANY SYSTEMS THAT REQUIRE FIELD ADJUSTMENT TO PROVIDE FULL AND UNIFORM COVERAGE SHALL BE MADE PRIOR TO FIELD ACCEPTANCE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON SITE. SEND COPIES OF THE PERMITS TO THE OWNER'S REPRESENTATIVE FOR WORK LOCATED IN THE R.O.W., CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

## 2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGES RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FOOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 106-690.
- LOCATE ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO INSTALLATION.

## 3. SUBMITTALS

- SUBMIT FULL AND COMPLETE SHOP DRAWINGS OF ALL IRRIGATION EQUIPMENT AS SHOWN ON THESE PLANS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- SUBMIT PRODUCT DATA SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE INSTALLED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM, AS SHOWN ON THESE PLANS, HAS BEEN DESIGNED AND CALCULATED WITH THE EQUIPMENT AS SPECIFIED. SUBMIT ANY REQUEST FOR PRODUCT SUBSTITUTIONS IN WRITING. IF APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY MODIFICATIONS AS A RESULT OF PRODUCT SUBSTITUTIONS TO THE IRRIGATION SYSTEM IN THE SHOP DRAWINGS TO MEET THE DESIGN INTENT OF THESE PLANS.

## 4. EQUIPMENT LIST

- ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

## 5. POINT OF CONNECTION

- FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING STATIC AND GPM AVAILABLE PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING IF DISCREPANCIES BETWEEN THE FLOW AND PRESSURE AS LISTED IN THE CRITICAL ANALYSIS AND THE FIELD CONDITIONS EXIST.
- COORDINATE INSTALLATION OF ANY METERS AND BACKFLOW ASSEMBLIES WITH THE AGENCY HAVING JURISDICTION AND OWNER'S REPRESENTATIVE.

## 6. MAINLINE INSTALLATION

- INSTALL ALL MAINLINES AND LATERALS UNDER PAVEMENT WITH SLEEVES WHERE VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES. CONTAIN WIRES WITH A SEPARATE, SMALLER CONDUIT.
- INSTALL COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" ABOVE THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- WHERE MAINLINE RUNS PARALLEL TO PAVEMENT OR CURBING, OFFSET THE MAINLINE 24" FROM THE EDGE OF PAVEMENT OR CURB.
- PERFORM HYDROSTATIC PRESSURE TESTING AS FOLLOWS:
  - AFTER FLUSHING AND THE INSTALLATION OF VALVES CONDUCT THE FOLLOWING TESTS IN THE SEQUENCE LISTED BELOW. FURNISH ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE FORTY (40) HOURS IN ADVANCE OF TESTING.
  - PERFORM WATER PRESSURE TESTS ON ALL IRRIGATION MAIN LINES BEFORE ANY COUPLINGS, FITTINGS, VALVES AND THE LINE ARE CONCEALED.
  - IMMEDIATELY PRIOR TO TESTING, PURGE ALL IRRIGATION LINES OF ALL ENTRAPPED AIR OR DEBRIS BY ADJUSTING CONTROL VALVES AND INSTALLING TEMPORARY CAPS FORCING WATER AND DEBRIS TO BE DISCHARGED FROM A SINGLE OUTLET.
  - TEST ALL PRESSURE MAIN LINE AT 160 PSI FOR A MINIMUM OF FOUR (4) HOURS WITH AN ALLOWABLE LOSS OF 5 PSI. PRESSURE AND GAUGES SHALL BE READ IN AM AND CALIBRATED SUCH THAT ACCURATE DETERMINATION OF POTENTIAL PRESSURE LOSS CAN BE ASCERTAINED.
  - RE-TEST AS REQUIRED UNTIL THE SYSTEM MEETS THE REQUIREMENTS. REPAIR ANY LEAKS, WHICH OCCUR DURING TEST PERIOD, IMMEDIATELY FOLLOWING THE TEST.
  - PROVIDE DOCUMENTATION STATING THE WEATHER CONDITIONS, DATE, THE START TIME AND INITIAL WATER PRESSURE READINGS, THE FINISH TIME AND FINAL WATER PRESSURE READINGS AND THE TYPE OF EQUIPMENT USED TO PERFORM THE TEST. THE DOCUMENTATION MUST BE SIGNED BY A WITNESS ACCEPTABLE TO THE OWNER, VERIFYING ALL OF THE ABOVE-MENTIONED CONDITIONS.
  - SUBMIT A WRITTEN REPORT OF THE PRESSURE TESTING RESULTS WITH THE OTHER ABOVE REQUIRED INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

## 7. IRRIGATION VALVES AND WIRING

- LOCATE ALL VALVES, SPLICES WITHIN CONTROL LINES, QUICK COUPLERS, AND HOSE BIBBS WITHIN VALVE BOXES. PROVIDE PURPLE IN-PIPE BOX LIDS FOR SYSTEMS UTILIZING NON-POTABLE WATER SOURCE.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO THE VALVE DESIGNATIONS.
- WHEN POSSIBLE, LOCATE ALL VALVES IN PLANTING BEDS A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- SEPARATE IRRIGATION ZONES FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE UNLESS NOTED OTHERWISE.
- INSTALL ALL DRIP ZONES WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE.
- FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER. ALL WIRE RUNS SHALL BE CONDUITED WITH RAINBOW OCCURRING IN VALVE BOXES ONLY. WIRE CONNECTIONS SHALL BE MADE USING DBRY-4 CONNECTIONS OR APPROVED EQUAL.
- INSTALL VALVE CONTROL WIRING IN THE SAME TRENCH AS THE MAINLINE WHERE PRACTICAL.

- FOR NON TWO-WIRE SYSTEMS, RUN TWO (2) SPARE VALVE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE MAINLINE TO LAST REMOTE CONTROLLED VALVE ON EACH AND EVERY LEG OF MAINLINE.

## 8. PIPES AND SLEEVING

- DO NOT INSTALL IRRIGATION SYSTEM THROUGH PRESERVED PLANT COMMUNITIES, DRIPLINE OF EXISTING TREES, OR WITHIN WETLANDS UNLESS SPECIFICALLY NOTED OTHERWISE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED.
- SIZE ALL PIPE SLEEVES TWO PIPE SIZES GREATER THAN THE PIPE / CUMULATIVE SUM OF THE PIPES IT CARRIES.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE UNLESS APPROVED BY OWNER IN WRITING.
- SOLENT CEMENTS SHALL COMPLY WITH ASTM D2554.

## 9. CONTROLLER AND SENSORS

- COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION (INDOOR VS. OUTDOOR USE).
- LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

## 10. CLEANUP

- UPON COMPLETION OF ALL WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

## 11. AS-BUILT IRRIGATION PLANS

- PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF WORK. INCLUDE THE FOLLOWING ON THE AS-BUILT DRAWINGS AT A MINIMUM:
  - VALVE LOCATION
  - CONNECTION ASSEMBLY
  - MAINLINE ROUTING
  - PIPE SLEEVING
  - VALVES
  - COLORIZED ZONING DIAGRAM
- LOCATE ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY THE IRRIGATION CONTRACTOR OR NOT ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

## 12. FINAL INSPECTION AND ACCEPTANCE OF WORK

- MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- PROGRAM CONTROLLER TO IRRIGATE ALL ZONES WITH APPLICABLE WATERING WINDOWS AND PROVIDE WATERING SCHEDULE TO OWNER'S REPRESENTATIVE.
- EQUIPMENT TO BE FURNISHED TO OWNER PRIOR TO ACCEPTANCE OF WORK:
  - TWO (2) SETS OF KEYS FOR EACH AUTOMATIC CONTROLLER
  - TWO (2) 48 INCH TEE WRENCHES FOR OPERATING GATE VALVES (WHEN INSTALLED AS PART OF WORK)
  - THREE (3) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE SUPPLIED ON THIS PROJECT
  - FIVE (5) EXTRA SPRINKLER HEADS, NOZZLES, SPRAY ADAPTERS, NOZZLE FILTER SCREENS, FOR EACH TYPE USED ON THE PROJECT
  - TWO (2) QUICK COUPLER KEYS TO MATCH MANUFACTURER TYPE OF QUICK COUPLER.
- UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND OWNER'S REPRESENTATIVE. THE IRRIGATION SYSTEM, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT NO COST TO THE OWNER.

## 13. WARRANTY

- THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FOLLOWING THE ACCEPTANCE OF THE WORK.
- ANY PART OF THE IRRIGATION WORK THAT FAILS OR IS DEFECTIVE SHALL BE REPLACED OR RECONSTRUCTED AT NO COST TO THE OWNER INCLUDING BUT NOT LIMITED TO: RESTORING GRADES THAT HAVE SETTLED IN TRENCHES AND EXCAVATIONS RELATED TO THE WORK. RECONSTRUCTION SHALL INCLUDE ANY PLANTING SOIL, MULCH OR OTHER PARTS OF THE CONSTRUCTED LANDSCAPE THAT MAY BE DAMAGED DURING THE REPAIR OR THAT RESULTS FROM SOIL SETTLEMENT.
- THE DATE OF ACCEPTANCE OF THE WORK AND START OF THE GUARANTEE PERIOD SHALL BE DETERMINED BY THE OWNER. UPON THE FINDING THAT THE ENTIRE IRRIGATION SYSTEM IS INSTALLED AS DESIGNED AND SPECIFIED, AND FOUND TO BE OPERATING CORRECTLY, SUPPLYING WATER EVENLY TO ALL PLANTING AND/OR LAWN AREAS.
- NEITHER THE FINAL ACCEPTANCE NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. REMEDY ANY DEFECTS WITHIN A PERIOD OF 7 DAYS (5) FROM THE DATE OF NOTIFICATION OF A DEFECT.

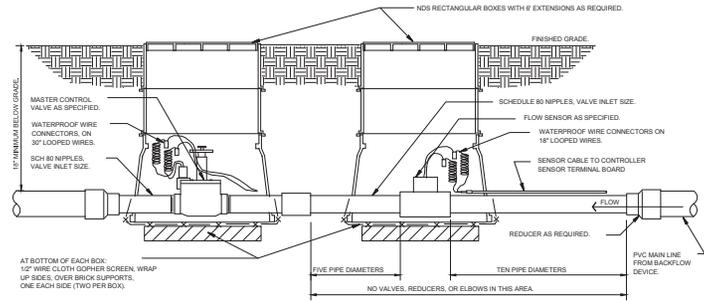
## 14. ABBREVIATIONS

- GPM - GALLONS PER MINUTE
- GPH - GALLONS PER HOUR
- PSI - POUNDS PER SQUARE INCH

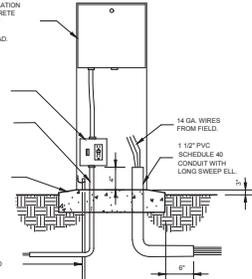
## LATERAL PIPE SIZING REQUIREMENTS

MAXIMUM FLOW	MINIMUM PIPE SIZE
10 GPM	3/4"
15 GPM	1"
20 GPM	1-1/4"
35 GPM	1-1/2"
55 GPM	2"
80 GPM	2-1/2"
120 GPM	3"

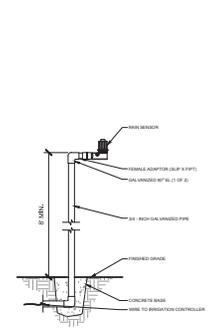
PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. PIPE SIZES INDICATED ON PLAN ARE FOR CONVENIENCE ONLY. FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSSES VELOCITIES BELOW 5.0 FPS.



1 IRRIGATION MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY



2 IRRIGATION CONTROLLER - PEDESTAL MOUNT



3 RAIN SENSOR - POLE MOUNT

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 6700 KIMLEY-HORN AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76116  
 PHONE: 817.335.3300  
 FAX: 817.335.3301  
 WWW.KIMLEY-HORN.COM

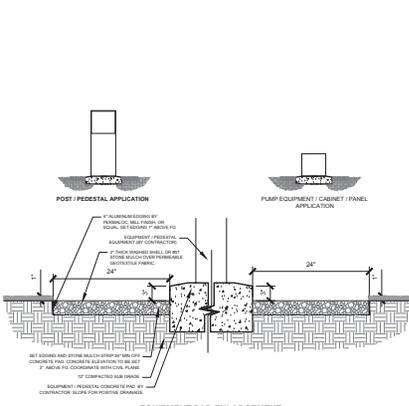
LICENSED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6887721  
 DATE  
 6/25/2025

MELODY PRESERVE  
 PREPARED FOR  
 ON TOP OF THE WORLD'S SPECIFICATIONS AND  
 COMMUNITIES, L.L.C.  
 FLORIDA  
 MARION COUNTY  
 MELODY PRESERVE - IMPROVEMENT PLANS

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SHEET NUMBER  
 IR02.01

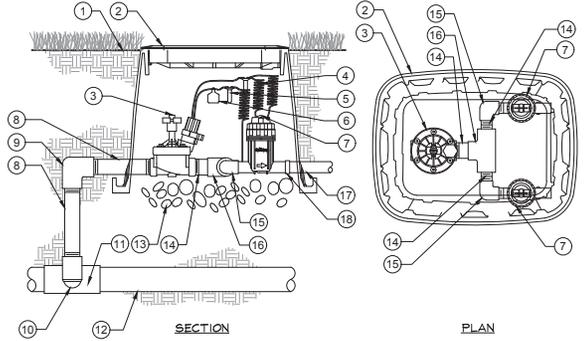
No.	REVISIONS	DATE	BY



EQUIPMENT PAD ENLARGEMENT

1. THIS DETAIL SHALL APPLY TO THE FOLLOWING SITE EQUIPMENT ELEMENTS AT A MINIMUM: PUMP EQUIPMENT, PEDESTAL, POST MOUNTED, REMOTE CONTROL VALVE, EQUIPMENT CABINET, ELECTRIC PANEL, AND CONTROL VALVE. ALL OTHERS TO BE DETERMINED BY THE CONTRACTOR.
2. ALL APPLICABLE EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND APPLICABLE CODE REQUIREMENTS BY THE CONTRACTOR.
3. ALL THE ABOVE EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
4. CONCRETE PAD SHALL BE SLOPED AWAY FROM EQUIPMENT FOR POSITIVE DRAINAGE.
5. PROTECTIVE FENCE SHALL BE CONSTRUCTED TO PROTECT FROM OTHER EQUIPMENT TO BE INSTALLED IN THE SAME AREA.

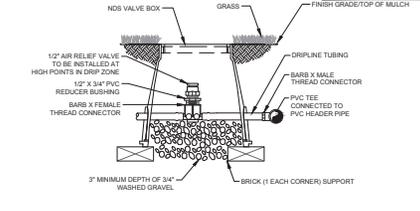
1 SITE EQUIPMENT DETAIL  
SECTION  
NTS



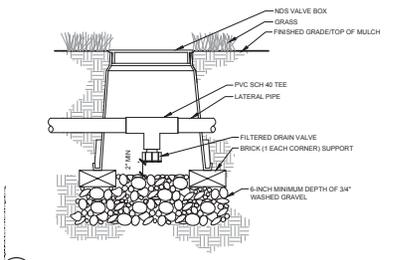
SECTION PLAN

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 BARB X FEMALE THREAD CONNECTOR
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR

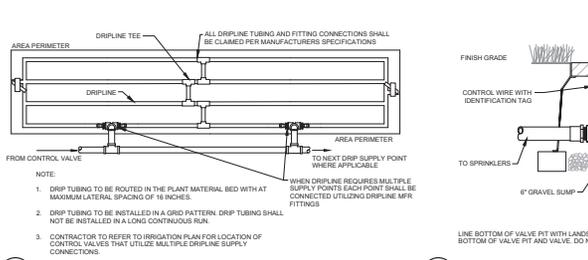
2 DRIP ZONE VALVE KIT  
SECTION / PLAN  
NTS



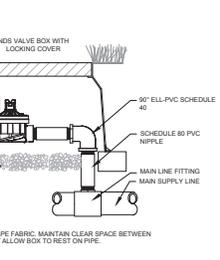
3 AIR RELIEF VALVE IN DRIPLINE  
SECTION  
NTS



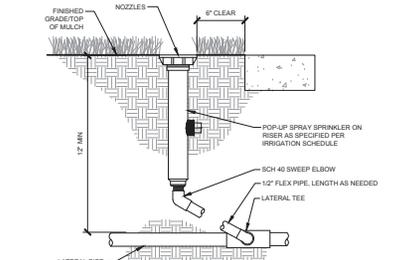
4 TYPICAL DRAIN VALVE  
SECTION  
NTS



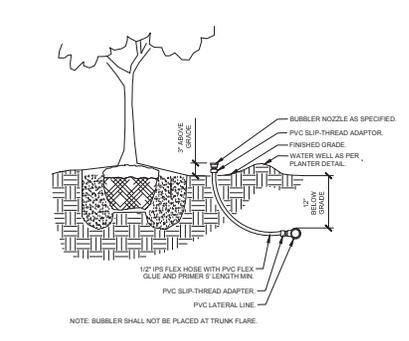
5 TYPICAL DRIPLINE  
SECTION / PLAN  
NTS



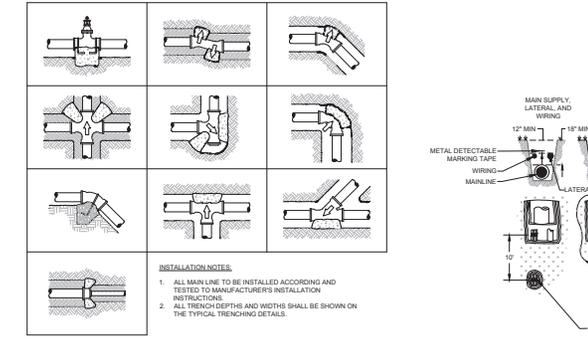
6 TYPICAL CONTROL VALVE  
SECTION  
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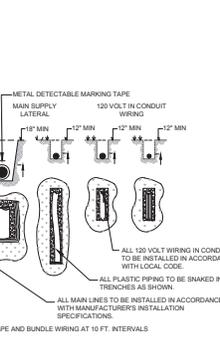
7 TYPICAL SPRAY / ROTAR HEAD  
SECTION  
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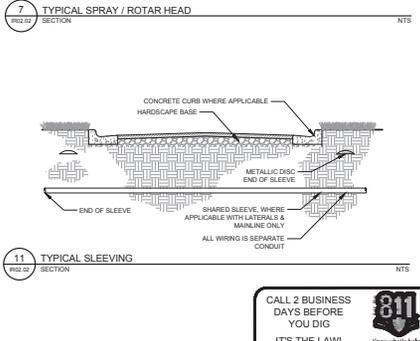
8 TYPICAL BUBBLER  
SECTION  
NTS



9 TYPICAL THRUST BLOCK  
SECTION  
NTS



10 TYPICAL TRENCHING  
SECTION  
NTS



11 TYPICAL SLEEVING  
SECTION  
NTS

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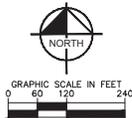
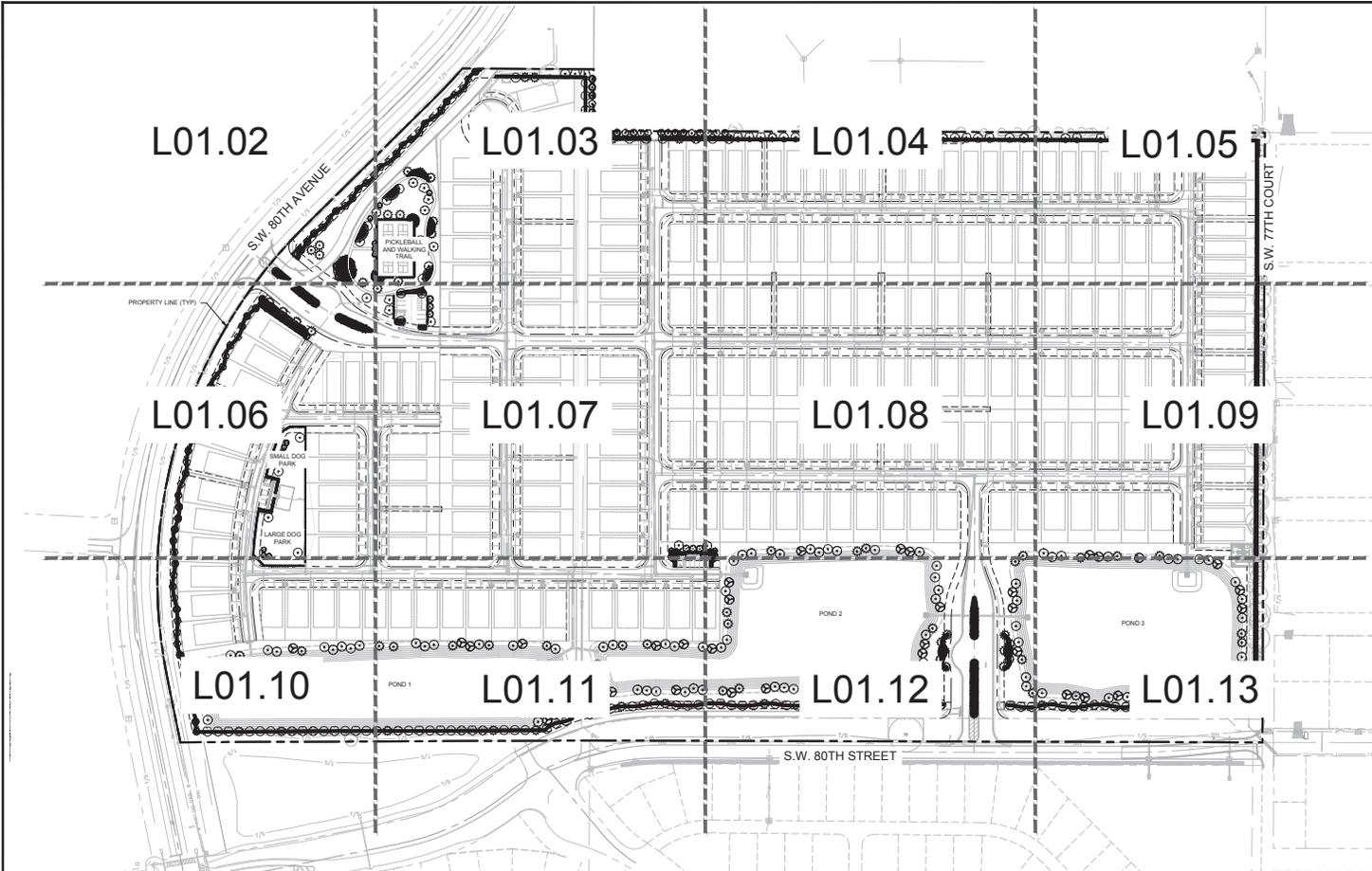
**Kimley-Horn**  
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1700 NE 17TH STREET, SUITE 2000, FLORIDA 33411  
TEL: 407.241.2000  
WWW.KIMLEY-HORN.COM | FLORIDA PROJECT NO. 25-000

LICENSED PROFESSIONAL  
REGISTERED TO  
MATHIEW D. DUNN, P.E.  
DATE: JUNE 2025  
SCALE: AS SHOWN  
DESIGNED BY: KHA  
DRAWN BY: KHA  
CHECKED BY: MDD  
DATE: 6/25/2025

IRRIGATION DETAILS

MELODY PRESERVE  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
FLORIDA  
MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS

SHEET NUMBER  
IR02.02



NO.	REVISIONS	DATE

**Kimley-Horn**  
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 WWW.KIMLEY-HORN.COM | REGISTRY NO. 35356

KHA PROJECT: 241248010  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: MDD  
 LICENSED PROFESSIONAL: MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER: 6867721  
 DATE: 6/25/2025

**OVERALL LANDSCAPE PLAN**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

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**LANDSCAPE CALCULATIONS**  
 PER MARION COUNTY LAND DEVELOPMENT CODE

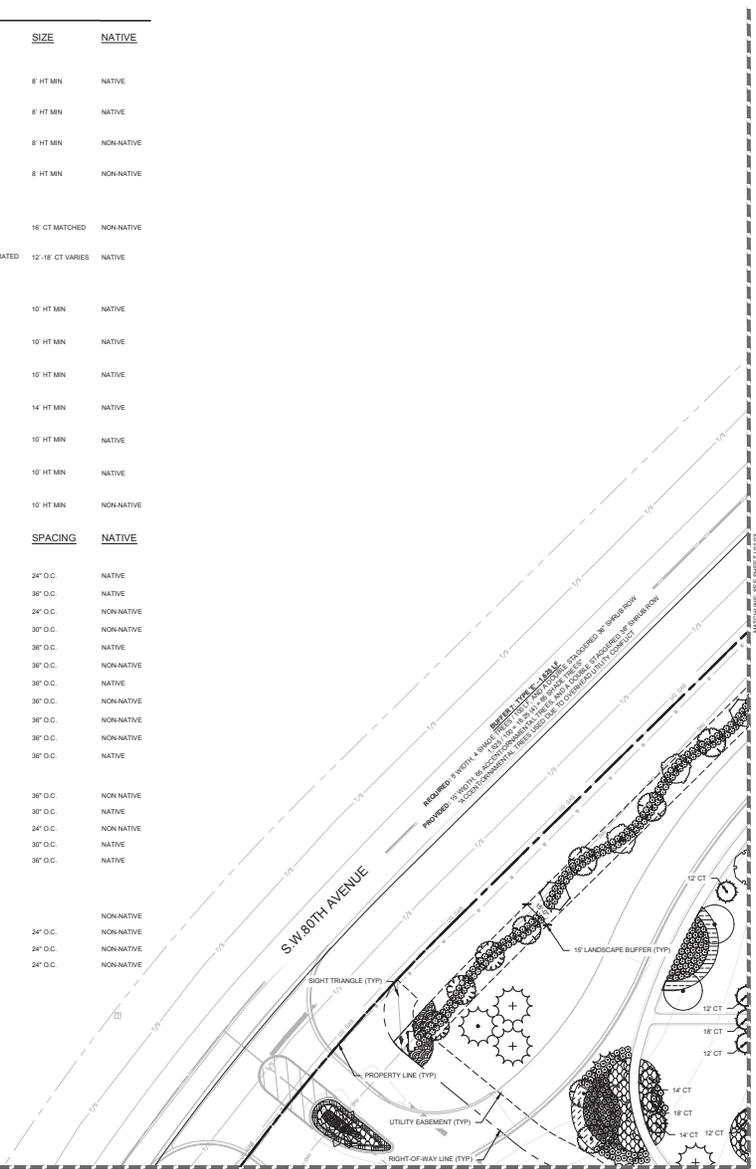
	REQUIRED	PROVIDED
<b>VEHICULAR USE AREAS</b>	1 SHADE TREE PER PARKING ISLAND 8 PARKING ISLANDS	8 PARKING ISLAND TREES
<b>SECTION 6.8.7</b>		
<b>LANDSCAPE BUFFERS</b>	SEE SHEETS L01.01 - L01.13 FOR LANDSCAPE BUFFER REQUIREMENTS	SEE SHEETS L01.01 - L01.13 FOR LANDSCAPE BUFFER REQUIREMENTS
<b>SECTION 6.8.6</b>		
<b>PLANTING REQUIREMENTS</b>	SHADE TREES: 1" CAL. ACCENT & ORNAMENTALS: MIN. 6" HT. & 4" SPREAD PALMS: 10" CLEAR TRUNK MIN. SHRUBS: 18" HT. MIN. 30" FT FOR BUFFER (SHRUBS) GROUNDCOVERS: MAX 24" HT. & 2'3" O.C.  MIN. 25% NATIVE SPECIES MIN. 50% NATIVE SHADE TREES MAX 50% ONE SPECIES OF SHADE TREES	REFER TO SHEET L01.02 FOR PLANT SCHEDULE.
<b>SECTION 6.8.10</b>		
<b>LOT TREE REQUIREMENTS</b>	1 TREE PER RESIDENTIAL LOT 233 LOTS = 233 TREES	233 TREES @ 4" CALIPER LOCATION OF TREES MAY BE ADJUSTED AS NECESSARY DUE TO DRIVEWAY, BUILDING, AND UTILITY LOCATIONS. TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES.  102 TREES @ 2" CAL. (204") 81 TREES @ 4" CAL. (164") 233 LOT TREES @ 4" CAL. (932") + 20 TREES @ 2" CAL. (100") 2540 PROPOSED REPLACEMENT INCHES
<b>TREE REPLACEMENT INCHES</b>	TOTAL REPLACEMENT INCHES REQUIRED = 1,031 REPLACEMENT INCHES REQUIRED	
<b>SECTION 6.7.9</b>		

**NOTES**

- SEE SHEET L02.01 FOR LANDSCAPE SPECIFICATIONS AND PLANT SCHEDULE.
- SEE SHEET L02.02 FOR LANDSCAPE DETAILS.
- SEE SHEET L01.02 FOR FULL PLANTING SCHEDULE.
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE PLANT MATERIALS AND UPSIDE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOO ALL AREAS OF DISTURBANCE WITH BAHIA (PASPALUM NOTATUM), UNLESS OTHERWISE NOTED ON THE PLANS, AND HAND WATER THROUGH ESTABLISHMENT IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.
- UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE BOUND AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE
<b>ORNAMENTAL TREES</b>								
	IG	27	ILEX X 'EAGLESTON'	EAGLESTON HOLLY	FG	2" CAL MN	8' HT MIN	NATIVE
	IV	17	ILEX VOMITORIA	YALPON HOLLY	FG	2" CAL MN	8' HT MIN	NATIVE
	LJ	37	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	FG	2" CAL MN	8' HT MIN	NON-NATIVE
	LM	21	LAGERSTROEMIA INDICA X 'FAURIEI'	MUSKOGEE CRAPE MYRTLE	FG	2" CAL MN	8' HT MIN	NON-NATIVE
<b>PALMS</b>								
	BL	13	BISMARCKIA NOBILIS	BISMARCK PALM	FG	HEAVY	16' CT MATCHED	NON-NATIVE
	SS	27	SABAL PALMETTO	CABBAGE PALMETTO	FG	HEAVY, H.O. FULLY REGENERATED	12'-18" CT VARIES	NATIVE
<b>SHADE TREES</b>								
	AF	39	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	FG	4" CAL MN	10' HT MIN	NATIVE
	MB	54	MAGNOLIA GRANDIFLORA 'BRACKENS BEAUTY'	BRACKENS BEAUTY SOUTHERN MAGNOLIA	FG	4" CAL MN	10' HT MIN	NATIVE
	PD	76	PINUS ELLIOTTI	DENSA SLASH PINE	FG	4" CAL MN	10' HT MIN	NATIVE
	PD2	20	PINUS ELLIOTTI	DENSA SLASH PINE	FG	5" CAL MN	14' HT MIN	NATIVE
	QP	98	QUERCUS VIRGINIANA 'PARK SIDE'	PARK SIDE LIVE OAK	FG	4" CAL MN	10' HT MIN	NATIVE
	TD	54	TAXODIUM DISTICHUM	BALD CYPRESS	FG	4" CAL MN	10' HT MIN	NATIVE
	UE	30	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	FG	4" CAL MN	10' HT MIN	NON-NATIVE
<b>SHRUBS</b>								
	IE	68	ILEX 'SCHELLINGS'	SHELLINGS YALPON HOLLY	3 GAL	18" FULL	24" O.C.	NATIVE
	MYS	109	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	7 GAL	24" HT MIN	36" O.C.	NATIVE
	NER	132	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3 GAL	18" HT MIN	24" O.C.	NON-NATIVE
	POD	18	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	7 GAL	24" HT MIN	30" O.C.	NON-NATIVE
	SER	273	SERENICA REPENS 'CINERIA'	SILVER SAW PALMETTO	3 GAL	18" FULL	36" O.C.	NATIVE
	THR	40	THRYALLIS GLAUCIA	THRYSALLIS	3 GAL	18" FULL	36" O.C.	NON-NATIVE
	VIB	37	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	7 GAL	24" HT MIN	36" O.C.	NATIVE
	VIB2	4,502	VIBURNUM OBOVATUM	SWEET VIBURNUM	7 GAL	30" HT MIN	36" O.C.	NON-NATIVE
	VIS	99	VIBURNUM SUSPENSUM	SANDANOWA VIBURNUM	7 GAL	30" HT MIN	36" O.C.	NON-NATIVE
	ZAF	104	ZAMIA FURFURACEA	CARDBOARD PALM	7 GAL	24" FULL	36" O.C.	NON-NATIVE
	ZAM	253	ZAMIA FLORIDANA	FLORIDA COONTIE	7 GAL	24" FULL	36" O.C.	NATIVE
<b>SHRUB AREAS</b>								
	CEN	390	CENCHRUS ORIENTALIS	ORIENTAL FOUNTAIN GRASS	3 GAL	24" HT MIN	36" O.C.	NON-NATIVE
	MUH	873	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	18" HT MIN	30" O.C.	NATIVE
	ROS	373	ROSA X 'MEIDIFLORA'	CORAL DRIFT ROSE	3 GAL	18" HT MIN	24" O.C.	NON-NATIVE
	SPT	133	SPARTINA BAKERI	SAND CORDGRASS	3 GAL	18" HT MIN	30" O.C.	NATIVE
	TRI	105	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL	18" HT MIN	36" O.C.	NATIVE
<b>GROUND COVERS</b>								
	ANN	2,295 SF	ANNALS	ANNALS	1 GAL			
	ARA	1,212 SF	ARACHIS GLABRATA	PERENNIAL PEANUT	800			NON-NATIVE
	EVO	94	EVOLVULUS GLOMERATUS 'BLU DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL	12" SPREAD	24" O.C.	NON-NATIVE
	LIR	316	LIRIODENDRON MUSCARI	LILY TURF	1 GAL	12" HT MIN	24" O.C.	NON-NATIVE
	TRA	316	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	1 GAL	12" HT MIN	24" O.C.	NON-NATIVE



NO.	REVISIONS	DATE	BY

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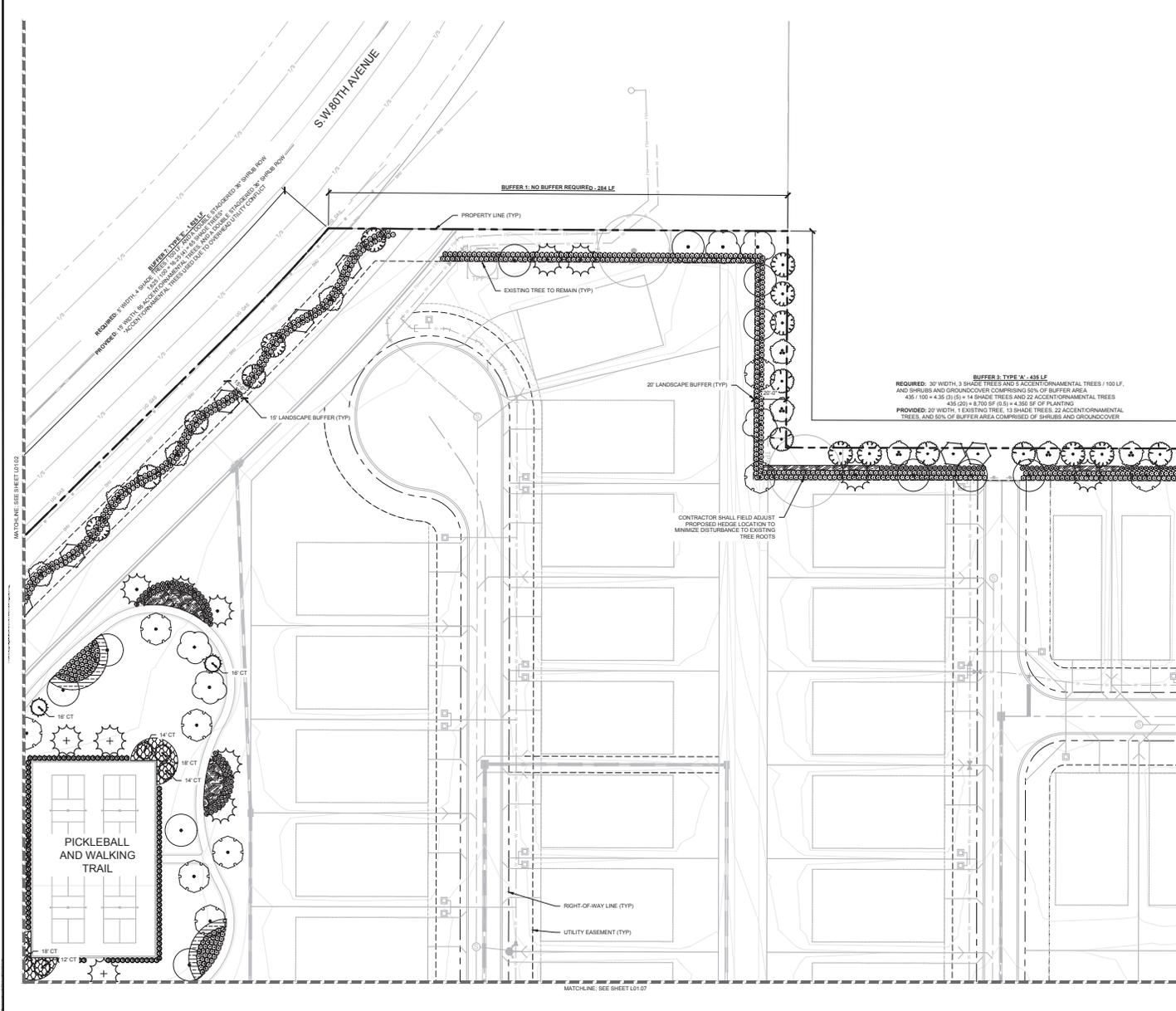
KHVA PROJECT NO. 24000000000000000000  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHVA  
 DRAWN BY: KHVA  
 CHECKED BY: NDD  
 DATE: 6/25/2025

LANDSCAPE PLAN

MELODY PRESERVE  
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 COMMUNITIES, L.L.C.  
 FLORIDA  
 MARION COUNTY  
 SCHEDULE NUMBER  
 L01.02

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L01.03 SYMBOL KEY

SYMBOL CODE COMMON NAME

ORNAMENTAL TREES

- EO EAGLESTON HOLLY
- IV YAUPOH HOLLY
- LJ JAPANESE PRIVET
- LM MUSKOGEE CRAPE MYRTLE

PALMS

- SS CABBAGE PALMETTO

SHADE TREES

- MB BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
- PO DENSA SLASH PINE
- PO2 DENSA SLASH PINE
- OP PARK SIDE LIVE OAK
- UE ALLEE LACEBARK ELM

SHRUBS

- MYR SIMPSONS STOPPER
- SER SILVER SAW PALMETTO
- VIO SWEET VIBURNUM
- ZAM FLORIDA COONITE

SHRUB AREAS

- MJH PINK MAHLY GRASS
- SPA SAND CORDOGRASS
- TRI DWARF FAKAHATCHEE GRASS



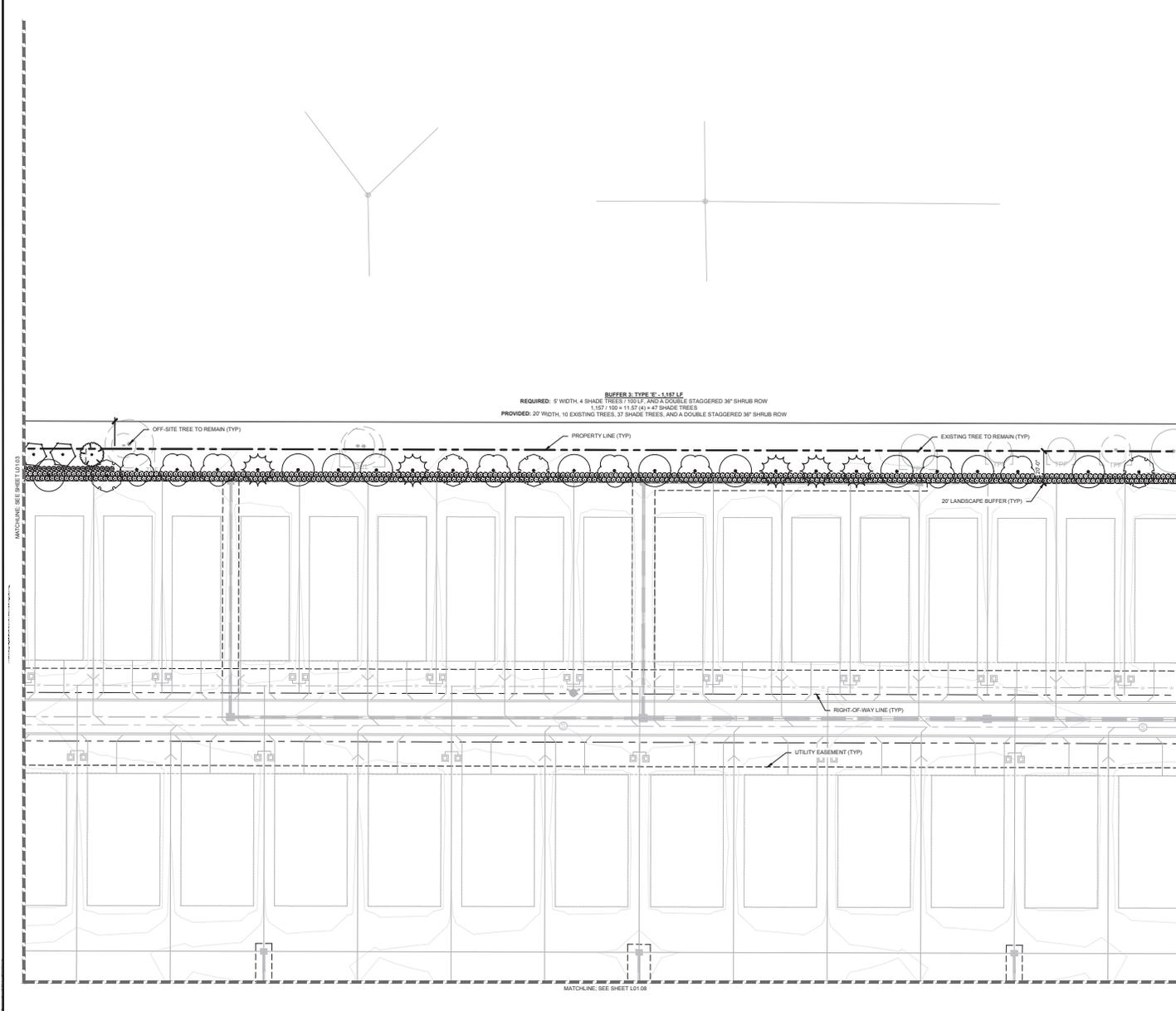
LICENSURED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6867721  
 DATE: 6/25/2025

LANDSCAPE PLAN

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 MARION COUNTY  
 FLORIDA  
 SHEET NUMBER  
**L01.03**

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**L01.04 SYMBOL KEY**

SYMBOL CODE COMMON NAME

**ORNAMENTAL TREES**

- IV YAUPON HOLLY
- LJ JAPANESE PRIVET

**SHADE TREES**

- MB BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
- PO DENSA SLASH PINE
- OP PARK SIDE LIVE OAK
- UE ALLEE LACEBARK ELM

**SHRUBS**

- SSR SILVER SAW PALMETTO
- VIO SWEET VIBURNUM



**LICENSING INFORMATION**  
 KHA PROJECT # 2400000000  
 DATE JUNE 2025  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY KHA  
 CHECKED BY MDD  
 DATE 6/25/2025  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER 6867721

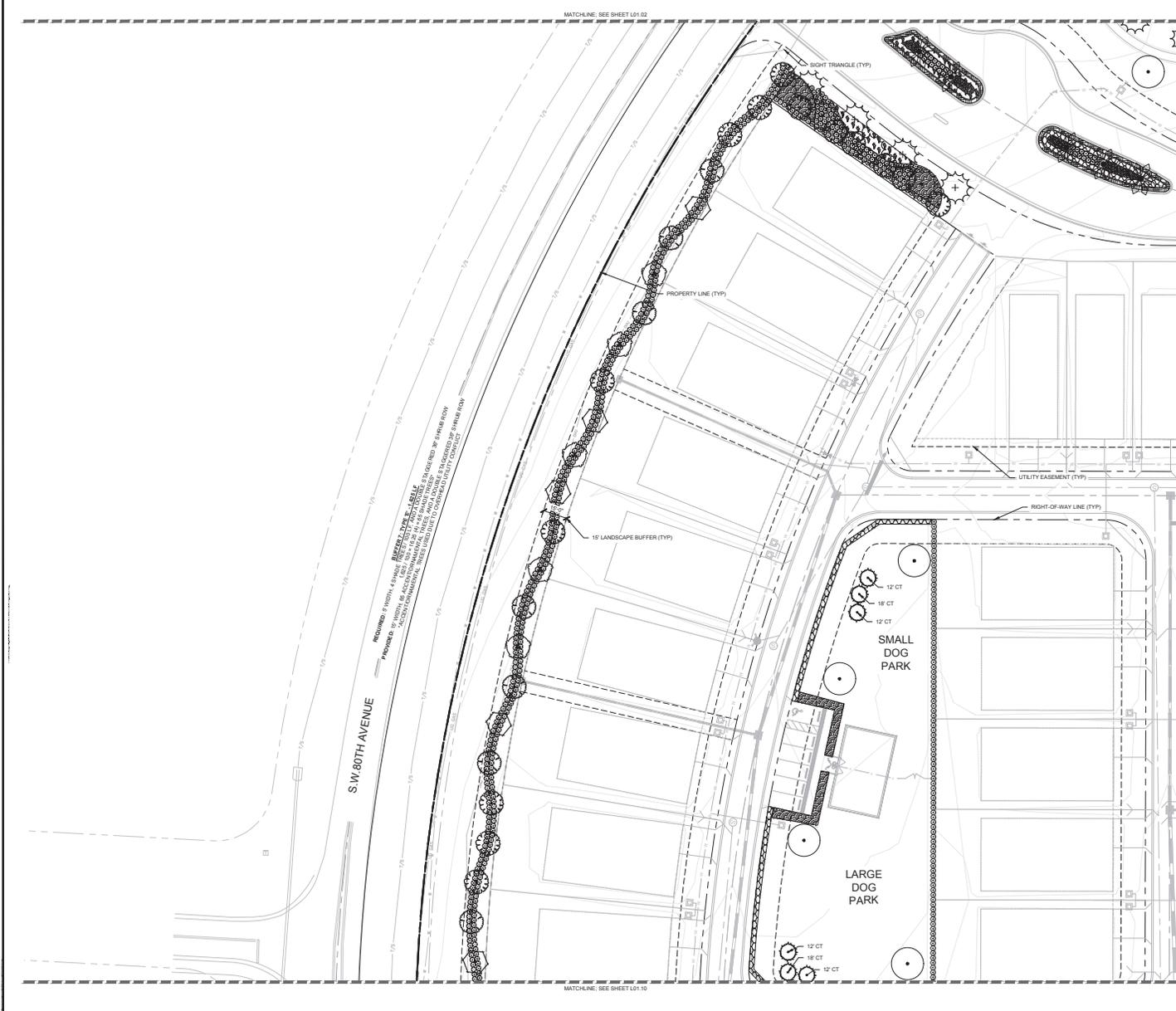
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 SHEET NUMBER  
**L01.04**

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L01.06 SYMBOL KEY

SYMBOL CODE COMMON NAME

- ORNAMENTAL TREES**
- IG EAGLESTON HOLLY
  - IV YALPON HOLLY
  - LI JAPANESE PRIVET
  - LM MUSKOGEE CRAPE MYRTLE

- PALMS**
- BL BISMARCK PALM
  - BS CABBAGE PALMETTO

- SHADE TREES**
- PD DENSA SLASH PINE
  - PD2 DENSA SLASH PINE
  - QP PARK SIDE LIVE OAK

- SHRUBS**
- ILE SCHILLINGS YALPON HOLLY
  - NER PETITE PINK CLEANDER
  - VIO SWEET VIBURNUM
  - VIS SANDANKWA VIBURNUM
  - ZAF CARDBOARD PALM
  - ZAM FLORIDA COONITE

- SHRUB AREAS**
- CEN ORIENTAL FOUNTAIN GRASS
  - MH PINK MUILY GRASS
  - ROS CORAL DRIFT ROSE

- GROUND COVERS**
- ANN ANNUALS

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KIMLEY-HORN PROJECT NO.	2025-001
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KIMLEY-HORN
DRAWN BY	KIMLEY-HORN
CHECKED BY	NDD
DATE	6/25/2025

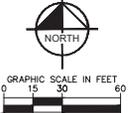
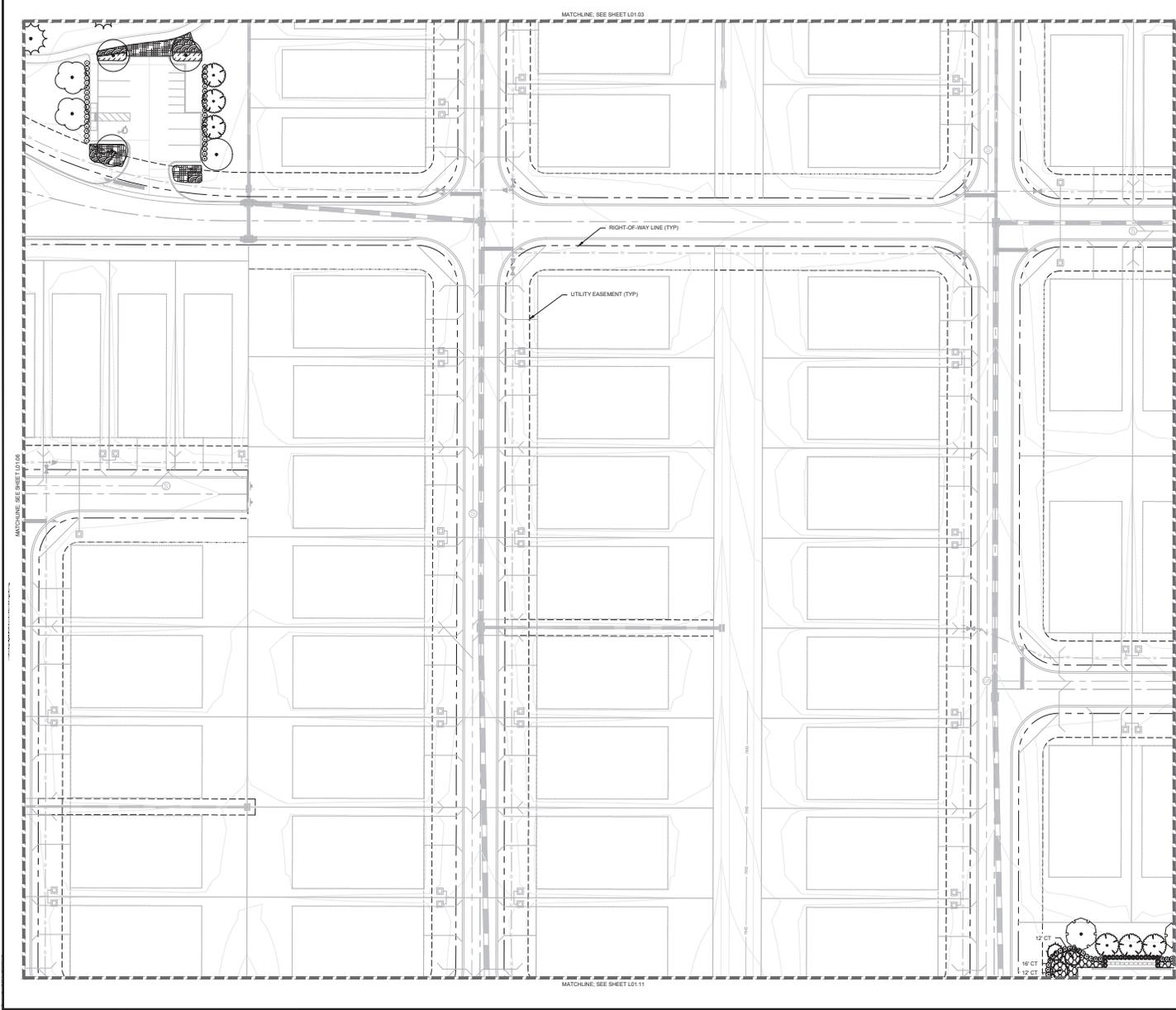
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SHEET NUMBER  
**L01.06**



**L01.07 SYMBOL KEY**

SYMBOL CODE COMMON NAME

**ORNAMENTAL TREES**

- LJ JAPANESE PRIVET
- PALMS**
- SS CABBAGE PALMETTO
- SHADE TREES**
- MB BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
- PD DENSA SLASH PINE
- QP PARK SIDE LIVE OAK
- UE ALLEE LACEBARK ELM

**SHRUBS**

- POD JAPANESE YEW
- VIB WALTER'S VIBURNUM
- ZAM FLORIDA COCONUT

**SHRUB AREAS**

- CFN ORIENTAL FOUNTAIN GRASS

**GROUND COVERS**

- ANN ANNUALS
- EVO BRAZILIAN DWARF MORNING GLORY

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LICENSED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6867721  
 CHECKED BY: MDD DATE: 6/25/2025

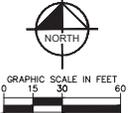
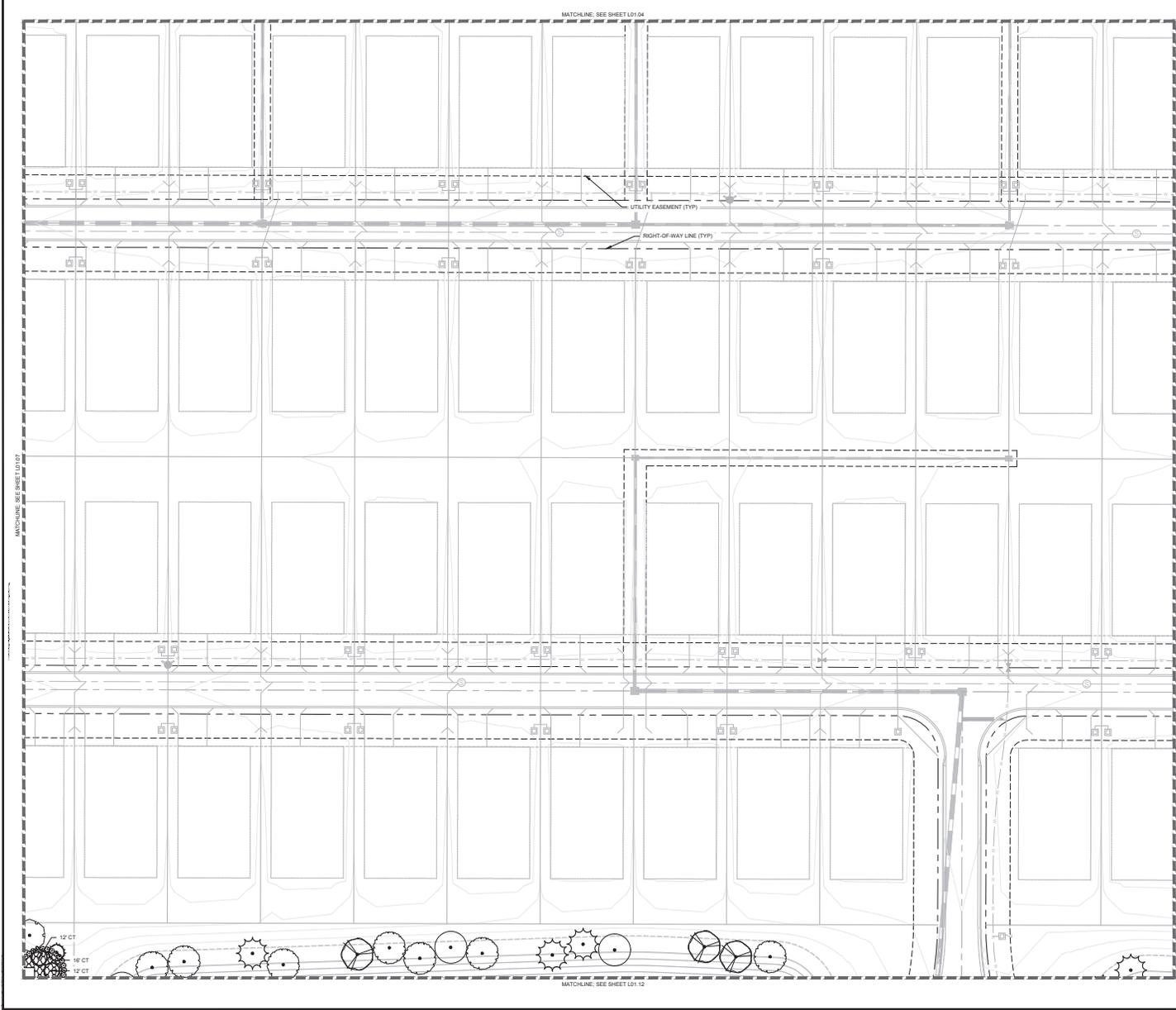
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**L01.07**

No.	REVISIONS	DATE



L01.08 SYMBOL KEY

SYMBOL	CODE	COMMON NAME
<b>PALMS</b>		
	SS	CABBAGE PALMETTO
<b>SHADE TREES</b>		
	AF	FLORIDA FLAME RED MAPLE
	PD	DENSA SLASH PINE
	OP	PARK SIDE LIVE OAK
	TD	BALD CYPRESS
	IE	ALLEEE LACEBARK ELM
<b>SHRUBS</b>		
	ZAM	FLORIDA COONTIE

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 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**L01.08**

LANDSCAPE PLAN

KVA PROJECT ZONE ID DATE  
 KVA JUNE 2025

DESIGNED BY KVA  
 DRAWN BY KVA  
 CHECKED BY NDD

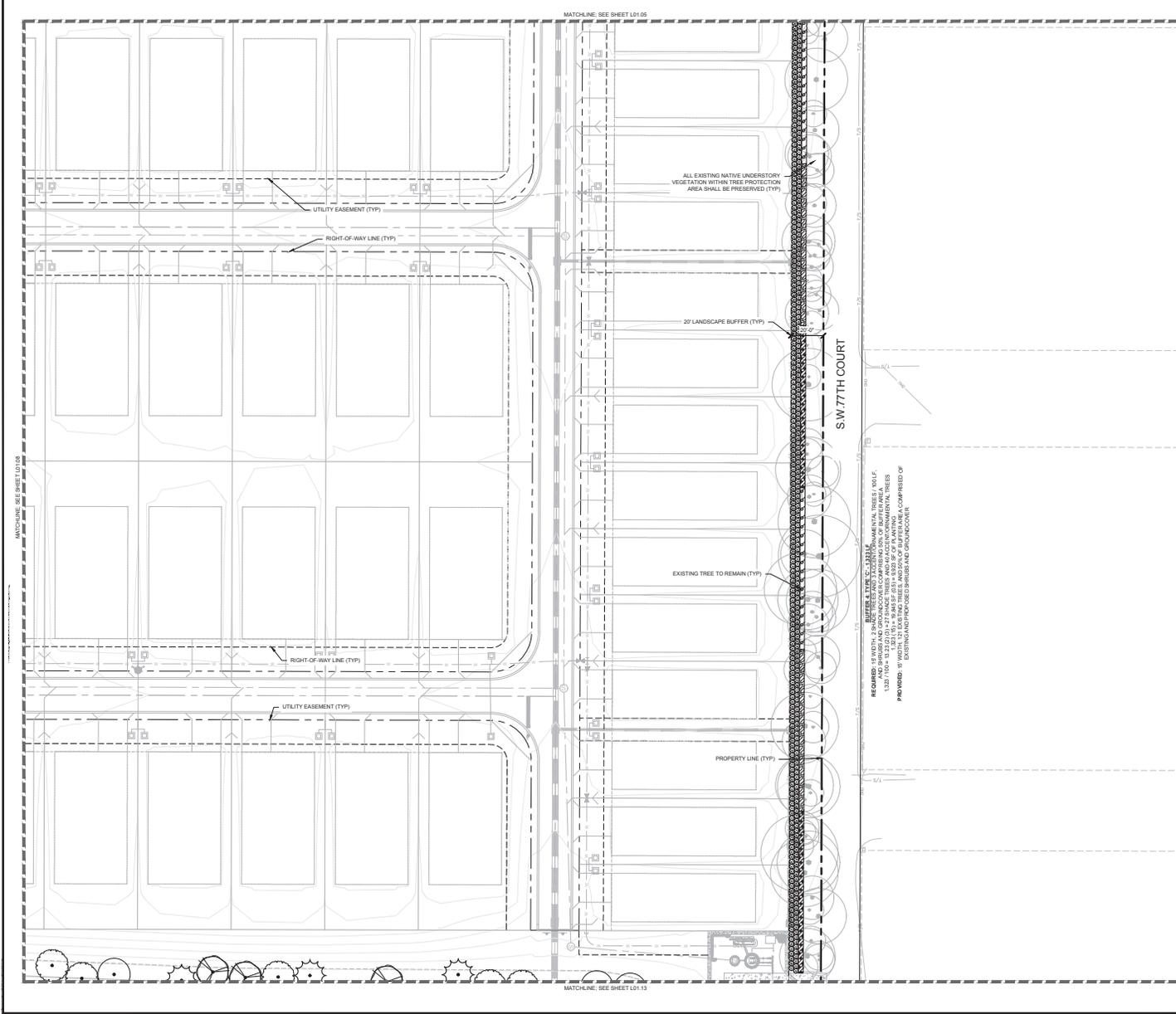
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LICENSIED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER 6867721  
 EXPIRES 6/25/2025

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No.	REVISIONS	DATE	BY



L01.09 SYMBOL KEY

SYMBOL	CODE	COMMON NAME
<b>SHADE TREES</b>		
	AF	FLORIDA FLAME RED MAPLE
	PD	DENSA SLASH PINE
	QP	PARK SIDE LIVE OAK
	TD	BALD CYPRESS
<b>SHRUBS</b>		
	VO	SWEET VIBURNUM
<b>GROUND COVERS</b>		
	ARA	PERENNIAL PEANUT
	LIR	LEYLURT
	TRA	CONFEDERATE JASMINE

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MARION COUNTY  
FLORIDA  
MELODY PRESERVE - IMPROVEMENT PLANS

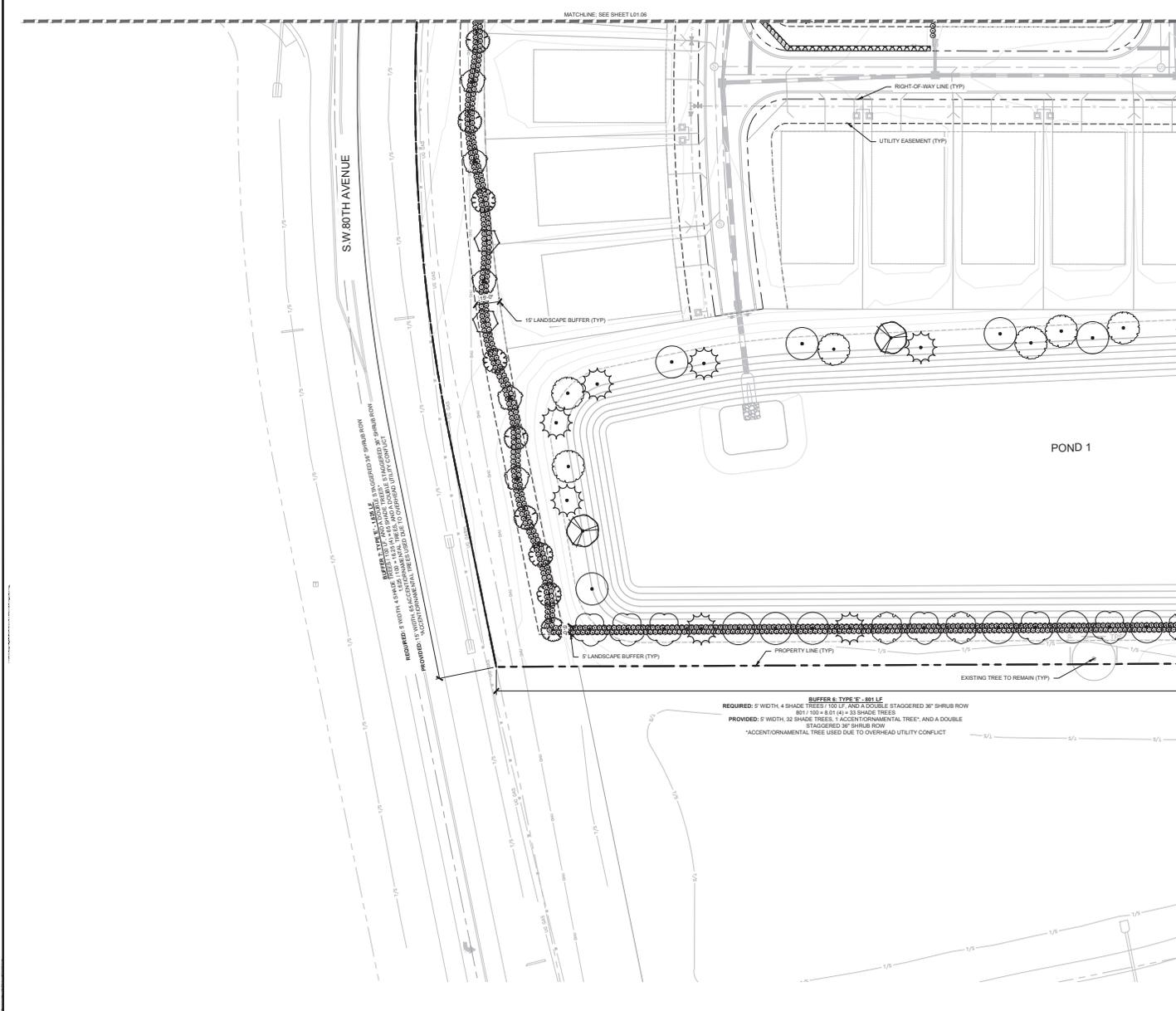
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KVA PROJECT NO. 24000000000000000000  
DATE: JUNE 2025  
SCALE: AS SHOWN  
DESIGNED BY: KVA  
DRAWN BY: KVA  
CHECKED BY: MDD  
DATE: 6/25/2025

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LICENSED PROFESSIONAL  
MATTHEW D. DUNN, P.E.  
FLORIDA LICENSE NUMBER: 6867721  
DATE: 6/25/2025

No.	REVISIONS	DATE	BY



L01.10 SYMBOL KEY

SYMBOL CODE COMMON NAME

- ORNAMENTAL TREES**
- IG EAGLESTON HOLLY
  - IV YALPON HOLLY
  - LJ JAPANESE PRIVET
  - LM MUSKOGEE CRAPE MYRTLE
- SHADE TREES**
- AF FLORIDA FLAME RED MAPLE
  - MB BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
  - PD DENSA SLASH PINE
  - QP PARK SIDE LIVE OAK
  - TD BALD CYPRESS
  - UE ALLEE LACEBARK ELM
- SHRUBS**
- VIO SWEET VIBURNUM
  - VIS SANDANKWA VIBURNUM

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LICENSED PROFESSIONAL  
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 FLORIDA LICENSE NUMBER  
 6867721  
 CHECKED BY: MDD JAYE  
 DATE: 6/25/2025

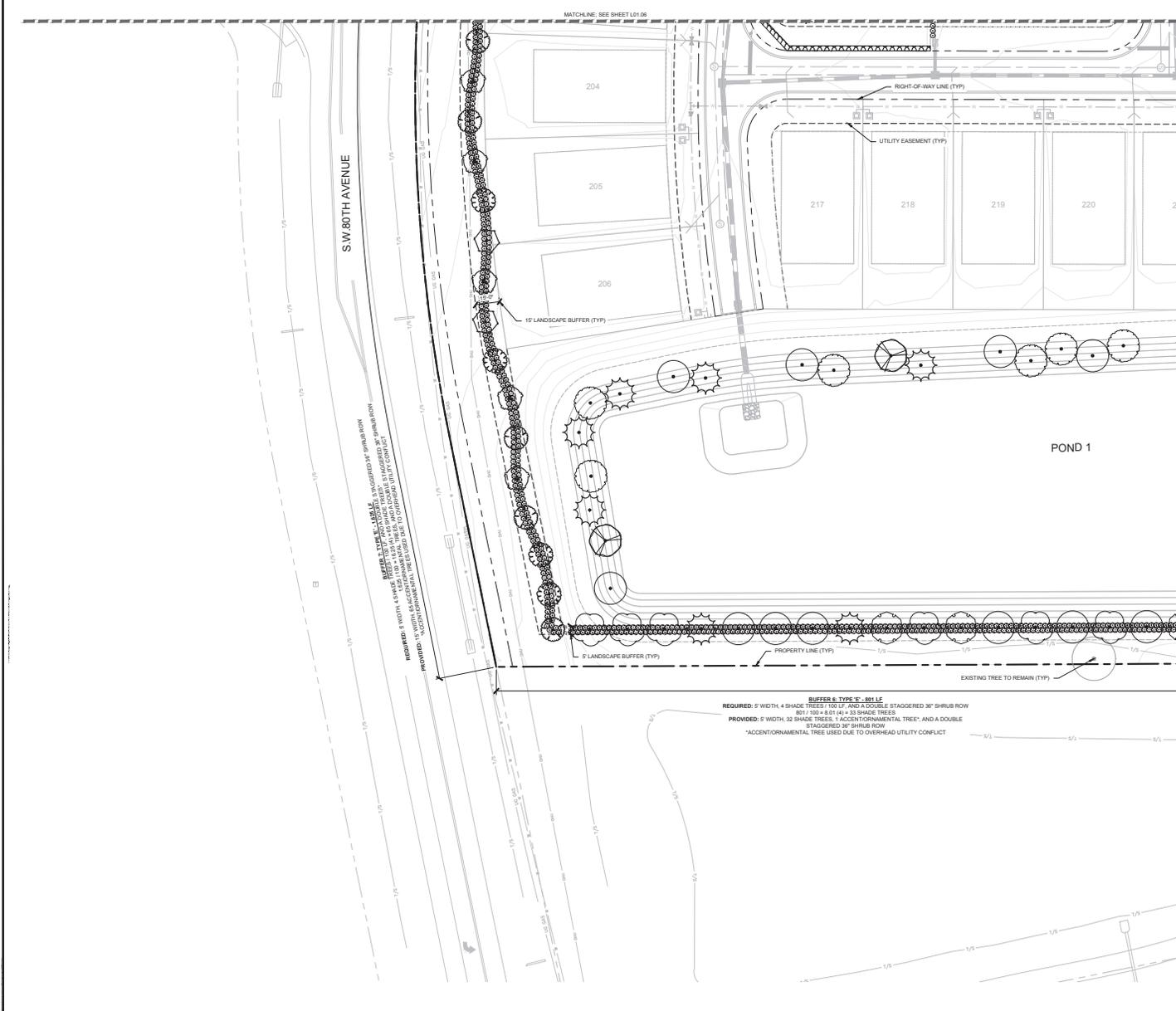
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**L01.10**

No.	REVISIONS	DATE	BY



L01.10 SYMBOL KEY

SYMBOL CODE COMMON NAME

ORNAMENTAL TREES

- IG EAGLESTON HOLLY
- IV YALPON HOLLY
- LJ JAPANESE PRIVET
- LM MUSKOGEE CRAPE MYRTLE

SHADE TREES

- AF FLORIDA FLAME RED MAPLE
- MB BRACKENS BEAUTY SOUTHERN MAGNOLIA
- PD DENSA SLASH PINE
- QP PARK SIDE LIVE OAK
- TD BALD CYPRESS
- UE ALLEE LACEBARK ELM

SHRUBS

- VO SWEET VIBURNUM
- VS SANDANKWA VIBURNUM



KHA PROJECT NO. 2020-001  
 DATE: MARCH 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: MDD  
 LICENSED PROFESSIONAL ENGINEER  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER: 6867721  
 DATE: 3/10/2025

LANDSCAPE PLAN

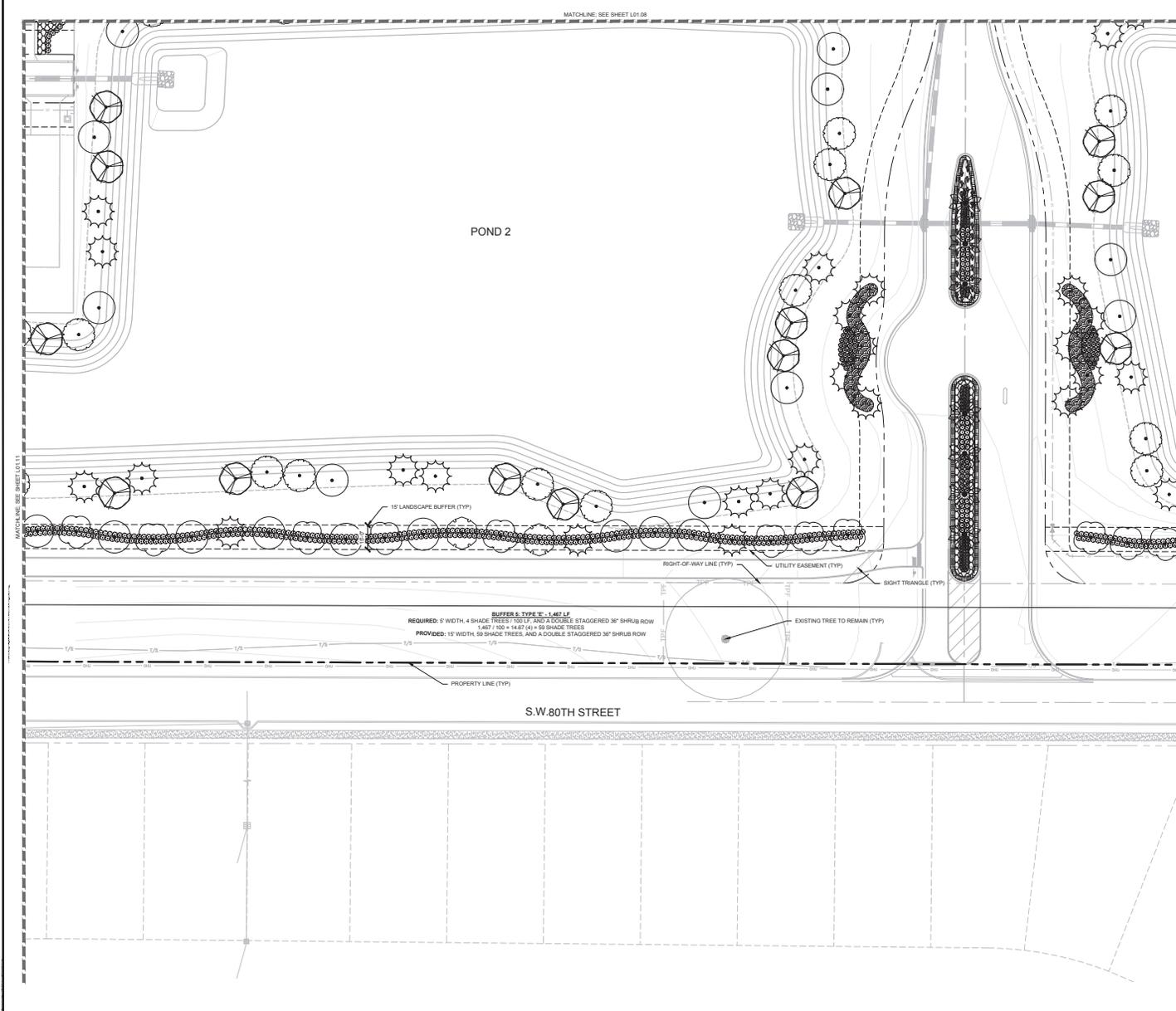
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 FLORIDA



SHEET NUMBER  
**L01.10**

No.	REVISIONS	DATE	BY





L01.12 SYMBOL KEY

SYMBOL	CODE	COMMON NAME
<b>PALMS</b>		
	BL	BISMARK PALM
<b>SHADE TREES</b>		
	AF	FLORIDA FLAME RED MAPLE
	MB	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
	PD	DENSA SLASH PINE
	PD2	DENSA SLASH PINE
	QP	PARK SIDE LIVE OAK
	TD	BALD CYPRESS
	UE	ALLEEE LACEBARK ELM
<b>SHRUBS</b>		
	ILE	SCHILLINGS YAUPON HOLLY
	NER	PETITE PINK OLEANDER
	SER	SILVER SAW PALMETTO
	VIO	SWEET VIBURNUM
	ZAF	CAROBGARD PALM
	ZAM	FLORIDA COONOTE
<b>SHRUB AREAS</b>		
	CEN	ORIENTAL FOUNTAIN GRASS
	MUH	PINK MUHLY GRASS
	ROS	CORAL DRIFT ROSE
<b>GROUND COVERS</b>		
	ANN	ANNUALS

NO.	REVISIONS	DATE	BY

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KHA PROJECT NO. 240100001  
 DATE: JUNE 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: KHA  
 LICENSED PROFESSIONAL:  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER:  
 6867721  
 CHECKED DATE: 6/25/2025

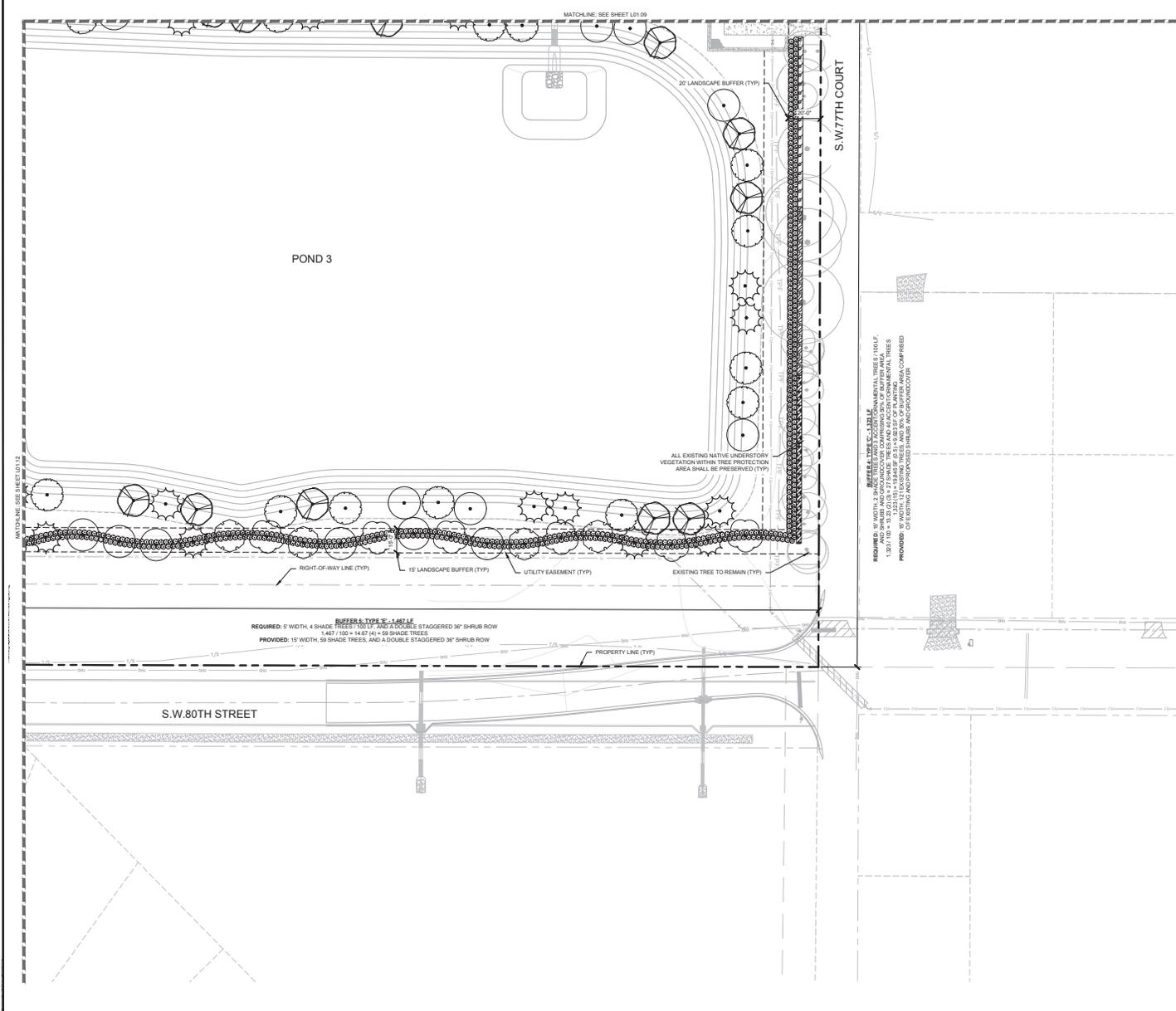
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**L01.12**

MELODY PRESERVE - IMPROVEMENT PLANS



L01.13 SYMBOL KEY

SYMBOL	CODE	COMMON NAME
<b>SHADE TREES</b>		
	AF	FLORIDA FLAME RED MAPLE
	MB	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
	PO	DENSA SLASH PINE
	QP	PARK SIDE LIVE OAK
	TD	BALD CYPRESS
	UE	ALLEE LACEBARK ELM
<b>SHRUBS</b>		
	VO	SWEET MYRTLE
<b>GROUND COVERS</b>		
	ARA	PERENNIAL PEANUT
	LR	LILYTURF
	TRA	CONFEDERATE JASMINE

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LICENSURED PROFESSIONAL  
MATHIEW D. DUNN, P.E.  
FLORIDA LICENSE NUMBER  
6867721  
DATE: 6/25/2025

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No.	REVISIONS	DATE	BY

# LANDSCAPE SPECIFICATIONS

## 1. SCOPE OF WORK

- 1.1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- 1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- 1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

## 2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- 2.1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- 2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 2.3. WHERE APPLICABLE, SUBMIT A DETAILED SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FOOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-800.
- 2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROPRIATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXISTS PRIOR TO PLANTING.
- 2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTING AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE OR PLINE OF EXISTING TREES TO REMAIN, PLANT MATERIAL KILLED OR DAMAGED THAT IS MISHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.
- 2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

## 3. SUBMITTALS

- 3.1. SUBMIT MATERIAL SAMPLES LISTED BELOW FOR APPROVAL ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
 

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- 3.2. SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION BELOW.

## 4. PLANT MATERIALS

- 4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRASSES AND STENOGRASS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.
- 4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.
- 4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH. UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION, REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

## 5. DIGGING AND HANDLING

- 5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING. AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

## 6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 6.1. TEST EXISTING SOIL, AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
- 6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. SUBMIT SAMPLES AND pH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRINSECS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A pH BETWEEN 5.5 AND 7.0.
- 6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- 6.5. PLANT TREES IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE. AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

## 7. WATER

- 7.1. PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.
- 7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY JURISDICTIONAL AUTHORITY.

## 8. FERTILIZER

- 8.1. PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.
- 8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY JURISDICTIONAL AUTHORITY.

## 9. MULCH

- 9.1. MIXTEN MULCH MATERIAL, AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE SPREDED, UNDYED MELALEUCA, FLORIDA, OR MULCH.
- 9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

## 10. CONTAINER GROWN STOCK

- 10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN ITS CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

- 10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 10.3. ROOTS PLUS GROWER (PRO) PRODUCTS SHALL BE USED WHERE SPECIFIED.

## 11. MATERIALS LIST

- 11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO ORDERING AND CONSTRUCTION.

## 12. FINE GRADING

- 12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH-GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOIL AND/OR MULCH DEPTH.
- 12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES. IF APPLICABLE.

## 13. PLANTING PROCEDURES

- 13.1. CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. REMOVE ALL MORTAR, CEMENT, AND TOXIC MATERIAL FROM THE SURFACE OF ALL PLANT BEDS. DO NOT MIX THESE MATERIALS WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 13.3. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINES" WEBSITE FOR TREE SIZE CATEGORIES.
- 13.4. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.
- 13.5. REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-GRADE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF SIX (6) OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO PROPER FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.
- 13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- 13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL THREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL POCKETS AROUND ROOTS.
- 13.8. SET TREES AND SHRUBS STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK-FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER AFTER TAMPING.
- 13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.
- 13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH AFBES-30.
- 13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.
- 13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.
- 13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

## 14. LAWN SODDING

- 14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THOROUGHLY INTO TOP FOUR (4) INCHES OF SOIL. TO BRING THE GROUND TO AN EVEN GRADE, THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL, AND THE SURFACE SHALL BE REGRABBED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 14.4. SOO AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 14.5. THE SOO SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- 14.6. SOO PANELS SHALL BE LAD TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOO SHALL BE LAD UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.
- 14.7. IMMEDIATELY FOLLOWING SOO LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.
- 14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOO PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOO, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOO AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOO AS ALLOWED BY PROPERTY JURISDICTIONAL AUTHORITY.
- 14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOO PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOO SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.
- 14.10. WITHIN THE CONTRACT LIMITS, PRODUCE AND MAINTAIN A DENISE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARE AND RE-SODDING OF ALL LACEDS, GUMMERS OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRABBING IF NECESSARY).

## 15. CLEANUP

- 15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

## 16. PLANT MATERIAL MAINTENANCE

- 16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS STAKING OR REPAIRING) WHICH SUPPORTS OR IS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

## 17. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- 17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING

RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- 17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

## 18. WARRANTY

- 18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- 18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.
- 18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHALL VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

## 19. ABBREVIATIONS

- |      |                           |
|------|---------------------------|
| B&B- | BALLED AND BURLAPPED      |
| BR-  | BARE ROOT                 |
| CA-  | CAULIFER                  |
| CT-  | CLEAR TRUNK               |
| CF-  | DIAMETER AT BREAST HEIGHT |
| FG-  | FIELD GROWN               |
| FW-  | FALL TO GROUND            |
| GW-  | GREY WOOD                 |
| HO-  | HARDENED OFF              |
| OA-  | OVERALL HEIGHT            |
| RPL- | ROOTS PLUS GROWER         |

No.	REVISIONS	DATE

**Kimley-Horn**  
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 1700 SE 17TH STREET, SUITE 200A, FT. LAUDERDALE, FLORIDA 33404  
 PHONE: 954.344.3000  
 WWW.KIMLEY-HORN.COM | REGISTRY NO. 2518

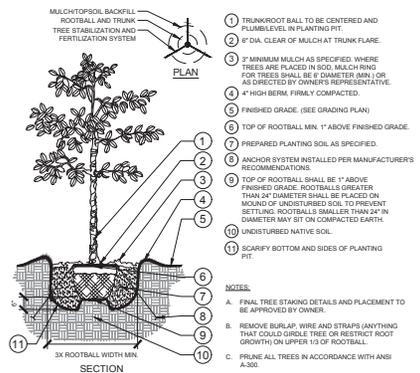
REGISTERED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6867121  
 CHECKED BY: MDD  
 DATE: 6/25/2025

# LANDSCAPE SPECIFICATIONS

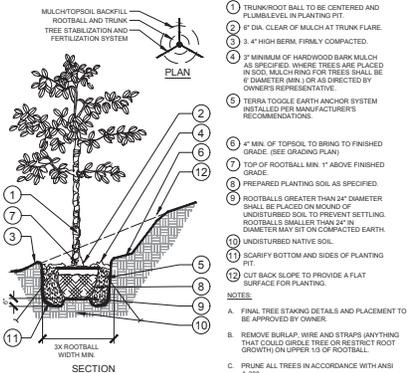
MELODY PRESERVE  
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 MARION COUNTY  
 MELODY PRESERVE - IMPROVEMENT PLANS

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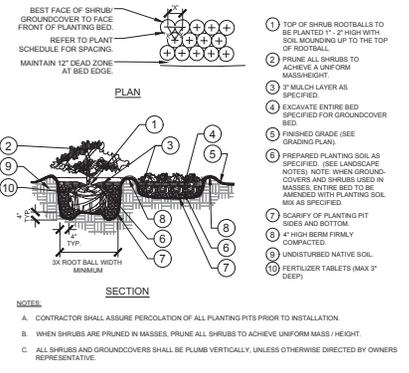
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**L02.01**



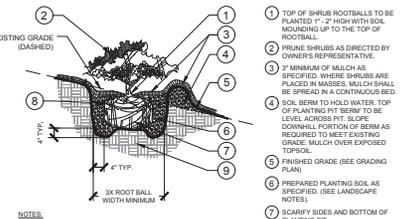
**1 TREE PLANTING**  
SECTION PLAN  
L02.02



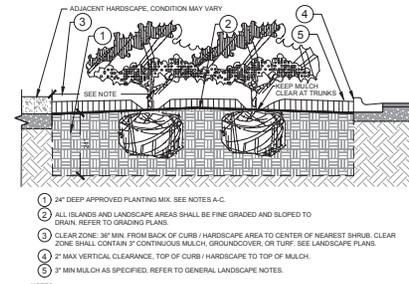
**2 TREE PLANTING ON A SLOPE**  
SECTION PLAN  
L02.03



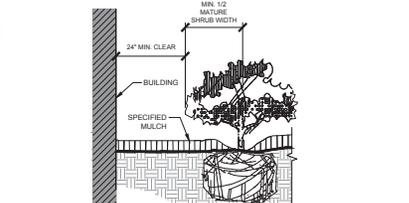
**3 SHRUB/GROUNDCOVER PLANTING**  
SECTION PLAN  
L02.04



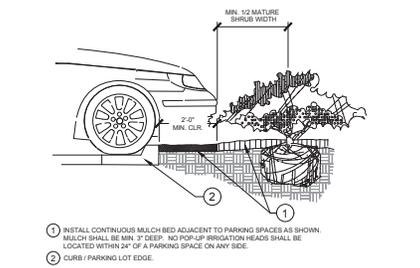
**4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE**  
SECTION PLAN  
L02.05



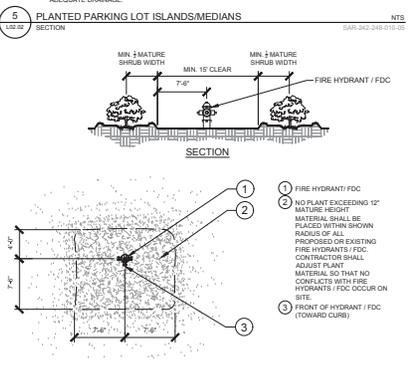
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SECTION PLAN  
L02.06



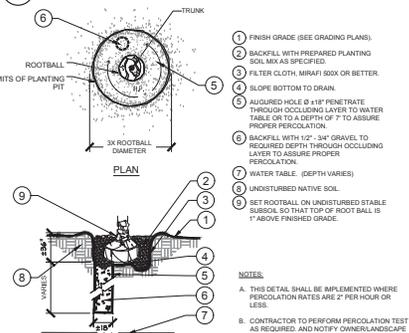
**6 PLANTINGS ADJACENT TO BUILDINGS**  
SECTION PLAN  
L02.07



**7 PARKING SPACE/CURB PLANTING**  
SECTION PLAN  
L02.08



**8 SHRUB PLANTING AT FIRE HYDRANT / FIRE DEPARTMENT CONNECTION**  
SECTION PLAN  
L02.09



**9 POOR DRAINAGE CONDITION**  
SECTION PLAN  
L02.10

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Know what's below. Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**Kimley-Horn**  
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1700 W. 17TH STREET SUITE 3000 - FLORIDA 33411  
PREPARED BY: KIMLEY-HORN  
www.kimley-horn.com TEL: 813.949.1500

KHVA PROJECT NUMBER	17000000000000000000
DATE	JUNE 2025
DESIGNED BY	KHVA
DRAWN BY	KHVA
CHECKED BY	KHVA
DATE	6/25/2025

**LANDSCAPE DETAILS**

**MELODY PRESERVE**  
PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
MARION COUNTY  
FLORIDA  
LANDSCAPE IMPROVEMENT PLANS

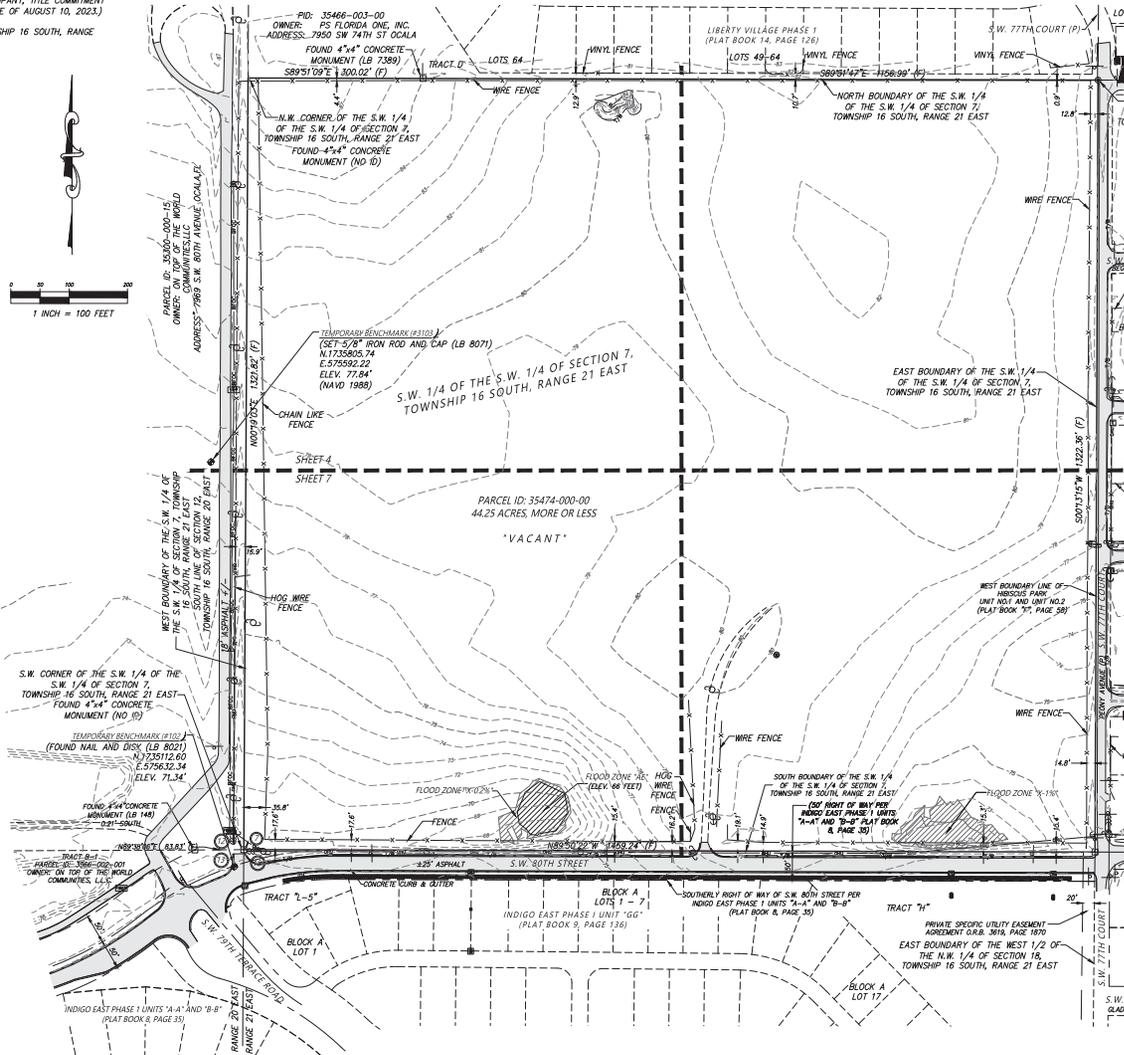
SHEET NUMBER	L02.02
DATE	
REVISIONS	
NO.	
DATE	



**LEGAL DESCRIPTION:**  
 (PER FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 110070008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023.)  
 THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**PROPERTY DATA:**  
 PARCEL ID: 35474-000-00  
 ADDRESS: 7875 S.W. 80TH STREET, OCALA, FL  
 OWNER: MEC OCALA LLC

- LEGEND AND ABBREVIATIONS:**
- MO OR LESS MORE OR LESS
  - EL ELEVATION
  - LB LICENSED BUSINESS
  - NO NUMBER
  - LS LAND SURVEYOR
  - LD IDENTIFICATION
  - ORB OFFICIAL RECORDS BOOK
  - G CENTERLINE
  - R RADIUS
  - L ARC LENGTH
  - Δ DELTA (CENTRAL ANGLE)
  - (P) PLAT MEASURE
  - (D) DEED MEASURE
  - (C) CALCULATED MEASURE
  - C.D. CHORD LENGTH
  - C.B. CHORD BEARING
  - P.O.C. POINT ON CURVE
  - P.O.L. POINT OF LONG TANGENT
  - P.O.C.P. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
  - DIP DUCTILE IRON PIPE
  - PVC POLYVINYL CHLORIDE
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - HOPE HIGH OVEN DENSITY POLYETHYLENE
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - NGVD NATIONAL GEODETIC VERTICAL DATUM
  - PLAT BOOK (PAGES)
  - ORB OFFICIAL RECORDS BOOK
  - R/W RIGHT OF WAY
  - ESMT EASEMENT
  - SEC SECTION
  - FND FOUND
  - REC RECEIVED
  - CCR CERTIFIED CORNER RECORD
  - RLS REGISTERED LAND SURVEYOR
  - CM CONCRETE MONUMENT
  - IRW IRON ROD AND CAP
  - IR IRON ROD
  - IP IRON PIPE
  - CLF CHAIN LINK FENCE
  - CG CURB INLET GRATE
  - CB CATCH BASIN
  - SM STORM MANHOLE
  - ME MITERED END SECTION
  - YD YARD DRAINAGE
  - SM SANITARY MANHOLE
  - SC SANITARY CLEANOUT
  - EM ELECTRIC METER
  - ERB ELECTRIC RISER BOX
  - CRB CABLE TELEPHONE RISER BOX
  - TRB TELEPHONE RISER BOX
  - UR UTILITY RISER
  - WELL
  - WS WATER SPIGOT
  - ICV IRRIGATION CONTROL VALVE
  - WM WATER METER
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - BFP BACK FLOW PREVENTER
  - ACP AIR CONDITIONER PAD
  - GV GAS VALVE
  - GM GAS METER
  - GLM GAS LINE MARKER
  - CU CONCRETE UTILITY POLE
  - MU METAL UTILITY POLE
  - WU WOOD UTILITY POLE
  - UP UTILITY POLE GUY ANCHOR
  - LL LIGHT POLE
  - SL SPOT/GROUND LIGHT
  - ET ELECTRIC TRANSFORMER
  - FV FIBER OPTIC VAULT
  - MF METLAND FLAG
  - BN BOLLARD
  - FP FLAG POLE
  - MB MALE BOX
  - LF LINE FENCE
  - WF WIRE FENCE
  - OH OVERHEAD UTILITY
  - UG UNDERGROUND UTILITY
  - UFO UNDERGROUND FIBER OPTIC
  - SD STORM DRAINAGE LINE
  - FO FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - FO4 FOUND 4" CONCRETE MONUMENT (AS NOTED)
  - FO4N FOUND NAIL & DISC (AS NOTED)



**SURVEY NOTES:**

- DATE OF FIELD SURVEY: SEPTEMBER 13, 2023.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0682E, AND PANEL NO. 12083C0701, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, (SUBURBAN) 1 FOOT IN 7,500 FEET.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

**JCH CONSULTING GROUP, INC.**  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 400 S.W. INTERSTATE 10, SUITE 400, OCALA, FLORIDA 34477  
 PHONE: 352.493.1482 • FAX: 352.272.8333 • WWW.JCHGROUP.COM  
 1700 N.W. 14TH STREET, SUITE 100, Ocala, FL 34475

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
 -FOR-  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

SHEET 1 OF 7  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

**HORIZONTAL CONTROL:**  
 THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT), FLORIDA WEST ZONE, AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CORNER MONUMENTS "SARVET" AND "YORK", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISC STAMPED 1 2 11 12.  
 NORTHING: 1740427.4009 FEET  
 EASTING: 570281.5670 FEET  
 CHORD: 29776.0620 FT  
 CHORD BEARING: 82°16'07.2360" W  
 CONVERGENCE: -00°07'36.71"

FOUND STAINLESS STEEL ROD STAMPED 1086 1990  
 NORTHING: 1745775.8082 FEET  
 EASTING: 543817.8667 FEET  
 LATITUDE: 29°05'08.2974" N  
 LONGITUDE: 82°21'06.9138" W  
 CONVERGENCE: -00°16'16.64"  
 SCALE: 0.9999964

**ALTA/NSPS LAND TITLE SURVEY FOR:  
 OTOW COMMUNITIES, L.L.C.  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA**

**NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:**  
 ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 110070008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 7:** EAST IN FAVOR OF SUNTER ELECTRIC RECORDED IN OFFICIAL RECORDS BOOK 354, PAGE 644 AND OFFICIAL RECORDS BOOK 6736, PAGE 1973. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 8:** RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAME, OR WRIT OF RESERVATION, GRANT OR LEASE OF THE OIL, GAS AND/OR MINERALS LYING WITHIN THE LANDS DESCRIBED IN SCHEDULE "A", AS CONTAINED AND RECORDED APRIL 3, 1945 IN DEED 296, PAGE 398, RECORDED APRIL 12, 1945 IN DEED BOOK 261, PAGE 190, RECORDED FEBRUARY 4, 1948 IN DEED BOOK 280, PAGE 180, RECORDED MARCH 16, 1948 IN DEED BOOK 281, PAGE 47, RECORDED JUNE 15, 1948 IN DEED BOOK 281, PAGE 292, RECORDED MARCH 30, 1948 IN DEED BOOK 278, PAGE 292, RECORDED JANUARY 2, 1950 IN DEED BOOK 293, PAGE 65, RECORDED MAY 29, 1950 IN DEED BOOK 293, PAGE 209, RECORDED JANUARY 8, 1962 IN BOOK 94, PAGE 269, NOTICE OF CLAIM RECORDED NOVEMBER 12, 1968 IN BOOK 370, PAGE 713, RECORDED JULY 22, 1974 IN BOOK 644, PAGE 8, ASSIGNMENT RECORDED JULY 25, 1985 IN BOOK 1266, PAGE 1616, ASSIGNMENT RECORDED JULY 10, 1986 IN BOOK 1360, PAGE 1374, AND RECORDED APRIL 5, 2000 IN BOOK 2773, PAGE 102, FOR WHICH THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED AND BARRED PURSUANT TO SECTION 704.05, FLORIDA STATUTES, AND CHAPTER 712, FLORIDA STATUTES. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

**SURVEYOR'S CERTIFICATE:**  
 TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT:

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, 7(A), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

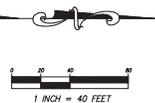
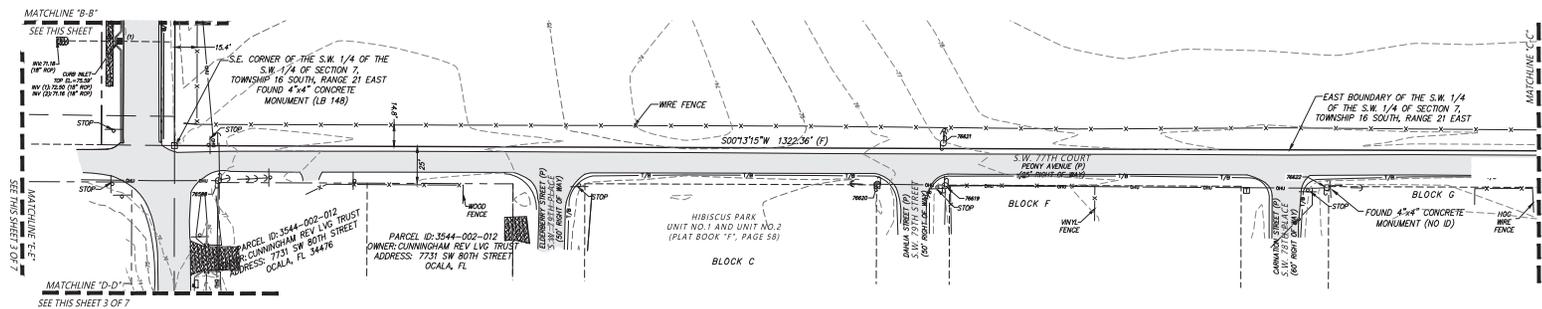
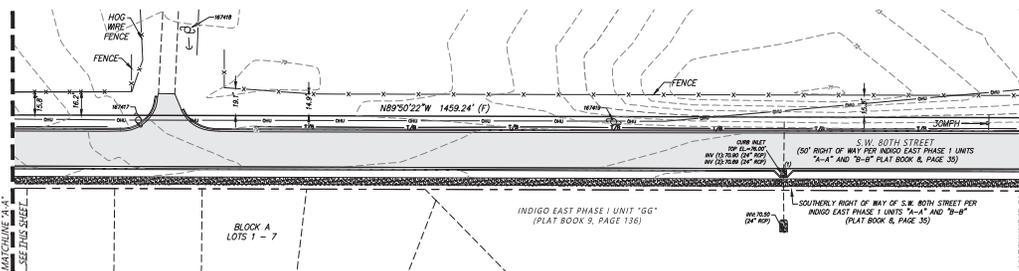
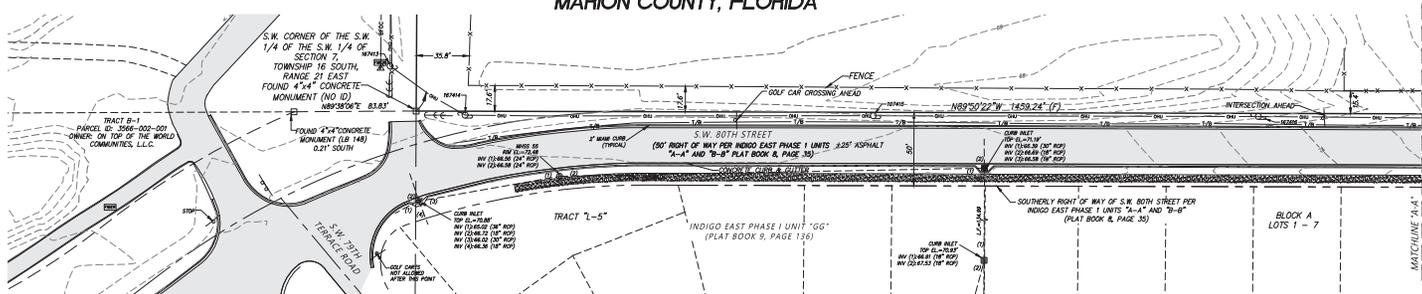
THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023  
 DATE OF FINAL REVISION:  
 CHRISTOPHER J. HOWSON SIGNATURE DATE  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PS	DATE	BY	APPROVED	JOB NO.	SCALE
---	08/13/2023	---	---	15020TOPOR	1" = 100'
04/11/2025	MA	CJH	---	---	---

1 OF 7

ALTA/NSPS LAND TITLE SURVEY FOR:  
**OTOW COMMUNITIES, L.L.C.**  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

SHEET 2 OF 7  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	C.J.H.
	04/03/25	---	ADDITIONAL TOPOGRAPHIC SURVEY	C.J.H.

**JCH**  
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 PLANNING • ENVIRONMENTAL • GIS  
 25 SW 11TH STREET, OCALA FLORIDA 34703  
 PHONE: 352.266.3482 FAX: 352.275.2333 www.jchgroup.com  
 2025 RELEASE UNDER E.O. 14176

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
 -FOR-  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.	
---	09/13/2023	15020TOPOR	
DRAWING DATE	BY	APPROVED	SCALE
04/11/2025	MA	C.J.H.	1" = 40'

2 OF 7





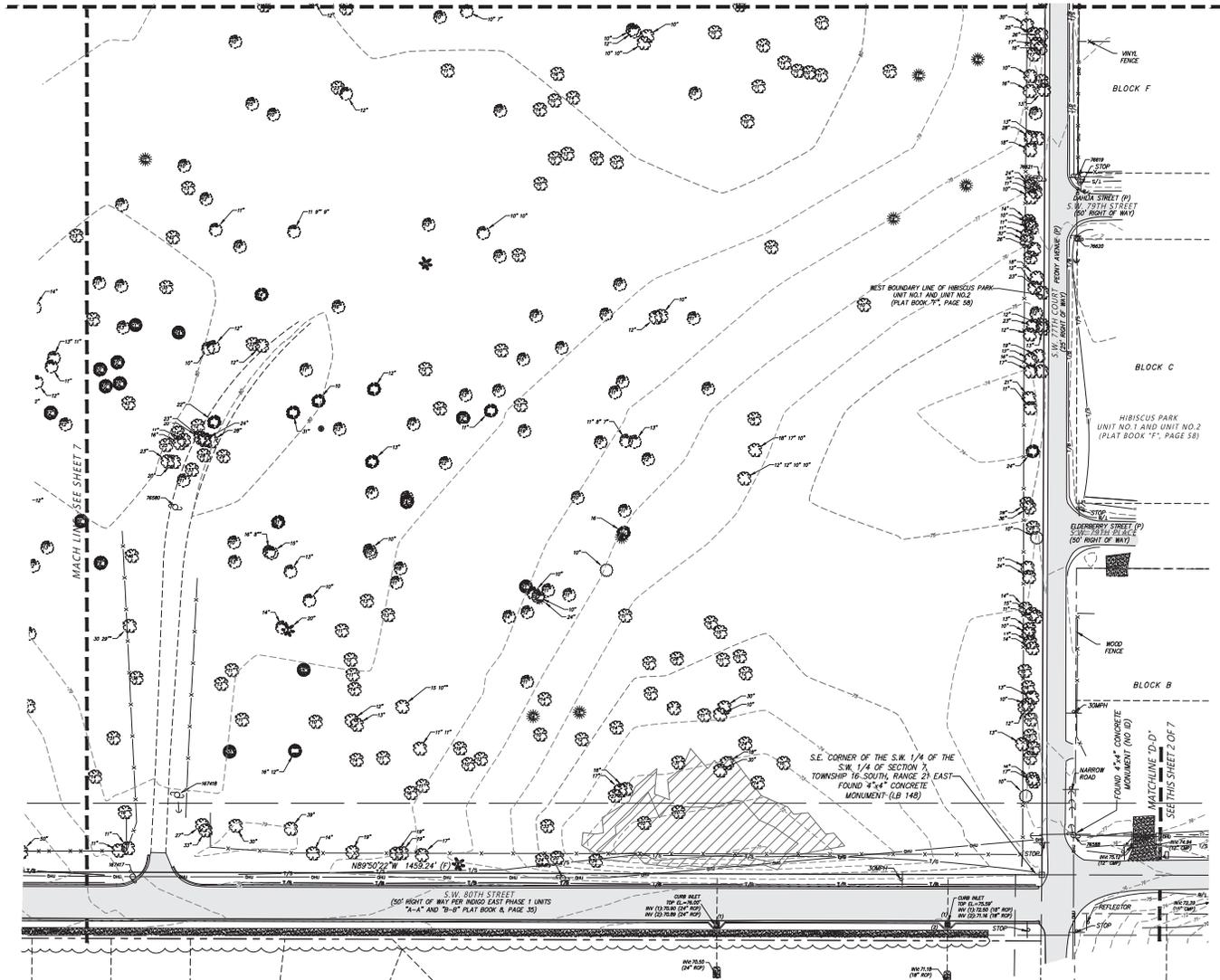
ALTA/NSPS LAND TITLE SURVEY FOR:  
**OTOW COMMUNITIES, L.L.C.**  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

SHEET 6 OF 7  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL. ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- ID. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- C.L. CHORD LENGTH
- C.B. CHORD BEARING
- P.O.C. POINT ON CURVE
- P.O.L. POINT ON LINE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- P.B. PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CGR CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- ME MITERED END SECTION
- YD YARD DRAINAGE
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ERB ELECTRIC RISER BOX
- TRB CABLE TELEVISION RISER BOX
- TRB TELEPHONE RISER BOX
- UR UTILITY RISER
- WELL WELL
- WS WATER SPIGOT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- BFP BACK FLOW PREVENTER
- ACP AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GLM GAS LINE MARKER
- CUP CONCRETE UTILITY POLE
- MUP METAL UTILITY POLE
- WUP WOOD UTILITY POLE
- UUA UTILITY POLE GUY ANCHOR
- UUA UTILITY POLE GUY ANCHOR
- SLG SPOT/GROUND LIGHT
- ET ELECTRIC TRANSFORMER
- FV FIBER OPTIC VAULT
- MF METLAND FLAG
- SON SIGN
- BOLLARD BOLLARD
- FP FLAG POLE
- MB MAILBOX
- LB LINE BREAK
- WF WIRE FENCE
- OHU OVERHEAD UTILITY
- WFC UNDERGROUND FIBER OPTIC
- SDL STORM DRAINAGE LINE
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND NAIL & DISC (AS NOTED)

- TREE LEGEND  
 (SIZE DENOTED INSIDE SYMBOL)
- BAY
  - CAMPHOR
  - CEDAR
  - CREPE MYRTLE
  - CITRUS
  - CHERRY
  - CHINABERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - GUM
  - HICKORY
  - HOLLY
  - IRONWOOD
  - LAUREL OAK
  - LIVE OAK
  - MAGNOLIA
  - MAPLE
  - MIMOSA
  - MISC
  - MULBERRY
  - OAK
  - PALM
  - PECAN
  - PINE
  - SUGAR HACKBERRY
  - SYCAMORE



REVISIONS			
FB/PS	DATE	REVISION	CHK
	08/20/24	TOPOGRAPHIC AND TREE SURVEY	C.H.
	04/03/25	ADDITIONAL TOPOGRAPHIC SURVEY	C.H.

**JCH**  
 CONSULTING GROUP, INC.  
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 PLANNING - ENVIRONMENTAL - G.I.S.  
 4900 W. TERRY STREET, SUITE 100, PALM BACH, FLORIDA 32909  
 PHONE: (407) 494-1482 FAX: (407) 494-1483 WWW.JCHFLA.COM  
 CURTIS@JCHFLA.COM TERRY@JCHFLA.COM

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
 -FOR-  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

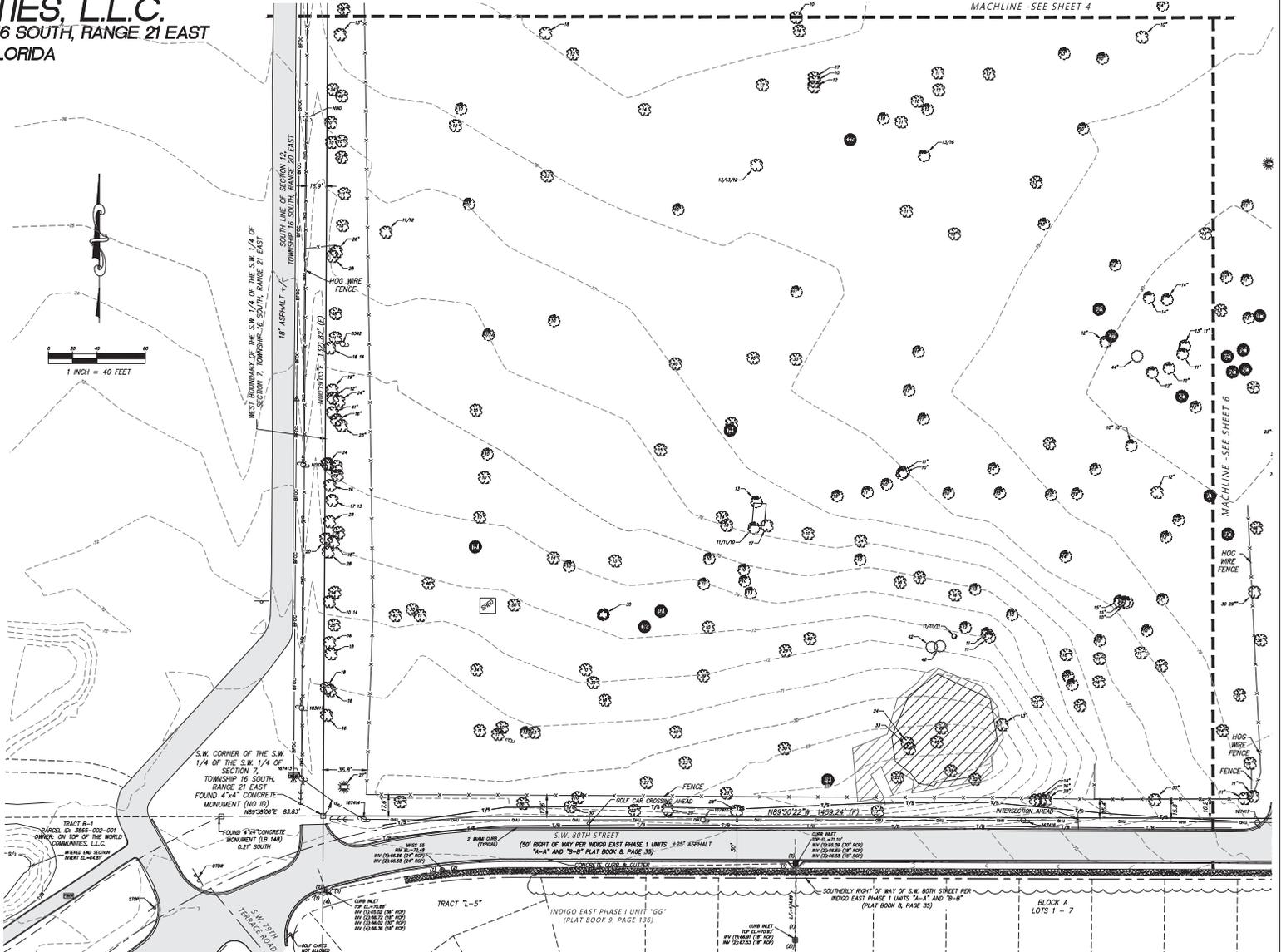
FB/PS		FIELD DATE		JOB NO.	
---		09/13/2023		15020TOPOR	
DRAWING DATE		BY	APPROVED	SCALE	
04/11/2025		MA	C.H.	1" = 40'	

6 OF 7

ALTA/NSPS LAND TITLE SURVEY FOR:  
**OTOW COMMUNITIES, L.L.C.**  
A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

- LEGEND AND ABBREVIATIONS:**
- MORE OR LESS
  - EL. ELEVATION
  - LB LICENSED BUSINESS
  - NO. NUMBER
  - LS LAND SURVEYOR
  - ID. IDENTIFICATION
  - ORB OFFICIAL RECORDS BOOK
  - C CENTERLINE
  - R RADIUS
  - L ARC LENGTH
  - Δ DELTA (CENTRAL ANGLE)
  - (P) PLAT MEASURE
  - (D) DEED MEASURE
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  - C.L. CHORD LENGTH
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  - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
  - DIP DUCTILE IRON PIPE
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  - ROP REINFORCED CONCRETE PIPE
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  - NAVD NORTH AMERICAN VERTICAL DATUM
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  - PB PLAT BOOK
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  - PG(S) PAGE(S)
  - R/W RIGHT OF WAY
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  - WM WATER METER
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  - FH FIRE HYDRANT
  - BFV BACK FLOW PREVENTER
  - ACP AIR CONDITIONER PAD
  - GV GAS VALVE
  - GM GAS METER
  - GLM GAS LINE MARKER
  - CU CONCRETE UTILITY POLE
  - MU METAL UTILITY POLE
  - WU WOOD UTILITY POLE
  - UUA UTILITY POLE GUY ANCHOR
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  - MF METAL FLAG
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  - BOLLARD
  - FP FLAG POLE
  - MAILBOX
  - LINE BREAK
  - WIRE FENCE
  - OVERHEAD UTILITY
  - UNDERGROUND FIBER OPTIC
  - STORM DRAINAGE LINE
  - FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
  - FOUND NAIL & DISC (AS NOTED)

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- BAY
  - CAMPHOR
  - CEDAR
  - CREPE MYRTLE
  - CITRUS
  - CHERRY
  - CHINABERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - GUM
  - HICKORY
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  - LAUREL OAK
  - LIVE OAK
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  - SYCAMORE



LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PS	DATE	REVISION	BY	APPROVED	FIELD DATE	JOB NO.	SCALE
---	08/20/24	MA	TOPOGRAPHIC AND TREE SURVEY	CH	09/13/2023	15020TOPOR	1" = 40'
---	04/23/25	---	ADDITIONAL TOPOGRAPHIC SURVEY	CH			

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400 S.W. 11TH STREET, SUITE 100, PALM BEACH, FLORIDA 33480  
PHONE: 561.845.1482 FAX: 561.845.1483 WWW.JCHGROUP.COM  
CERTIFICATE OF REGISTRATION NO. 12187

**HORIZONTAL CONTROL:**

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED T 11 12.  
 NORTHING: 1740427.4009 FEET  
 EASTING: 570381.5670 FEET  
 LATITUDE: -89°17'16.02210" N  
 LONGITUDE: -82°16'07.23060" W  
 CONVERGENCE: -00°07'50.7"  
 SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990  
 NORTHING: 1745775.8082 FEET  
 EASTING: 543817.8867 FEET  
 LATITUDE: -89°18'08.21974" N  
 LONGITUDE: -82°21'06.91361" W  
 CONVERGENCE: -00°10'16.8"  
 SCALE: 0.99995564

**LEGEND AND ABBREVIATIONS:**

- # MORE OR LESS
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- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CD CHORD LENGTH
- CB CHORD BEARING
- PC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- TR PLAT BOOK
- (F) FIELD MEASURE
- ORB OFFICIAL RECORDS BOOK
- P(S) PAGES
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- ND FOUND
- REC RECOVERED
- CCR CORNER CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CMC 4"x4" CONCRETE MONUMENT (LB 8071)
- CMC 4"x4" CONCRETE MONUMENT (LB 148)
- CMC 1/2" IRON ROD & CAP (0 MOORHEAD)
- CONTROL/BENCHMARK AS DESCRIBED

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- CAMPHOR
  - CEDAR
  - CHERRY
  - CHINA BERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - GUM
  - HICKORY
  - LIVE OAK
  - HOLLY
  - LAUREL OAK
  - LIVE OAK
  - MAGNOLIA
  - MAPLE
  - MIMOSA
  - MISC
  - OAK
  - PALM
  - PECAN
  - PINE TREE
  - SUGAR HACKBERRY
  - SYCAMORE
- LINE BREAK  
 --- FENCE LINE AS NOTED  
 --- UNDERGROUND UTILITY LINE  
 --- UNDERGROUND FIBER OPTIC LINE  
 --- UNDERGROUND WATER LINE  
 --- APPROXIMATE TOP OF BANK  
 --- APPROXIMATE TOE OF SLOPE  
 --- EXISTING CONTOUR

**REVISIONS**

FB/PG	DATE	DRWN	REVISION	CHKD
	07/20/20	CH	ADDRESS STAFF COMMENTS	CJH
	01/31/24	CH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBLT	CJH

**JCH CONSULTING GROUP, INC.**  
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LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

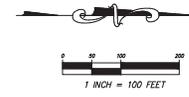
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY  
 -FOR-  
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

MARION COUNTY, FLORIDA

**VERTICAL CONTROL:**

CONTROL BENCHMARK #1  
 FOUND IRON ROD AND CAP STAMPED "WOLPERT TRAVERSE" (TBM53 - MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 99TH STREET ROAD AND SW 90TH STREET. ELEVATION = 66.65' (DATUM NGVD 1929)

CONTROL BENCHMARK #2  
 FOUND IRON ROD AND CAP STAMPED "WOLPERT TRAVERSE" (TBM 54 - MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR ON TOP OF THE WORLD. ELEVATION = 69.27' (DATUM NGVD 1929)

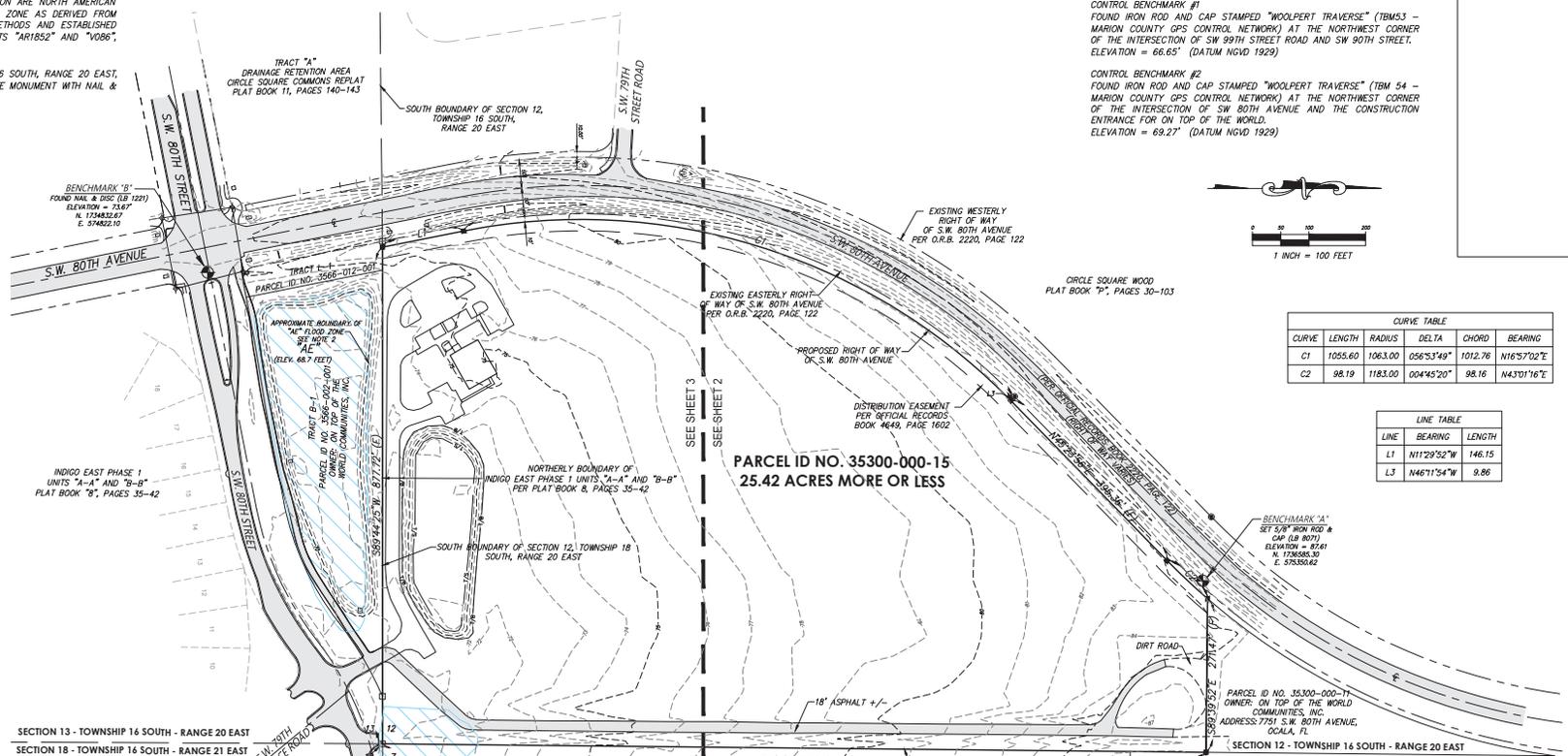


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1055.60	1063.00	056°53'49"	1012.76	N16°57'02"E
C2	98.19	1183.00	004°45'20"	98.16	N43°01'16"E

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N11°29'52"W	146.15
L3	N46°11'54"W	9.86



**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF INDIGO EAST 1 UNITS "A-A" AND "B-B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 35 THROUGH 42, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HAVING A BEARING OF S89°44'19"W.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS 1208308022, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOODS ZONE "X" AND FLOOD ZONE "AE" AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, BASED ON PRELIMINARY FLOOD INSURANCE RATE MAP 1208308022, APRIL 19, 2017 THE SUBJECT PARCEL DESCRIBED HEREON LIES IN FLOOD ZONE "X".
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AND ARE BASED ON GIS DATA.
- WETLAND AREAS WERE NOT ADDRESSED AS PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON COMMERCIAL/HIGH RISK; 1 FOOT IN 10,000 FEET.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

**SHEET 1 OF 3**  
 ONE IS NOT COMPLETE WITHOUT THE OTHER  
**SEE SHEET 2 AND 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION**

**CERTIFIED TO:**  
 ON TOP OF THE WORLD COMMUNITIES, LLC

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE.

CHRISTOPHER J. HONSON  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6553  
 DATE \_\_\_\_\_  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PG	FIELD DATE	JOB NO.	
16-2/76, 77, 78, 79	03/02/17	15020R2	
DRAWING DATE	BY	APPROVED	SCALE
03/15/17	MA	CJH	1" = 100'

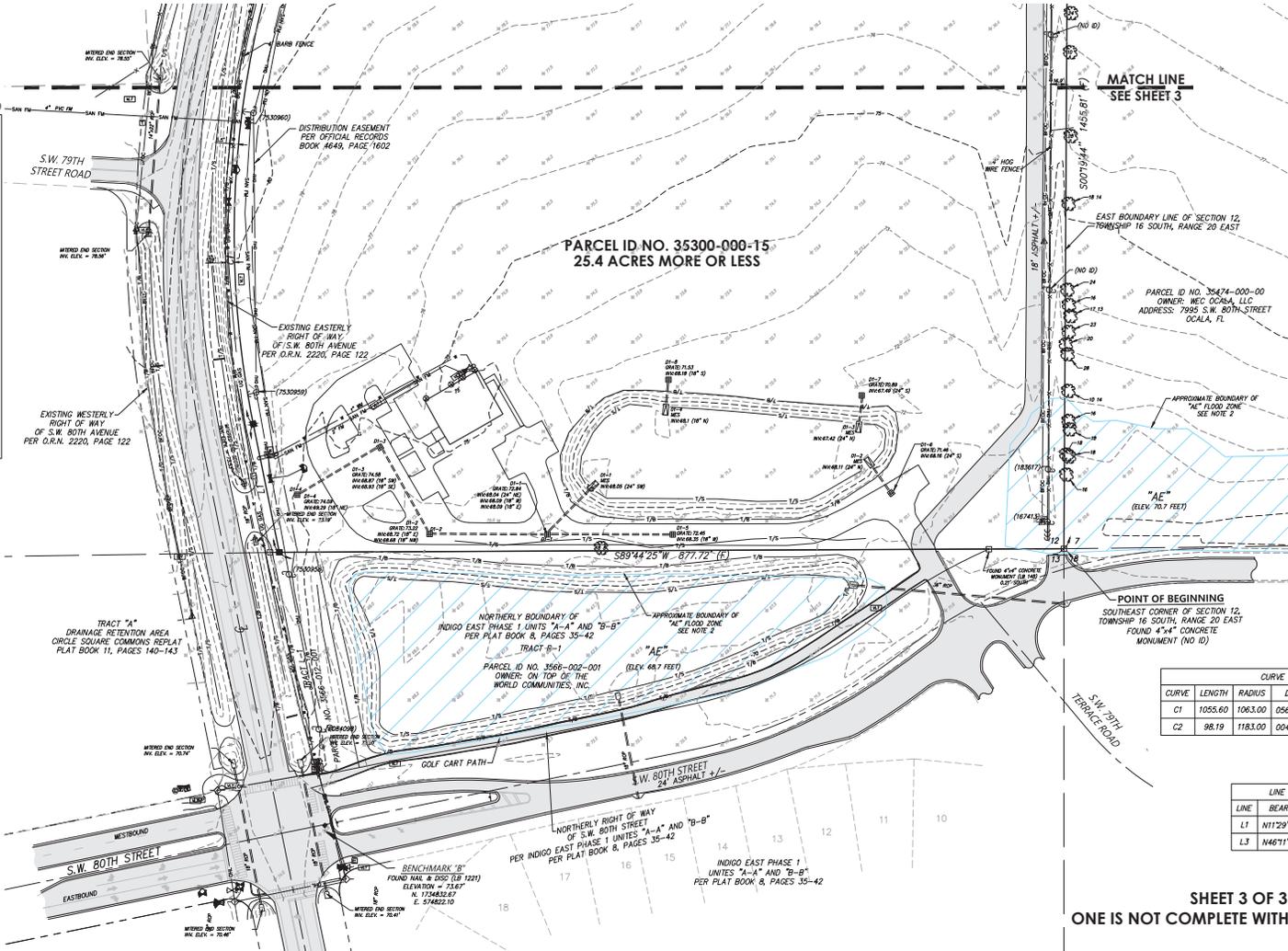
1 OF 3



**LEGEND AND ABBREVIATIONS:**

- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS NUMBER
- LS LAND SURVEYOR
- LD IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- DELTA (CENTRAL ANGLE)
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- P.O.C. POINT ON CURVE
- P.O.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NOID NATIONAL GEODETIC VERTICAL DATUM
- PLB PLAT BOOK
- FB FIELD MEASURE
- ORB OFFICIAL RECORDS BOOK
- PLB(S) PLAT(S) BOOK(S)
- R.O.W. RIGHT OF WAY
- ESMT EASEMENT SECTION
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IRP IRON PIPE
- CLF CHAIN LINK FENCE
- SET 4"x4" CONCRETE MONUMENT (LB 8071)
- FOUND 4"x4" CONCRETE MONUMENT (LB 148)
- FOUND 1/2" IRON ROD & CAP (B MOORHEAD)
- CONTROL/BENCHMARK AS DESCRIBED
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- SAINTY MANHOLE
- SANITARY CLEAFOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- UTILITY RISER
- WELL
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- AIR CONDITIONER PAD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE BUY ANCHOR
- LIGHT POLE
- SPOT/GROUND LIGHT
- ELECTRIC TRANSFORMER
- VAULT
- METLAND FLAG
- SNOW
- ROLLAD
- FLAG POLE
- MAILBOX
- LINE BREAK
- FENCE LINE AS NOTED
- OVERHEAD UTILITY LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE 10% OF SLOPE
- EXISTING CONTOUR

- TREE LEGEND**  
(SIZE DENOTED INSIDE SYMBOL)
- CAMPHOR
  - CEDAR
  - CHERRY
  - CHINABERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - GUM
  - HICKORY
  - HOLLY
  - LAUREL OAK
  - LIVE OAK
  - MAGNOLIA
  - MAPLE
  - MIMOSA
  - MISC
  - OAK
  - PALM
  - PECAN
  - PINE TREE
  - SUGAR HACKBERRY
  - SYCAMORE



**MATCH LINE**  
SEE SHEET 3

**PARCEL ID NO. 35300-000-15**  
**25.4 ACRES MORE OR LESS**

PARCEL ID NO. 35474-000-00  
OWNER: REC. OCELA, LLC  
ADDRESS: 7935 S.W. 80TH STREET  
OCOLA, FL

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1055.60	1063.00	056°3'49"	1012.76	N16°5'02"E
C2	98.19	1183.00	004°45'20"	98.16	N43°0'16"E

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N11°29'52"W	146.15
L3	N46°11'54"W	9.66

**SHEET 3 OF 3**  
**ONE IS NOT COMPLETE WITHOUT THE OTHER**  
**SEE SHEET 1 OF 3 FOR DETAIL OF BOUNDARY, LEGAL NOTES**  
**SEE SHEET 2 OF 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION**

**REVISIONS**

FB/PG	DATE	DRAWN	REVISION	CHKD
	01/31/24	CH	ADDED EASEMENTS	CH
	01/31/24	CH	ADD EASEMENTS	CH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBLAT	CH

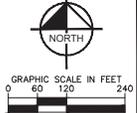
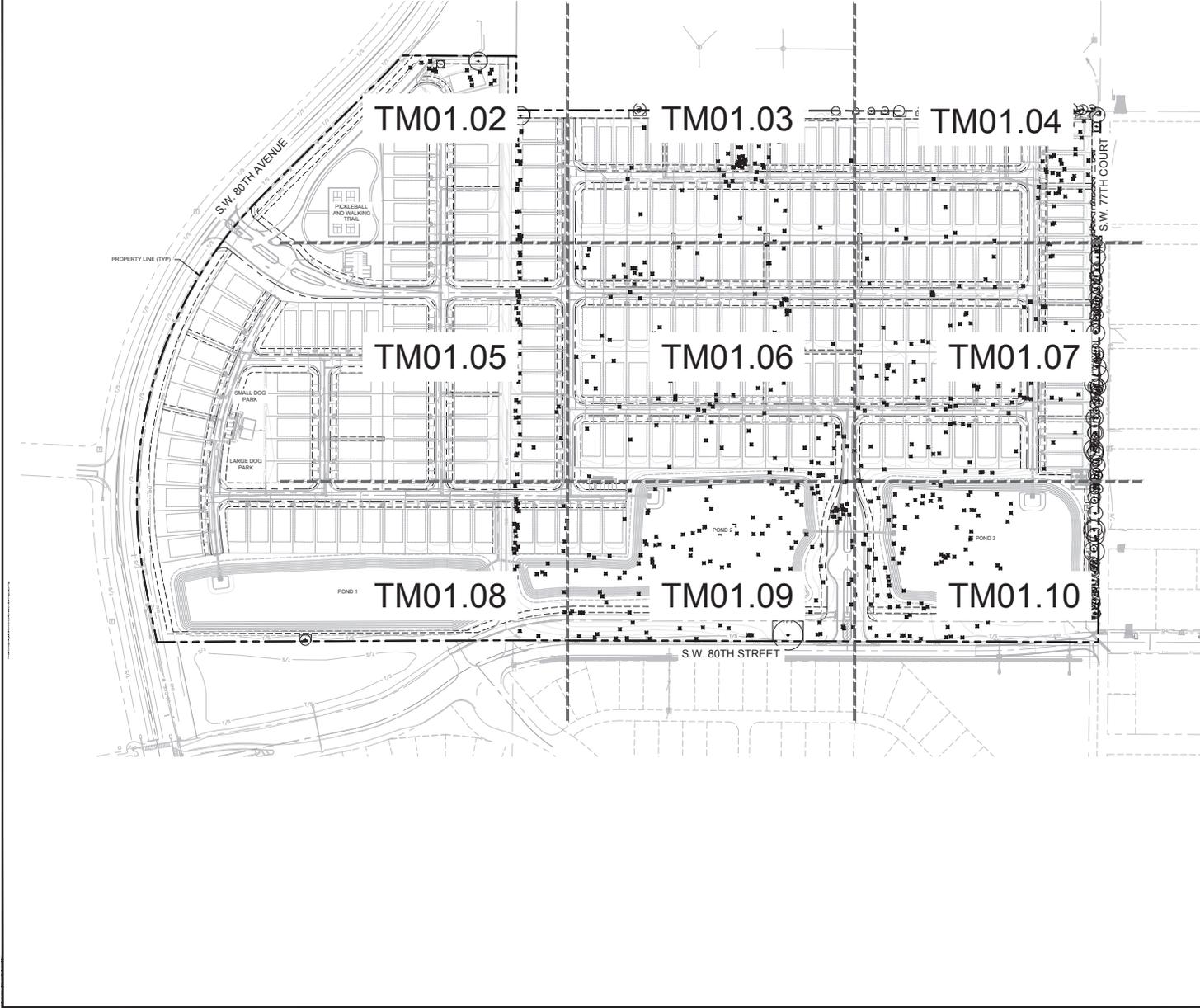
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.E.S.  
25-581178TH STREET, OCOLA FLORIDA 32071  
PHONE: 352.266.3481 FAX: 352.275.2333 www.jchgroup.com

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
16-2/76, 77, 78, 79	03/02/17	15020R2
DRAWING DATE	BY	APPROVED
03/16/17	MA	CH
SCALE		3 OF 3
1" = 60'		3



**SYMBOL KEY**

-  TREE TO BE REMOVED
-  TREE TO BE REMOVED (IN RESIDENTIAL LOT, DRN, OR PUBLIC RIGHT-OF-WAY)
-  TREE TO BE PRESERVED
-  OFF-SITE TREE TO BE PRESERVED
-  TPF — TREE PROTECTION FENCING

**NOTES**

1. SEE SHEET TM02.01 AND TM02.02 FOR TREE MITIGATION DATA TABLES AND CALCULATIONS.
2. SEE SHEET TM02.03 FOR TREE MITIGATION SPECIFICATIONS.

NO.	REVISIONS	DATE

**Kimley-Horn**  
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 1700 BE 17TH STREET, SUITE 200, A FLORIDA LMTD  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35356

KHA PROJECT 24245010	LICENSED PROFESSIONAL MATTHEW D. DUNN, P.E.
SCALE AS SHOWN JUNE 2025	FLORIDA LICENSE NUMBER 0887721
DESIGNED BY KHA	CHECKED BY KHA
DRAWN BY KHA	DATE 6/25/2025

**OVERALL TREE MITIGATION PLAN**

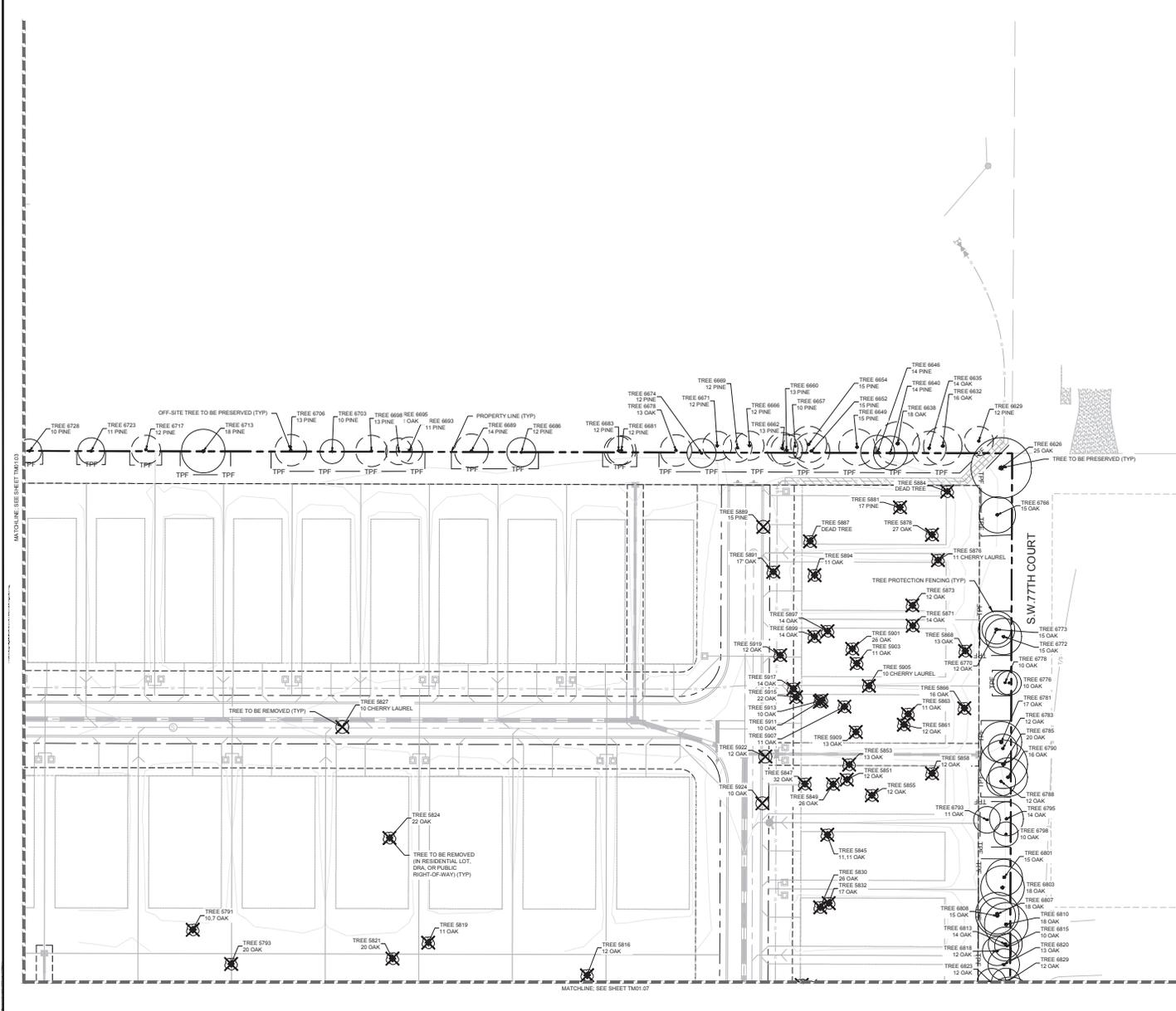
MELODY PRESERVE  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY, FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

CALL 2 BUSINESS DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER  
**TM01.01**







**SYMBOL KEY**

- TREE TO BE REMOVED
- TREE TO BE REMOVED (IN RESIDENTIAL LOT, DRA. OR PUBLIC RIGHT-OF-WAY)
- TREE TO BE PRESERVED
- OFF-SITE TREE TO BE PRESERVED
- TREE PROTECTION FENCING

**Kimley-Horn**  
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 1700 SE 17TH STREET SUITE 3000 FLORIDA 33411  
 PHONE 407.484.3000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 28398

KVA PROJECT	DATE	LICENSED PROFESSIONAL
ZONING	JUNE 2025	MATTHEW D. DUNN, P.E.
SCALE	AS SHOWN	FLORIDA LICENSE NUMBER
DESIGNED BY	KVA	6867721
DRAWN BY	KVA	
CHECKED BY	MDD	DATE
		6/25/2025

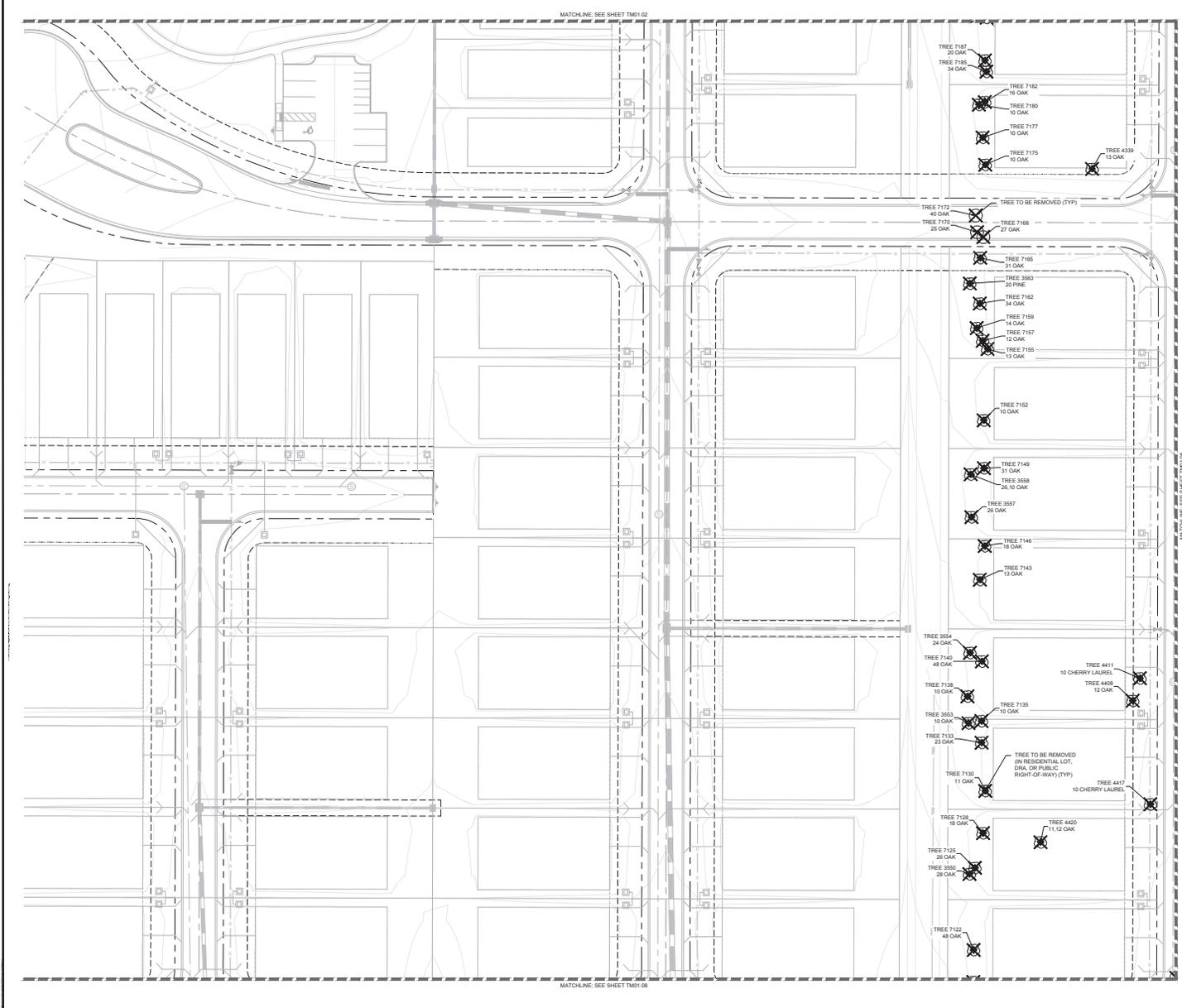
**TREE MITIGATION PLAN**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 FLORIDA  
 MARION COUNTY  
 MELODY PRESERVE - IMPROVEMENT PLANS

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SHEET NUMBER  
**TM01.04**

No.	REVISIONS	DATE



**SYMBOL KEY**

- TREE TO BE REMOVED
- TREE TO BE REMOVED (IN RESIDENTIAL LOT, DRA. OR PUBLIC RIGHT-OF-WAY)
- TREE TO BE PRESERVED
- OFF-SITE TREE TO BE PRESERVED
- TREE PROTECTION FENCING

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 1700 SE 17TH STREET, SUITE 2000, FLORIDA 33411  
 PHONE: 888.484.3000  
 WWW.KIMLEY-HORN.COM | FLORIDA REG. NO. 25396

LICENSED PROFESSIONAL  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER  
 6867721  
 NDA  
 NDA  
 NDD DATE: 6/25/2025

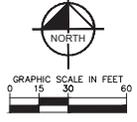
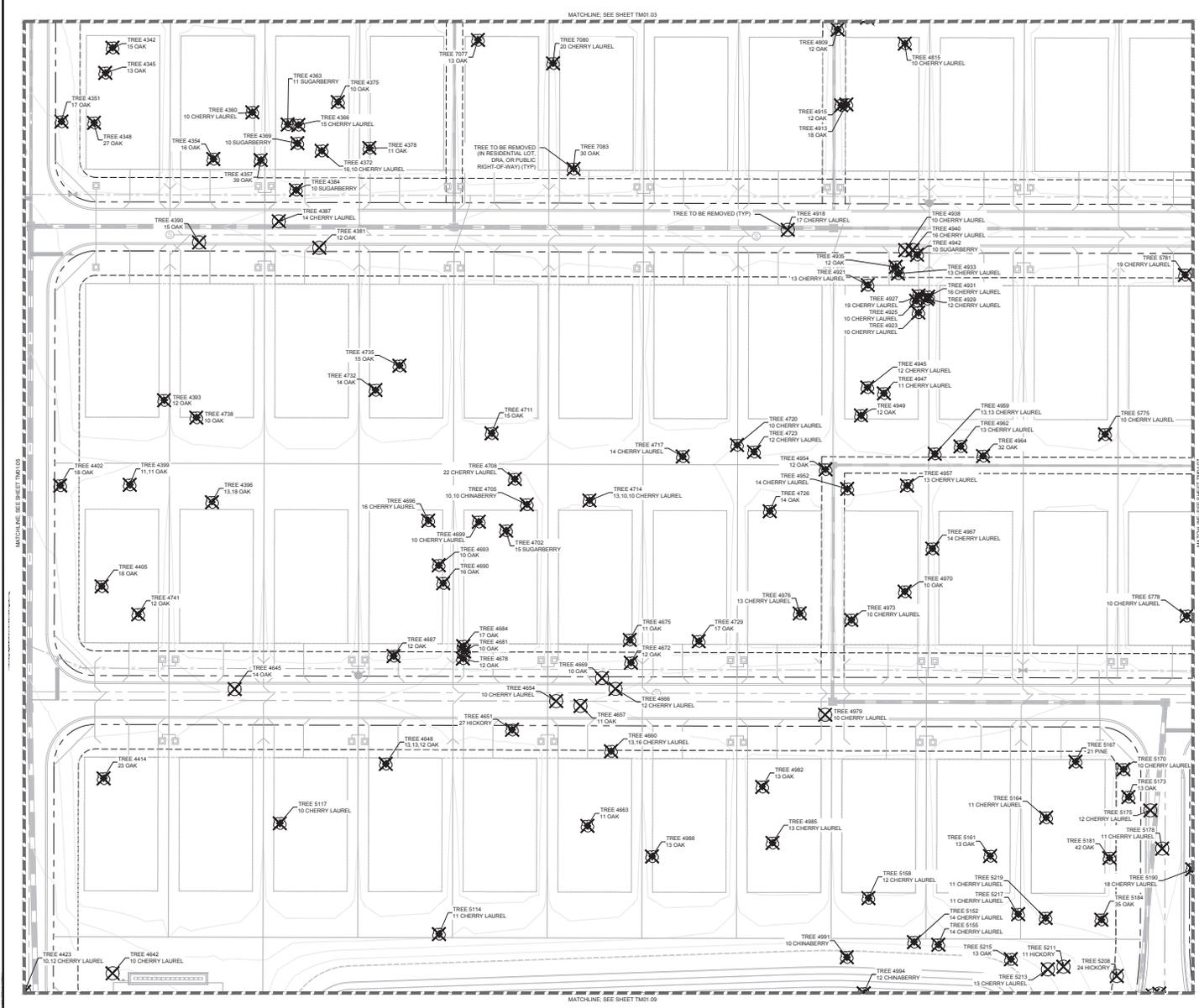
**TREE MITIGATION PLAN**

MELODY PRESERVE  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY  
 FLORIDA

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SHEET NUMBER  
**TM01.05**

MELODY PRESERVE - IMPROVEMENT PLANS



- SYMBOL KEY**
- TREE TO BE REMOVED
  - TREE TO BE REMOVED (IN RESIDENTIAL LOT, DRN, OR PUBLIC RIGHT-OF-WAY)
  - TREE TO BE PRESERVED
  - OFF-SITE TREE TO BE PRESERVED
  - TREE PROTECTION FENCING

No.	REVISIONS	DATE

**Kimley-Horn**  
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 1700 SE 17TH STREET, SUITE 200, BOCA RATON, FLORIDA 33431  
 WWW.KIMLEY-HORN.COM | TEL: 561.996.2500

**MELODY PRESERVE**  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, L.L.C.  
 MARION COUNTY  
 FLORIDA

**TREE MITIGATION PLAN**

**MELODY PRESERVE - IMPROVEMENT PLANS**

SHEET NUMBER  
**TM01.06**

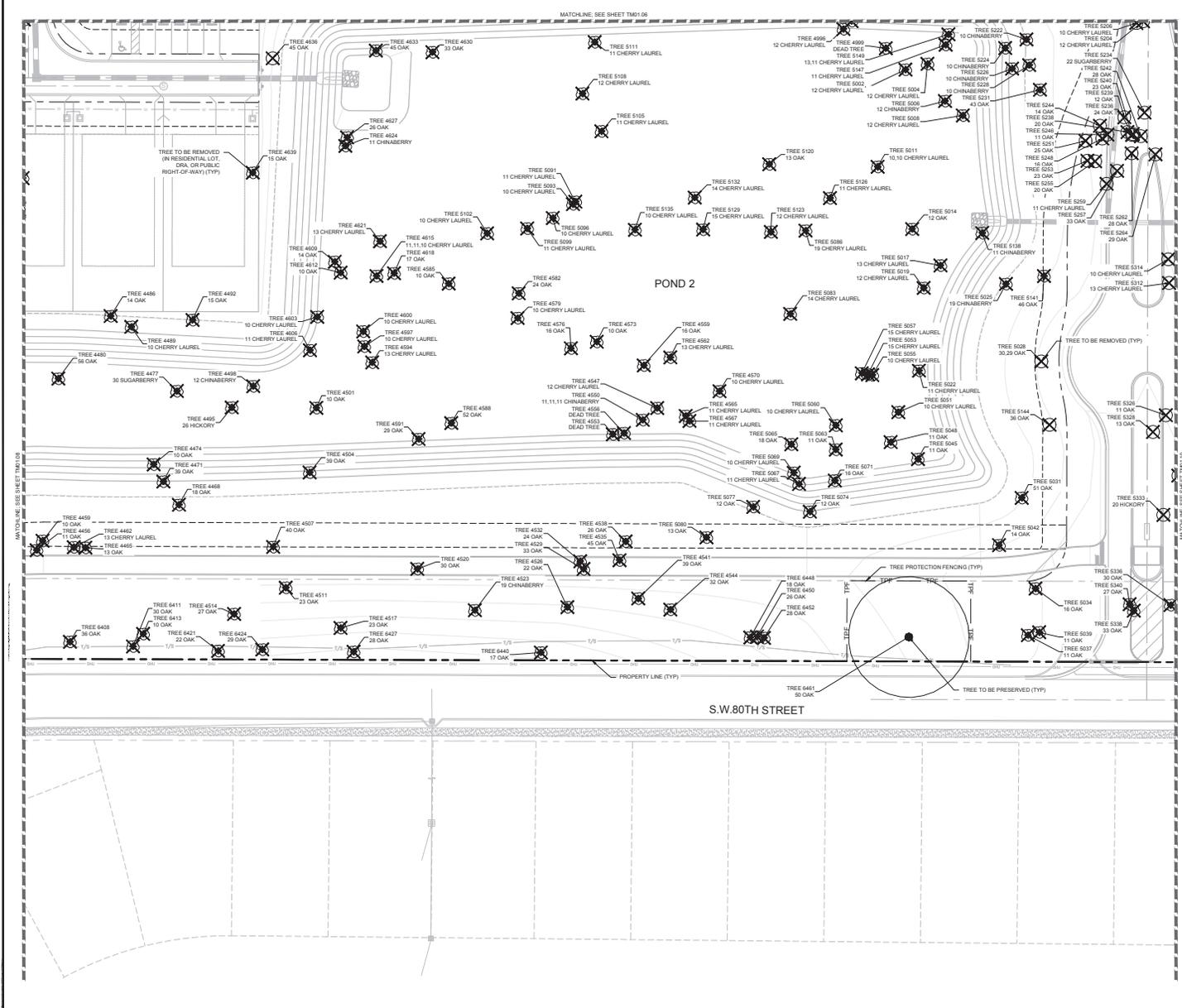
CALL 2 BUSINESS DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**Licensed Professional**  
 MATTHEW D. DUNN, P.E.  
 FLORIDA LICENSE NUMBER 6867721  
 NDA  
 NDA  
 NDD  
 DATE 6/25/2025







**SYMBOL KEY**

- TREE TO BE REMOVED
- TREE TO BE REMOVED IN RESIDENTIAL LOT, DRA. OR PUBLIC RIGHT-OF-WAY
- TREE TO BE PRESERVED
- OFF-SITE TREE TO BE PRESERVED
- TREE PROTECTION FENCING

No.	REVISIONS	DATE

**Kimley-Horn**  
 CONSULTING ENGINEERS AND ARCHITECTS, INC.  
 1700 W. 17TH STREET SUITE 3000 FLORIDA 33411  
 PHONE: 888.484.3000  
 WWW.KIMLEY-HORN.COM FLORIDA REG. NO. 25196

KVA PROJECT NO.	27000000
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KVA
DRAWN BY	KVA
CHECKED BY	NDD
DATE	6/25/2025

**TREE MITIGATION PLAN**

**MELODY PRESERVE**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**  
 MARION COUNTY FLORIDA  
 MELODY PRESERVE - IMPROVEMENT PLANS

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SHEET NUMBER  
**TM01.09**



POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS	POINT#	SIZE	SPECIES	STATUS				
3521	16	QAK	REMOVE	4559	16	QAK	REMOVE	8820	32	QAK	REMOVE	9508	24	HICKORY	REMOVE	9972	10	CHERRY LAUREL	REMOVE	10716	14	QAK	REMOVE	11504	14	QAK	REMOVE	12292	14	QAK	REMOVE
3528	18	QAK	REMOVE	4562	13	CHERRY LAUREL	REMOVE	8895	13	QAK	REMOVE	9215	11	HICKORY	REMOVE	9482	15	CHERRY LAUREL	REMOVE	9776	10	CHERRY LAUREL	REMOVE	10720	10	QAK	REMOVE	11508	14	QAK	REMOVE
3529	18	QAK	REMOVE	4563	11	CHERRY LAUREL	REMOVE	8907	11	QAK	REMOVE	9216	11	CHERRY LAUREL	REMOVE	9483	15	CHERRY LAUREL	REMOVE	9777	10	CHERRY LAUREL	REMOVE	10721	10	QAK	REMOVE	11509	14	QAK	REMOVE
3530	18	QAK	REMOVE	4567	11	CHERRY LAUREL	REMOVE	8910	11,10	QAK	REMOVE	9215	13	QAK	REMOVE	9487	13	CHERRY LAUREL	REMOVE	9781	10	CHERRY LAUREL	REMOVE	10722	10	QAK	REMOVE	11510	14	QAK	REMOVE
3531	16	QAK	REMOVE	4570	10	CHERRY LAUREL	REMOVE	8920	11	CHERRY LAUREL	REMOVE	9227	11	CHERRY LAUREL	REMOVE	9489	11	CHERRY LAUREL	REMOVE	9785	10	CHERRY LAUREL	REMOVE	10723	10	QAK	REMOVE	11511	14	QAK	REMOVE
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3537	24	QAK	REMOVE	4582	24	QAK	REMOVE	8933	18	QAK	REMOVE	9231	10	QAK	REMOVE	9499	10	CHINA BERRY	REMOVE	9793	10	QAK	REMOVE	10727	10	QAK	REMOVE	11515	14	QAK	REMOVE
3538	17,13	QAK	REMOVE	4585	10	QAK	REMOVE	8934	12	QAK	REMOVE	9232	10	CHINA BERRY	REMOVE	9500	10	CHINA BERRY	REMOVE	9794	10	QAK	REMOVE	10728	10	QAK	REMOVE	11516	14	QAK	REMOVE
3539	16	QAK	REMOVE	4586	10	QAK	REMOVE	8935	16	QAK	REMOVE	9233	10	QAK	REMOVE	9501	10	CHINA BERRY	REMOVE	9795	10	QAK	REMOVE	10729	10	QAK	REMOVE	11517	14	QAK	REMOVE
3540	24	QAK	REMOVE	4588	20	QAK	REMOVE	8936	10	QAK	REMOVE	9234	22	SUGARBERRY	REMOVE	9502	10	CHINA BERRY	REMOVE	9796	10	QAK	REMOVE	10730	10	QAK	REMOVE	11518	14	QAK	REMOVE
3543	18,14	QAK	REMOVE	4591	13	CHERRY LAUREL	REMOVE	8937	10	CHERRY LAUREL	REMOVE	9236	24	QAK	REMOVE	9503	11	HICKORY	REMOVE	9800	10	QAK	REMOVE	10731	10	QAK	REMOVE	11519	14	QAK	REMOVE
3550	28	QAK	REMOVE	4592	10	CHERRY LAUREL	REMOVE	8938	10	CHERRY LAUREL	REMOVE	9237	10	QAK	REMOVE	9504	11	CHERRY LAUREL	REMOVE	9801	10	QAK	REMOVE	10732	10	QAK	REMOVE	11520	14	QAK	REMOVE
3553	10	QAK	REMOVE	4593	10	CHERRY LAUREL	REMOVE	8939	16	CHERRY LAUREL	REMOVE	9238	20	QAK	REMOVE	9505	11	CHERRY LAUREL	REMOVE	9802	15	QAK	REMOVE	10733	10	QAK	REMOVE	11521	14	QAK	REMOVE
3554	24	QAK	REMOVE	4600	10	CHERRY LAUREL	REMOVE	8940	16	CHERRY LAUREL	REMOVE	9239	20	QAK	REMOVE	9506	16	QAK	REMOVE	9803	13	CHERRY LAUREL	REMOVE	10734	10	QAK	REMOVE	11522	14	QAK	REMOVE
3557	26	QAK	REMOVE	4609	14	QAK	REMOVE	8943	13	CHERRY LAUREL	REMOVE	9244	14	QAK	REMOVE	9507	16	SUGARBERRY	REMOVE	9810	11	QAK	REMOVE	10735	10	QAK	REMOVE	11523	14	QAK	REMOVE
3558	26,10	QAK	REMOVE	4612	10	QAK	REMOVE	8945	12	QAK	REMOVE	9246	11	QAK	REMOVE	9508	11	CHERRY LAUREL	REMOVE	9821	20	QAK	REMOVE	10736	10	QAK	REMOVE	11524	14	QAK	REMOVE
3563	20	PINE	REMOVE	4625	13,11,10	CHERRY LAUREL	REMOVE	8946	16	CHERRY LAUREL	REMOVE	9247	10	QAK	REMOVE	9509	10	QAK	REMOVE	9822	10	QAK	REMOVE	10737	10	QAK	REMOVE	11525	14	QAK	REMOVE
3572	17,16,10	QAK	REMOVE	4628	17	QAK	REMOVE	8949	16	CHERRY LAUREL	REMOVE	9251	25	QAK	REMOVE	9512	24	PINE	REMOVE	9826	12	QAK	REMOVE	10738	10	QAK	REMOVE	11526	14	QAK	REMOVE
3573	12,10	QAK	REMOVE	4631	13	CHERRY LAUREL	REMOVE	8952	10	SUGARBERRY	REMOVE	9252	23	QAK	REMOVE	9513	13,8,2	CHERRY LAUREL	REMOVE	9827	10	QAK	REMOVE	10739	10	QAK	REMOVE	11527	14	QAK	REMOVE
3574	15	QAK	REMOVE	4634	11	CHINA BERRY	REMOVE	8955	12	CHERRY LAUREL	REMOVE	9255	20	QAK	REMOVE	9514	13	CHERRY LAUREL	REMOVE	9828	17	QAK	REMOVE	10740	10	QAK	REMOVE	11528	14	QAK	REMOVE
3575	5	CHERRY LAUREL	REMOVE	4627	26	QAK	REMOVE	8957	11	CHERRY LAUREL	REMOVE	9257	33	QAK	REMOVE	9516	12	CHERRY LAUREL	REMOVE	9831	11	QAK	REMOVE	10741	10	QAK	REMOVE	11529	14	QAK	REMOVE
3576	11	CHERRY LAUREL	REMOVE	4630	33	QAK	REMOVE	8962	12	QAK	REMOVE	9259	11	CHERRY LAUREL	REMOVE	9519	11	CHERRY LAUREL	REMOVE	9832	10	QAK	REMOVE	10742	10	QAK	REMOVE	11530	14	QAK	REMOVE
3577	12	CHERRY LAUREL	REMOVE	4633	45	QAK	REMOVE	8963	14	CHERRY LAUREL	REMOVE	9262	28	QAK	REMOVE	9541	13	CHERRY LAUREL	REMOVE	9840	10	QAK	REMOVE	10743	10	QAK	REMOVE	11531	14	QAK	REMOVE
3578	12	CHERRY LAUREL	PRESERVE	4636	45	QAK	REMOVE	8964	12	QAK	REMOVE	9264	29	QAK	REMOVE	9544	10	CHERRY LAUREL	REMOVE	9842	10	QAK	REMOVE	10744	10	QAK	REMOVE	11532	14	QAK	REMOVE
3580	20	QAK	REMOVE	4639	15	QAK	REMOVE	8967	13	CHERRY LAUREL	REMOVE	9267	11	CHERRY LAUREL	REMOVE	9546	10	CHERRY LAUREL	REMOVE	9845	11,11	QAK	REMOVE	10745	10	QAK	REMOVE	11533	14	QAK	REMOVE
3581	10	QAK	REMOVE	4642	10	CHERRY LAUREL	REMOVE	8968	10	CHERRY LAUREL	REMOVE	9269	12	SUGARBERRY	REMOVE	9549	12	SUGARBERRY	REMOVE	9847	10	QAK	REMOVE	10746	10	QAK	REMOVE	11534	14	QAK	REMOVE
3582	11	CHERRY LAUREL	REMOVE	4645	14	QAK	REMOVE	8973	13	CHERRY LAUREL	REMOVE	9272	11	SUGARBERRY	REMOVE	9551	10	QAK	REMOVE	9848	26	QAK	REMOVE	10747	10	QAK	REMOVE	11535	14	QAK	REMOVE
3583	10	QAK	REMOVE	4648	13,11,12	QAK	REMOVE	8984	32	QAK	REMOVE	9275	12	SUGARBERRY	REMOVE	9554	11	CHERRY LAUREL	REMOVE	9851	12	QAK	REMOVE	10748	10	QAK	REMOVE	11536	14	QAK	REMOVE
3589	20	HICKORY	REMOVE	4650	20	HICKORY	REMOVE	8987	24	CHERRY LAUREL	REMOVE	9287	10	CHERRY LAUREL	REMOVE	9557	10	CHERRY LAUREL	REMOVE	9853	26	QAK	REMOVE	10749	10	QAK	REMOVE	11537	14	QAK	REMOVE
3585	20	QAK	REMOVE	4654	10	CHERRY LAUREL	REMOVE	8990	10	QAK	REMOVE	9290	10	QAK	REMOVE	9559	16	QAK	REMOVE	9855	12	QAK	REMOVE	10750	10	QAK	REMOVE	11538	14	QAK	REMOVE
3586	13	QAK	REMOVE	4657	10	QAK	REMOVE	8993	10	QAK	REMOVE	9292	10	QAK	REMOVE	9562	18,11,10	QAK	REMOVE	9857	10	QAK	REMOVE	10751	10	QAK	REMOVE	11539	14	QAK	REMOVE
3587	20	QAK	REMOVE	4660	13,16	CHERRY LAUREL	REMOVE	8996	13	CHERRY LAUREL	REMOVE	9293	10	QAK	REMOVE	9564	12,10,10,10	QAK	REMOVE	9858	12	QAK	REMOVE	10752	10	QAK	REMOVE	11540	14	QAK	REMOVE
3588	13	QAK	REMOVE	4663	11	QAK	REMOVE	8997	10	CHERRY LAUREL	REMOVE	9297	10	QAK	REMOVE	9567	10	QAK	REMOVE	9863	11	QAK	REMOVE	10753	10	QAK	REMOVE	11541	14	QAK	REMOVE
3589	10	CHERRY LAUREL	REMOVE	4665	10	QAK	REMOVE	8998	13	CHINA BERRY	REMOVE	9298	10	QAK	REMOVE	9568	13	CHINA BERRY	REMOVE	9865	10	QAK	REMOVE	10754	10	QAK	REMOVE	11542	14	QAK	REMOVE
3590	20	QAK	REMOVE	4669	10	QAK	REMOVE	8999	13	CHERRY LAUREL	REMOVE	9302	10	CHERRY LAUREL	REMOVE	9573	10	PINE	REMOVE	9868	13	QAK	REMOVE	10755	10	QAK	REMOVE	11543	14	QAK	REMOVE
3609	10	CHERRY LAUREL	REMOVE	4672	12	QAK	REMOVE	9008	13	QAK	REMOVE	9304	10	CHERRY LAUREL	REMOVE	9575	14	QAK	REMOVE	9871	14	QAK	REMOVE	10756	10	QAK	REMOVE	11544	14	QAK	REMOVE
3612	16	QAK	REMOVE	4678	12	QAK	REMOVE	9012	10	CHINA BERRY	REMOVE	9306	10	CHINA BERRY	REMOVE	9576	11	PINE	REMOVE	9872	10	QAK	REMOVE	10757	10	QAK	REMOVE	11545	14	QAK	REMOVE
3613	21	QAK	REMOVE	4679	12	QAK	REMOVE	9014	12	QAK	REMOVE	9308	11	CHINA BERRY	REMOVE	9581	11	PINE	REMOVE	9876	11	CHERRY LAUREL	REMOVE	10758	10	QAK	REMOVE	11546	14	QAK	REMOVE
3614	15	QAK	REMOVE	4681	10	QAK	REMOVE	9016	12	LAUREL	REMOVE	9310	13	QAK	REMOVE	9583	13	PINE	REMOVE	9878	27	QAK	REMOVE	10759	10	QAK	REMOVE	11547	14	QAK	REMOVE
3625	20	QAK	PRESERVE	4682	10	QAK	REMOVE	9017	10	QAK	REMOVE	9312	10	QAK	REMOVE	9585	10	QAK	REMOVE	9882	13	QAK	REMOVE	10760	10	QAK	REMOVE	11548	14	QAK	REMOVE
4342	15	QAK	REMOVE	4686	16	QAK	REMOVE	9020	12	LAUREL	REMOVE	9317	20	PALM	REMOVE	9592	16	QAK	REMOVE	9887	10	QAK	REMOVE	10761	10	QAK	REMOVE	11549	14	QAK	REMOVE
4345	13	QAK	REMOVE	4689	10	QAK	REMOVE	9021	12	QAK	REMOVE	9318	10	CHERRY LAUREL	REMOVE	9593	15	QAK	REMOVE	9888	15	QAK	REMOVE	10762	10	QAK	REMOVE	11550	14	QAK	REMOVE
4348	10	QAK	REMOVE	4696	16	CHERRY LAUREL	REMOVE	9028	10	CHERRY LAUREL	REMOVE	9322	13	CHERRY LAUREL	REMOVE	9597	14	QAK	REMOVE	9891	17	QAK	REMOVE	10763	10	QAK	REMOVE	11551	14	QAK	REMOVE
4351	17	QAK	REMOVE	4699	10	CHERRY LAUREL	REMOVE	9031	10,10	CHERRY LAUREL	REMOVE	9324	10	CHERRY LAUREL	REMOVE	9599	11	QAK	REMOVE	9894	11	QAK	REMOVE	10764	10	QAK	REMOVE	11552	14	QAK	REMOVE
4354	10	QAK	REMOVE	4704	30	QAK	REMOVE	9034	10	LAUREL	REMOVE	9325	10	LAUREL	REMOVE	9603	10	QAK	REMOVE	9897	12	QAK	REMOVE	10765	10	QAK	REMOVE	11553	14	QAK	REMOVE
4360	10	CHERRY LAUREL	REMOVE	4705	10,10	CHINA BERRY	REMOVE	9037	10,13	CHERRY LAUREL	REMOVE	9328	11,6,8	CHERRY LAUREL	REMOVE	9604	40	QAK	REMOVE	9899	14	QAK	REMOVE	10766	10	QAK	REMOVE	11554	14	QAK	REMOVE
4363	11	SUGARBERRY	REMOVE	4708	22	CHERRY LAUREL	REMOVE	9039	12	CHERRY LAUREL	REMOVE	9330	13	LAUREL	REMOVE	9607	10	CHERRY LAUREL	REMOVE	9901	26	QAK	REMOVE	10767	10	QAK	REMOVE	11555	14	QAK	REMOVE
4366	15	CHERRY LAUREL	REMOVE	4711																											



**TREE MITIGATION SPECIFICATIONS**

**A. GENERAL**

- CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE WHICH APPLY IN THE CITY OR COUNTY ZONING CODE. TREE PROTECTION LATEST EDITION, WHICH EVER IS MORE STRINGENT SHALL APPLY.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
- ANY AREAS SUBJECT TO EROSION MUST BE ACQUIESCATED WITH VEGETATION MATERIAL THAT WILL WITH A REASONABLE TIME FRAME, DETRITUS, SOIL, DISTURBANCE.
- NO SOILS BELLING PERMITS, WRITES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROMOTION.
- EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
- CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
- FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE. PESTICIDE LABELS AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATION AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
- WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED INSTEAD OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
- TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES COORDINATE WITH PROJECT ARBORIST.
- THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW.
  - TREE PROTECTION FENCING.
  - ROOT PRUNING AND ROOT BARRIERS.
  - CLEARING.
  - TREE CANOPY PRUNING.
  - FERTILIZATION.
  - INSECTICIDE.
  - IRRIGATION.

**B. TREE PROTECTION FENCING**

- PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
- TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
- TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
- FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
- NO MATERIALS, EQUIPMENT, SPILL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PRESENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
- CONTRACTORS ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
- EXCAVATION OR BRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL COORDINATE WITH PROJECT ARBORIST.
- STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
- TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREE'S NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
- IF TEMPORARY HALL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
- CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

**C. ROOT PRUNING/TRENCHING**

- TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
- TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
- INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
- TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
- TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
- WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

**D. CLEARING**

- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
- CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, BRUSHES, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
- PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.

**4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.**

**E. TREE CANOPY PRUNING**

- TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
  - CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
  - ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
  - AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
  - WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
  - PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A800 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z313.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S BEST MANAGEMENT PRACTICES (TREE PRUNING).
  - WHOSE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
  - NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
  - ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    - LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    - REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    - CLEARING FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    - PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    - PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
  - PRUNING WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    - ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
- TREES, WHOSE ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
  - THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
  - REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    - REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 1 TO 2 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    - RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
- PROPOSED REPLACEMENT TREES
  - PRUNING SHALL BE LIMITED TO CLEANING.
  - BRUSH SHALL BE CHIPPED AND SPREAD, ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

**F. FERTILIZATION**

- CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
- EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
- ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
- TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS:
  - MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
  - MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER, AGITATE MIX.
  - INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
  - THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
  - FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
  - EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
- TRANSPLANT INOCULANT & BIODIVERSITY.
  - CONTRACTOR SHALL PROVIDE MYCORRHIZAL TRANSPLANT INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. MIX INOCULANT IN 1/2" WOOD TOPSOIL RING AROUND THE ROOT BALL.
  - CONTRACTOR SHALL PROVIDE INJECTABLE MYCORRHIZAL INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. AGITATE FOR 10 MINUTES.
  - INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
  - EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY PROJECT ARBORIST PRIOR TO DISPOSAL.
- TRANSPLANT MAINTENANCE
  - APPROXIMATELY ONE YEAR AFTER PLANTING, THE CONTRACTOR SHALL REPERFERTILIZE ALL TRANSPLANTS UTILIZING THE SAME PROCEDURES ABOVE.

**G. INSECTICIDE**

- NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
- FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
- FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
- ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
- ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

**H. IRRIGATION**

- EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
- IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.

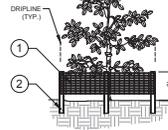
**3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.**

**I. TREE REMOVALS**

- PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
- CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
- ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GRUBBED IF BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE DIRECTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
- ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HALLOWED FROM THE SITE THE SAME DAY EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HALLED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PILES IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HALLED OFF SITE AFTER TRANSPORTING IS COMPLETE.
- ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
- TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
- TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.
- MACHINE DUO TRANSPLANTING.
  - DO TRANSPLANT RECEIVING HOLE.
  - SET SPACE DUO ROOT BALL INTO RECEIVING HOLE 4" ABOVE EXISTING GRADE.
  - WASH DRAIN TO TOPSOIL INTO AIR POCKETS BETWEEN ROOT BALL AND RECEIVING HOLE.
  - INSTALL TOPSOIL RING, 4" HIGH, 1/2" WIDE, AROUND PERIMETER OF ROOT BALL. MIX MYCORRHIZAL TRANSPLANT INOCULANT INTO TOPSOIL RING PER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL THREE INCHES OF MULCH FROM PERIMETER OF ROOT BALL TO WITHIN 6" OF TREE TRUNK.
  - COVER TOPSOIL RING WITH 1" OF MULCH AND EXTEND MULCH 4" DEEP, AWAY FROM PERIMETER OF ROOT BALL.
  - WATER TRANSPLANT.
- HOLDING AREA FOR TRANSPLANTS
  - HOLDING AREAS SHOULD NOT BE NECESSARY. CONSTRUCTION PHASING SHOULD BE IMPLEMENTED SO THAT TREES ARE IMMEDIATELY RELOCATED TO THEIR PERMANENT LOCATION, COORDINATE WITH PROJECT ARBORIST AS NEEDED.
  - SHOULD A HOLDING AREA BE NECESSARY, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE ENTIRE AREA.
  - CONTRACTOR SHALL COORDINATE LOCATION AND SPECIFICATIONS OF THE HOLDING AREA WITH PROJECT ARBORIST.
  - CONTRACTOR SHALL SUPPLY TEMPORARY IRRIGATION TO THE HOLDING AREA CONSISTING OF ABOVE GROUND PVC OR POLYETHYLENE PIPE, SPRAY OR ROTOR HEADS WITH HEAD TO HEAD COVERAGE AND A CONTROLLER. COORDINATE WITH PROJECT ARBORIST FOR CONTROLLER SETTINGS AND ALTERNATIVE WATERING METHODS.

**L. TOPSOIL**

- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
- ALL TOPSOIL SHALL BE NATURAL, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
- TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL, FREE FROM SUBSOL, OBJECTIONABLE WEEDS, LITTER, LOGS, STEEL, CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
- VERIFY AMOUNT STOCKPILED IF ANY, AND BURY IT ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OPEN TOPSOIL FROM BOGS OR MARSHES.
- PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.
- REPAIR OF DAMAGED TREES
  - IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
  - IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



- 1' 6" 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONVED PLASTICS OR OWNERS REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 2' TALL METAL T' POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 2" BURNAL BELOW GRADE.

**INSTALLATION NOTES:**

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF THE FENCE WILL BE PLACED. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CRACK CONTROL. INSTALLATIONS. METAL T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONVED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH WIRE. WIRE MAY DAMAGE FENCING OVER TIME.



1 TREE PROTECTION FENCING ELEVATION/PLAN

CALL 2 BUSINESS DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811  
Know what's below. Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**TREE MITIGATION SPECIFICATIONS**

MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C. FLORIDA MARION COUNTY  
MELODY PRESERVE - IMPROVEMENT PLANS  
SHEET NUMBER TM02.03

DESIGNED PROFESSIONAL  
KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200A, FLORENCE, FLORIDA 34432  
WWW.KIMLEY-HORN.COM | TEL: 904.261.2500

**Kimley-Horn**

No.	REVISIONS	DATE



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20556

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.2.

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**SUBJECT:**

**West Mini Farms - Waiver Request to Major Site Plan  
Project #2025050077 #33267 Parcel #34979-000-00  
Tillman & Associates Engineering, LLC**

**LDC 2.18.4.C Construction, completion, and close out**

CODE states: All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

September 4, 2025

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: Approved
  
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: DISCUSSION: Three applications related to the site are "under review" - a Preliminary Plat (AR# 33240), Improvement Plan (AR# 33241), and Ag Lot Split (AR# 32905).  
- Clarification as to which AR this Waiver request is affiliated to is needed.  
The overall site includes property conveyed by deed to Marion County for right-of-way purposes. The companion grading plan indicates proposed work that would include the right-of-way properties.  
\* System records do not indicate if the process to abrogate/close the road rights-of-way has been initiated. Prior to conducting any work, this process at least needs to be initiated.  
Additionally, discussions regarding the abrogation/closing of the rights-of-ways have noted that it will be accompanied by the conveyance of a new right-of-way extending north to south along the site's east boundary to "restore/reconnect" the existing rights-of-way to the east so they do not become "dead-end" roadways.  
\* How will that conveyance be coordinated/provided?  
Current LDC provisions require rights-of-way to the public/County be "developed" consistent with the LDC in effect at the time of creation and conveyance.  
\*To "not build" the replacement right-of-way requires obtaining an additional waiver. A recent issue of concern is that should such a "not to construct" waiver be granted, properties with an "ag exemption" as determined by MCPA are not exempt from assessments for improvements such as roadways and such costs cannot be imposed on other assessment recipients, which then requires the County fund the cost for the exempt properties - this area features a number of such potentially exempted properties which is a concern. Some of these concerns may be more effectively addressed by pursuing "platting" for the site after all - as that may allow for the addressing the overall issue for the public rights-of-way as the County would "sign off and participate" in the platting - "surrendering" the old rights-of-way to be developed while receiving the new public right-of-way along the east boundary. This waiver could then be considered and potentially issued in conjunction with the Preliminary Plat and Improvement Plans.
  
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: Recommended denial, at this time there have not been other plans submitted for this project
  
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 34979-000-00 is within the Marion County Utility Service area, currently outside of connection distance based on the previously submitted concept plans. MCU has no comment on waiver. MCU reserves the right to make comments on future site plans, plats, etc.  
Parcel is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.
  
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: Property is heavily wooded, tree mitigation plan required - staff does not support

- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: N/A
  
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: N/A
  
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: No objections
  
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out  
STATUS OF REVIEW: INFO  
REMARKS: 8/21/25 - Waiver was denied during the DRC meeting on 8/4/25 due to the right-of-way abrogation having not occurred. Right-of-way abrogation has not been heard by the DRC, otherwise, Traffic has no concerns with this request provided an appropriate construction entrance has been approved, constructed, and will be utilized to avoid tracking sediment onto the public roadway.

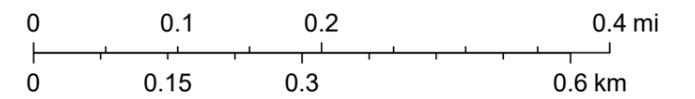
# Marion County Florida - Interactive Map



8/21/2025, 10:56:35 AM

1:9,028

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



Marion County Property Appraiser, Marion County BOCC



**Marion County  
Board of County Commissioners**

**33267**

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: 8/20/25 Parcel Number(s): 34979-000-00 Permit Number: 33241

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

Project Name: West Mini Farms 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): Carl West, Manager  
Signature: \_\_\_\_\_  
Mailing Address: 9140 SW 52ND TERR City: Ocala  
State: FL Zip Code: 34476 Phone # 352-208-1489  
Email address: carl@west2westconst.com

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

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

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval  
Reason/Justification for Request (be specific): Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

**DEVELOPMENT REVIEW USE:**

Received By: email 8/20/25 Date Processed: 8/21/25 kah Project # 2025050077 AR # 33267

**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): \_\_\_\_\_



# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2025-20557

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.3.

**SUBJECT:**

**Levon Lake Kerr Proposed Residence - Waiver Request to Major Site Plan  
22601 NE 131st Ln Salt Springs  
Project #2025080044 #33246 Parcel #11345-003-00  
Clymer Farner Barley, Inc.**

**LDC 6.13.5 Flood plain and protection**

CODE states: A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by the Federal Emergency Management Agency (FEMA). The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone. B. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee. C. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee. D. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.

APPLICANT request - There are three (3) different flood plains on site; two (2) are Marion County Flood Prone Areas and one (1) is a FEMA Flood Zone. The elevation difference between the FEMA Flood Zone and the Marion County Flood Prone Area for Lake Kerr is 0.61 inches, with the FEMA Flood Zone being the higher elevation. We are proposing the FF elevation of the proposed building to be 2.75 inches, one foot above the FEMA BFE, and to not have to provide floodplain compensation for the fill in the FEMA flood plain of Lake Kerr (~5,000 acres) due to it being de minimis. We would also like to request not providing any flood plain compensation for the southern Marion County Flood Prone area located onsite, as it does not have an established BFE and based on the owner not seeing any flooding conditions nor standing water onsite since family ownership dating back to the early 1970s.

September 4, 2025

PROJECT NAME: LEVON LAKE KERR PROPOSED RESIDENCE

PROJECT NUMBER: 2025080044

APPLICATION: DRC WAIVER REQUEST #33246

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: N/A

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: NO, this is not an allowable waiver. This is a designated FEMA Floodplain with a 26.5' BFE and the Florida Building Code and the Marion County Land Dev. Code does not allow any variance or waiver when it comes to the one foot above the BFE when building in the FEMA Floodplain. Whenever there is another floodplain, such as the Marion County Flood Prone Area the FEMA Floodplain ALWAYS supersedes all. All structures must be showing during the FEMA Elevation Certificate Process with a Surveyor that the top of the bottom floor will be at least 27.5'

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: NO, this is not an allowable waiver. This is a designated FEMA Floodplain with a 26.5' BFE and the Florida Building Code and the Marion County Land Dev. Code does not allow any variance or waiver when it comes to the one foot above the BFE when building in the FEMA Floodplain. Whenever there is another floodplain, such as the Marion County Flood Prone Area the FEMA Floodplain ALWAYS supersedes all. All structures must be showing during the FEMA Elevation Certificate Process with a Surveyor that the top of the bottom floor will be at least 27.5'

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: Parcel 11345-003-00 is within the Marion County Utilities service area but is currently outside of connection distance. Existing MCU infrastructure is located approximately 4.5 miles away (+/-). MCU has no comments regarding the floodplain zones for this site, as they will not impact future utility connections, utility easements, or rights-of-way.

This parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: n/a

6 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.13.5 Flood plain and protection

STATUS OF REVIEW: INFO

REMARKS: N/A

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: N/A

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO

REMARKS: Staff supports the waiver to provide compensating storage on the lake front for essential grading to reach the desired FFE of the habitable structure. This does not constitute approval for grading the site at will or for any other structures outside of the habitable structure. Engineer to provide grading plan for staff review and approval.

Staff does not support the waiver for compensating storage for the south flood prone area. Based on available contour data, this flood prone is a low spot in the community and affects adjacent properties. Also, the flood prone area is depicting as inundating NE 131st Lane and therefore could affect ingress/egress for properties to the east.



**Marion County  
Board of County Commissioners**

33246

Office of the County Engineer

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

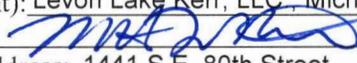
**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/15/25 Parcel Number(s): 11345-003-00 Permit Number: \_\_\_\_\_

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

Project Name: Levon Lake Kerr Proposed Residence 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): Levon Lake Kerr, LLC, Michael V. Wiechens, Manager  
Signature:   
Mailing Address: 1441 S.E. 80th Street City: Ocala  
State: FL Zip Code: 34480 Phone # 352-266-4402  
Email address: mwiechens@wiechensconstruction.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.13.5 Flood plain and protection  
Reason/Justification for Request (be specific): Please see attached Reason/Justification for Request  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: email 8/18/25 Date Processed: 8/20/25 kah Project # 2025080044 AR # 33246

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

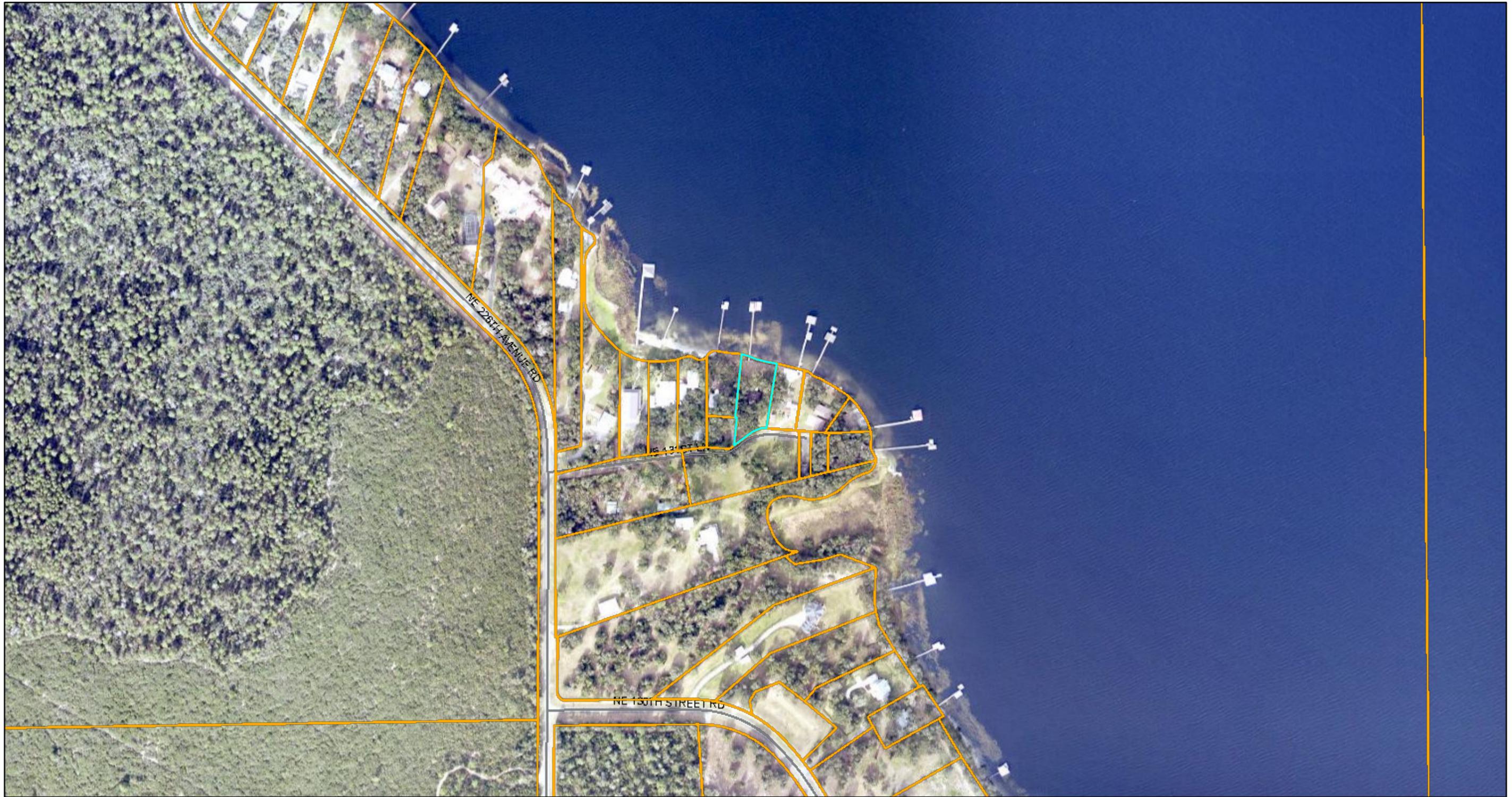
## Levon Lake Kerr Proposed Residence

### 6.13.5 Flood Plain and Protection

#### Reason/Justification for Request Continued:

There are three (3) different flood plains onsite; two (2) are Marion County Flood Prone Areas and one (1) is a FEMA Flood Zone. The elevation difference between the FEMA Flood Zone and the Marion County Flood Prone Area for Lake Kerr is 0.61', with the FEMA Flood Zone being the higher elevation. We are proposing the FF elevation of the proposed building to be 27.5', one foot above the FEMA BFE, and to not have to provide floodplain compensation for fill in the FEMA flood plain of Lake Kerr (~5,000 acres) due to it being de minimis. We would also like to request not providing any flood plain compensation for the southern Marion County Flood Prone area located onsite, as it does not have an established BFE and based on the owner not seeing any flooding conditions nor standing water onsite since family ownership dating back to the early 1970s.

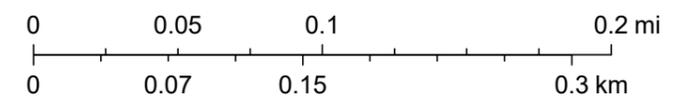
# Marion County Florida - Interactive Map



8/20/2025, 10:58:29 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

1:4,514



Marion County Property Appraiser, Marion County BOCC

WITNESS CORNER  
FOUND 5/8" ROD  
& CAP (LS 3332)

WITNESS CORNER  
FOUND 5/8" ROD  
& CAP (LS 3362)

- WHITE LINE = PROPOSED RESIDENCE FOOTPRINT
- BLUE LINE = TOPOGRAPHIC LIMITS
- YELLOW LINE/HATCH = FEMA FLOODPLAIN (26.5')
- ORANGE LINE/HATCH = MC FLOOD PRONE AREA (25.89')



FOUND 5/8" ROD  
& CAP (LS 3337)  
N: 7,621,85.85  
E: 725,611.40

FOUND 4"x4" CONCRETE  
MONUMENT (MOORHEAD)  
PEWEE 600 04" N  
W/3/4" 1/2"

FOUND 4"x4"  
CONCRETE  
MONUMENT  
(NO I.D.)  
PEWEE 610 42" &  
1/2"

SITE BENCHMARK 1019  
SET NAIL & DISK (FARBAR CONTROL)  
NORTHING: 1,621,482.81  
EASTING: 725,921.02  
ELEVATION: 26.43

FOUND IRON PIPE  
1" NO IDENTIFICATION

N76°38'47"E 389.40'  
SET NAIL &  
DISK (1/2 4 1/2")  
N: 1,621,442.9  
E: 725,836.9



# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2025-20558

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.4.

#### **SUBJECT:**

**Black Label Marine - Waiver Request to Major Site Plan  
4211 NW Blitchton Rd Ocala  
Project #1999007470 #33245 Parcel #21548-000-00  
Clymer Farner Barley, Inc.**

#### **LDC 6.11.5 Driveway Access**

CODE states: Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users. B. General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C. Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.

APPLICANT states CFB attended a DRC staff meeting on 7/10/2025, in which staff explained one of the two existing driveways would need to be removed. Both driveways entering the subject site have been permitted with FDOT since permit issuance on 8/31/1995/ CFB had a pre app meeting with FDOT on 7/15/2025 and they confirmed that the proposed project would not be deemed a significant change, which would allow us to keep both driveways. Having both driveways is crucial for current business operation, allowing better circulation for trailered boats.

#### **LDC 6.8.6. - Buffers**

CODE states: It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT request - CFB attended a DRC staff meeting on 7/10/25, in which staff explained a Type B landscape buffer, with a wall, would be required along the western property boundary. The adjacent western parcel is zoned B-4; however, its current use is a single-family residence. There are clusters

of trees along the western property boundary, offering an existing buffer from current operation. We are requesting a waiver from having to provide any landscape buffer along the western property boundary, since one is not required strictly based on zoning and especially since the proposed use of the subject parcel matches the existing use.

September 3, 2025

PROJECT NAME: BLACK LABEL MARINE  
PROJECT NUMBER: 1999007470  
APPLICATION: DRC WAIVER REQUEST #33245

- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: Staff would not support this buffer waiver request. A 20ft. wide buffer and wall abutting residential use is needed. Existing vegetation does not appear to be dense on subject property. Provided plan only shows enough room for 10ft. building side setback.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED – Parcel 21548-000-00 is within the Marion County Utilities service area but is outside of connection distance. This parcel has City of Ocala Utilities immediately accessible. Please note that the City of Ocala is not part of the Development Review Process and will need to be notified if there is a proposed change in flows. MCU has no comments regarding the Cross Access Waiver. This parcel is located within the Urban Growth Boundary and outside of the Primary Springs Protection Zone.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: Staff does not support buffer waiver, plan shows 10' of buffer space between property line and driveway. Not enough room to not impact existing tree roots with grading and driveway construction, waiver also required to reduce buffer width from 20' to 10'
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: BLACK LABEL MARINE  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Traffic.

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: BLACK LABEL MARINE

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL on the driveway spacing and cross access easement waiver request. This plan proposes a full redevelopment of this site with the building increasing in size from approximately 4,500 SF to over 11,000 SF. The total parcel size is over 11 acres. In addition, the adjacent parcel to the east is under the same ownership and provides an additional 1.5 acres. There is also another commercial parcel located to the west that is underdeveloped. historic aerial imagery shows one driveway has always been blocked and unused going back to 2019 when this site first started being used for boat sales and service. This parcel is located within 400 feet of the major intersection located at US 27 and NW 44th Avenue along with the adjacent underdeveloped parcel to the east. Cross access is needed along with reducing the driveways. US 27 is an arterial roadway where it is important to limit the number of driveways to improve traffic flow, reduce congestions, and improve safety. If cross access is not provided the parcel to the west could develop and require its own separate access to US 27 within 400 feet of the existing signalized intersection. This would place three driveways within 300 feet of each other and within 400 feet of the signalized intersection. It seems as though there should be plenty of room and ability to remove the western driveway and provide cross access to the adjacent parcels while also leaving space for a secure storage and display area given the full redevelopment of the site and a total of over 13 acres to utilize.



**Marion County  
Board of County Commissioners**

33245

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**

21548-000-00

Date: 8-19-25 Parcel Number(s): 21 548000- 00 Permit Number: \_\_\_\_\_

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

Project Name: Black Label Marine 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): Back to Basic Properties, LLC., John W. Duggan, Jr.  
Signature: *John W. Duggan, Jr.*  
Mailing Address: 4211 NW Blitchton Rd City: Ocala  
State: FL Zip Code: 34482 Phone # 352-817-8985  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.11.4.B Cross Access (Parallel Access)  
Reason/Justification for Request (be specific): CFB attended a DRC staff meeting on 7/10/25, in which staff explained the cross access requirement between the subject parcel and adjacent eastern parcel under the same ownership. This project proposes display parking for high-value boats along the frontage of US 27. Proposing cross access on this project will jeopardize the security of these boats outside of normal business hours.

**DEVELOPMENT REVIEW USE:**

Received By: emailed emailed 8/19/25 Date Processed: 8/20/2025 Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



**Marion County  
Board of County Commissioners**

33245

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) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

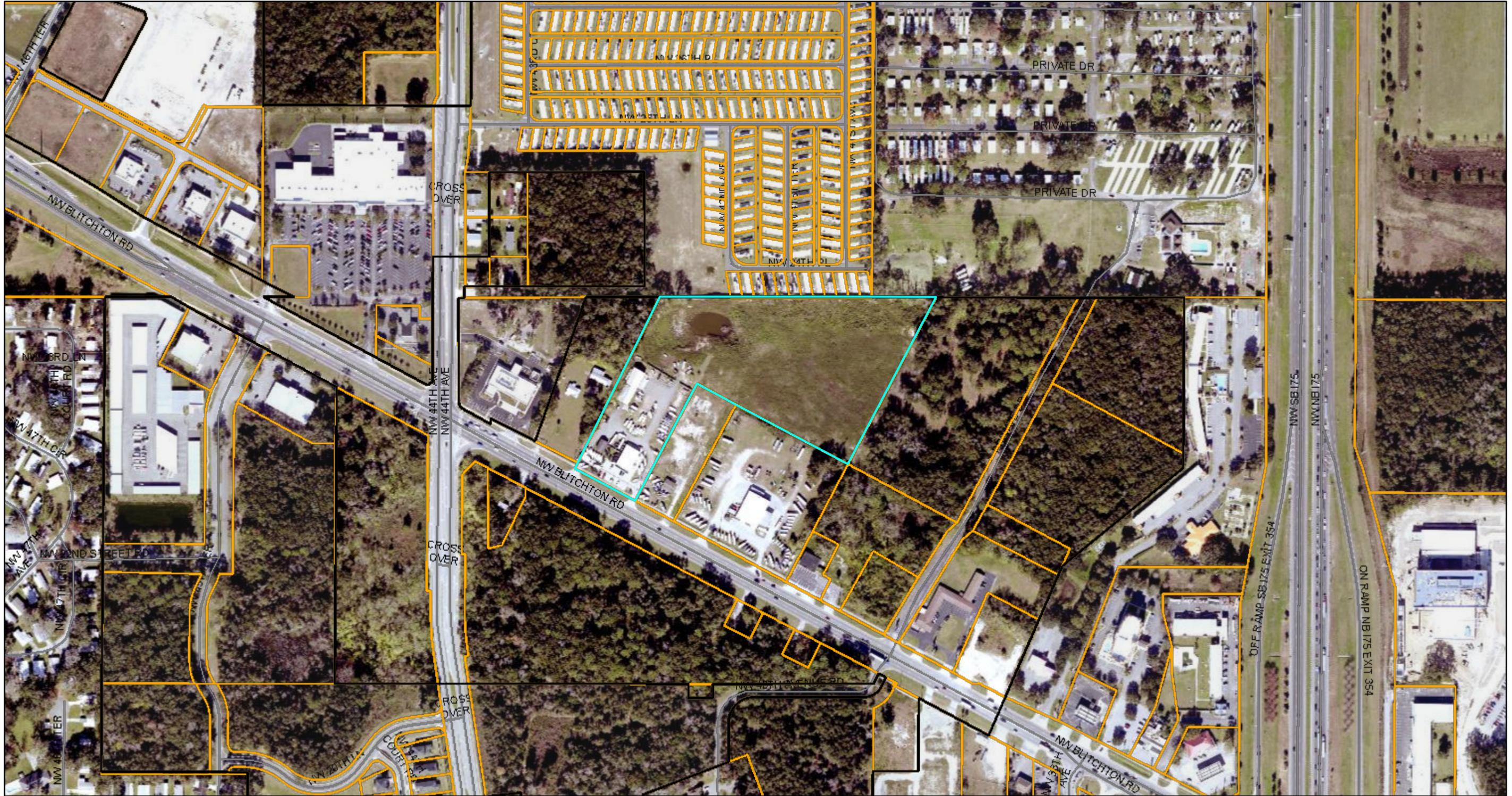
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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

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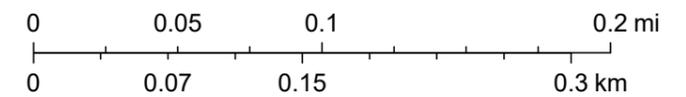
# Marion County Florida - Interactive Map



9/3/2025, 9:15:08 AM

1:4,514

- Marion County
- Parcels
- Aerial 2024
- Red: Band\_1
- Blue: Band\_3
- Municipalities
- Streets



Marion County Property Appraiser, OCE, Marion County BOCC





# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2025-20559

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.5.

**SUBJECT:**

**Southern Pro Fence & Gate, LLC - Waiver Request to Major Site Plan**

**9110 S US Hwy 441 Ocala**

**Project #2024100071 #33247 Parcel #36887-000-00**

**Clymer Farner Barley, Inc.**

**LDC Division 21 - Major Site Plan**

**CODE states:**

**Sec. 2.21.1. - Applicability**

A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application. C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control.

Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.2. - Submittal requirements**

A. Major Site Plan applications shall be submitted to the Office of the County Engineer. Multi-phase Major Site Plans may include a separate sheet showing independent, standalone phasing and shall not be subject to a separate Master Plan application. B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer. C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through [www.marioncountyfl.org/ePlans.aspx](http://www.marioncountyfl.org/ePlans.aspx) <<http://www.marioncountyfl.org/ePlans.aspx>>. D. For paper submissions, the number of copies submitted shall be established by resolution. E. Development Review Plan Application available at the Office of the County Engineer. F. General application requirements shall be as shown on Table 2.11-1 Application Requirements. G. A copy of the vertical and horizontal control notes shall be submitted to the Office of the County Engineer for review.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.3. - Review and approval procedures**

A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. B. One approved plan shall be returned to the applicant. C. Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable. (Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 2.21.4. - Construction, completion, and close out**

B. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The

applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT requests relief from requirement of Major Site Plan for impervious surface and traffic analysis. Onsite existing impervious exceeds 9,000 square feet per Sec. 2.21.1.A (1). This project proposes removing portions of existing impervious and proposes four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 square feet. Increased traffic trips are minimal for this project compared to existing operations. A minor site plan will be submitted.

September 3, 2025

PROJECT NAME: SOUTHERN PRO FENCE & GATE, LLC.  
PROJECT NUMBER: 2024100071  
APPLICATION: DRC WAIVER REQUEST #33247

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Defer to stormwater
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED – Parcel 36887-000-00 is within the City of Belleview Utility Service Area. MCU has no comments regarding the waiver. The City of Belleview will need to review the Minor Site Plan when submitted to evaluate flows and potential impacts on their system. MCU will require a Letter of Availability and Capacity to Serve from the City of Belleview during plan review. This parcel is located inside the Urban Growth Boundary and within the Primary Springs Protection Zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.

STATUS OF REVIEW: INFO

REMARKS: Staff supports the waiver with the following conditions: 1) Applicant to provide one-for-one compensating storage onsite for net increase in impervious area. 2) Stormwater staff to be included in the review of the minor site plan.

9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.

STATUS OF REVIEW: INFO

REMARKS: APPROVED - The site will still have to meet all LDC requirements for cross access, driveway spacing, sidewalk, etc with the Minor Site Plan.



**Marion County  
Board of County Commissioners**

# 33247

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: 8-19-25 Parcel Number(s): 36887-000-00 Permit Number: \_\_\_\_\_

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

Project Name: Southern Pro Fence & Gate, LLC. Commercial  Residential   
Subdivision Name (if applicable): Richards Survey  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 2&3 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): Southern Pro Holdings, LLC. Dustin W. Enochs, Manager  
Signature:   
Mailing Address: 15870 SE 36th Ave City: Summerfield  
State: FL Zip Code: 34491 Phone # 352-245-1775  
Email address: dustin@southernproinc.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Division 21. - Major Site Plan  
Reason/Justification for Request (be specific): Onsite existing impervious exceeds 9,000 sf per Sec. 2.21.1.A.(1). This project proposes to remove portions of existing impervious and propose four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 SF. Increased traffic trips are minimal for this project compared to existing operation. A minor site plan will still be submitted.

**DEVELOPMENT REVIEW USE:**

Received By: EMAILED 8/19 Date Processed: 8/20 Project # 2024100071 AR # 33247

**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): \_\_\_\_\_

## LDC DIVISION 21 – MAJOR SITE PLAN

### **Sec. 2.21.1. - Applicability.**

A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application. C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original

signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1)

Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 2.21.2. - Submittal requirements.**

A. Major Site Plan applications shall be submitted to the Office of the County Engineer. Multi-phase Major Site Plans may include a separate sheet showing independent, standalone phasing and shall not be subject to a separate Master Plan application. B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer. C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through [www.marioncountyfl.org/ePlans.aspx](http://www.marioncountyfl.org/ePlans.aspx). D. For paper submissions, the number of copies submitted shall be established by resolution. E. Development Review Plan Application available at the Office of the County Engineer. F. General application requirements shall be as shown on Table 2.11-1 Application Requirements. G. A copy of the vertical and horizontal control notes shall be submitted to the Office of the County Engineer for review.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 2.21.3. - Review and approval procedures.**

A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. B. One approved plan shall be returned to the applicant. C. Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.

(Ord. No. 13-20, § 2, 7-11-2013)

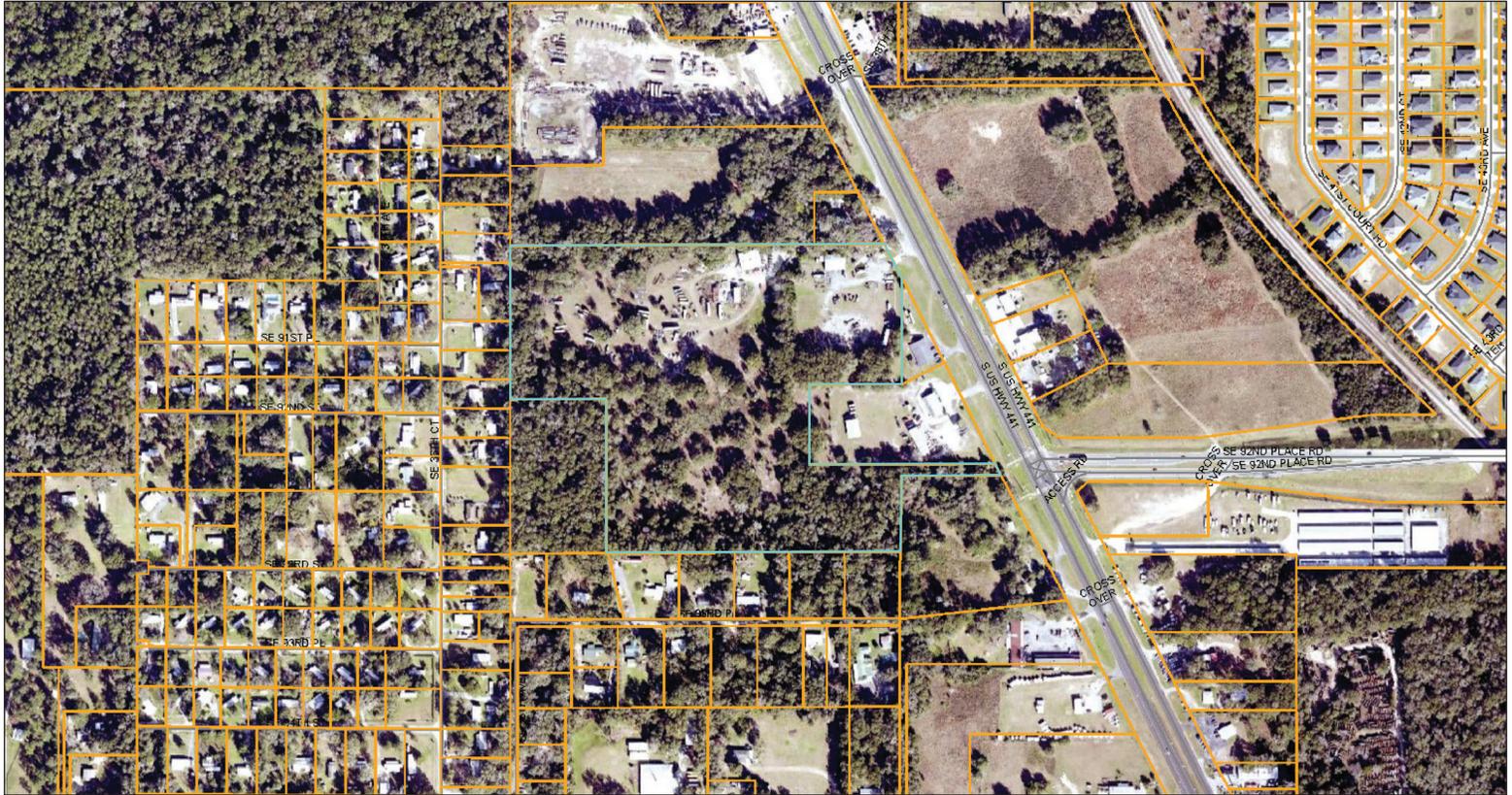
#### **Sec. 2.21.4. - Construction, completion, and close out.**

B. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B.If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a

appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request onsite existing impervious exceed 9,000 sf per Sec. 2.21.1.A(1). This project proposes to remove portions of existing impervious and proposes four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 sf. Increased traffic trips are minimal for this project compared to existing operations. A minor site plan will be submitted.

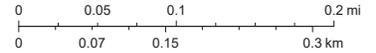
# Marion County Florida - Interactive Map



9/3/2025, 9:39:09 AM

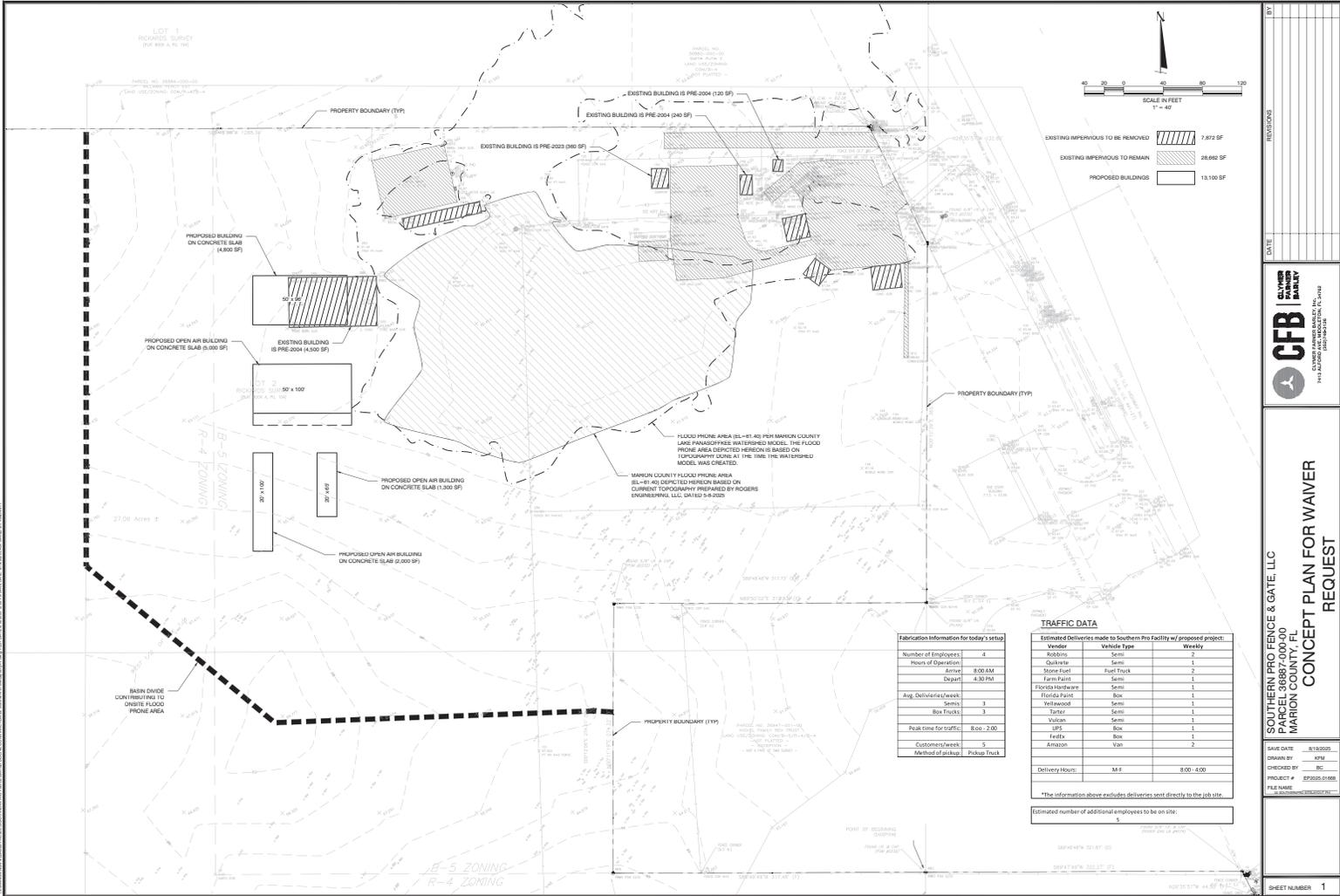
- Marion County
- Streets
- Green: Band\_2
- Parcels
- Blue: Band\_3
- Red: Band\_1

1:4,514



Marion County Property Appraiser, OCE, Marion County  
BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



SCALE IN FEET  
1" = 40'

EXISTING IMPERVIOUS TO BE REMOVED 7,872 SF  
EXISTING IMPERVIOUS TO REMAIN 28,660 SF  
PROPOSED BUILDINGS 13,100 SF

**Fabrication Information for today's setup**

Number of Employees:	4
Hours of Operation:	
Arrive:	8:00 AM
Depart:	4:30 PM
Avg. Deliveries/week:	
Semis:	3
Box Trucks:	3
Peak time for traffic:	8:00 - 2:00
Customers/week:	5
Method of pickup:	Pickup Truck

**TRAFFIC DATA**

Estimated Deliveries made to Southern Pro Facility w/ proposed project:

Vendor	Vehicle Type	Weekly
Bobcat	Semi	2
Quilwite	Semi	1
Stone Island	Flat Truck	2
Farm Point	Semi	1
Florida Hardware	Semi	1
Florida Paint	Box	1
Wellwood	Semi	1
Taylor	Semi	1
Vulcan	Semi	1
LPS	Box	1
FedEx	Box	1
Amazon	Van	2

Delivery Hours: M-F 8:00 - 4:00

\*The information above excludes deliveries sent directly to the job site.

Estimated number of additional employees to be on site: 5

SHEET NUMBER 1

**CONCEPT PLAN FOR WAIVER REQUEST**

SOUTHERN PRO FENCE & GATE, LLC  
1000 W. STATE ST. SUITE 100  
MARION COUNTY, FL

**CFB**  
CONCEPT DESIGN  
1100 S. UNIVERSITY AVENUE, SUITE 100  
GAINESVILLE, FL 32609

REVISED

DATE

SAVE DATE: 8/19/2025  
DRAWN BY: JPH  
CHECKED BY: JBC  
PROJECT #: EP2025-01666  
FILE NAME: C:\PROJECTS\2025\81925\01666\01666.dwg



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20560

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.6.

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**SUBJECT:**

**Classic Acres Phase 1 - Waiver Request to Establishment of County MSBU**

**4209 NW 110th Ave Ocala**

**Project #2025040014 #32697 Parcel #12654-000-00**

**Rogers Engineering, LLC**

**LDC 2.16.1.B(8)(g) - Establishment of County MSBU**

CODE states: A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to provide an easement agreement for maintenance requirements and HOA documents.

August 28, 2025

PROJECT NAME: CLASSIC ACRES PHASE 1  
PROJECT NUMBER: 2025040014  
APPLICATION: DRC WAIVER REQUEST #32697

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE. Please note: this item will have to be heard in front of the Board of County Commissioners.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Zoning/land use information: (1) A-1 zoning, (2) RL FLU designation, (3) Secondary Springs Protection Zone, (4) FEMA Flood Zone X/A/AE

Reminder to indicate total length of easement on final recorded ag lot split plat. Defer to OCE.

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 12654-000-00 is within the Marion County Utilities service area; however, development is likely to be outside of connection distance. The easement descriptions and documentation provided are sufficient to accommodate future utility installation.

This parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: N/A

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Approved. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU.
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: N/A



**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

AR 32696

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 11/05/2024 Parcel Number(s): 12654-000-00 Permit Number: \_\_\_\_\_

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

Project Name: Classic Acres Phase 1 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): Allan P. Garcia  
Signature: \_\_\_\_\_  
Mailing Address: 3707 NW 110th Avenue City: Ocala  
State: Florida Zip Code: 34482 Phone # 352-615-6173  
Email address: jwhetzel@pwmspa.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): Rogers Engineering, LLC Contact Name: Rodney Rogers  
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala  
State: FL Zip Code: 34471 Phone # 352-622-9214  
Email address: mclemons@rogerseng.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Section 2.16.1.B(8) - Agricultural lot split  
Reason/Justification for Request (be specific): To allow division of land pursuant to code.  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: Email Date Processed: 4/4/25 BM Project # 2025040014 AR # 32696 & 32697  
4/2/25

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): \_\_\_\_\_

CLEAR FORM

Revised 6/2021



**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

AR 32697

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) Section 2.16.1.B(8)(g) Establishment of County M.S.B.U.  
Reason/Justification for Request (be specific): Provide an Easement Agreement for maintenance requirements and HOA documents.

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): \_\_\_\_\_

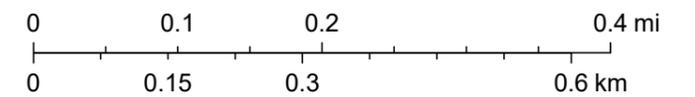
# Marion County Florida - Interactive Map



9/5/2025, 9:18:48 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

1:9,028



Marion County Property Appraiser, OCE, Marion County BOCC



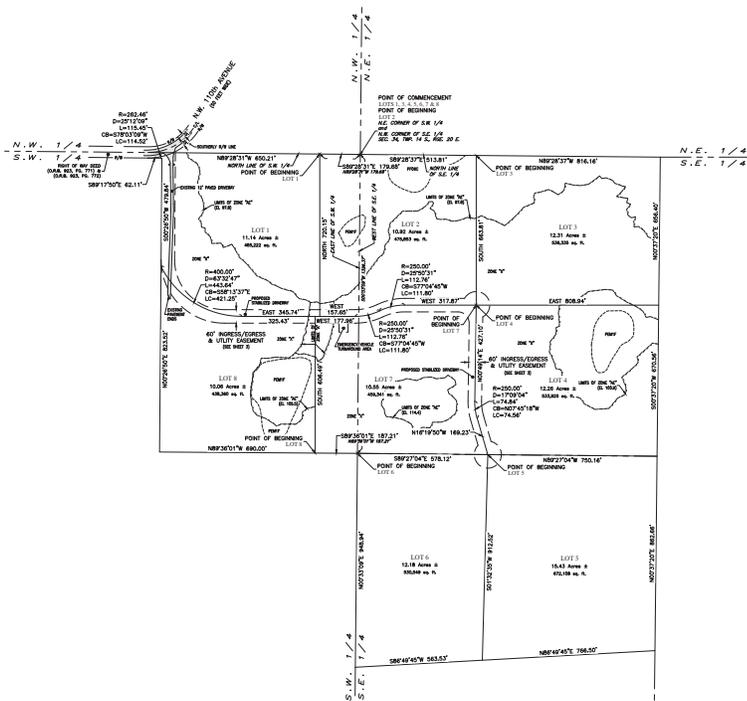
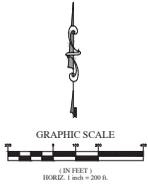


# CLASSIC ACRES PHASE 1

## AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



LOT #	ACREAGE
LOT 1	11.5
LOT 2	13.8
LOT 3	13.21
LOT 4	13.8
LOT 5	13.83
LOT 6	13.8
LOT 7	8.84

- LEGEND
- R/W RIGHT OF WAY
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - R3C. RANGE
  - R. RADIUS
  - D of Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - D.R.B. OFFICIAL RECORDS BOOK
  - PC. PAVE
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - STREET SIGN
  - INDICATES FLOOD ZONE AREA
  - INDICATES WETLANDS AREA

SHEET 1 - COVER SHEET  
 SHEET 2 - MAP OF LOTS  
 SHEET 3 - MAP OF EASEMENTS

DATE \_\_\_\_\_

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JOB NO. \_\_\_\_\_  
 (JOB CLASSIC ACRES PH1 A1)

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DATE \_\_\_\_\_  
 02/22/2025

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SCALE \_\_\_\_\_  
 1" = 200'

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SHEET \_\_\_\_\_  
 2 of 2

**ROGERS ENGINEERING & Land Surveying**

1105 S.E. 3rd Avenue • Ocala, Florida 34701 • PH: 352.629.2518 • FAX: 352.629.1807

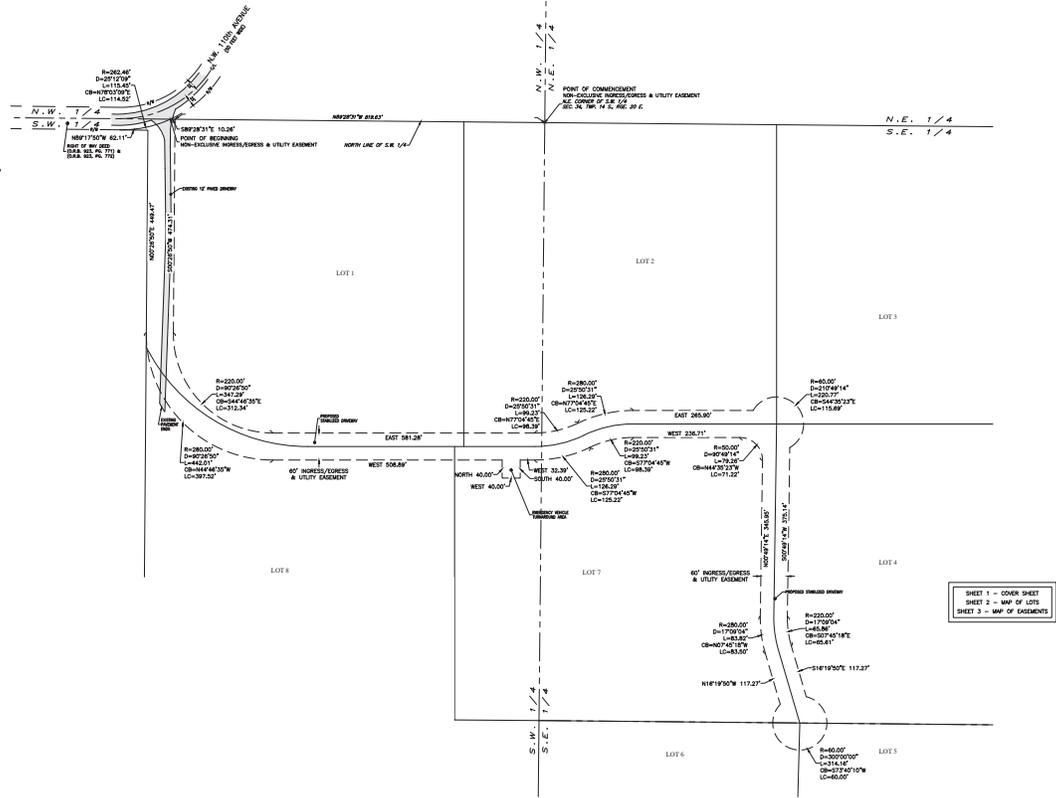
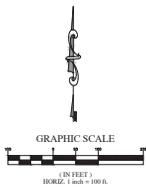
CLASSIC ACRES PHASE 1  
 AGRICULTURAL LOT SPLIT PLAN  
*Map of Lots*

# CLASSIC ACRES PHASE 1

## AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



- LEGEND
- R/W RIGHT OF WAY
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - R. RANGE
  - R. RANGES
  - D of Δ CENTRAL ANGLE
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - D.P.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CONCRETE
  - ADIRAL
  - STREET SIGN
  - INDICATES FLOOD ZONE AREA
  - INDICATES WETLANDS AREA

SHEET 1 - COVER SHEET  
SHEET 2 - MAP OF LOTS  
SHEET 3 - MAP OF EASEMENTS

CLASSIC ACRES PHASE 1  
AGRICULTURAL LOT SPLIT PLAN  
Map of Easements

JOE NO. 100-CLASSIC-ACRES-PH1-AJL

DATE 02/22/2009

SCALE 1" = 100'

SHEET 3 OF 3

ROGERS ENGINEERING & Land Surveying  
1105 S.E. 3rd Avenue • DeSoto, Florida 33520 • P.O. Box 10000 • 615.876.8000



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20561

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.7.

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**SUBJECT:**

**Home and Hanger - Waiver Request to Major Site Plan  
Project #2025080039 #33237 Parcel #37511-022-04  
Abshier Engineering, Inc.**

**LDC 2.21.1.A Applicability - Major Site Plan**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.

APPLICANT request - The applicant states the site is 1.03 acres. The owner will compensate for the increase of runoff from the existing and future planned imperious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

September 3, 2025

PROJECT NAME: HOME AND HANGER  
PROJECT NUMBER: 2025080039  
APPLICATION: DRC WAIVER REQUEST #33237

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: FYI - Lot 4 has a 20' taxiway easement along the southern property line. As for the waiver on impervious, we defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 37511-022-04 is within the City of Belleview's utility service area; therefore, MCU has no comments on the Major Site Plan waiver. As the City of Belleview is not part of the Marion County Development Review process, they will need to be notified of the proposed development since it could directly impact City of Belleview utilities. This parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

The applicant owns a 1.03-acre parcel (PID 37511-022-04) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add approximately 10,238 sf for a house+hanger. The total existing and proposed impervious area is 10,238 sf. The site will be approximately 4,238 sf over the allowed 6,000 sf per the LEEWARD AIR RANCH SQUADRON 8 Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA is still active, and must provide a letter of no-objection to the project. Staff recommends approval with conditions.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8886  
Fax: 352-671-8887

# 33237

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 08/10/25 Parcel Number(s) 37511-022-04 Permit Number: \_\_\_\_\_  
mm/dd/yyyy

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

Project Name Home and Hanger Commercial  or Residential   
Subdivision Name (if applicable) Leward Air Ranch Squadron 8  
Unit \_\_\_\_\_ Block 22 Lot 4

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request.

Property Owner's Name (print): Darryl Hudec  
Property Owner's Signature: *Darryl Hudec*  
Property Owner's Mailing Address: 2121 Stone Mountain Lane  
City: Stone Mountain State: GA Zip Code: 30087 Phone # \_\_\_\_\_

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier  
Mailing Address: P.O. Box 2770 City: Bellevue State: FL Zip Code: 34421  
Phone # 352-266-9555 Alternate Phone # 352-245-8592  
Email address: ed@abshiereng.com

**D. WAIVER INFORMATION:**

Section & Title of Code: 2.21.1.A - Major Site Plan  
Reason/Justification for Waiver Request: The site is 1.03 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

**DEVELOPMENT REVIEW USE:**

Received By mailed 8/19 Date Processed 8/19/25 Project # 2025080039 AR # 33237

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M.: \_\_\_\_\_ Must Vacate Plat: Yes  No   
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

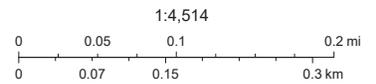
Revised 7/2017

# Marion County Florida - Interactive Map



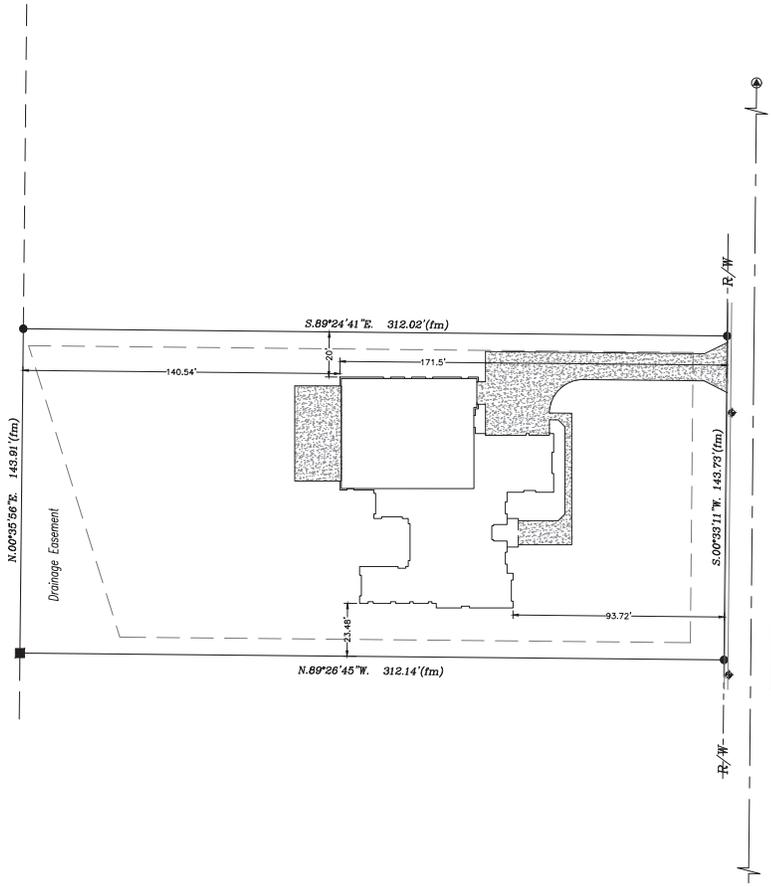
9/3/2025, 12:45:42 PM

- Marion County
- Parcels
- Streets
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



Marion County Property Appraiser, OCE, Marion County  
BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



EDWARD ABSHIER, JR., P.E. #55861  
DATE August 10, 2025

DATE	8/5/2025
DRAWN BY	S.E.A.
CHECK BY	S.E.A.
REVISIONS	
BY	A.S.A.
DATE	

**RESIDENTIAL DRAINAGE PLAN**

HUDEC RESIDENCE  
LEONARD AIR TRAIL CH  
MARION COUNTY, FLORIDA

**ABSHIER ENGINEERING, INC.**  
3605 S. HILL  
GAINESVILLE, FLORIDA  
P.O. BOX 2770  
BELLMEAD, FL 34482-2770  
PHONE (352) 245-8592  
FAX (352) 245-8597

SH7\_1 OF 1



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20567

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.8.

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**SUBJECT:**

**Home and Hanger - Waiver Request to Major Site Plan  
Project #2025080038 #33236 Parcel #37511-022-07  
Abshier Engineering, Inc.**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - The applicant stated the site is 1.06 acres. The owner will compensate for the increase of the runoff from the existing and future planned impervious area of 6,000 square feet. We will work with Marion County Stormwater staff on the required stormwater controls.

September 5, 2025

PROJECT NAME: HOME AND HANGER  
PROJECT NUMBER: 2025080038  
APPLICATION: DRC WAIVER REQUEST #33236

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONALLY APPROVED - City of Belleview service area serves this PA#37511-022-07 and will be required to provide a letter to MCU regarding its water/wastewater availability prior to MCU's releasing permit 2025090627.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: HOME AND HANGER  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A

permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

The applicant owns a 1.07-acre parcel (PID 37511-022-07) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add approximately 10,238 sf for a house, hanger, and pool+deck. The total existing and proposed impervious area is 13,733 sf. The site will be approximately 7,733 sf over the allowed 6,000 sf per the LEEWARD AIR RANCH SQUADRON 8 Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA is still active, and must provide a letter of no-objection to the project. Staff recommends approval with conditions.



**Marion County  
Board of County Commissioners**

33236

**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: 08/10/25 Parcel Number(s): 37511-022-07 Permit Number: \_\_\_\_\_  
mm/dd/yyyy

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

Project Name: Home and Hanger Commercial  or Residential   
Subdivision Name (if applicable): Leward Air Ranch Squadron 8  
Unit      Block 22 Lot 7

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Mason Richmond  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 9740 SE 72nd Ave  
City: Ocala State: FL Zip Code: 34472 Phone # \_\_\_\_\_

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier  
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421  
Phone # 352-266-9555 Alternate Phone # 352-245-8592  
Email address: ed@abshiereng.com

**D. WAIVER INFORMATION:**

Section & Title of Code: 2.21.1.A - Major Site Plan  
Reason/Justification for Waiver Request: The site is 1.06 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

**DEVELOPMENT REVIEW USE:**

Received By: emailed 8/19/25 Date Processed: 8/19/25 Project # 2025080038 AR # 33236

**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Must Vacate Plat: Yes  No   
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

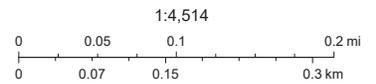
Revised 7/2017

# Marion County Florida - Interactive Map



9/5/2025, 11:34:53 AM

- Marion County
- Parcels
- Streets
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



Marion County Property Appraiser, OCE, Marion County  
BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.





# Marion County

## Development Review Committee

### Agenda Item

---

**File No.:** 2025-20562

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.9.

---

**SUBJECT:**

**Accessory Steel Storage Building 24' x 40' On Concrete Slab - Waiver Request to Major Site Plan**

**Marion Oaks Subdivision Unit 6**

**Project #1999001654 #33303 Parcel #8006-0589-07**

**John H. King**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states: A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to add a 24 ft x 40 ft steel storage building with a concrete slab, this will result in the total impervious surface coverage to exceed 9,000 square feet.

September 2, 2025

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 8006-0616-06 is within the Marion County Utility Service Area and is currently provided water by MCU. The proposed storage building does not specify whether any additional bathrooms, sinks, or other fixtures will be included that could increase flow for the property. If the storage building does result in increased flows, capacity charges may need to be recalculated during permitting. The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.  
The applicant owns a 0.87 -acre parcel (8006-0616-06) and according to the MCPA, there is approximately 9,124 sf existing impervious area on-site. The applicant is proposing to add 960 sf for an accessory structure. The total existing and proposed impervious area is 10,084 sf. The site will be approximately 1,084 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

33303

RECEIVED

AUG 26 2025

Marion County  
Office of County Engineer



**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: 08/25/2025 Parcel Number(s): 8006-0616-06 Permit Number: 2025082293

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

Project Name: Accessory Steel Storage Building 24' x 40' on concrete slab Commercial  Residential   
Subdivision Name (if applicable): Marion Oaks  
Unit 6 Block 616 Lot 6 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): John H King  
Signature: [Signature]  
Mailing Address: 17450 SW 38th Ave Road City: Ocala  
State: FL Zip Code: 34473 Phone # 352-443-9100  
Email address: kingjohnemail@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): John H King Contact Name: John H King  
Mailing Address: 17450 SW 38th Ave Road City: Ocala  
State: FL Zip Code: 34473 Phone # 352-443-9100  
Email address: kingjohnemail@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.211.A Major Site Plan  
Reason/Justification for Request (be specific): Applicant request waiver to add a 24'x40' Steel Storage Buiding with a concrete slab, this will result in the total impervious surface coverage to exceed 9,000 square feet

**DEVELOPMENT REVIEW USE:**

Received By: hand delivered Date Processed: 8/26/2025 Project # 1999001654 AR # 33303  
8/26/2025

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): \_\_\_\_\_



RECEIVED

AUG 26 2025

Marion County  
Office of County Engineer



# Marion County

## Development Review Committee

### Agenda Item

---

**File No.:** 2025-20564

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.10.

---

**SUBJECT:**

**Carport (Metal Building) - Waiver Request to Major Site Plan**  
**Project #2023010043 #33292 Parcel #4135-026-000**  
**Adalberto Hernandez**

**LDC 2.21.1.A - Applicability**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - Installing a metal building to be used for storage and to protect farm equipment. This will put our lot over the allowable impervious.

September 2, 2025

PROJECT NAME: CARPORT (METAL BUILDING)  
PROJECT NUMBER: 2023010043  
APPLICATION: DRC WAIVER REQUEST #33292

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Parcel 4135-026-000 is within the Marion County Utility Service Area and is currently provided water by MCU. The proposed storage building does not specify whether any additional bathrooms, sinks, or other fixtures will be included that could increase flow for the property. If the storage building does result in increased flows, capacity charges may need to be recalculated during permitting.

The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.  
The applicant owns a 3 -acre parcel (4135-026-000) and according to the MCPA, there is approximately 11,242 sf existing impervious area on-site. The applicant is proposing to add a storage building to the property, however the proposed impervious area has not been identified. The total existing and proposed impervious area will be at least 11,242 sf. The site will be at least 2,242 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.



**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

33292

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 08/19/2025 Parcel Number(s): 4135-026-000 Permit Number: \_\_\_\_\_

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

Project Name: carport (metal building) Commercial  Residential   
Subdivision Name (if applicable): Marion Oaks Ranches  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract 263 *Property card says Tract 26*

**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): Adalberto Hernandez  
Signature: \_\_\_\_\_  
Mailing Address: 17401 sw 17th circle City: Ocala  
State: fl Zip Code: 34473 Phone # 352-286-9667  
Email address: newlifehome4@yahoo.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): Adalberto Hernandez Contact Name: adalberto Hernandez  
Mailing Address: 17401 sw 17th circle City: ocala  
State: fl Zip Code: 34473 Phone # 352-286-9667  
Email address: newlifehome4@yahoo.com

**D. WAIVER INFORMATION:**

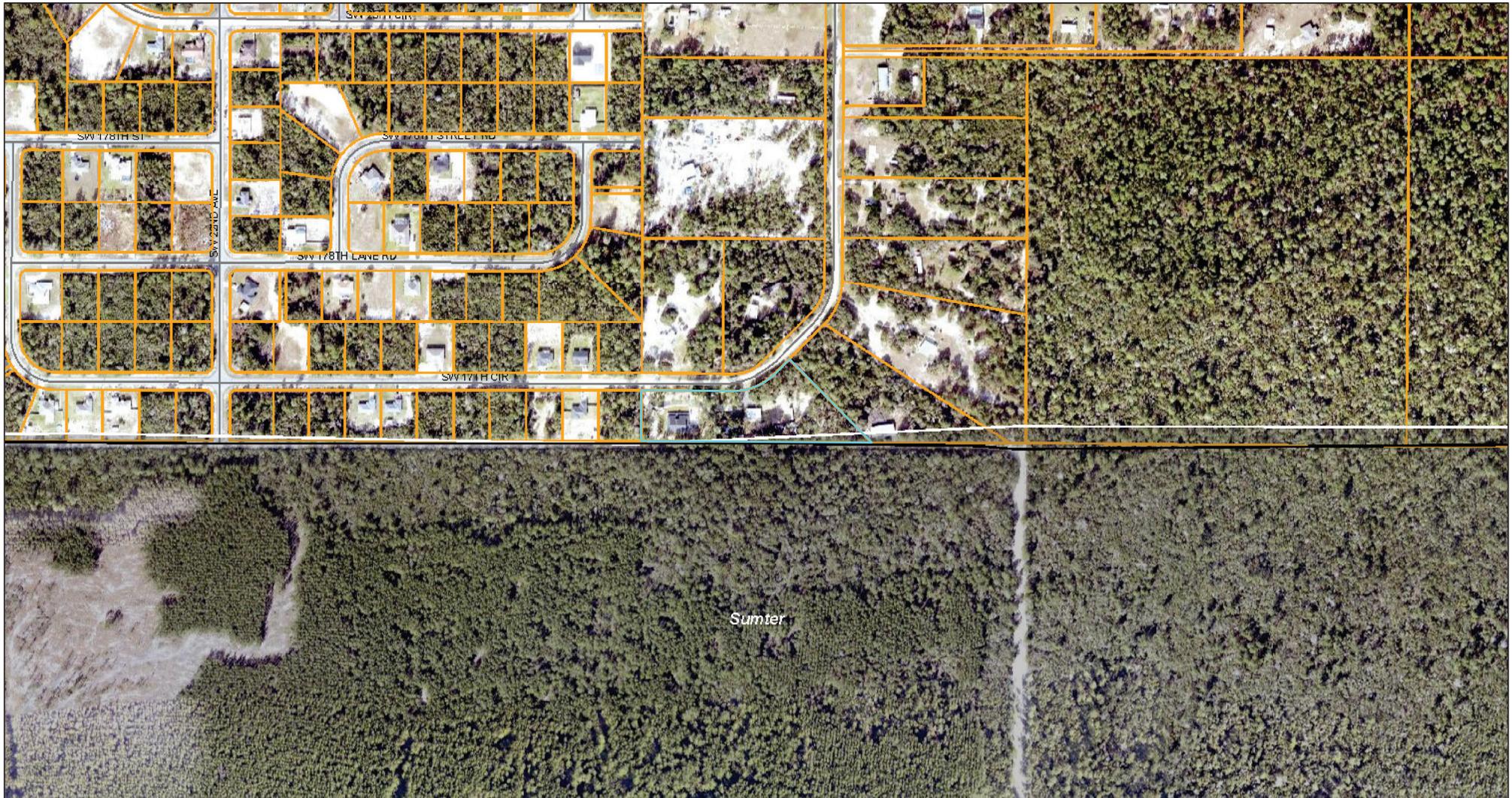
Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): *installing a metal building to be used for storage and to protect farm equipment. This will put our lot over the allowable impervious.* LDC 2-21.1.A - Applicability

**DEVELOPMENT REVIEW USE:**

Received By: *hand delivered 0/22/25* Date Processed: 8/25/25 Roh Project # 2023010043 AR # 33292

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): \_\_\_\_\_

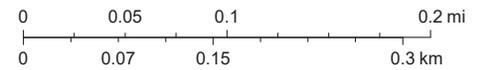
# Marion County Florida - Interactive Map



8/25/2025, 4:06:23 PM

- Florida Counties
- Marion County
- Parcels
- Streets
- Aerial 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:4,514



Marion County Property Appraiser, Marion County BOCC

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

**GENERAL NOTES:**

**G001.** The General Contractor and all Subcontractors shall carry Public Liability, property, and Workmen's Compensation insurance. Valid Certificates of all shall be provided to the Owner.

**G002.** Prior to the submission of any bids the Contractor shall visit the project site and verify the Architect's dimensions, details, and information pertaining to the project. If any discrepancies, conflicting information, errors or omissions are present, the Contractor shall notify Riddle Consulting Engineers Inc. at the owner immediately. Any discrepancy or conflict not brought to the attention of the Architect and Owner prior to the final bid submission shall be corrected by the Contractor at no additional cost to the owner.

**G003.** The Contractor shall include in his bid all work necessary to ensure the project's compliance with the most stringent requirements of Florida Building Code (FBC) current local section (FBC-10) Florida Assembly Code for Building Construction, and all other applicable codes.

**G004.** Dimensions as indicated on the drawings shall take precedence over reading of the drawings. The dimensions indicated on the drawings are calculated by computer and rounded to the nearest foot. The location of partitions to the center of mullion or to align with existing walls shall take precedence over written dimensions when so noted.

**G005.** The work shall be limited to the scope described in the Contract Documents. No additional work shall be executed without the prior written approval of the Owner and Architect. Any additional work done without prior written approval shall be at the sole expense of the contractor.

**G007.** The Contractor shall provide at all times protection from weather and excessive dust that may in any way damage the work, materials, fixtures, equipment, or precast slabs to be placed. Any work or equipment damaged by a failure to provide adequate protection shall be removed and replaced with like work or equipment at the Contractor's expense.

**G006.** Should the scope of work for any reason not be fully indicated on the Contract Documents the Architect should be consulted immediately.

**G008.** The Contractor shall pay for and obtain all permits, and ensure all certificates of inspection and occupancy that are required by the governing jurisdiction. The Owner shall receive a copy of the permit upon issuance.

**G009.** The Contractor shall be responsible for obtaining and distributing all current drawings to all Subcontractors and vendors during the duration of the project. The Contractor shall maintain on site in a convenient location, a complete set of the signed and sealed permit documents, including all the latest revisions, addendums, shop drawings, and supplemental information as may be required for proper execution of the project.

**G00A.** The Contractor shall schedule and coordinate all work with Subcontractors suppliers, vendors and specialty contractors.

**G00B.** The Contractor shall maintain supervision on site whenever work is being performed.

**G00T.** All work done by the Contractor, Subcontractors, Vendors, and specialty contractors shall exercise due care and skill in performing all work in regards to the project. All work shall be done in a neat workmanlike professional manner and in accordance with all applicable codes, regulations and rules.

**G00S.** The job site shall remain free from rubbish and debris. Disposal of all construction debris shall conform to building regulations.

**G00R.** Each contractor shall protect the work of other contractors.

Any conflicts are to be resolved between the contractors involved and any work damaged shall be repaired by the contractor causing the damage. The Architect and the Owner shall be notified of such conflicts.

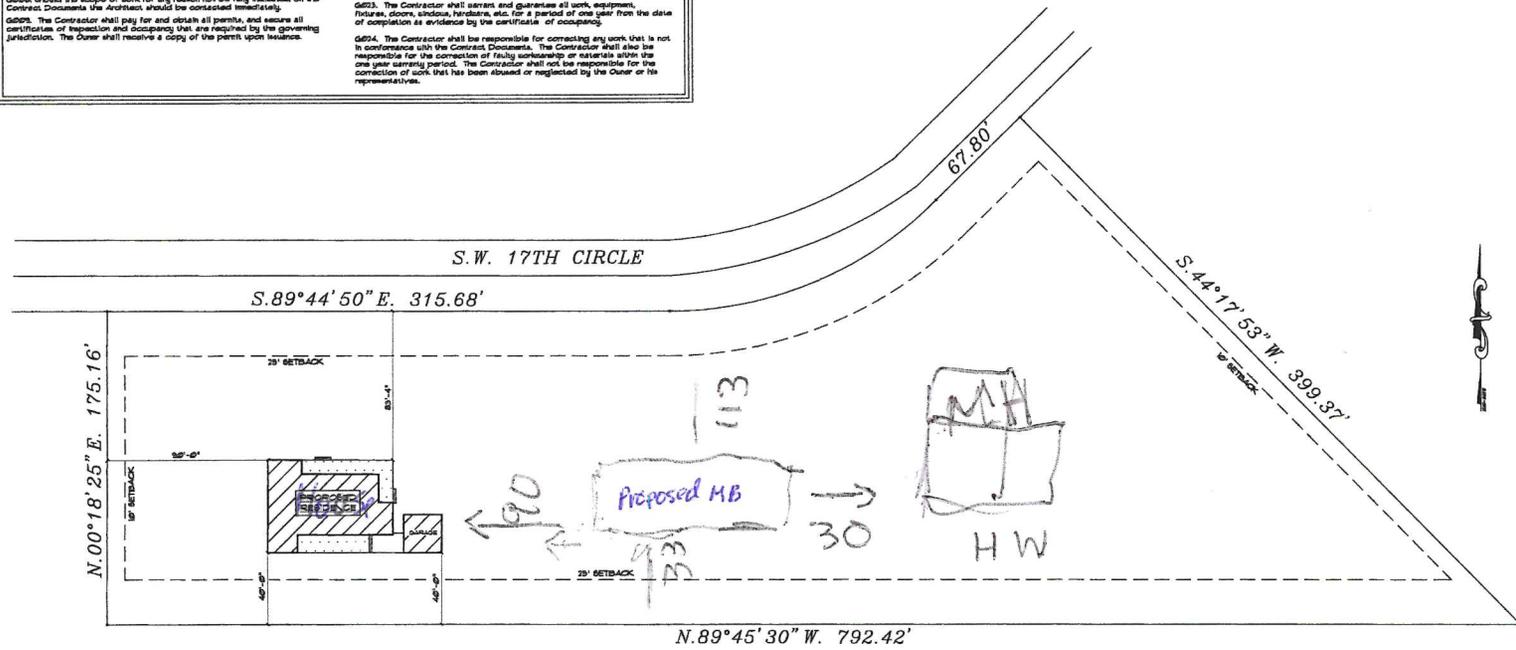
**G00O.** The Contractor shall expedite the delivery of long lead time items to insure delivery conforming to the construction schedule. The Contractor will provide and install all equipment, fixtures, appliances, hardware, etc. unless specifically noted otherwise on the Contract Documents. Manufacturers' installation instructions and specifications shall be strictly adhered to, and are considered a part of the Contract Documents.

**G00P.** Upon completion of the project, issuance of the occupancy certificate and acceptance by the owner, the contractor shall provide the owner with all equipment maintenance and instruction manuals.

**G00Q.** The Contractor shall warrant and guarantee all work, equipment, fixtures, doors, windows, hardware, etc. for a period of one year from the date of completion as evidenced by the certificate of occupancy.

**G00A.** The Contractor shall be responsible for completing any work that is not in accordance with the Contract Documents. The Contractor shall also be responsible for the correction of faulty workmanship or materials within the one year warranty period. The Contractor shall not be responsible for the correction of work that has been abused or neglected by the Owner or its representatives.

DRAWING INDEX	
SITE PLAN / GENERAL NOTES	A-0
FOUNDATION PLAN (stem wall)	A-1
FLOOR PLAN	A-2
FRONT / LEFT ELEVATIONS	A-3
REAR / RIGHT ELEVATIONS	A-4
ROOF FRAMING PLAN	A-5
ELECTRICAL PLAN	E-1



**SITE PLAN**  
SCALE: 1/32" = 1'-0"

THIS DRAWING IS FOR  
"REFERENCE ONLY" PLEASE  
SEE SURVEY & CIVIL DRAWINGS

PAUL D. RIDDLE, P.E.  
P.L. 000000

**W.A. RUPPEL LLC**  
Architectural  
Design Services  
4416 S.E. 4TH PLACE  
SUITE 201  
OCEAROCK, FL 33445  
PHONE - (561) 487-0004  
FAX - (561) 487-0005  
EMAIL - warrupel@rappel.com

**HERNANDEZ RESIDENCE**  
17387 SW 17TH CIR.  
MARION COUNTY, FLORIDA

**Riddle Consulting Engineers, Inc.**  
structural  
civil  
mechanical  
Paul D. Riddle, P.E.  
Senior Engineer  
GCA 00000000  
P.L. 00000000  
P.L. 00000000  
P.L. 00000000  
P.L. 00000000

JOB NUMBER: 2022-051  
DESIGNER: W.A.R.  
DRAWN BY: W.A.R.  
PLAN REVIEW:

SUBMITTALS  
SITE PLAN #3  
7/8/22

REVISIONS:  
A

SITE PLAN

A-0

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# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20565

**Agenda Date:** 9/8/2025

**Agenda No.:** 6.11.

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**SUBJECT:**

**Addition to Rear of House - Waiver Request to Major Site Plan**

**Summercrest PB 010 PG 119 Lot 11**

**Project #2004120038 #33283 Parcel #3664-004-004**

**Carlos Martinez, Inc**

**LDC 2.21.1.A - Applicability - Major Site Plan**

CODE states: A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver for an addition to the current home of just over 600 square feet.

September 2, 2025

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: ADDITION TO REAR OF HOUSE  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
  
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: ADDITION TO REAR OF HOUSE  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
  
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: ADDITION TO REAR OF HOUSE  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
  
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: ADDITION TO REAR OF HOUSE  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 3664-002-011 is located within the City of Belleview Utility Service Territory. The City of Belleview Utilities Department should be notified of the proposed expansion, as it may directly impact the flows of their system. Marion County Utilities has no further comment.  
This parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.
  
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: ADDITION TO REAR OF HOUSE  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.  
The applicant owns a 0.31-acre parcel (PID 3664-002-011) and according to the MCPA, there is approximately 4,736 sf existing impervious area on-site. The applicant is proposing to add 928 sf for an addition. The total existing and proposed impervious area is 5,664 sf. The site will be approximately 864 sf over the allowed 4,800 sf per AR 26174. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA is still active, and must provide a letter of no-objection to the project. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

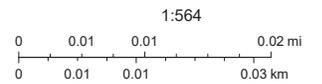


# Marion County Florida - Interactive Map



8/21/2025, 12:22:57 PM

- Marion County
- Parcels
- Streets
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



Marion County Property Appraiser, Marion County BOCC

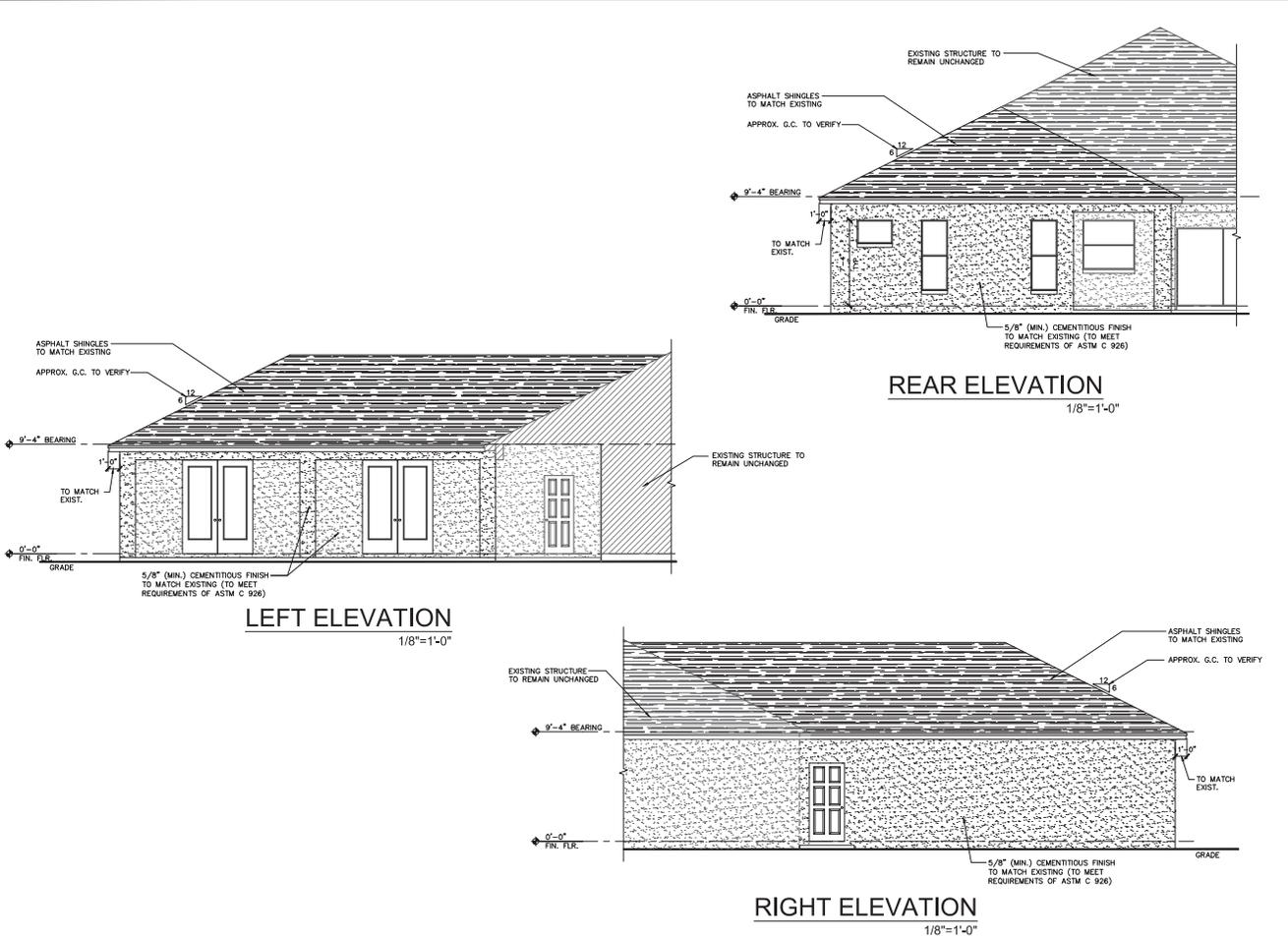
Marion County Board of County Commissioners  
 This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.











REV.	DESCRIPTION	DATE

THE SEALS HEREON ARE TO BE KEPT IN PLACE AND NOT TO BE REMOVED OR ALTERED IN ANY MANNER. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THIS DOCUMENT IS THE PROPERTY OF SCIPIONI ENGINEERING & CONSULTING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCIPIONI ENGINEERING & CONSULTING, INC.

STATE OF FLORIDA  
 PROFESSIONAL ENGINEERING  
 No. 88361  
 CAROL SCIPIONI, P.E.  
 120000258696  
 OVIDO, FL 32765

**SCIPIONI**  
 ENGINEERING & CONSULTING, INC.  
 PHONE: 772-979-5071  
 3550 SE 82nd ST.  
 Ocala, FL 34460

PROJECT: LABORDE RESIDENCE  
 3550 SE 82nd ST.  
 Ocala, FL 34460

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN: JLB  
 CHECKED: JLB  
 JOB: OWNER - LABORDE  
 SCALE: AS NOTED  
 DATE: 03/03/2023

**03**

THIS STRUCTURE IS DESIGNED TO WITHSTAND 135 MPH (144) WINDS PER THE FLORIDA BUILDING CODE RESIDENTIAL, 2023, 6th EDITION (REF. ASCE-7-22) AND IS CERTIFIED AS SUCH.





**FRAMING NOTES:**

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
  - A) ALL CEILING HUNG SOFFITS AND SCOFFS WITH CABINETS AS SHOWN ON PLANS.
  - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSH-1-03 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
9. GC TO VERIFY OVERHANGS, SLOPES, AND OTHER TRUSS GEOMETRY BEFORE TRUSS PURCHASE.

**SHEATHING:**

**ROOFS:**  
 ROOF SHEATHING TO BE 7/16" O.S.B. OR 15/32" (MIN.) PLYWOOD. REFER TO DETAIL 8 SHEET 501 FOR NAILING PATTERN. SHEATHING TO BE PLACED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS (TRUSSES). PROVIDE PLY CLIPS @24" O.C. MAX. AT ALL UNSUPPORTED ROOF SHEATHING JOINTS. 2x4 BLOCKING, w/ (2) 10# NAILS EA. END, SHALL BE USED @ ALL UNSUPPORTED HP AND RIDGE AREAS.

**NAILS:**  
 NAILS USED IN ALL SHEATHING APPLICATIONS SHALL BE MIN. 6d RING-SHANK (MIN. 0.113 SHANK DIA. x 2-3/8" LONG) HAND OR GUN DRIVEN NAILS W/ HEAD SIZE OF 0.28" MIN.

**SIMPSON HARDWARE NOTES:**

1. SEE "INSTRUCTIONS TO THE INSTALLER" IN SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS CURRENT MANUAL & READ ALL PAGES OF GENERAL NOTES.
2. FILL ALL HOLES IN STRAPS, HANGERS, AND CONNECTORS (I.N.O.) TYPICAL, TO OBTAIN MAXIMUM UPLIFT.
3. FOR MISLOCATED EMBEDDED ANCHOR GREATER THAN 1/8" BUT LESS THAN 1-1/2" FROM FACE OF TRUSS / RAFTER, INSTALL WOOD SHIMS AND USE 10dX3" NAILS IN LIEU OF 10dX1-1/2" NAILS (MATCH QTY. OF FASTENERS) OR PROVIDE NEW ANCHOR PER NOTE 4.
4. FOR MISLOCATED EMBEDDED ANCHOR MORE THAN 1-1/2" FROM FACE OF TRUSS / RAFTER, SIMPSON MTS16 MAY BE FASTENED TO BOND BEAM W/ (4) 1/4"x2-1/4" TAPCONS AND (7) 10dX1-1/2" NAILS TO TRUSS. THIS IS GOOD FOR UP TO 875 LBS. OF UPLIFT. (2) MTS16s CAN BE USED FOR UPLIFT TO MAX. 1,750 LBS.

**ROOF VENT CALCULATION**

**FORMULA**  
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 = BLDG. (SQ. IN.)  
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED. SQ. IN. OF VENT REQUIRED / 2 = 50% AT RIDGE & 50% AT EAVES.

**CEILING AREA = 608 SQ. FT.**  
 608 SQ. FT. x 144 = 87552 SQ. IN.  
 87552 / 300 = 291.84 SQ. IN. OF VENT REQUIRED  
 291.84 SQ. IN. / 2 = 145.9 SQ. IN.  
 145.9 SQ. IN. OF VENT AT RIDGE AND  
 145.9 SQ. IN. OF VENT AT EAVES REQUIRED

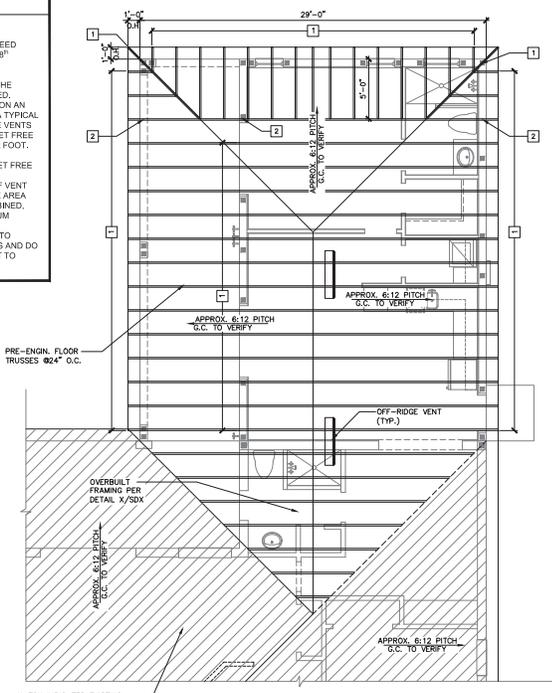
**REQUIRED VENTILATION**  
 IF OFF-RIDGE VENTS ARE CHOSEN, PROVIDE (2) 4'-0" VENTS OR AS REQUIRED BY MANUF. SPECS.  
 IF CONTINUOUS RIDGE VENTS ARE CHOSEN, G.C. TO CALCULATE LINEAR FEET NEEDED BASED ON MANUF. SPECS. (APPROX. 9 LINEAR FEET G.C. TO VERIFY)

- NOTE:**
1. VENTILATION TO MEET OR EXCEED REQUIREMENTS IN FBCR 2023, 8th EDITION.
  2. ROOF VENTS SHOWN ON PLAN REPRESENT AN ESTIMATE OF THE NUMBER REQUIRED VENTS NEEDED. OFF-RIDGE VENTS ARE BASED ON AN AVERAGE NET FREE AREA OF A TYPICAL VENT (104 SQ. IN.) CONT. RIDGE VENTS ARE BASED ON AN AVERAGE NET FREE AREA OF 18 SQ. IN. PER LINEAR FOOT.
  3. ACTUAL QUANTITY MAY VARY DEPENDING ON THE ACTUAL NET FREE AREA PROVIDED BY THE CONTRACTOR-SELECTED ROOF VENT MODEL. THE AGGREGATE FREE AREA OF ALL THE ROOF VENTS COMBINED, MUST MEET THE ABOVE MINIMUM CRITERIA AS CALCULATED.
  4. VENTS SHOWN ON PLANS ARE TO INDICATE POSSIBLE LOCATIONS AND DO NOT REPRESENT ANY ATTEMPT TO DICTATE LOCATIONS OR CALCULATIONS.

**CONNECTOR LEGEND**

- 1 MTS16 w/ (4) 1/4"x2-1/4" TAPCONS TO CMU
- 2 (2) MTS16's w/ (4) 1/4"x2-1/4" TAPCONS PER STRAP TO CMU

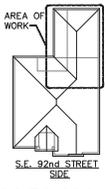
**NOTE:**  
 NAILS, BOLTS, SCREWS AND CONNECTORS FASTENED IN PT. OR FIRE-RETARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.



**ROOF FRAMING PLAN**

1/8"=1'-0"

**NOTE:**  
 THESE PLANS ARE NOT TO BE USED FOR TRUSS FABRICATION. CONTRACTOR TO FIELD VERIFY TRUSS SPANS, OVERHANGS, HEEL HEIGHTS, SLOPES AND OTHER TRUSS GEOMETRY PRIOR TO TRUSS PURCHASE/ FABRICATION. SCIPIONI ENGINEERING & CONSULTING, LLC IS NOT RESPONSIBLE FOR TRUSS GEOMETRY AND/OR MEASUREMENT ERRORS



**KEY PLAN**

**PRODUCT APPROVAL CHART**

SIMPSON CONNECTOR	FLORIDA PRODUCT APPROVAL #
H1A	FL10446.7, 10456.3
H1	
H10-2	
H2.5A	
H3	FL10456.3
H4	
H5 (ALL)	FL10456.8
H5 (ALL)	FL10456.7
H5 (ALL)	FL10456.8
SSP	FL10446.2
ASA (ALL)	FL10660.2
HG10	FL10446.8
LTT19	FL11496.7
LSTA (ALL)	FL10852.6, FL13872.5, FL13872.6, FL13872.9
LSU (ALL)	FL10441.5
MTSM16	FL11473.12
HGAM10	FL11473.5
LUS (ALL)	FL10855.30, FL10855.31, FL10855.32
NUS (ALL)	FL10851.26, FL10855.25, FL10855.26

THIS STRUCTURE IS DESIGNED TO WITHSTAND 135 MPH (14) WINDS PER THE FLORIDA BUILDING CODE RESIDENTIAL, 2023, 8th EDITION (REF. ASCE-7-22) AND IS CERTIFIED AS SUCH.

REV.	DESCRIPTION	DATE

THESE PLANS ARE NOT TO BE USED FOR TRUSS FABRICATION. CONTRACTOR TO FIELD VERIFY TRUSS SPANS, OVERHANGS, HEEL HEIGHTS, SLOPES AND OTHER TRUSS GEOMETRY PRIOR TO TRUSS PURCHASE/ FABRICATION. SCIPIONI ENGINEERING & CONSULTING, LLC IS NOT RESPONSIBLE FOR TRUSS GEOMETRY AND/OR MEASUREMENT ERRORS.

STATE OF FLORIDA  
 PROFESSIONAL ENGINEERING  
 No. 88861  
 SCIPIONI ENGINEERING & CONSULTING, LLC  
 10000 W. UNIVERSITY BLVD., SUITE 200  
 OLVEDO, FL 32765

**SHEET TITLE**  
 ROOF FRAMING PLAN

PROJECT  
 LABORDE RESIDENCE  
 5550 SE 92nd ST.  
 OCALA, FL 34460

DESIGNED BY  
 CHECKED BY  
 DATE

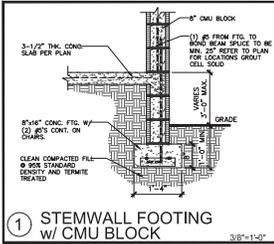
OWNER: LABORDE  
 PHONE: 772-979-5071  
 L20000258696  
 OLVEDO, FL 32765

**SCIPIONI**  
 ENGINEERING & CONSULTING, LLC

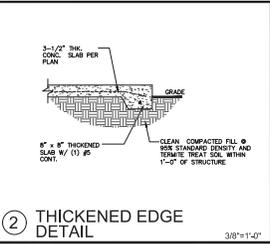
DATE: 03/05/2025

**S2**

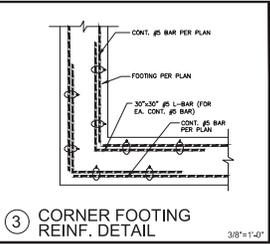




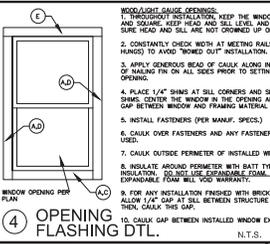
1 STEMWALL FOOTING w/ CMU BLOCK 3/8\"/>



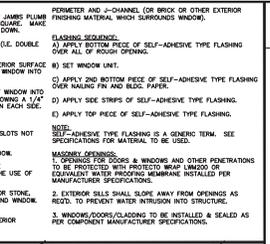
2 THICKENED EDGE DETAIL 3/8\"/>



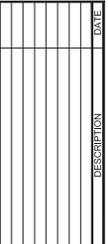
3 CORNER FOOTING REINF. DETAIL 3/8\"/>



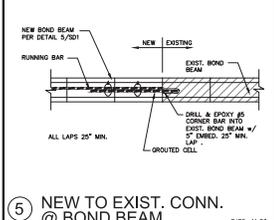
4 OPENING FLASHING DTL. N.T.S.



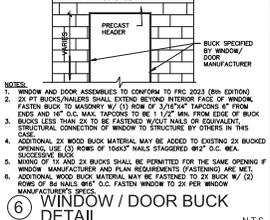
5 NEW TO EXIST. CONN. @ BOND BEAM 3/8\"/>



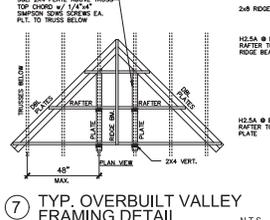
6 WINDOW / DOOR BUCK DETAIL N.T.S.



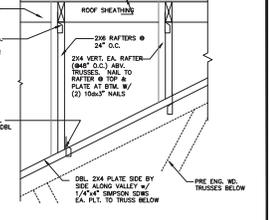
7 TYP. OVERBUILT VALLEY FRAMING DETAIL N.T.S.



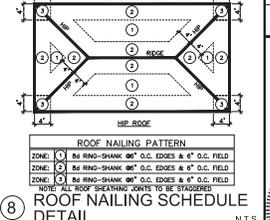
8 ROOF NAILING SCHEDULE DETAIL N.T.S.



9 TYP. CORNER REINF. @ BOND BEAM 3/8\"/>



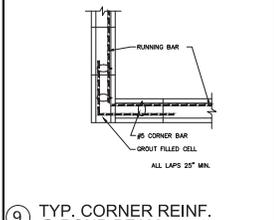
10 WALL TO WALL DETAIL 1/4\"/>



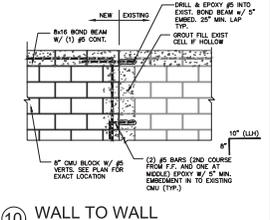
11 BOND BEAM DETAIL 3/8\"/>



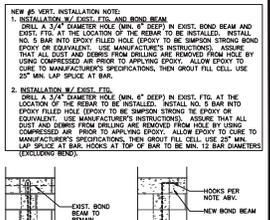
12 INT. NON-LOAD WALL FRAMING DETAIL 3/8\"/>



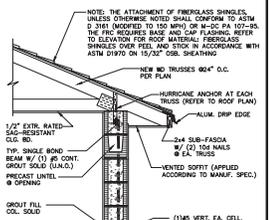
13 NEW VERT. REINFOR. DETAIL 1/4\"/>



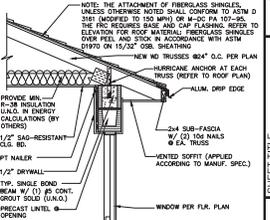
14 COLUMN SECTION @ EXIST. CMU COL. 3/8\"/>



15 WALL SECTION @ EXIST. CMU WALL 3/8\"/>



16 ROOF NAILING PATTERN N.T.S.



17 COLUMN SECTION @ EXIST. CMU COL. 3/8\"/>



18 WALL SECTION @ EXIST. CMU WALL 3/8\"/>

THIS STRUCTURE IS DESIGNED TO WITHSTAND 135 MPH (V-WINDS) PER THE FLORIDA BUILDING CODE RESIDENTIAL, 2023, 6th EDITION (REF. ASCE-7-22) AND IS CERTIFIED AS SUCH.

WINDLOADING SCHEME (SEE 1609):  
 1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD AND SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CRIMMED UP OR DOWN.  
 2. CONSTANTLY CHECK WORK AT METTING RAILS (I.E. DOUBLE HANGING) TO AVOID "TWOED OUT" INSTALLATION.  
 3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF HANGING PIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.  
 4. PLACE 1/4\"/>

FLASHING SEQUENCE:  
 (A) APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.  
 (B) SET WINDOW UNIT.  
 (C) APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER HANGING PIN AND BEAD PAPER.  
 (D) APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.  
 (E) APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.  
 NOTE: SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

WINDOW OPERATIONS:  
 1. OPERATE FOR DOORS & WINDOWS AND OTHER PENETRATIONS TO BE PROTECTED WITH PROTECTIVE WRAP UNLESS AN EQUIVALENT WATER PROOFING MEMBRANE INSTALLED PER MANUFACTURER SPECIFICATIONS.  
 2. EXTERIOR SILLS SHALL SLOPE AWAY FROM OPENINGS AS NECESSARY TO PREVENT WATER INTRUSION INTO STRUCTURE.  
 3. WINDOWS/DOORS/FLASHING TO BE INSTALLED & SEALED AS PER COMPONENT MANUFACTURER SPECIFICATIONS.

ROOF NAILING PATTERN:  
 ZONE 1: 8x RING-SHANK 80\"/>

SCIPIONI ENGINEERING & CONSULTING  
 5550 SW 52nd ST.  
 Ocala, FL 34460  
 PHONE: 772-279-5071  
 FAX: 772-279-5072  
 WWW.SCIPIONI.COM

PROJECT: LABORDE RESIDENCE  
 5550 SW 52nd ST.  
 Ocala, FL 34460  
 SHEET TITLE: DETAILS  
 SHEET NO.: SD1  
 DATE: 03/26/2025  
 PREPARED: [Name]  
 CHECKED: [Name]  
 OWNER: LABORDE  
 ARCHITECT: [Name]  
 DATE: 03/26/2025





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20485

**Agenda Date:** 9/8/2025

**Agenda No.:** 8.1.

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**SUBJECT:**

**Staffing of the Thursday DRC Staff Meetings**  
**Michael Savage, Chairman**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-20486

**Agenda Date:** 9/8/2025

**Agenda No.:** 8.2.

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**SUBJECT:**

**Revision to the 2025 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines**

The revised schedules include cancelling the DRC meeting for Monday, 11/10/25 and removing the deadline of 11/4/25 for DRC Staff meeting requests to be placed before DRC on 11/10/25.

This change is due to Veterans Day being Tuesday, 11/11/25, with County offices being closed. In addition, the County anticipates migrating to the new EPL (Enterprise Permitting and Licensing) System starting Friday, 11/7/25. It is estimated the migration will take five days and during this period systems will be offline. Staff will be unable to process any permits or plans or post payments to records. It is estimated systems will be back up on Wednesday, 11/12/25.

Requesting formal approval of the revised schedules.

## 2025 Development Review Committee (DRC) Meeting Schedule and Deadlines

DRC Meetings Mondays at 9:00 am	Meeting Request Deadline Tuesdays at 5:00 pm	Waiver Submittal Deadline Tuesdays at 5:00 pm
January 6, 2025	December 31, 2024	December 17, 2024
January 13, 2025	January 7, 2025	December 24, 2024
January 20, 2025	n/a	n/a
January 27, 2025	January 21, 2025	January 7, 2025
February 3, 2025	January 28, 2025	January 14, 2025
February 10, 2025	February 4, 2025	January 21, 2025
February 17, 2025	February 11, 2025	January 28, 2025
February 24, 2025	February 18, 2025	February 4, 2025
March 3, 2025	February 25, 2025	February 11, 2025
March 10, 2025	March 4, 2025	February 18, 2025
March 17, 2025	March 11, 2025	February 25, 2025
March 24, 2025	March 18, 2025	March 4, 2025
March 31, 2025	March 25, 2025	March 11, 2025
April 7, 2025	April 1, 2025	March 18, 2025
April 14, 2025	April 8, 2025	March 25, 2025
April 21, 2025	April 15, 2025	April 1, 2025
April 28, 2025	April 22, 2025	April 8, 2025
May 5, 2025	April 29, 2025	April 15, 2025
May 12, 2025	May 6, 2025	April 22, 2025
May 19, 2025	May 13, 2025	April 29, 2025
May 26, 2025	n/a	n/a
June 2, 2025	May 27, 2025	May 13, 2025
June 9, 2025	June 3, 2025	May 20, 2025
June 16, 2025	June 10, 2025	May 27, 2025
June 23, 2025	June 17, 2025	June 3, 2025
June 30, 2025	June 24, 2025	June 10, 2025
July 7, 2025	July 1, 2025	June 17, 2025
July 14, 2025	July 8, 2025	June 24, 2025
July 21, 2025	July 15, 2025	July 1, 2025
July 28, 2025	July 22, 2025	July 8, 2025
August 4, 2025	July 29, 2025	July 15, 2025
August 11, 2025	August 5, 2025	July 22, 2025
August 18, 2025	August 12, 2025	July 29, 2025
August 25, 2025	August 19, 2025	August 5, 2025
September 1, 2025	n/a	n/a
September 8, 2025	September 2, 2025	August 19, 2025
September 15, 2025	September 9, 2025	August 26, 2025
September 22, 2025	September 16, 2025	September 2, 2025
September 29, 2025	September 23, 2025	September 9, 2025
October 6, 2025	September 30, 2025	September 16, 2025
October 13, 2025	October 7, 2025	September 23, 2025
October 20, 2025	October 14, 2025	September 30, 2025
October 27, 2025	October 21, 2025	October 7, 2025
November 3, 2025	October 28, 2025	October 14, 2025
November 10, 2025	n/a	n/a
November 17, 2025	November 11, 2025	October 28, 2025
November 24, 2025	November 18, 2025	November 4, 2025
December 1, 2025	n/a	n/a
December 8, 2025	December 2, 2025	November 18, 2025
December 15, 2025	December 9, 2025	November 25, 2025
December 22, 2025	December 16, 2025	December 2, 2025
December 29, 2025	n/a	n/a

*Red indicates no meeting*

DRC Approval 11/25/24

Revised DRC approval 1/27/25  
Previous revision approved 12/9/24

## 2025 Development Review Staff Meeting Schedule and Deadlines

Development Review Staff Meetings Thursdays at 9:00 am	Meeting Request Deadline Tuesdays at 5:00 pm
January 9, 2025	January 7, 2025
January 16, 2025	January 14, 2025
January 23, 2025	January 21, 2025
January 30, 2025	January 28, 2025
February 6, 2025	February 4, 2025
February 13, 2025	February 11, 2025
February 20, 2025	February 18, 2025
February 27, 2025	February 25, 2025
March 6, 2025	March 4, 2025
March 13, 2025	March 11, 2025
March 20, 2025	March 18, 2025
March 27, 2025	March 25, 2025
April 3, 2025	April 1, 2025
April 10, 2025	n/a
April 17, 2025	April 15, 2025
April 24, 2025	April 22, 2025
May 1, 2025	April 29, 2025
May 8, 2025	May 6, 2025
May 15, 2025	May 13, 2025
May 22, 2025	May 20, 2025
May 29, 2025	May 27, 2025
June 5, 2025	June 3, 2025
June 12, 2025	June 10, 2025
June 19, 2025	June 17, 2025
June 26, 2025	June 24, 2025
July 3, 2025	July 1, 2025
July 10, 2025	July 8, 2025
July 17, 2025	July 15, 2025
July 24, 2025	July 22, 2025
July 31, 2025	July 29, 2025
August 7, 2025	August 5, 2025
August 14, 2025	August 12, 2025
August 21, 2025	August 19, 2025
August 28, 2025	August 26, 2025
September 4, 2025	September 2, 2025
September 11, 2025	September 9, 2025
September 18, 2025	September 16, 2025
September 25, 2025	September 23, 2025
October 2, 2025	September 30, 2025
October 9, 2025	October 7, 2025
October 16, 2025	October 14, 2025
October 23, 2025	October 21, 2025
October 30, 2025	October 28, 2025
November 6, 2025	n/a
November 13, 2025	November 11, 2025
November 20, 2025	November 18, 2025
November 27, 2025	n/a
December 4, 2025	December 2, 2025
December 11, 2025	December 9, 2025
December 18, 2025	December 16, 2025
December 25, 2025	n/a