

August 19, 2025

PROJECT NAME: WHISPER WOODS - REVISION TO AR# 28900

PROJECT NUMBER: 2007060044

APPLICATION: IMPROVEMENT PLAN #32302

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: Appropriate drainage easements/ROW shall be included on the final plat.
- 2 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 included on the final plat.
- 3 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.
- 4 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.
- 5 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.
- 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: 1/6/25-add waivers if requested in future
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments



STATUS OF REVIEW: INFO

REMARKS: Sheet 501 - Strike comment #2 as its a City of Ocala comment.

10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/ Central Water

11 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]."



12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.C - Pavement marking

STATUS OF REVIEW: NO

REMARKS: 7/10/25 - It is understood the first version of this revision proposal included parking in the curve next to the playground area. Unfortunately, while this should have been rejected earlier, removal of the parking in the curve is required for approval - please adjust accordingly. 'Apologies for the inconvenience!

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 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: 7/29/2025 Parcel Number(s): 9007-0000-12 Permit Number: AR#32302

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

Project Name: Whisper Woods - Revision to AR#28900 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): Millrose Properties Florida, LLC  
Signature: \_\_\_\_\_  
Mailing Address: 5505 Waterford District DR FL 5 City: Miami  
State: FL Zip Code: 33126 Phone #: \_\_\_\_\_  
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): Tillman & Associates Engineering, LLC Contact Name: Tim Brooker, 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): 2.18.4C - Commence Construction Prior to Improvement Plan Approval  
Reason/Justification for Request (be specific): Waiver request to commence construction prior to improvement plan approval at the developer's risk. SJRWMD ERP has been approved.

### DEVELOPMENT REVIEW USE:

Received By: emailed 8/13/25 Date Processed: 8/19/25 Project # 2007060044 AR # 32302

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): \_\_\_\_\_



PERMITS:

1. MARION COUNTY IMPROVEMENT PLAN
2. SJRWLD - S.R.P. - PENDING
3. FDEP - POTABLE WATER
4. FDEP - SANITARY SEWER
5. FDEP - NPDES (By Order)

UTILITY COMPANIES:

WATER/SEWER	MARION COUNTY UTILITIES	352-307-6000
ELECTRIC	DUCHE ENERGY	800-426-3900
CABLE/PHONE/INTERNET	CENTURYLINK	800-599-1444
CABLE/PHONE/INTERNET	COMCAST CABLE	800-738-6000

REQUESTED WAIVERS:

LDC 4.1.1.8 (SUBDIVISION ROADS AND RELATED INFRASTRUCTURE) - REQUEST WAIVER TO REDUCE DESIGN SPEED TO A MINIMUM OF 10 MPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD. REAFFIRMED 02/17/25

LDC 4.1.1.8 (GEO-TECHNICAL CRITERIA) - REQUEST WAIVER TO WAIVE THE REQUIRED TWO (2) PERMEABILITY TESTS FOR DR-3 AS SOIL STRATA IS CONSISTENT THROUGHOUT THE PROJECT. REAFFIRMED 02/17/25

LDC 4.1.1.14 (TYPES OF STORMWATER MANAGEMENT FACILITIES) - REQUEST WAIVER TO REDUCE BERM WIDTH FROM 12' TO 5' AROUND PRIVATELY OWNED AND MAINTAINED DR-3. REAFFIRMED 02/17/25

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANELS 12002809E, EFFECTIVE AUGUST 26, 2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" - AN AREA OF ANNUAL FLOODING.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
3. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS PRIMARY PROTECTION ZONE.
4. RIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
5. VERTICAL INFORMATION IS BASED ON NATIONAL GEODETIC SURVEY DESIGNATED "TGLPS 31 AZ MK" ELEVATION 71.09 NAVD 1988
6. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT Q 427 ELEVATION 71.22 (NAVD 1988)
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A REFERRED 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.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. 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.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. DESIGN SPEED = 10 M.P.H. TO BE POSTED AT 25 M.P.H.

BASIS OF BEARING:

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 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.

BENCHMARKS:

TEMPORARY BENCHMARK (#00) (SDC: 5/8 LB 807) ELEVATION=404.77 (NAVD 1988)  
N 174°40' 25" E 0.46271' 420'

TEMPORARY BENCHMARK (#01) (SDC: 5/8 LB 807) ELEVATION=408.95'  
N 71°02' 00" E 0.66607' 750'

LEGAL DESCRIPTION:

(PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1484 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)  
TRACT 1, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE(S) 94, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

OWNER / DEVELOPER:  
MILLROSE PROPERTIES FLORIDA, LLC  
NICK CROWE  
5505 WATERFORD DISTRICT DR.  
MIAMI, FL 33126  
PHONE: (813) 574-5720

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

SURVEYOR:  
JCH CONSULTING GROUP, INC.  
CHRIS HOWSON  
426 SW 15TH STREET  
OCALA, FL 34471  
PH: (352) 405-1482

OWNER'S SIGNATURE

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

NICK CROWE  
MILLROSE PROPERTIES FLORIDA, LLC

VICINITY MAP

SCALE 1" = 200'

ENGINEER'S 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. 7629  
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 STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON  
P.S.M. C.E.M. - NO. 655  
JCH CONSULTING GROUP, INC.

# IMPROVEMENT PLANS WHISPER WOODS

SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA



Know what's below.  
Call before you dig.



IMPROVEMENT PLAN  
MARION COUNTY PROJECT NO. TBD  
MARION COUNTY APPLICATION NO. TBD  
DATE APPROVED: TBD

Marion County Approval Stamp

**Tillman & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

DATE: 6/9/25  
DRAWN BY: AS  
CHKD. BY: TB  
JOB NO. 24-9164

SHT. 01.01

COVER SHEET

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF **MARION COUNTY** AND FDOT.

12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF ALL STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCLOSED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BE THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR - ALL UTILITY SHOP DRAWINGS AND MANUFACTURERS CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MANNION COUNTY PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC SECTION 614.8 AND RETURNED IN NAD+ W FORMAT NO LATER THAN EASTING DATE FOR THE PROJECT. ANY DELAYED RETURN AFTER THE DEADLINE WILL BE PENALIZED.
14. MOBIL PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON AND AROUND EXISTING MAJOR INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED RO 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.

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.

14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FOOT INDEX 280.
15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
17. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEGMENT. IF SEGMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY LDC STANDARD

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1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY LDC STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.

13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 8" AND SHALL INCLUDE AN AUXILIARY VALVE.
15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE MARION COUNTY LDC STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY MARION COUNTY.

- ## REUSE NOTES
1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY **MARION COUNTY** SHALL BE A SOLID PURPLE COLOR.
  2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 15 FOR PIPE SIZES 4" - 12" pipes 14" & LARGER SHALL BE AWWA C-900, DR 15. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO ENSURE

3. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
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.

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

- |  |                  |
|--|------------------|
|  |                  |
|  | PPI              |
|  | CONCRETE *       |
|  | RC               |
|  | CORRUGATED STEEL |
|  | 15" - 12" RC     |
|  | 75" x 150" RC    |
|  | CORRUGATED ALUM. |
|  | 15" - 12" RC     |
|  | 75" - 150" RC    |
|  | 150              |
|  | CORRUGATED POLY. |
|  |                  |
|  | POLYVINYL CHLOR. |

[illegible]

- 



FLEXIBLE PAVEMENT OR RIGID

- 



12"-24" ROUND	15" [12"]
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- VALUES SHOWN IN PARENTHESES ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.  
VALUES SHOWN IN BRACKETS [ ] APPLY TO TYPE I-R (SPIRAL RID) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.

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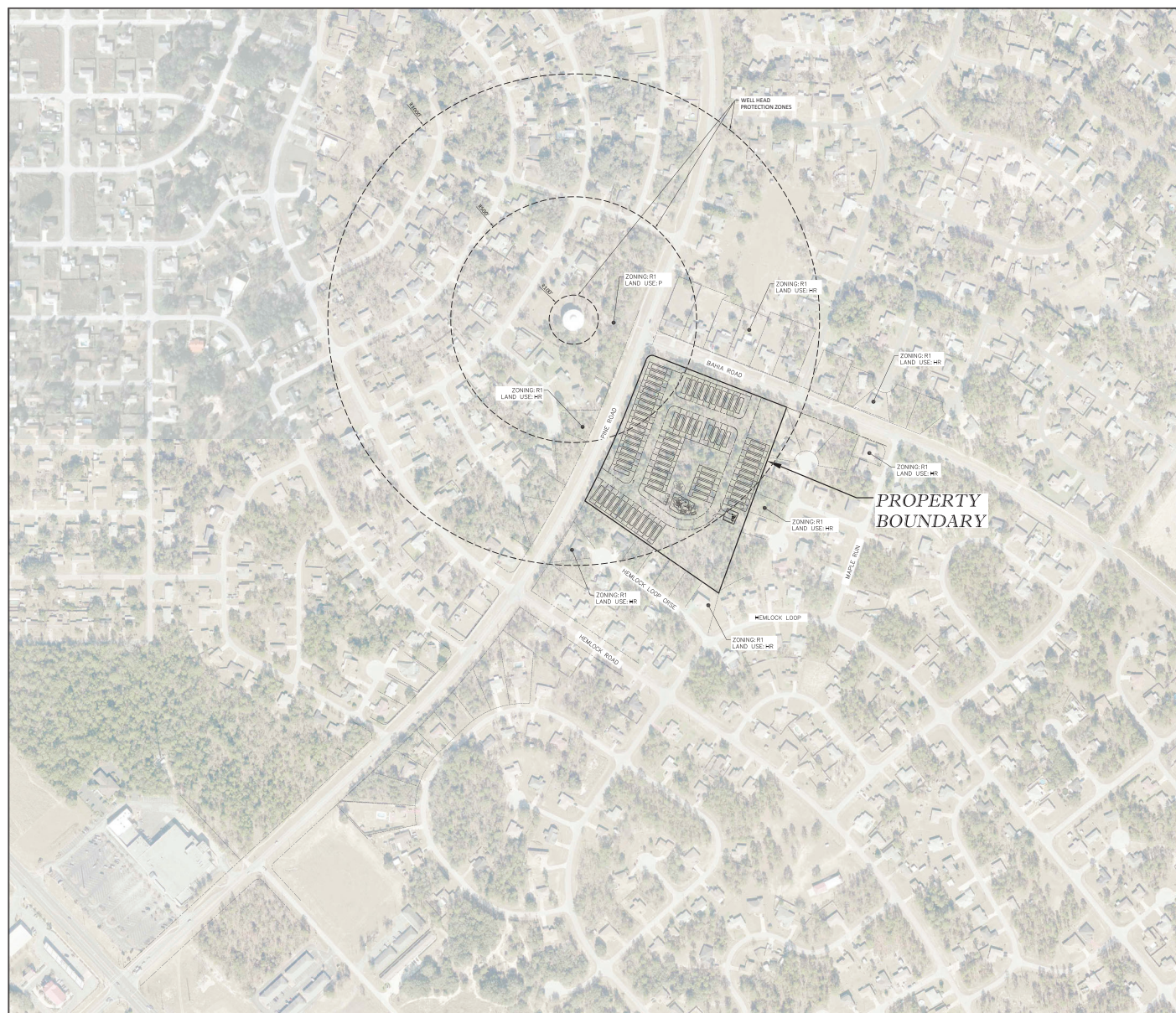
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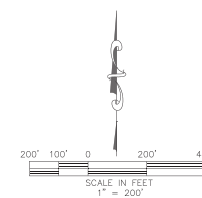
ONLY BRIDGE





AERIAL  
1" = 200'

Marion County Approval Stamp



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

REVISIONS

DATE \_\_\_\_\_

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

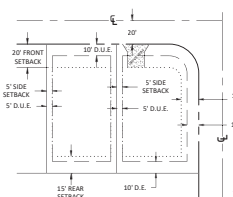
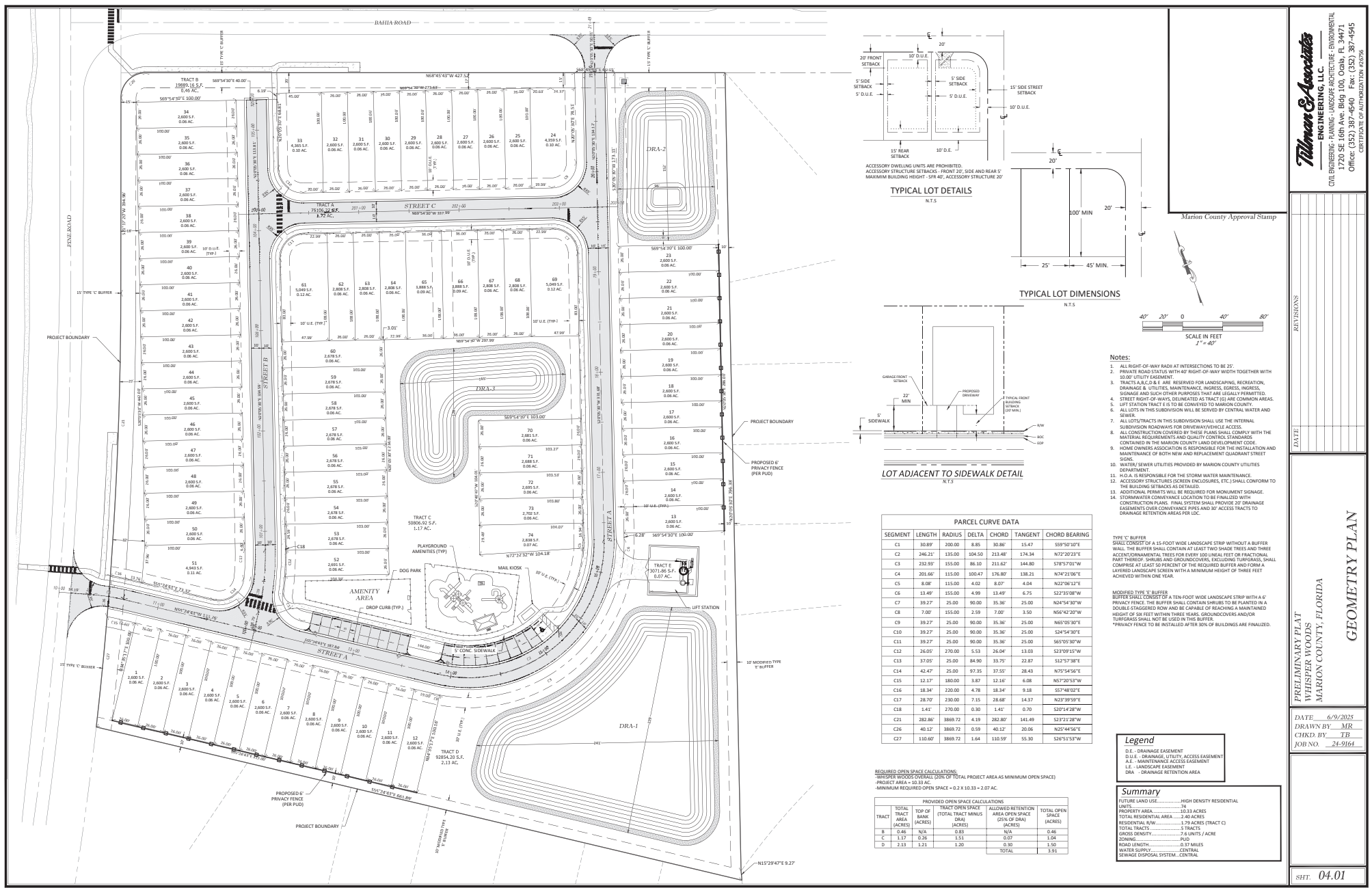
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DATE 6/9/25  
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JOB NO. 24-9164

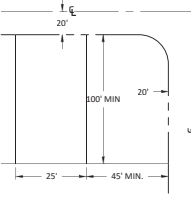
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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

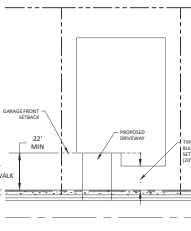




TYPICAL LOT DETAILS  
N.T.S.



TYPICAL LOT DIMENSIONS  
N.T.S.



LOT ADJACENT TO SIDEWALK DETAIL  
N.T.S.

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	30.89	200.00	8.85	30.88	15.47
C2	246.21	135.00	104.50	213.47	174.34
C3	232.91	155.00	86.10	211.62	144.80
C4	201.46	115.00	100.47	176.80	138.21
C5	8.08	155.00	4.02	8.07	4.04
C6	13.49	155.00	4.99	13.49	6.75
C7	39.27	25.00	90.00	35.36	25.00
C8	7.07	155.00	2.59	7.00	3.50
C9	39.27	25.00	90.00	35.36	25.00
C10	39.27	25.00	90.00	35.36	25.00
C11	39.27	25.00	90.00	35.36	25.00
C12	26.00	270.00	5.53	26.04	13.03
C13	37.05	25.00	90.00	33.77	22.87
C14	42.47	25.00	97.35	37.55	28.43
C15	12.17	180.00	3.87	12.16	6.08
C16	18.34	220.00	4.78	18.34	9.18
C17	28.70	230.00	7.15	28.68	14.37
C18	1.41	270.00	0.30	1.41	0.70
C19	282.86	3869.72	4.19	282.80	141.49
C20	40.12	3869.72	0.59	40.12	20.06
C21	110.67	3869.72	1.64	110.59	55.30

REQUIRED OPEN SPACE CALCULATIONS:  
WHISPER WOODS TOTAL LOT OF TOTAL PROJECT AREA AS MINIMUM OPEN SPACE  
PROJECT AREA = 10.33 AC.  
MINIMUM REQUIRED OPEN SPACE = 0.2 X 10.33 = 2.07 AC.

PROVIDED OPEN SPACE CALCULATIONS					
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (ACRES)	ALLOWED RETENTION AREA (5% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
A	0.46	N/A	0.03	N/A	0.46
B	1.17	0.36	1.51	0.07	1.04
C	1.13	1.21	1.20	0.00	1.20
D	1.13	1.21	1.20	0.00	1.20
E	1.13	1.21	1.20	0.00	1.20
TOTAL					3.91

- Notes:
1. ALL RIGHT-OF-WAY ROAD AT INTERSECTIONS TO BE 20'.
  2. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' UTILITY EASEMENT.
  3. TRACTS A, B, C, D & E ARE RESERVED FOR LANDSCAPING, RECREATION, MAINTENANCE & UTILITIES. MAINTENANCE, MOWING, IRRIGATION, WEEDS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
  4. STREET RIGHT-OF-WAY, DEDICATED AS TRACTS A, B, C, D & E ARE COMMON AREAS.
  5. LIFT STATION TRACT E IS TO BE CONVEYED TO MARION COUNTY.
  6. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
  7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADS FOR DRIVEWAY/VEHICLE ACCESS.
  8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE INTERNAL REQUIREMENTS AND QUALITY CONTROL STANDARDS.
  9. CONFINED TO THE MARION COUNTY LAND DEVELOPMENT CODE.
  10. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
  11. WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
  12. W.A.S. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
  13. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILLED.
  14. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
  15. STORMWATER CONVEYANCE LOCATION TO BE FINALIZED WITH CONSTRUCTION PLANS. FINAL SYSTEM SHALL PROVIDE 20' DRAINAGE DRAINAGE RETENTION AREAS PER LOC.

TYPE 'C' BUFFER  
SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 500 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPOSE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

MODIFIED TYPE 'C' BUFFER  
BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN SHRUBS TO BE PLANTED IN A DOUBLE STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

PRIVACY FENCE TO BE INSTALLED AFTER SOIL OF BUILDINGS ARE FINALIZED.

Legend  
D.E. = DRAINAGE EASEMENT  
D.U.E. = DRAINAGE UTILITY ACCESS EASEMENT  
A.E. = MAINTENANCE ACCESS EASEMENT  
L.E. = LANDSCAPE EASEMENT  
DRA = DRAINAGE RETENTION AREA

Summary  
FUTURE LAND USE.....HIGH DENSITY RESIDENTIAL  
UNITS.....78  
PROPERTY AREA.....10.33 ACRES  
TOTAL RESIDENTIAL AREA.....2.40 ACRES  
RESIDENTIAL R.W.....1.78 ACRES (TRACT C)  
TOTAL TRACTS.....5 TRACTS  
GROSS DENSITY.....7.6 UNITS / ACRE  
ZONING.....PUD  
ROAD LENGTH.....0.37 MILES  
WATER SUPPLY.....CENTRAL  
SEWAGE DISPOSAL SYSTEM.....CENTRAL

**Tillman & Associates**  
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1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4640 Fax: (352) 387-4945  
CERTIFICATE OF AUTHORIZATION #2296

REVISIONS

NO.	DATE	DESCRIPTION
1	6/9/2025	PRELIMINARY PLAT
2	6/9/2025	WHISPER WOODS
3	6/9/2025	MARION COUNTY, FLORIDA

DATE: 6/9/2025  
DRAWN BY: MB  
CHKD BY: TB  
JOB NO. 24-9164

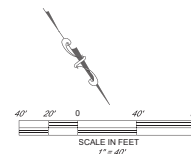
GEOMETRY PLAN

SHT. 04.01

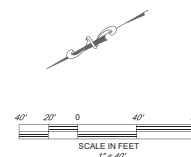








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Office: (352) 387-4540 Fax: (352) 387-4545

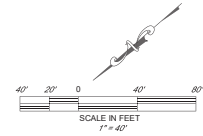
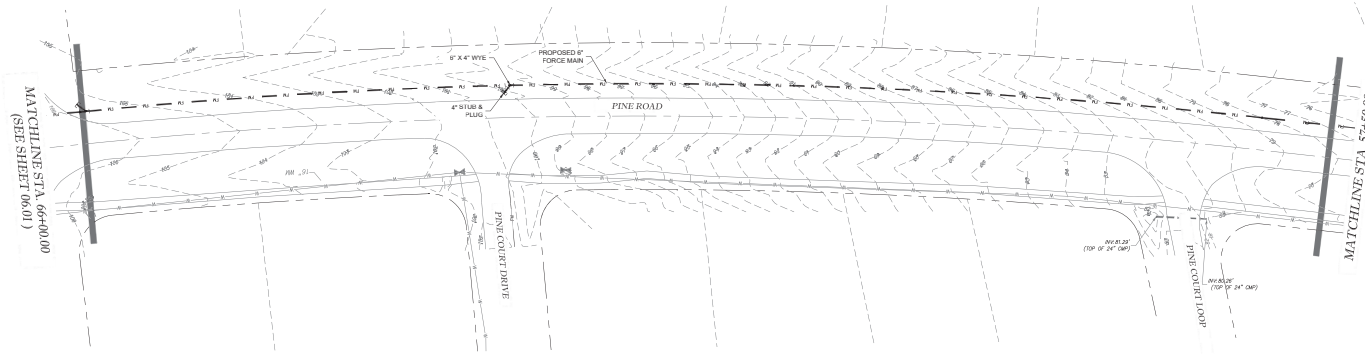
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IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

DATE 6/9/25  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 24-9164

SHT. 06.01

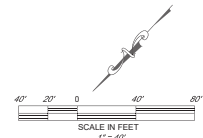
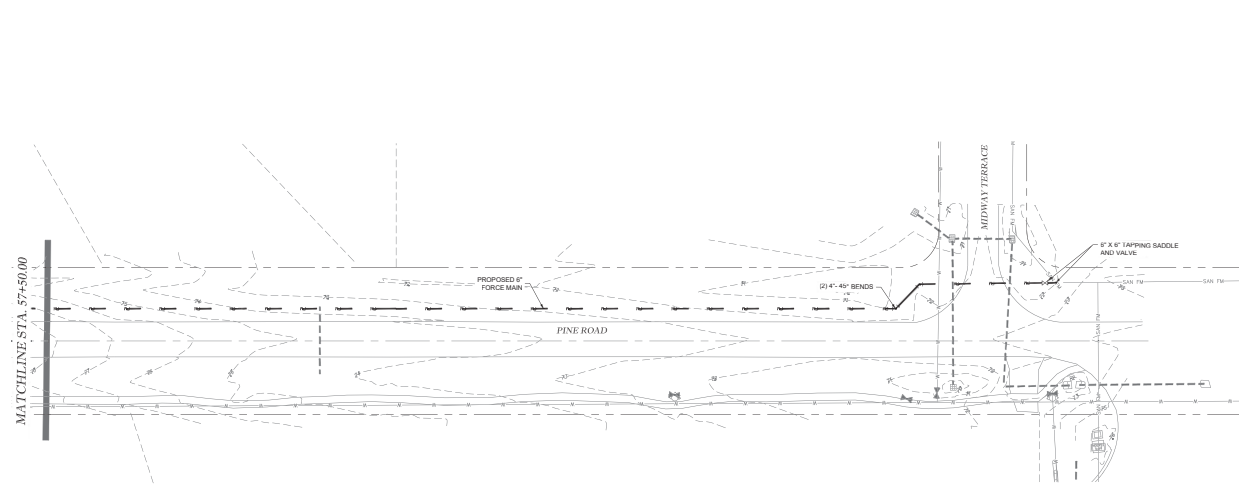




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Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS



IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA  
**OFFSITE UTILITY PLAN**

DATE: 2/7/25  
DRAWN BY: AS  
CHKD BY: TR  
JOB NO. 24-9164

SHT. 06.02

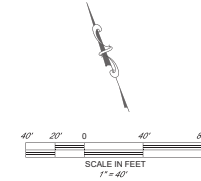


BASIN-3A  
0.86 AC.

BASIN-2  
2.62 AC.

BASIN-3  
0.91 AC.

BASIN-1  
5.80 AC.



GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SWALE BOTTOM
- PROPOSED STRUCTURE ID
- DROP CURB INLET

Marion County Approval Stamp

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REVISIONS

DATE

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

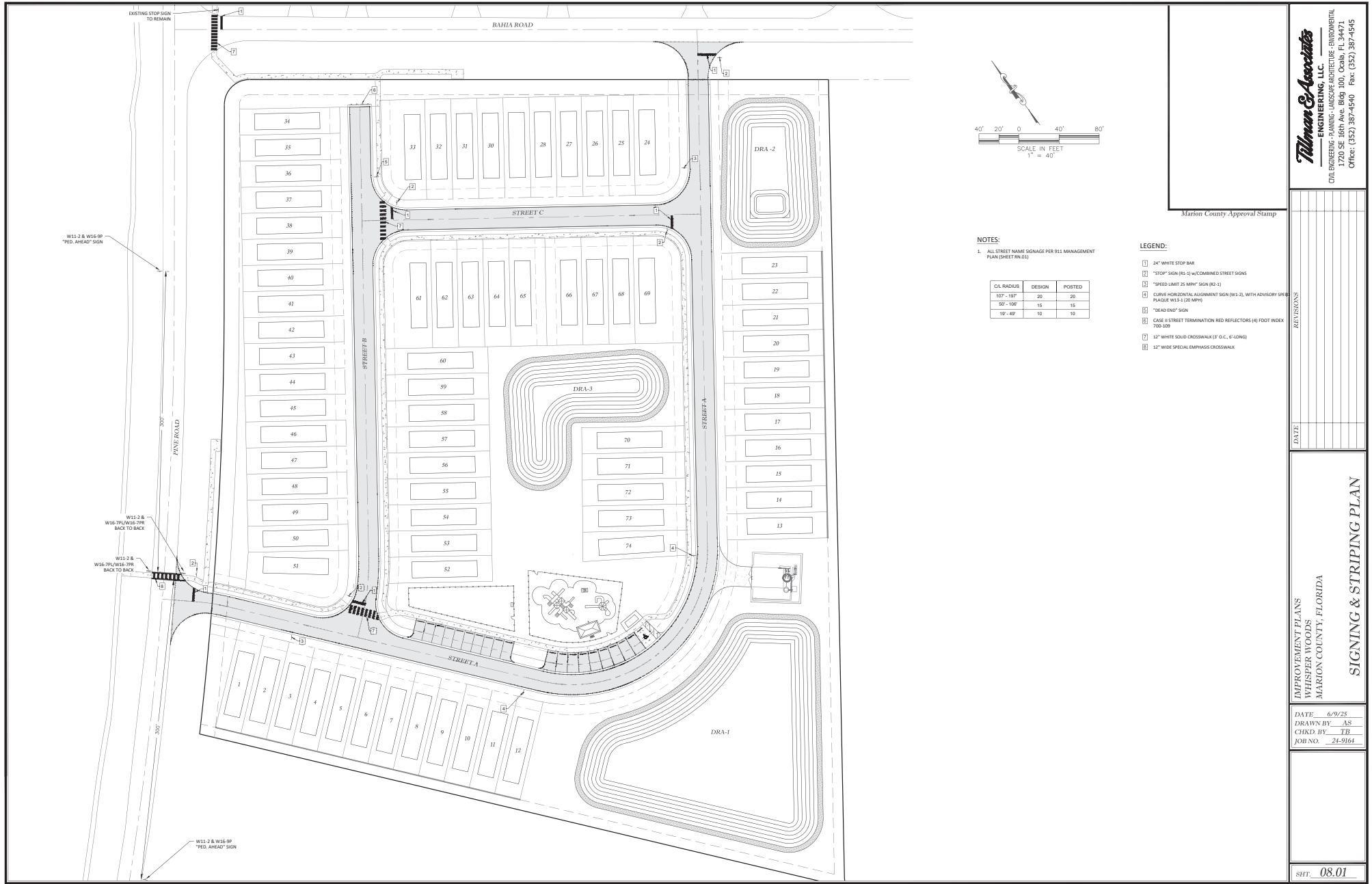
MASTER DRAINAGE PLAN

DATE: 6/9/25  
DRAWN BY: AS  
CHKD BY: TR  
JOB NO. 24-9164

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



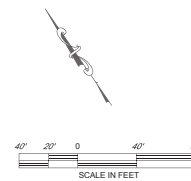










NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER









LEGEND	
	FIRE HYDRANT ASSEMBLY
	DROP CURB INLET
	SINGLE SANITARY SERVICE
	SINGLE WATER SERVICE
	DOUBLE SANITARY SERVICE
	DOUBLE WATER SERVICE
	BLOWOFF ASSEMBLY
	AIR RELEASE VALVE (ARV)

Marion County Approval Stamp

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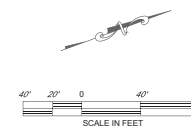
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IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA









DATE 6/9/25  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 24-9164

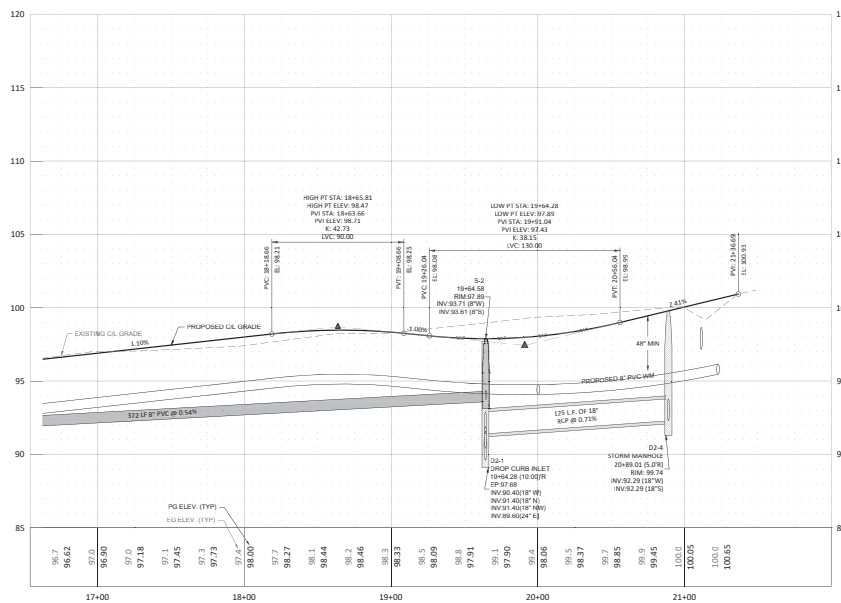
SHT. 10.01





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LEGEND	
	FIRE HYDRANT ASSEMBLY
	DROP CURB INLET
	SINGLE SANITARY SERVICE
	SINGLE WATER SERVICE
	DOUBLE SANITARY SERVICE
	DOUBLE WATER SERVICE
	BLOWOFF ASSEMBLY
	AIR RELEASE VALVE (ARV)



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

[illegible]

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

PLAN & PROFILE  
STREET 'A'

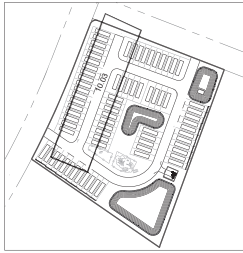
DATE 6/9/25  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 24-9164

SHT. 10.02

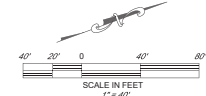
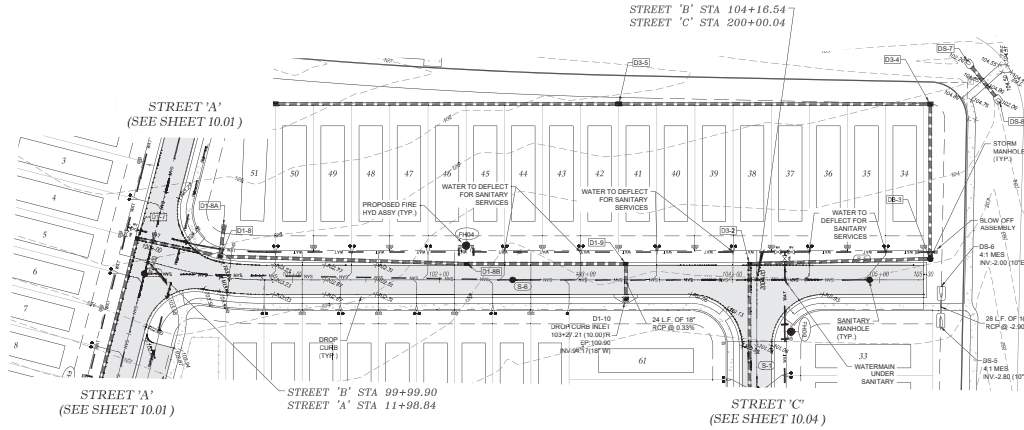
***Tillman & Associates***  
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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



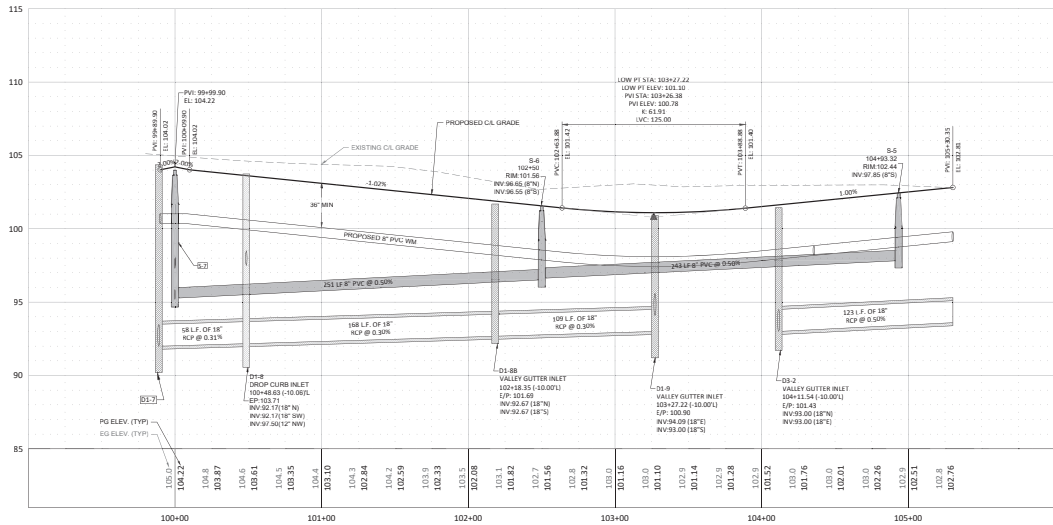


KEY MAP  
SCALE: 1"=250'



## STREET 'B'

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



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REVISIONS

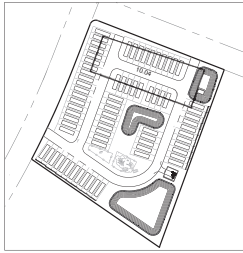
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IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'B'**

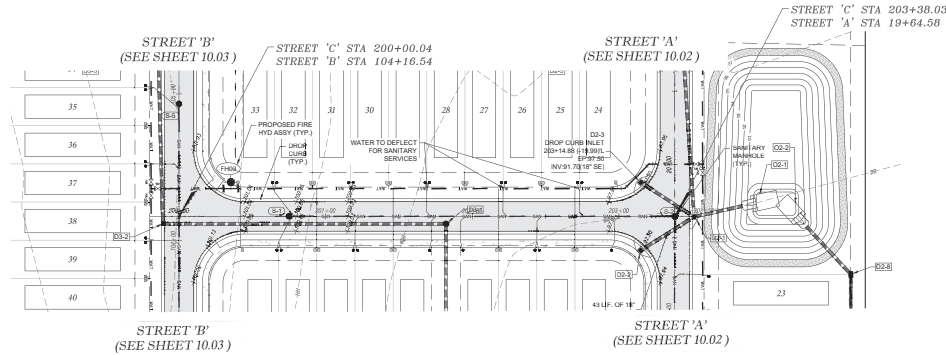
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SHT. 10.03

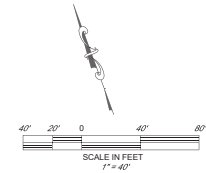




KEY MAP  
SCALE: 1"=250'

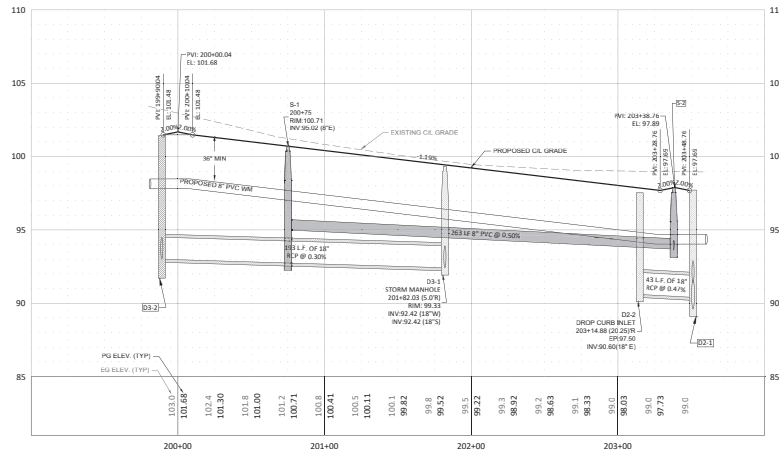


## STREET 'C'



Marion County Approval Stamp

LEGEND	
	FIRE HYDRANT ASSEMBLY
	DROP CURB INLET
	SINGLE SANITARY SERVICE
	SINGLE WATER SERVICE
	DOUBLE SANITARY SERVICE
	DOUBLE WATER SERVICE
	BLOWOFF ASSEMBLY
	AIR RELEASE VALVE (ARV)



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

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REVISIONS

DATE

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA  
**PLAN & PROFILE**  
**STREET 'C'**

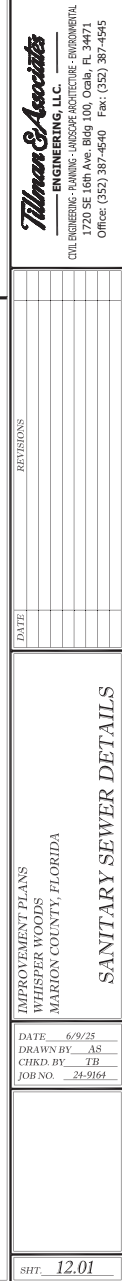
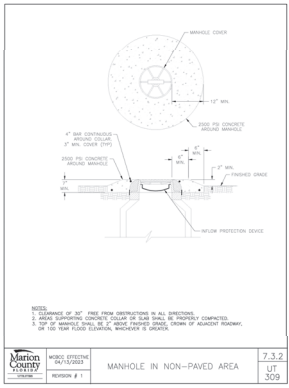
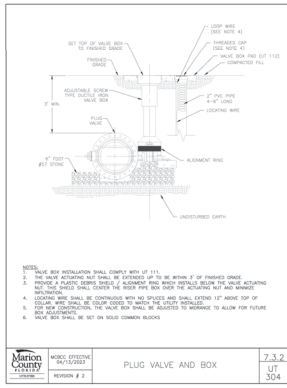
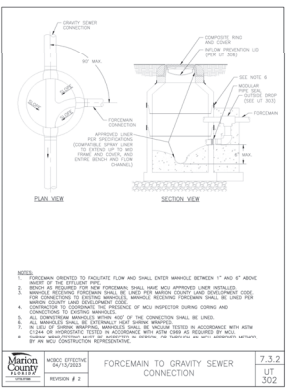
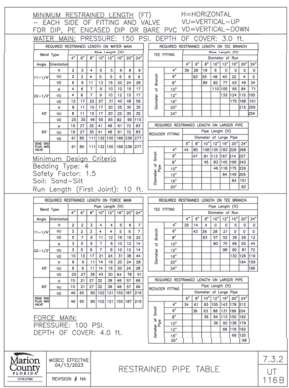
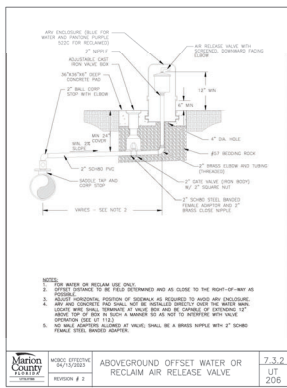
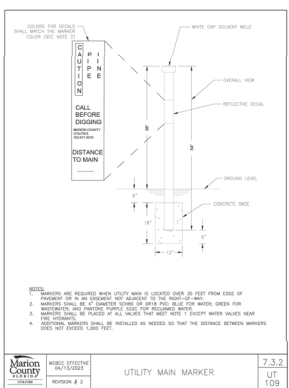
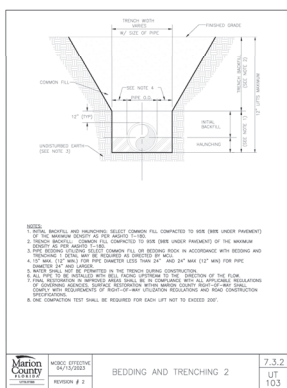
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JOB NO. 24-9164

SHT. 10.04

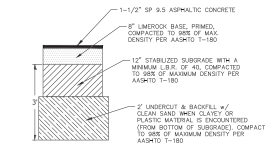






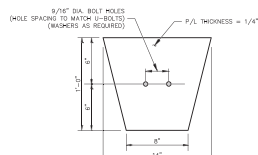






PAVEMENT SECTION  
N.T.S.

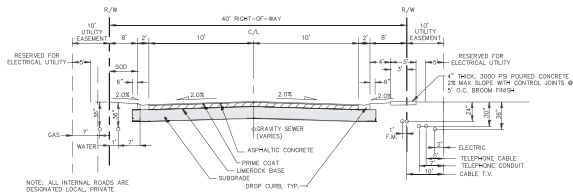
NOTES: CONTRACTOR TO INCORPORATE  
RECOMMENDATIONS FROM  
GEOLOGICAL REPORT.



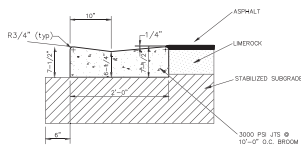
ALUMINUM SOIL PLATE DETAIL  
N.T.S.

NOTES:

1. ALON SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SOIL UP TO 1\"/>



40' PRIVATE LOCAL RIGHT-OF-WAY  
ROADWAY SECTION  
N.T.S.



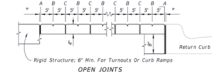
DROP CURB DETAIL  
N.T.S.

NOTES:

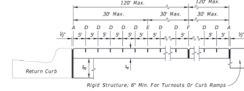
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERMITTING RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
2. GRASS AND MULCH, OR SOLID SOIL, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification Section 522.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 304.
3. For TURNOUTS see Index 315.
4. Roadway material of 10\"/>



OPEN JOINTS



SAVED JOINTS

LONGITUDINAL SECTION

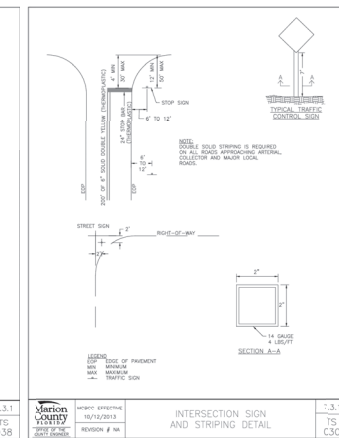
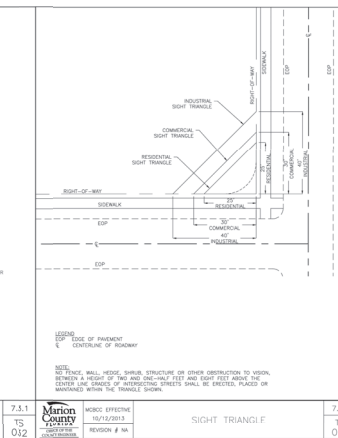
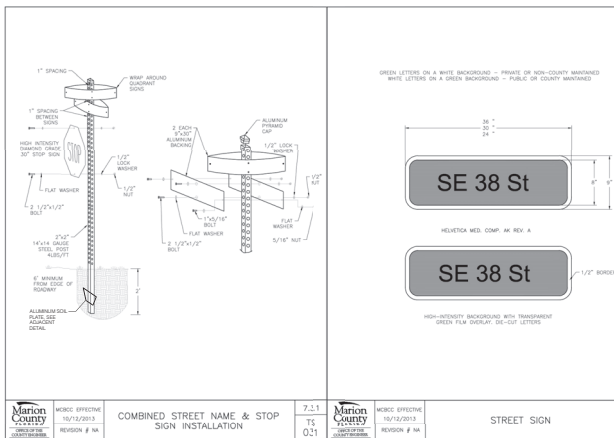
LEGEND:

- A-10 Expansion Joints (Preferred Joint Detail)
- B-10 Dummy Joints, Tied
- C-10 Formed Gaps Joints
- D-10 Saw Cut Joints, 10\"/>

SIDEWALK JOINTS

POST INDEX 310

SIDEWALK DETAIL  
N.T.S.



<div> <div>Marion County</div> <div>DESIGNED BY</div> <div>10/12/2013</div> <div>REVISION # NA</div> </div>	<div> <div>COMBINED STREET NAME &amp; STOP SIGN INSTALLATION</div> <div>TS</div> <div>021</div> </div>	<div> <div>7.1.1</div> <div>TS</div> <div>012</div> </div>	<div> <div>Marion County</div> <div>DESIGNED BY</div> <div>10/12/2013</div> <div>REVISION # NA</div> </div>	<div> <div>STREET SIGN</div> <div>TS</div> <div>012</div> </div>	<div> <div>7.1.1</div> <div>TS</div> <div>038</div> </div>	<div> <div>Marion County</div> <div>DESIGNED BY</div> <div>10/12/2013</div> <div>REVISION # NA</div> </div>	<div> <div>INTERSECTION SIGN AND STRIPING DETAIL</div> <div>TS</div> <div>C30</div> </div>	<div> <div>7.1.1</div> <div>TS</div> <div>C30</div> </div>
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**Tillman & Associates**  
ENGINEERS, INC.  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

Marion County Approval Stamp

REVISIONS	DATE

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA  
**ROADWAY & PAVEMENT  
DETAILS**

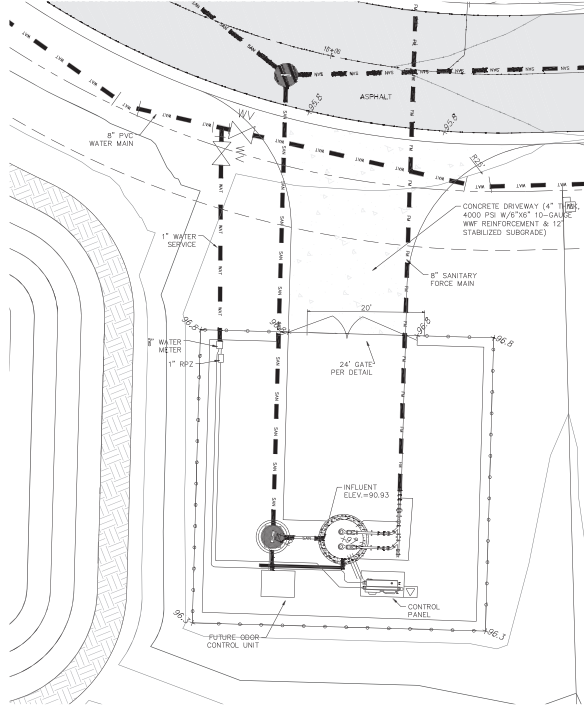
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JOB NO. 24-9164

SHT. 13.01









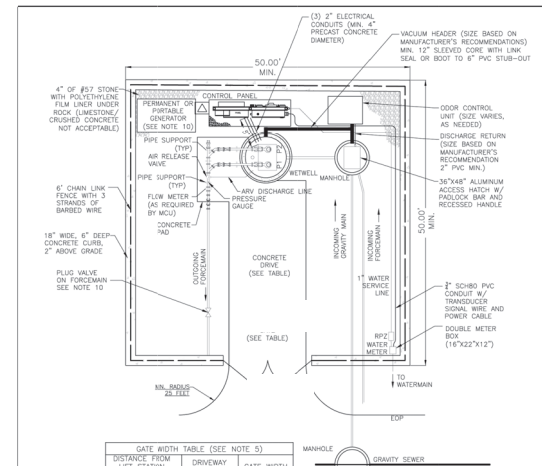
LIFT STATION #1 PLAN  
SCALE: 1" = 10'

MANUFACTURER: GRUNDFOS  
MODEL: S11.20.440.20  
IMP: 6.30"  
DIA: N/A  
SPEED: 1746 RPM  
DISCHARGE SIZE: 4"  
SHUT OFF HEAD: 32.0'  
HEAD CONDITION: 124.1 GPM @ 22.6' TDH

VOLTAGE: 460V  
PHASE: 3PH  
MAX. SOLID SIZE (3 IN MIN): 3.15"  
CURVE NUMBER: 9903271

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	6"	N/A
DIAMETER OF WET WELL	B	6"	N/A
WIDTH OF BOTTOM FILLET	C	SEE NOTE 1	N/A
C/L OF WET WELL TO C/L OF PIPES	D	SEE NOTE 1	N/A
LENGTH OF PUMP ACCESS OPENING	E	SEE NOTE 1	N/A
WIDTH OF PUMP ACCESS OPENING	F	SEE NOTE 1	N/A
CENTER OF WET WELL TO EDGE OF HATCH	G	SEE NOTE 1	N/A
LIP WIDTH OF WETWELL BASE	R	18"	N/A
THICKNESS OF WETWELL BASE	S	12"	N/A
TOP OF WET WELL	T	N/A	97.20
FINISHED GRADE	U	N/A	97.00
HIGH LEVEL ALARMS	V	N/A	89.20
LAG PUMP ON	W	N/A	88.70
LEAD PUMP ON	X	N/A	88.20
PUMPS OFF (TOP OF PUMP VOLUME)	Y	N/A	87.57
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	N/A	N/A
STEP HEIGHT (IF REQUIRED)	Q	N/A	N/A
FLOOR OF WET WELL	Z	N/A	83.20

- NOTES:
- PER PUMP MANUFACTURER'S REQUIREMENTS, DIMENSION P AND ELEVATIONS Y AND Z
  - MUST MEET MANUFACTURER'S REQUIREMENTS.
  - 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.
  - SYMBOLS SHOWN IN TABLE ARE USED IN DETAILS UT515 AND UT516.



GATE WIDTH TABLE (SEE NOTE 5)		
DISTANCE FROM LIFT STATION TO LOW	GATE WIDTH	GATE WIDTH
<10'	20"	24"
10' TO 15'	18"	22"
15' TO 20'	16"	20"
>20'	14"	18"

- NOTES:
- DESIGNED SHALL PROVIDE A SCALED (1" = 20' MIN) SITE SPECIFIC DETAIL.
  - MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5'.
  - ON-SITE MANHOLE, RETENAIL, AND ALL OFF-SITE MANHOLE, WITH 400' SHALL BE LINED.
  - ELECTRICAL CONDUIT SIZE WILL VARY WITH PUMP SIZE (MINIMUM 2" PVC).
  - DALE ASSUMES THE TOP TO THE ROW IS 15' DISTANCES LESS THAN 15' WILL REQUIRE MCI APPROVAL AND MODIFICATION OF GATE.
  - ANY JOB TO BE ESTIMATED BY THE ENGINEER AND APPROVED BY MCI PRIOR TO INSTALLATION.
  - ENGINEER TO PROVIDE SIZING CALCULATIONS.
  - THE CONCRETE DRIVEWAY SHALL BE 4" THICK WITH 4" x 8" WELDED WIRE FABRIC. THE CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI. WIDTH OF DRIVEWAY SHALL BE DETERMINED PER 5.
  - ON-SITE MANHOLE, RETENAIL, AND ALL OFF-SITE MANHOLE, WITH 400' SHALL BE LINED.
  - FLOW METER MUST BE INSTALLED PER MANUFACTURER'S APPLICATIONS.
  - ON-SITE FLOW METER REQUIRED IF HIGHEST OFF-SITE FLOW IS GREATER THAN 200' AWAY.
  - AS REQUIRED BY FDEP, SIZE VARIES.

Marion County  
FL 32110  
UT515

MCBCC EFFECTIVE  
04/13/2013  
REVISION # 1

DUPEX PUMP STATION SITE PLAN  
WITH ABOVEGROUND VALVE ARRAY

7.3.2  
UT  
514

**Tillman & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1725 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

Marion County Approval Stamp

REVISIONS

DATE

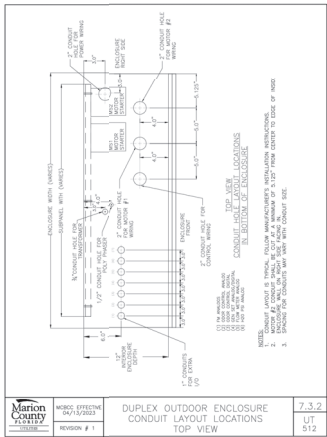
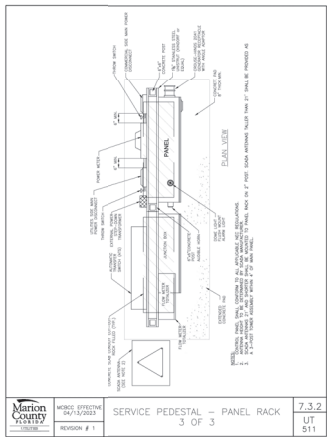
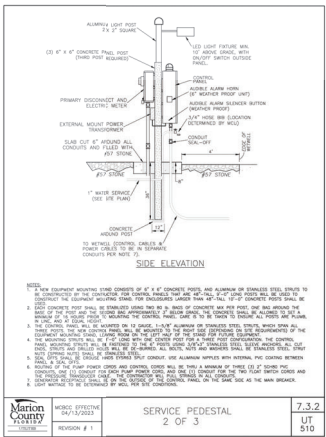
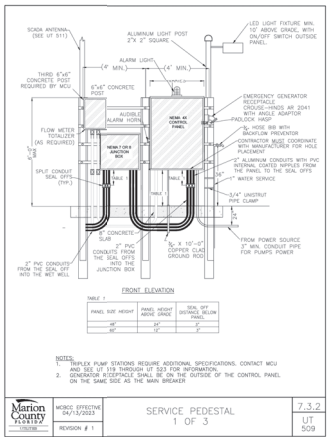
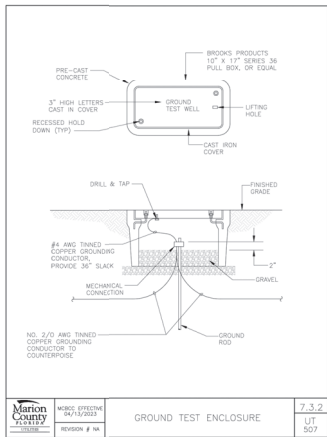
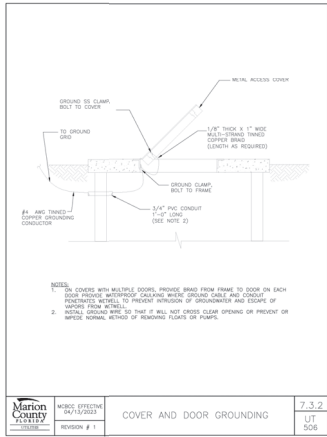
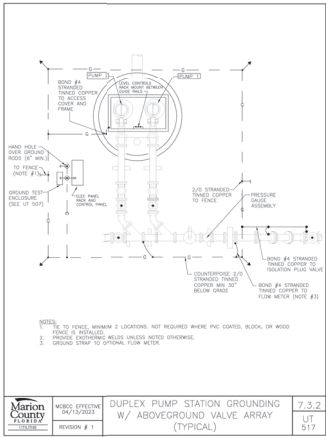
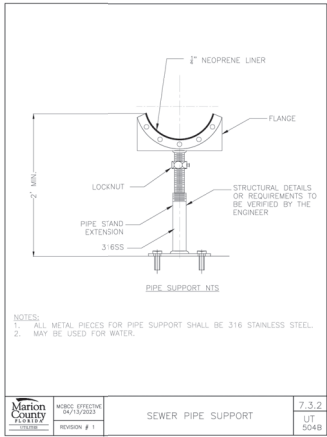
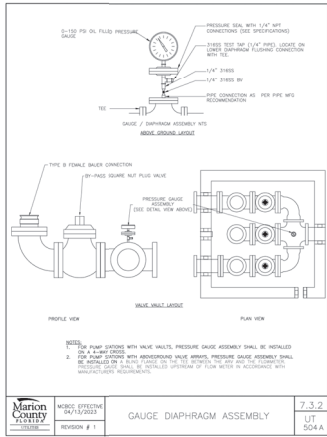
IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

DATE: 6/9/25  
DRAWN BY: AS  
CHECKED BY: TB  
JOB NO: 24-9164

SHT. 15.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





Marion County Approval Stamp

**Tillman & Associates**  
ENGINEERS, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

DATE: 2/28/25  
DRAWN BY: AS  
CHECKED BY: TR  
JOB NO. 24-9164

SHT. 15.02

LIFT STATION DETAILS

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER











Graphic Scale  
1 inch = 30 feet  
0 10 20 30  
feet

"B" landscape buffer strip shrubs shall obtain 6' height within three years.

It or better, according to the current edition of "Grades and Standards for Nursery Plants".

—A CODE MINIMUM TREES & SHRUBS MAY BE INSTALLED AT CORNERS OF JUNCTION.  
—ENCLOSING WITHIN EIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY.  
—A TREE SHALL NOT BE LOCATED WITHIN 30 FEET OF POWER LINES.

Professional Landscaper and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

swales and dikes side slopes per grading and drainage plans. and a minimum not less than 10% along an embankment, trench, and swale.

specifications for additional requirements.

**LANDSCAPE CALCULATIONS**

ECT AREA	=	5.55 AC (10.35 AC-4.78 AC LOTS)
ION SPACE	=	2.07 AC
	=	5.55 AC

5 ON SINGLE FAMILY LOTS  
= 74, 0.5 COL. TREES  
= EXISTING TREES, 10+ TO REMAIN ON SOUTH & EAST BUFFERS  
= EXISTING 10+ TREES TO REMAIN

- TOTAL PROVIDED TREE CAPPER  
 = CAPPER PER ACRE (EXCLUDING 100' PER ACRE)  
 C-15' MOF BUFFER SHRUBS AND GROUNDCOVERS

PINE ROAD (7513.56 SF + 1784.35 SF) = 9,298 SF  
 REQUIRED MIN. 60% SHRUB AND GROUNDCOVER AREA = 17,061 SF  
 = 8,006 SF  
 PROVIDED SHRUBS AND GROUNDCOVER AREA = 10,284 SF

LP-4 FOR FURTHER DATA ON TREE PRESERVATION

**ABBREVIATIONS:**

PROX.	= APPROXIMATE
MAX.	= BACK OF CURB
L.P.	= BOTTOM OF CURB
L.O.C.	= LIMITS OF CONTRACTION
MAX.	= MAXIMUM
L.P.	= LOW POINT
L.O.C.	= LIMITS OF CONTRACTION

- CALIPER
- COMBINED CALIPER
- N.T.S.
- NOT IN CONTACT
- NOT TO SCALE
- OVERALL
- ON CENTER
- OVERLAP

I.	=	CLEAR SINGLE TRUNK	P.L.	=	PROPERTY LINE
	=	CLEAR TRUNK	P.T.	=	PRESSURE TREATED
H.	=	DIAMETER BREAST HIGH	QTY	=	QUANTITY
	=	EACH	R.O.W.	=	RIGHT OF WAY
	=	ELEVATION	S.F.	=	SQUARE FOOT

EXG.	= EXISTING	SYM	= SYMBOL
C.	= FACE OF CURB	T	= TAIL
		T.C.	= TOP OF CURB
		T.O.W.	= TOP OF WALL
		T.S.	= TOP OF SLOPE
			= GALLON CONTAINER

= LANDSCAPE ARCHITECT	§	= DIAMETER
- INVERT ELEVATION	o	- WITH OUT
= INSIDE DIAMETER	m	- WITH
= HIGH POINT	n	= WIDE

# PLANTING PLAN

## WHISPER WOODS

PRODUCT NO. 25007  
 DATE 2/5/2025  
 SCALE 1:100  
 SHEET 1 OF 1  
 PROJECT NO. 25007  
 DATE 2/5/2025  
 SCALE 1:100  
 SHEET 1 OF 1  
 PROJECT NO. 25007

MARION COUNTY

FLORIDA

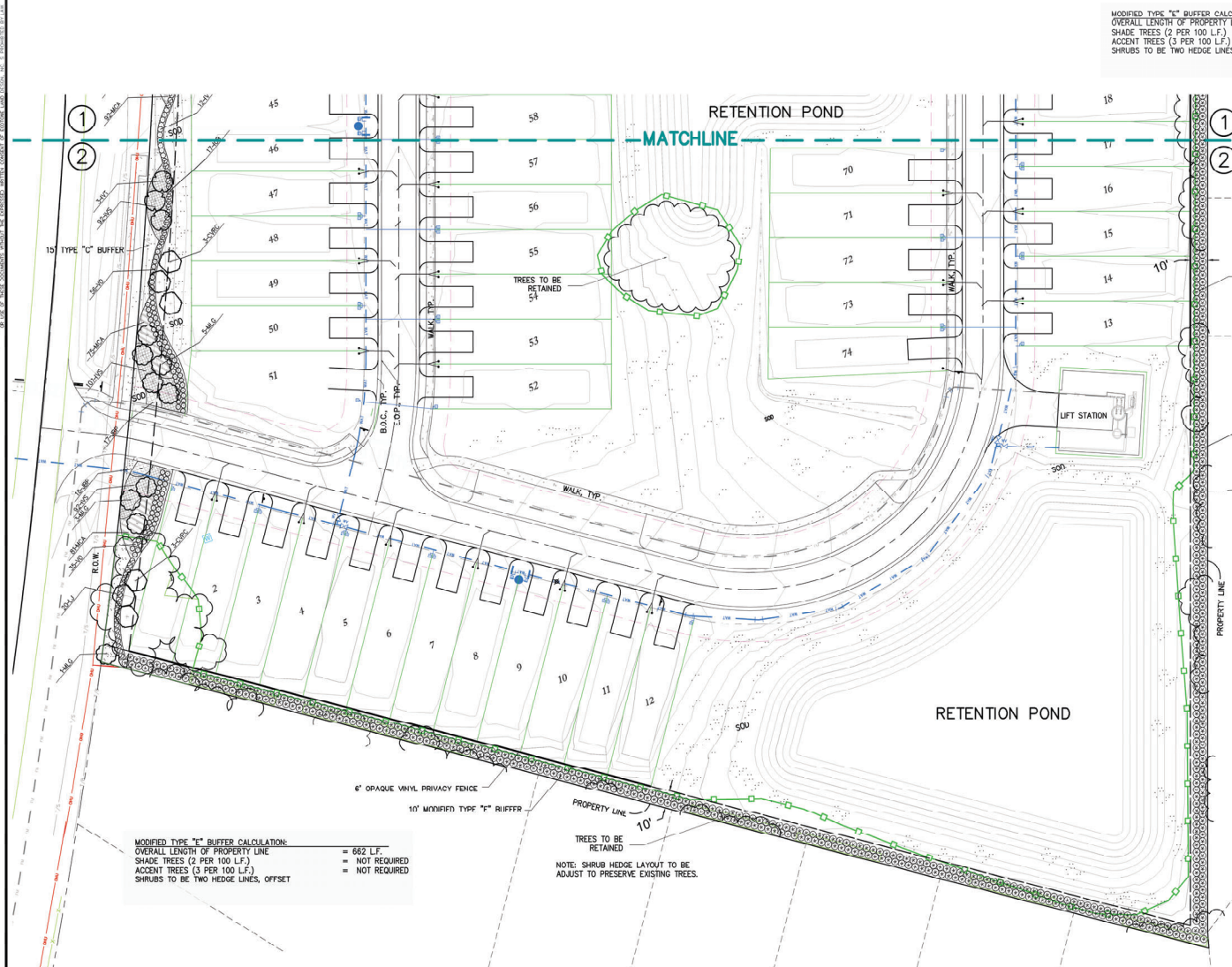
REVISIONS	DESCRIPTION	DATE COUNTY COMMENTS

**Ecotone Land Design**  
*Landscape Architectural Site Planning*

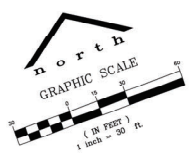
1650 Kogan Court, Melbourne, Florida 32741  
Phone: (407) 951-2225 • Fax: (407) 200-3884



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MODIFIED TYPE "C" BUFFER CALCULATION:  
OVERALL LENGTH OF PROPERTY LINE = 662 L.F.  
SHADE TREES (2 PER 100 L.F.) = NOT REQUIRED  
ACCENT TREES (3 PER 100 L.F.) = NOT REQUIRED  
SHRUBS TO BE TWO HEDGE LINES, OFFSET = NOT REQUIRED



### PLANT LIST

Symbol	Scientific and Common	Size	Space	Qty	Native
<b>Trees</b>					
CVRC	Callistemon viminalis 'Red Cluster' Red Cluster Bottle Brush	10'x 5'; 2" Cal.; 4' C.S.T.	A.S.	20	N
IVT	Ilex vomitoria Yaupon Holly Tree	9'x 4'; 2" Cal.; 4' C.S.T.	A.S.	9	N
MG	Magnolia grandiflora Southern Magnolia	15'x 4.5; 3.5" Cal.; 5' C.S.T.; Full;	A.S.	8	Y
MLG	Magnolia grandiflora 'Little Gem' Little Gem Magnolia	10'x4'; 3.5" Cal.; 5' C.T.; Full; 2.5" D.B.H.	A.S.	14	Y
PA	Prunus angustifolia Chickasaw Plum	C.G.; 9'x 3.5; 2" Cal.; 4' O.G.T.; 16 gal.	A.S.	3	Y
QV	Quercus virginiana Live Oak	14'x 5.5; 3.5" Cal.; 5' C.S.T.; Full;	A.S.	1	Y
UA	Ulmus alatus Winged Elm	12'x 8; 3.5" Cal.; 5' C.S.T.	A.S.	2	Y
<b>Shrubs, Ground Cover, &amp; Sod</b>					
FS	Forestiera segregata Florida Privet	7-Gal.; 30"x15"; Full	A.S.	718	Y
ICB	Ilex cornuta 'Burfordii' Burford Holly	7 Gal.; 30"x 20"; Full	30" O.C.	102	N
IVS	Ilex vomitoria 'Stokes Dwarf' Dwarf Yaupon Holly	3 Gal.; 7" x 16"	24" O.C.	617	Y
IV	Ilex vomitoria Yaupon Holly	7-Gal.; 30"x15"; Full	A.S.	145	Y
JRP	Juniperus chinensis 'Blue Pacific' Blue Shore Juniper	3 Gal.; 7" x 19"	24" O.C.	35	N
LJ	Ligustrum japonicum Japanese Privet	7-Gal.; 30"x15"; Full	A.S.	105	N
LME	Liriodendron muscari 'Emerald Goddess' Emerald Goddess Giant Liriodendron	1 Gal.; 9" HPP; Full	18" O.C.	390	N
MCA	Muhlenbergia capillaris Muhly Grass	1 Gal.; 18" O.A.; Full	24" O.C.	341	Y
VO	Viburnum odoratissimum Sweet Viburnum	7-Gal.; 30"x15"; Full	A.S.	91	N
ZP	Zamia pumila Coastal Palm	3 Gal.; 18"x18"; Min. 10+ Fronds	30" O.C.	173	Y
SOD	Paspalum notatum 'Argentine' Bahia Grass	Solid Sod as needed			

MODIFIED TYPE "C" BUFFER CALCULATION:  
OVERALL LENGTH OF PROPERTY LINE = 662 L.F.  
SHADE TREES (2 PER 100 L.F.) = NOT REQUIRED  
ACCENT TREES (3 PER 100 L.F.) = NOT REQUIRED  
SHRUBS TO BE TWO HEDGE LINES, OFFSET = NOT REQUIRED

TRES TO BE RETAINED  
NOTE: SHRUB HEDGE LAYOUT TO BE ADJUST TO PRESERVE EXISTING TREES.

# Ecotone Land Design

## Landscape Architectural Site Planning

1850 Keweenaw Dr. Metairie, LA 70002  
Phone: (504) 885-2225 Fax: (504) 230-3854

### PLANTING PLAN

#### WHISPER WOODS

MARCH COUNTY

PROJECT NO./FILE NAME: **25007 MLJ**

DATE: **2/12/2025**

DRAWN BY: **AS SHOWN MLJ**

SHEET NO.: **LP-2** OF **6**

Mark Johnson  
Digitally signed by Mark Johnson  
Date: 2025.03.10 17:59:28 -0400

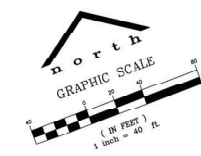
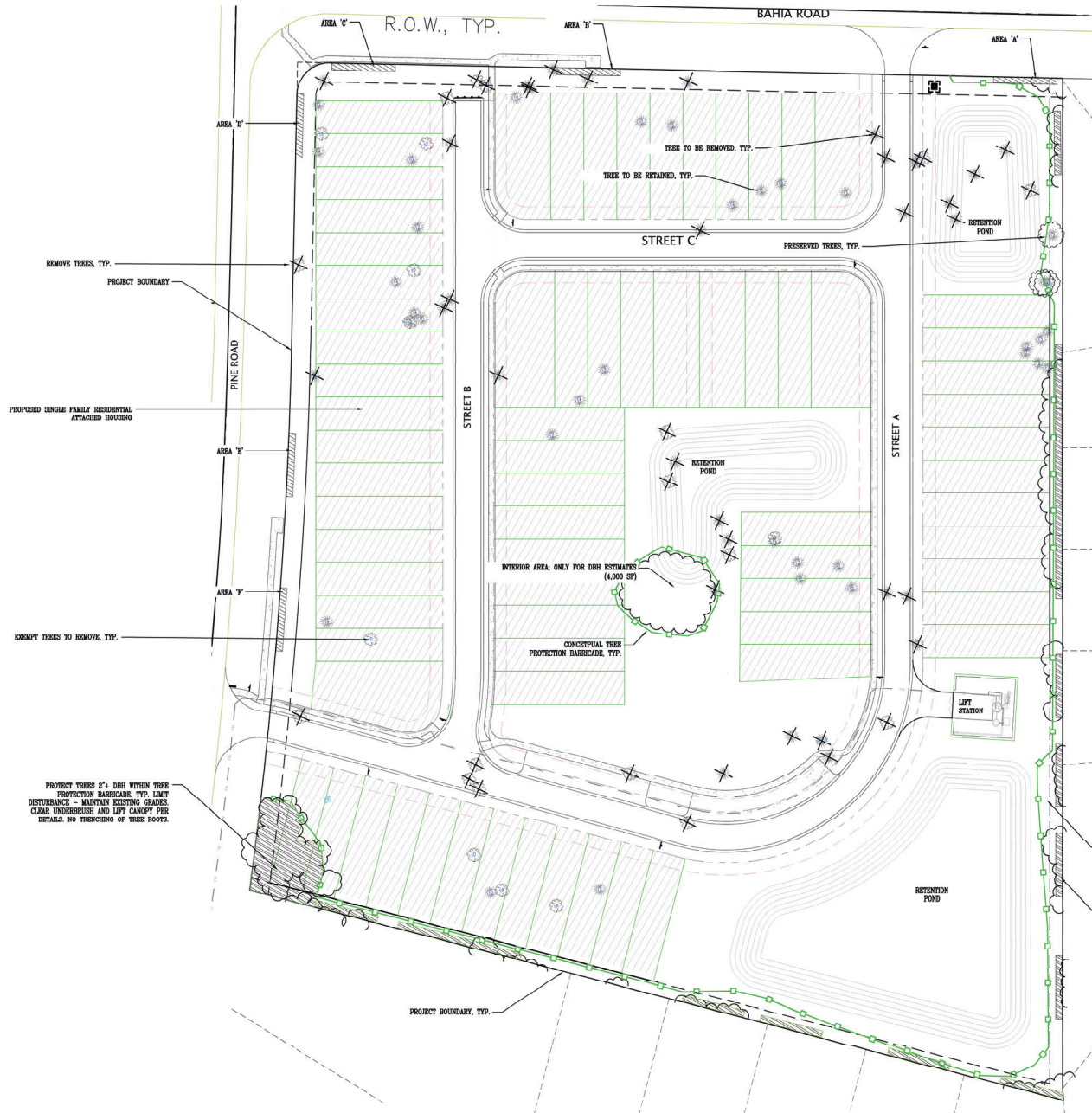
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### LEGEND

- EXCLUSION AREA FOR SINGLE FAMILY DWELLINGS
- EXISTING TREE TO BE PRESERVED (DBH PRESERVED TREES 10\"/>

**SAMPLE AREA: ESTIMATE OF EXISTING TREES 2\"/>**

### PRESERVED TREES (10\"/>

NUMBER	TYPE	D.B.H.
2671	PINE	13
2672	PINE	10
2673	PINE	10

### TREE PRESERVATION AND REMOVAL

PROJECT AREA = 10.33 AC  
TREE PROTECTION PROJECT AREA = 5.55 AC (10.33 AC - 4.78 AC EXCLUDED LOT AREA)  
SEE CIVIL PLANS FOR SITE DATA

**EXCEPTIONS (SEC 6.7.2.6)**  
EXCLUDES PARCELS TO BE USED FOR SINGLE FAMILY DWELLINGS  
(10.33 AC PROPERTY - 4.78 AC SFR PARCELS = 5.55 AC TREE PROJECT AREA)

**PROTECTED TREE REPLACEMENT REQUIREMENTS (SEC 6.7.8)**  
RETAIN / REPLACE TREES EQUAL TO THE LESSER OF PRE-DEVELOPMENT INCHES PER ACRE, OR 100\"/>

**PROTECTED TREES SEC (6.7.3)**  
ALL TREES 10\"/>

**SUBMITTAL REQUIREMENTS (SEC 6.7.6)**  
EXISTING NUMBER OF TREES = 50 TREES  
PRE-DEVELOPMENT TREE DBH INCHES = 606\"/>

### ALSO SEE LANDSCAPE CALCULATIONS ON LP-1.



#### NOTES:

- ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED.
- SEE TREE PRESERVATION PLAN FOR SAMPLE AREA ESTIMATE.
- SEE PLANTING SCHEDULE FOR TREES PROVIDED.

REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION USE

**Ecotone Land Design**  
Landscape Architectural Site Planning

1850 West Oak Meadows, Suite 101  
P.O. Box 107107, Dallas, TX 75210-1071  
Phone: (469) 981-2225 Fax: (469) 230-3884

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-15-2025	REVISED FOR COUNTY COMMENTS	MLJ

## TREE PRESERVATION PLAN

### WHISPER WOODS

FLORIDA

MARK COUNTY

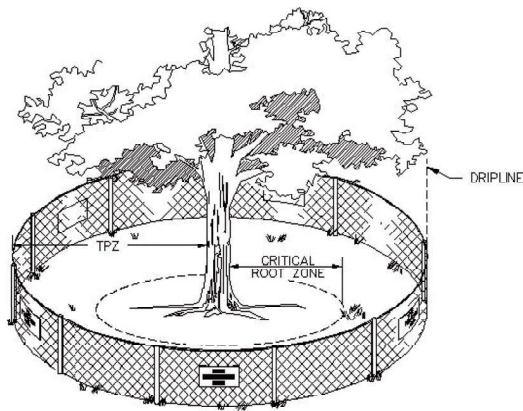
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25007	MLJ
DATE	DATE
2/5/2025	MLJ
DRAWN	REVIEWED
AS SHOWN	MLJ
SHEET NO.	OF
LP-4	6

This has been electronically signed and sealed.  
Printed copies of this document are not  
considered signed & sealed and the signature  
must be verified on any electronic copies.

Mark Johnson  
Digitally signed  
by Mark Johnson  
Date: 2025.03.10  
18:00:40 -0400

MARK LANIER JOHNSON  
LICENSED LANDSCAPE ARCHITECT





**ROOT PROTECTION NOTES:**  
Protect and care for existing tree roots to remain by minimizing damage from compaction, excavation, and disease. When work is required that may damage the roots of trees to remain, cut roots to advance using sharp, clean, mechanical and hand tools. For work within the tree protection zones, hand clear soil and excavate using narrow-line spading forks to comb soil and expose roots. Selectively cut and prune roots. Immediately following root pruning, trees shall be thoroughly watered and have a four (4) inch cover of clean fill.

**CANOPY PROTECTION NOTES:**  
Contractor shall coordinate with Landscape Architect prior to canopy pruning. Lift tree canopy of existing trees to remain as required along proposed buildings, parking and drive aisles, and sidewalks, according to International Society of Arboriculture Best Management Practices - Tree Pruning. Refer to UF P&S Part Sheet DBE 801 for additional tree pruning criteria.

Call 48 hours before you dig in Florida



MARION COUNTY CODE REQUIREMENTS  
TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/  
PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE,  
ARTICLE 6, DIVISION 2, TREE PROTECTION AND REPLACEMENT  
[https://floridaplanning.com/fl/marion\\_county](https://floridaplanning.com/fl/marion_county)

ALSO SEE LANDSCAPE CALCULATIONS ON LP-1.

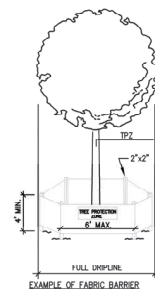
**TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS**  
The following requirements shall be conditions of tree protection and removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to the Marion County Code:  
1. Tree preservation and/or replacement inspections are required to ensure compliance with the Marion County Code and with permitting requirements.  
2. Prior to any clearing, grubbing, or any construction, tree protection barriers shall be erected around all trees to be preserved. Protection barriers shall be approved by the County's Landscape Architect or designer prior to construction.  
3. Prior to any clearing, grubbing, or construction, a preliminary inspection shall be conducted by the County's Landscape Architect or designer to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barriers around trees to be preserved. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and re-inspected. Following the preliminary inspection, approval shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.  
4. Contractor shall have all agreements and permits secured for demolition and protection on project site.  
5. Owner is responsible for ensuring that all possible measures are taken to avoid damage to trees not approved for removal.  
6. Trees to remain shall be protected per the Marion County, Florida Tree Protection and Replacement specifications, including minimizing alterations to the site topography and protecting trees from any damage to preserve the long term viability of existing trees.  
7. The movement or the storage of equipment, materials, debris, or fill, within the Tree Protection Zone (TPZ) or drip line of any protected tree is prohibited.  
8. The cleaning of construction equipment, tools, materials, or the disposal of waste, e.g. paint, oil, solvents, asphalt, concrete, mortar, within the TPZ or drip line of any protected tree is prohibited.  
9. The contractor shall inspect all tree protection barriers and signs every week throughout construction. Any barrier or sign that is damaged or missing shall be immediately replaced.  
10. Any tree not permitted for removal that is destroyed or damaged so as to place its long term survival in question, shall be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree shall be of comparable species to the destroyed or damaged trees with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.  
11. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit, until all required inspections have been completed and approved.  
12. A final inspection shall be conducted by the County's Landscape Architect or designer after completion of tree removal and replacement. Following final inspection, and if found to be in accordance with the approved plans and requirements, approval shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.  
13. Contractor shall refer to the engineer's Lot Grading Plan for Tree Protection Barrier locations.  
14. All existing trees that are retained for most buffer shade tree replacement shall be healthy and viable.

#### TREE PROTECTION BARRIAGE NOTES:

- Barriades shall be constructed of a rigid and lasting material that shall remain whole throughout the duration of construction.
- Barriade areas may be increased in size or combined for multiple trees, so long as barriades do not encroach into the tree canopy drip line.
- Damaged or missing barriades or signs shall be immediately repaired or replaced.
- Barriades shall remain intact until landscape operations begin, or when construction has been finished.
- Landscape preparation or installation shall be performed by hand within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barriade area.
- Trenching is prohibited within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barriade area. Trenching is required if utilities are routed through these areas.
- The movement or the storage of equipment, materials, debris, or fill, within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barriade area is prohibited.
- The cleaning of construction equipment, tools, materials, or the disposal of waste, e.g. paint, oil, solvents, asphalt, concrete, mortar, within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barriade area is prohibited.
- Tree Protection Zone: A circular zone around each protected tree defined as follows:
  - If the drip line is less than six (6) feet from the trunk of the tree, the zone shall be that area within a minimum radius of six (6) feet around the tree.
  - If the drip line is more than six (6) feet from the trunk of the tree, but less than twenty (20) feet, the zone shall be that area within a radius of the full drip line around the tree.
  - If the drip line is twenty (20) feet or more from the trunk of the tree, the zone shall be that area within a minimum radius of twenty (20) feet around the tree.
- Broken limbs or stripped bark should be promptly removed and treated.
- Complete inspection and verification of trees under stress during construction.

**ROOT PROTECTION NOTES:** Protect and care for existing tree roots to remain by minimizing damage from compaction, excavation, and disease. When work is required that may damage the roots of trees to remain, cut roots in advance using sharp, clean, mechanical and hand tools. For work within the tree protection zones, hand clear soil and excavate using narrow-line spading forks to comb soil and expose roots. Selectively cut and prune roots immediately following root pruning. Trees shall be thoroughly watered and have a four (4) inch cover of clean fill. **CANOPY PROTECTION NOTES:** Contractor shall lift tree canopy of existing trees to remain as required along proposed buildings, parking and drive aisles, and sidewalks, according to International Society of Arboriculture Best Management Practices - Tree Pruning. Refer to UF P&S Part Sheet DBE 801 for additional tree pruning criteria.

1 TREE BARRIAGE  
LP-5 DETAIL



SCALE: NOT TO SCALE

Ecotone Land and Design  
Landscape Architectural Site Planning

1850 Maroon Creek, Marion County, Florida 32011  
Phone: (407) 301-2225 Fax: (407) 301-3804

REVISIONS

NO. DATE REVISION

1 3-10-2025 REVISED PER COUNTY COMMENTS

TREE PRESERVATION NOTES

WHISPER WOODS

FLORIDA

MARION COUNTY

PROJECT NO./FILE NAME: 25007 MLJ  
DATE: 2/12/2025  
DRAWN: AS SHOWN MLJ  
SHEET NO. LP-5 OF 6

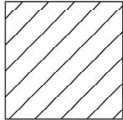
Mark Johnson  
Digitally signed by Mark Johnson  
Date: 2025.03.10 18:01:14 -0400

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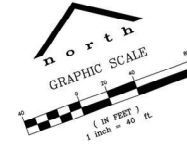
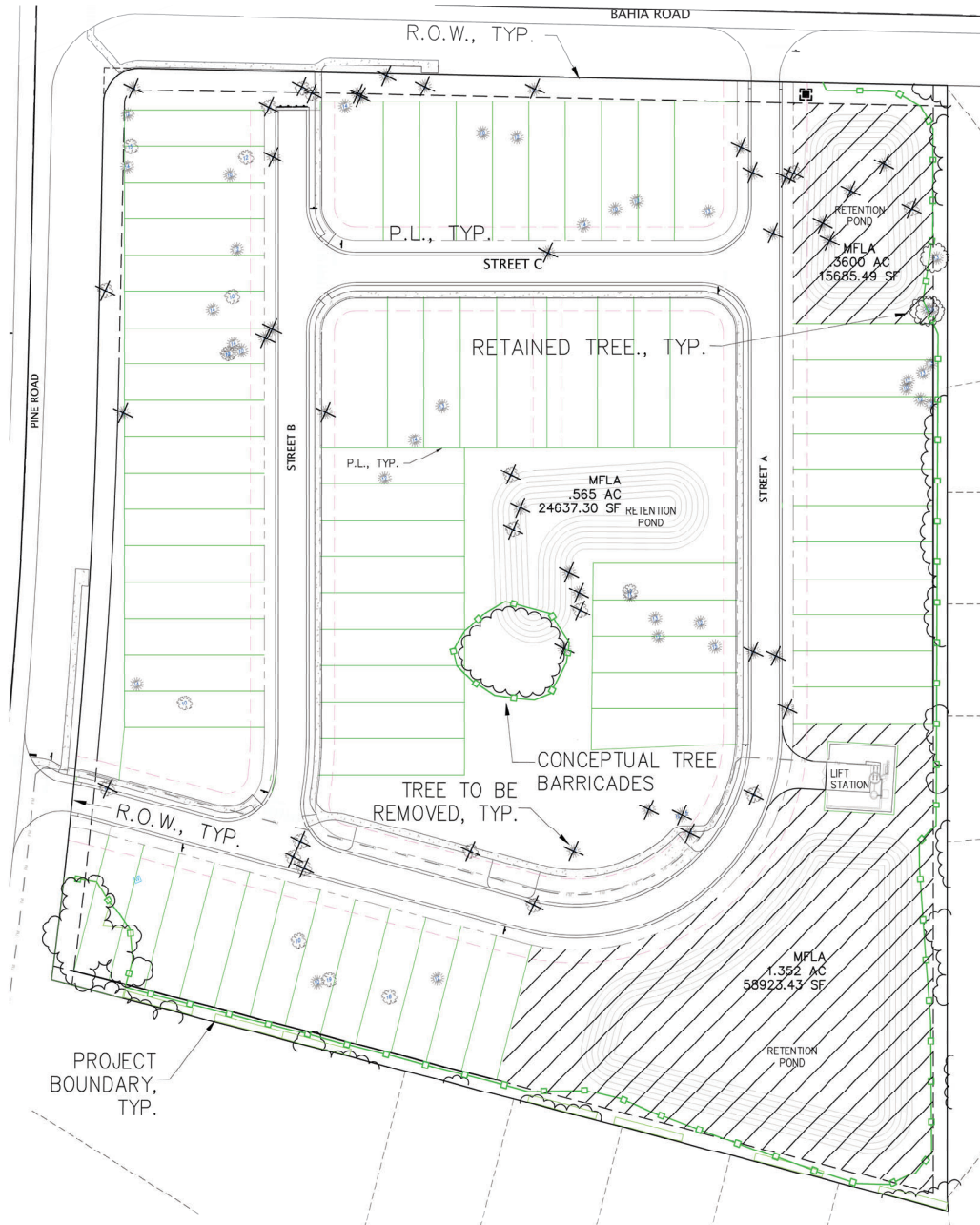


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SEC 6.6.5  
MARION-PREVENTED LANDSCAPING AREA (MPLA)  
That portion of a new or expanded development that through the approved development plans, documents, and deed restrictions, is identified to be consistent with Marion-Promoted Landscaping and where use of high volume irrigation, non-drought tolerant plants, and lawn chemicals (fertilizers and pesticides) on turfgrass is prohibited.  
MARION-PREVENTED LANDSCAPING AREA = 20% OF PROJECT AREA SHALL BE A MARION-PREVENTED LANDSCAPING AREA.  
PROJECT AREA = 11.20 ACRES  
REQUIRED = 2.20 AC (0.20 x 11.20)  
PROVIDED = 2.20 AC



MFLA AREA



REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION USE

Ecotone Land Design, Inc.  
Landscape Architectural Site Planning

1851 West Coast Highway, Suite 101  
P.O. Box 101, 32225, Tallahassee, FL 32304

REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-2021	REVISED FOR COUNTY COMMENTS

MFLA

WHISPER WOODS

FLORIDA

MARION COUNTY

PROJECT NO/FILE NAME	25007 MLJ
DATE	2/5/2025
DRAWN	MLJ
CHECKED	MLJ
AS SHOWN	MLJ
SHEET NO.	LP-6
OF	6

This has been electronically signed and sealed by Mark Johnson. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

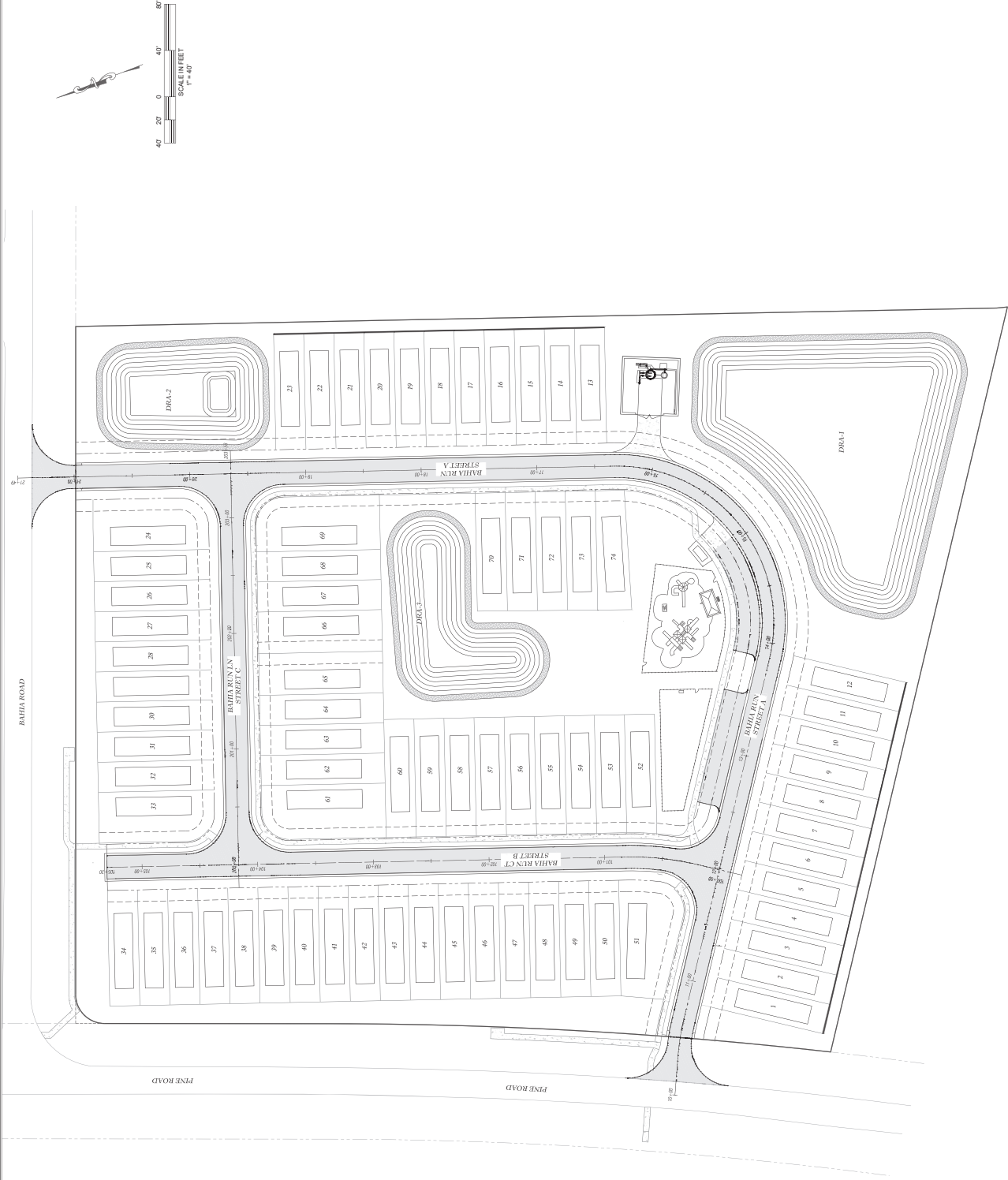
Mark Johnson  
Digitally signed by Mark Johnson  
Date: 2025.03.10 18:01:53 -0400  
MARK LANEY JOHNSON  
LICENSED LANDSCAPE ARCHITECT



IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

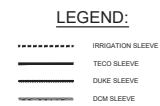
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**Tillman & Associates**  
ENGINEERING, LLC.



Marion County Approval Stamp





<p>IRRIGATION SLEEVE SCHEDULE</p> <p>(1) 8" SCH 40 PVC SLEEVE</p> <p>(1) 2" SCH 40 PVC SLEEVE</p> <p>(1) 8" SCH 40 PVC SLEEVE</p> <p>(1) 4" SCH 40 PVC SLEEVE</p> <p>(1) 2" SCH 40 PVC SLEEVE</p> <p>(1) 2" SCH 40 PVC SLEEVE</p>	<p>ELECTRIC SLEEVE SCHEDULE (DUKE)</p> <p>(1) 3" GRAY SCH 40 PVC CONDUIT</p> <p>(2) 3" GRAY SCH 40 PVC CONDUIT</p> <p>(3) 3" GRAY SCH 40 PVC CONDUIT</p>
<p>NATURAL GAS SLEEVE SCHEDULE (TECO)</p> <p>(1) 4" SCH 40 PVC SLEEVE</p>	<p>TELEPHONE/CABLE/INTERNET SLEEVE SCHEDULE (DCM)</p> <p>(1) 2" SCH 40 PVC SLEEVE</p> <p>(2) 2" SCH 40 PVC SLEEVE</p> <p>(1) 3" SCH 40 PVC SLEEVE</p> <p>(2) 3" SCH 40 PVC SLEEVE</p>

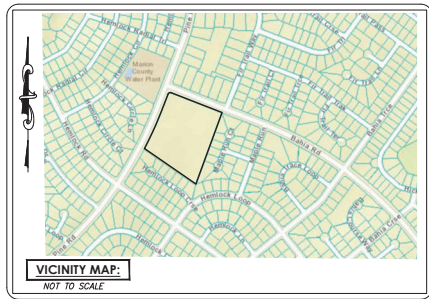
***Tillman & Associates***  
—ENGINEERING, LLC.—  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 334471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26756

[illegible]

IMPROVEMENT PLANS  
WHISPER WOODS  
MARION COUNTY, FLORIDA

DATE 6/9/25  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 24-9164





ROUTE SURVEY FOR:  
**WHISPER WOODS**  
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS:

LB	MORE OR LESS
NO.	ELEVATION
LS	LICENSED BUSINESS
RLS	REGISTERED LAND SURVEYOR
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
C	CENTERLINE
R/W	RIGHT OF WAY
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
C.B.	CHORD BEARING
CMP	CORRUGATED METAL PIPE
MES	MITERED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
FCM	FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
FRIC	FOUND 5/8" IRON ROD AND CAP (AS NOTED)
FR	FOUND 5/8" IRON ROD (NO LD.)
SRC	SET 5/8" IRON ROD AND CAP (LB 8071)
CB	CONTROL/BENCHMARK AS DESCRIBED
CG	CURB INLET GRATE
CB	CATCH BASIN
SM	STORM MANHOLE
WES	MITERED END SECTION
SM	SANITARY MANHOLE
SC	SANITARY CLEAOUT
ERB	ELECTRIC RISER BOX
CTRB	CABLE TELEVISION RISER BOX
TRB	TELEPHONE RISER BOX
W	WELL
WM	WATER METER
WV	WATER VALVE
PH	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
GV	GAS VALVE
GLM	GAS LINE MARKER
WUP	WOOD UTILITY POLE
UPOA	UTILITY POLE GUY ANCHOR
LP	LIGHT POLE
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FV	FIBER OPTIC VAULT
TV	TELEPHONE VAULT
LSV	LIST STATION VAULT
FP	FLAG POLE
M	MAILBOX
FL	FENCE LINE AS NOTED
LT	APPROXIMATE TOP OF BANK
LS	APPROXIMATE TOE OF SLOPE
ES	EXISTING CONTOUR
USM	UNDERGROUND SANITARY SEWER
UGM	UNDERGROUND FORCE MAIN
UWL	UNDERGROUND WATER LINE
OU	OVERHEAD UTILITY
UCV	UNDERGROUND TV CABLE LINE

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)	
○	CEDAR
○	CHERRY
○	CYPRESS
○	DOGWOOD
○	ELM
○	HICKORY
○	HOLLY
○	LAUREL OAK
○	LIVE OAK
○	MAGNOLIA
○	MAPLE
○	OAK
○	PALM
○	PECAN
○	PINE

LEGAL DESCRIPTION:

(PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1484 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

TRACT L, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE(S) 94, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTES:

- DATE OF FIELD SURVEY: AUGUST 26, 2022.
- 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. 1008020480, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AN AREA OUTSIDE 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. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 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 RELED UPON 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.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NOS. 355104838 AND 355104873. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT X 508, ELEVATION 72.42' (NAVD 1988).

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 517.050-052, 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	DRAWN	REVISION	OKD
	01/30/25	CJH	UPDATE SURVEY, ADDRESS COMMENTS	CJH



LOCATED IN SECTION 5, TOWNSHIP 16  
SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA

PLAT OF ROUTE SURVEY  
-FOR-  
ARMSTRONG LAND, LLC

FB/PG		FIELD DATE		JOB NO.	
---		08/26/22		211702ROUTER	
DRAWING DATE	BY	APPROVED	SCALE		
10/05/22	M.A.	CJH	1" = 30'		

1 OF 4

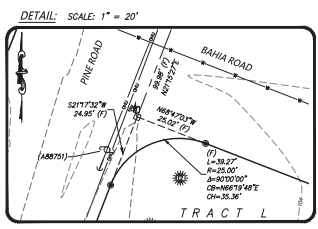
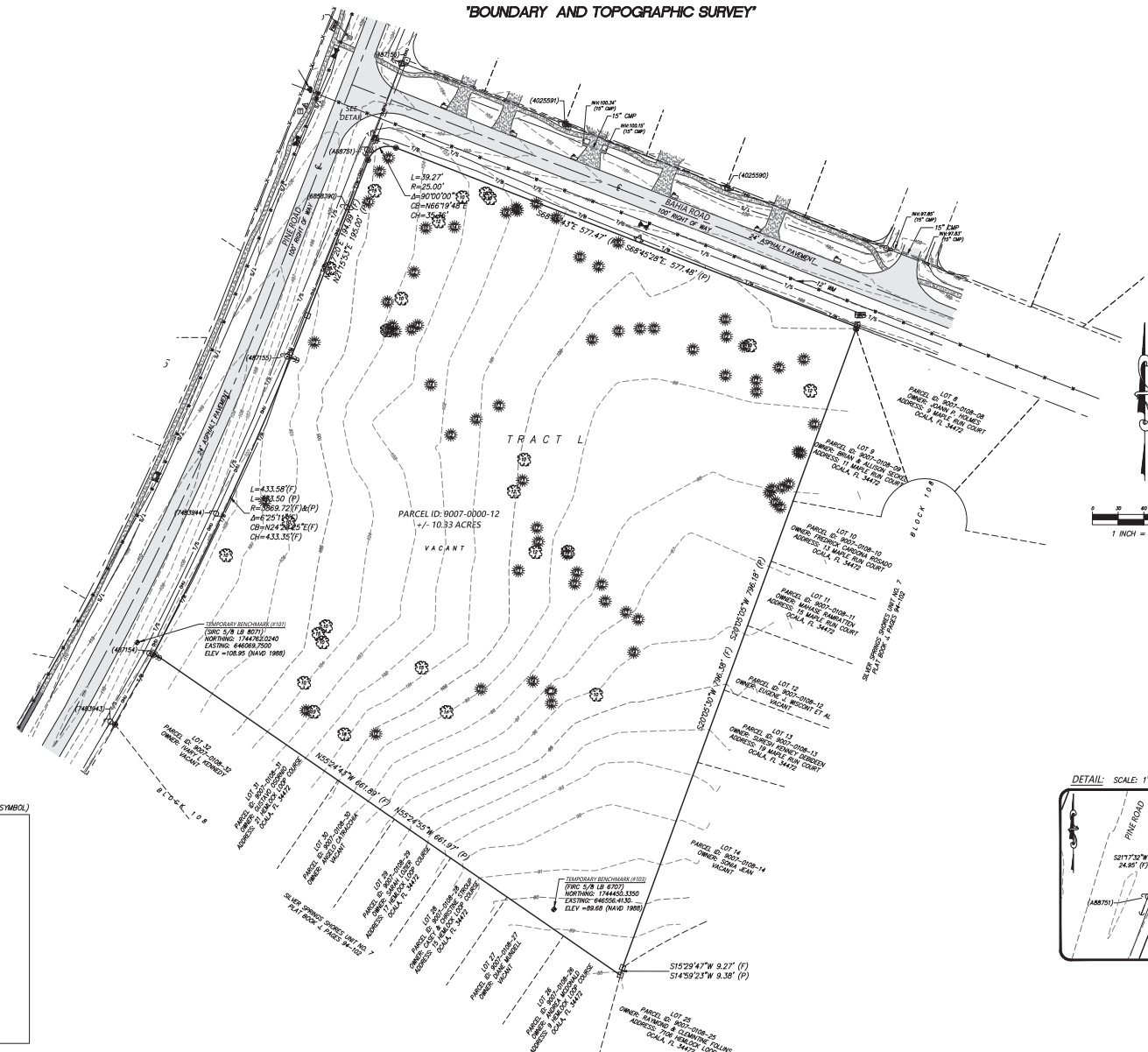


"BOUNDARY AND TOPOGRAPHIC SURVEY"

LEGEND AND ABBREVIATIONS:

- MORE OR LESS ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- RLS REGISTERED LAND SURVEYOR
- ORR OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- C CENTERLINE
- R/W RIGHT OF WAY
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH
- C.B. CHORD BEARING
- CMP CORRUGATED METAL PIPE
- MES MITERED END SECTION
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NOVD NATIONAL GEODETIC VERTICAL DATUM
- FCM FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- FIRC FOUND 5/8" IRON ROD AND CAP (AS NOTED)
- FIR FOUND 5/8" IRON ROD (NO I.D.)
- SIRC SET 5/8" IRON ROD AND CAP (LB 8071)
- CONTROL/BENCHMARK AS DESCRIBED
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MITERED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- WELL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- GAS VALVE
- GAS LINE MARKER
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIBER OPTIC VAULT
- TELEPHONE VAULT
- LIST STATION VAULT
- SIGN
- FLAG POLE
- MAILBOX
- FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND SANITARY SEWER
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER LINE
- OVERHEAD UTILITY
- UNDERGROUND TV CABLE LINE

- TREE LEGEND  
(SIZE DENOTED INSIDE SYMBOL)
- CEDAR
  - CHERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - HICKORY
  - HOLLY
  - LAUREL OAK
  - LIVE OAK
  - MAGNOLIA
  - MAPLE
  - OAK
  - PALM
  - PECAN
  - PINE



Drawn by: JCH/2025/01/30/25 Date: 01/30/25 Title: TRACT L, SILVER SPRINGS SHORES UNIT NO. 7, LOCATED IN SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA SHEET 2 OF 4

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHK
	01/30/25	C.H.	UPDATE SURVEY, ADDRESS COMMENTS	C.H.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
2630 13TH STREET, Ocala, FLORIDA 34703  
PHONE: 352.466.1402 FAX: 352.775.3333 www.jchgroup.com  
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TRACT L  
SILVER SPRINGS SHORES UNIT NO. 7  
LOCATED IN SECTION 5, TOWNSHIP 16  
SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA

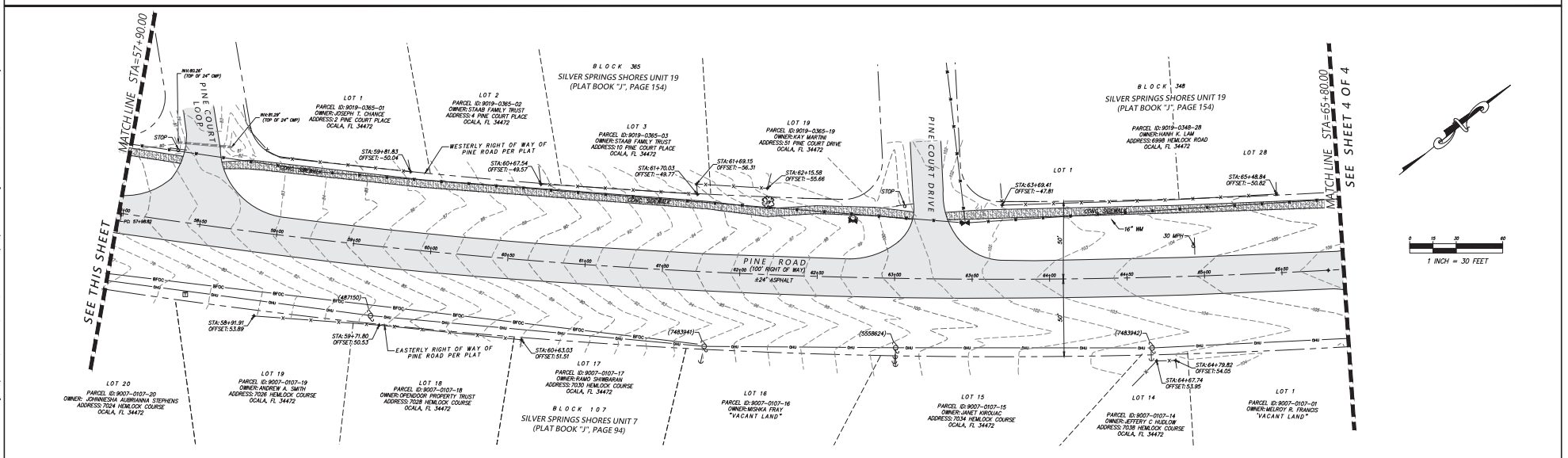
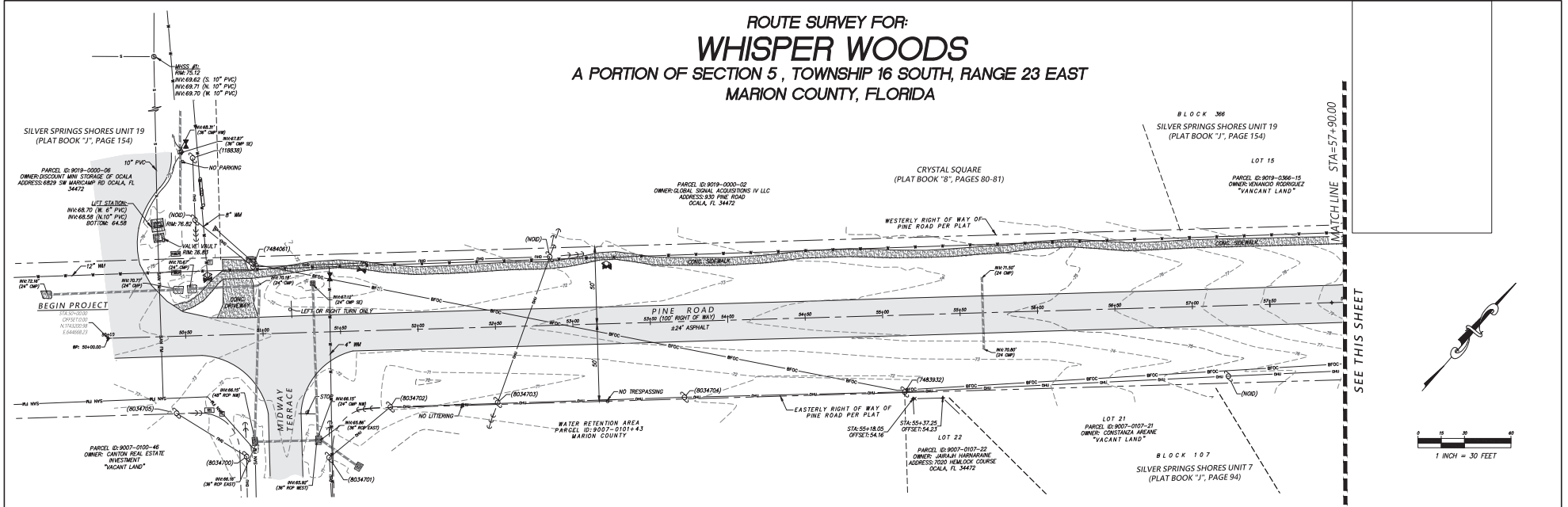
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY -FOR-  
ARMSTRONG LAND, LLC

FB/PG		FIELD DATE		JOB NO. 211702	<div>2 OF 4</div>
21-22/40-42		01/14/22			
DRAWING DATE	BY	APPROVED		SCALE 1" = 60'	
02/01/22	KLJ	CJH			

2 OF 4



ROUTE SURVEY FOR:  
**WHISPER WOODS**  
 A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST  
 MARION COUNTY, FLORIDA



REVISIONS					LOCATED IN SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA			PLAT OF ROUTE SURVEY -FOR- ARMSTRONG LAND, LLC			3 OF 4	
FB/PG	DATE	DRAWN	REVISION	CHKD								
	01/30/25	C.H.	UPDATE SURVEY, ADDRESS COMMENTS	C.H.								



