SUBMITTAL SUMMARY REPORT (MasterPlan-000805-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/09/2026	07/09/2026	Informational

Comments Checked Map.

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]."

- DR 7/9/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/09/2026	07/01/2026	Informational

Comments Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/09/2026	07/02/2026	Approved

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

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/09/2026	07/06/2026	Requires Re-submit

Corrections 6.12.2 - Right-of-way (**Resolved**) - **Corrective Action:** Private subdivision streets are required to have 50' of right-of-way with 5' easements on each side. Staff will support a waiver subject to the review and approval of the Utilities Department. - 6.12.2 - Right-of-way: Show the right-of-way width.

Corrections 6.12.9 - Subdivision roads (**Not Resolved**) - **Corrective Action:** Please show the hammerheads on the dead ends as required in the approved waiver. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

Corrections 2.12.30 - Construction entrance (**Resolved**) - **Corrective Action:** Provide a construction route to Maricamp Road utilizing Chestnut Road including a note prohibiting construction traffic from utilizing all adjacent streets. - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** The sidewalk at the emergency access needs to be relocated to the east side of the emergency access and connect to the existing sidewalk on the southside of Juniper LoopTrail at the school's property line. The rest oif the sidewalk on the southern east/west road should be moved to the north side of teh road to minimize crossings. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	07/09/2026	07/01/2026	Approved

Comments Previously approved. Project is within the City of Belleview utility service area. Letter from the city has been received.

OCE: Plan Review (DR) v.2

SUBMITTAL SUMMARY REPORT
MasterPlan-000805-2026

PLAN NAME:	Heatherwood PUD	**LOCATION:**	8490 JUNIPER RD OCALA,
APPLICATION DATE:	05/21/2026	**PARCEL:**	36640-004-00
DESCRIPTION:	Heatherwood PUD		

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	07/01/2026	07/09/2026	07/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	06/16/2026	06/23/2026	06/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	05/22/2026	06/08/2026	06/08/2026	Requires Re-submit
OCE: Plan Review (DR) v.4				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/09/2026	07/10/2026	Approved

Corrections Existing Roads Labeled Correctly (**Resolved**) - **Corrective Action:** Sheet 06.01 needs the label for Chestnut Road removed as the portion west of Juniper Road is a driveway/easement, not a named road. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names

Corrections Project Boundary (**Resolved**) - **Corrective Action:** When reviewing the Preliminary Plat and Improvement Plan, this plan appears to include parcel 9025+0644-03. On Sheet 01.01 please make necessary corrections to reflect the most accurate information and please update the Project Boundary lines on all applicable sheets on future submittals. - Project Boundary: 2.12.8 - Project boundary clearly defined

Corrections Existing and Proposed Roads Shown (**Resolved**) - **Corrective Action:** The new roads have been labeled on Sheet 06.01. Be sure they are labeled on all future submittals. - New Road Name Labels

Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/09/2026	07/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/09/2026	07/01/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/09/2026	07/07/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/09/2026	07/06/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/09/2026	07/07/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000805-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/23/2026	06/18/2026	Requires Re-submit

Corrections Project Boundary (**Not Resolved**) - **Corrective Action:** When reviewing the Preliminary Plat and Improvement Plan, this plan appears to include parcel 9025+0644-03. On Sheet 01.01 please make necessary corrections to reflect the most accurate information and please update the Project Boundary lines on all applicable sheets on future submittals. - Project Boundary: 2.12.8 - Project boundary clearly defined

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Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/23/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/23/2026	06/16/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/23/2026	06/17/2026	Requires Re-submit

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

Corrections Additional Growth Services comments (**Not Resolved**) - **Corrective Action:** Parcel numbers for parcels being used for access need to be included on the cover page as noted by Jamie Waldron on the cover page. - Parcel numbers for parcels being used for access need to be included on the cover page as noted by Jamie Waldron on the cover page.

Corrections 2.12.16/6.5 - EALS or Exemption provided? (**Not Resolved**) - **Corrective Action:** The EALS provided is expired. Please provide an updated Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - The EALS provided is expired. Please provide an updated Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/23/2026	06/22/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/23/2026	06/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		06/23/2026	06/22/2026	Informational

Comments 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."
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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]."
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"[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."
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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."
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If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."
- DR 6/22/26

SUBMITTAL SUMMARY REPORT (MasterPlan-000805-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/23/2026	06/16/2026	Informational

Comments Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/23/2026	06/22/2026	Approved

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

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/23/2026	06/23/2026	Approved

Corrections 2.12.30 - Construction entrance (**Resolved**) - **Corrective Action:** Provide a construction route to Maricamp Road utilizing Chestnut Road including a note prohibiting construction traffic from utilizing all adjacent streets. - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** The sidewalk at the emergency access needs to be relocated to the east side of the emergency access and connect to the existing sidewalk on the southside of Juniper LoopTrail at the school's property line. The rest oif the sidewalk on the southern east/west road should be moved to the north side of teh road to minimize crossings. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

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Corrections 6.12.9 - Subdivision roads (**Resolved**) - **Corrective Action:** All dead end streets are required to end in a cul-de-sac. Staff supports a waiver for streets that are 150 feet or less subject to providing a paved hammerhead turnaround. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

Utilities (OCE Plans) (Utilities)	Heather Proctor	06/23/2026	06/23/2026	Approved

Comments Previously approved. Project is within the City of Belleview utility service area. Letter from the city has been received.

eREVIEW SESSION FILES:
_Combined Plans.pdf
Developer's Agreement - Juniper Loop - WRA Expansion - 09.09.2025.pdf
MC Master Plan RAI_1 2026.06.12.pdf
Survey.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie.Waldron	The Preliminary Plat and Improvement Plan include Parcel 9025+0644-03. Please make necessary corrections to reflect the most accurate information. Please update Project Boundary lines on all applicable sheets on future submittals.	06/16/2026 9:08	PM_Combined Plans.pdf	1

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/08/2026	05/29/2026	Requires Re-submit

Corrections Existing Roads Labeled Correctly (**Not Resolved**) - **Corrective Action:** Sheet 06.01 needs the label for Chestnut Road removed as the portion west of Juniper Road is a driveway/easement, not a named road. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names

Corrections Existing and Proposed Roads Shown (**Not Resolved**) - **Corrective Action:** The new roads have been labeled on Sheet 06.01. Be sure they are labeled on all future submittals. - New Road Name Labels

Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/08/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/08/2026	05/22/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/08/2026	05/28/2026	Requires Re-submit

Corrections 4.2.31.F - Lot area & lot width (**Not Resolved**) - **Corrective Action:** Please provide lot area for each of the parcels created. - Please provide lot area for each of the parcels created.

Corrections 4.2.31.E&F/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Lots 19-30 require enhanced C-Type Buffer as shown on sheet 09.01. - Lots 19-30 require enhanced C-Type Buffer as shown on sheet 09.01.

Corrections 2.12.16/6.5 - EALS or Exemption provided? (**Not Resolved**) - **Corrective Action:** The EALS provided is expired. Please provide an updated Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - The EALS provided is expired. Please provide an updated Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

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Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/08/2026	06/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/08/2026	06/08/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000805-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
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Comments

IF APPLICABLE:
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- DR 6/8/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/08/2026	05/22/2026	Requires Re-submit

Corrections 2.12.19 - Proposed Drainage Improvements (**Not Resolved**) - Easements and a developer's agreement are missing for regarding the existing county DRA

Corrections 2.12.8 - Topographical Contours (**Not Resolved**) - Please provide a survey that is no older than 12 months. Check with Survey to see if they would support a waiver

Corrections Additional Stormwater comments (**Not Resolved**) - If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/08/2026	06/03/2026	Requires Re-submit

Corrections Additional Survey Comments (**Not Resolved**) - Sec. 2.12.8. - Current boundary and topographic survey.
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(Ord. No. 13-20, § 2, 7-11-2013)

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/08/2026	05/25/2026	Requires Re-submit

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Corrections 6.12.2 - Right-of-way (**Not Resolved**) - **Corrective Action:** Private subdivision streets are required to have 50' of right-of-way with 5' easements on each side. Staff will support a waiver subject to the review and approval of the Utilities Department. - 6.12.2 - Right-of-way: Show the right-of-way width.

SUBMITTAL SUMMARY REPORT (MasterPlan-000805-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/08/2026	05/27/2026	Approved

Comments Project is within the City of Belleview service area. A utility availability letter was received from the City of Belleview during review of ImprovePln-000674-2026.

eREVIEW SESSION FILES:

_Combined Plans.pdf
_Supplimental Files.pdf
1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
5- SoilsMap.pdf
JL - Listed Species Report.pdf
Proposed Juniper Loop Development - Geotechnical Report.pdf
Survey.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Alexander	Please label the easements	05/22/2026 1:22	PM_Combined Plans.pdf	8
Janet W	JUNIPER PASS	05/27/2026 9:51	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL DR	05/27/2026 9:51	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL DR	05/27/2026 9:52	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL DR	05/27/2026 9:52	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL CT	05/27/2026 9:52	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL TRCE	05/27/2026 9:52	AM_Combined Plans.pdf	7
Janet W	JUNIPERTRAILRADL	05/27/2026 9:53	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL WAY	05/27/2026 9:53	AM_Combined Plans.pdf	7
Janet W	JUNIPER TRAIL WAY	05/27/2026 9:53	AM_Combined Plans.pdf	7
Janet W	JUNIPERTRAIL WAY	05/27/2026 9:53	AM_Combined Plans.pdf	7
Janet W	Added new road names to this sheet.	05/27/2026 9:54	AM_Combined Plans.pdf	7
Janet W	Remove road name label. This is an easement, not a named road.	05/27/2026 10:23	AM_Combined Plans.pdf	7
Theresa S.	Sec. 2.12.8. - Current boundary and topographic survey.Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.(Ord. No. 13-20, § 2, 7-11-2013)	06/03/2026 8:21	AMSurvey.pdf	1

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

Heatherwood Master Plan
MasterPlan-000805-2026

Development Review Committee Waiver Request Form

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

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

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HEATHERWOOD
PUD MASTER PLAN

RESUBMIT

SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PROJECT AREA – 39.36 ±AC.
PROPOSED LOTS = 151
TOTAL MILES OF ROADWAY = 0.99 MILES
PARCEL #36640-004-00 (PARCEL 9025+0644-03 FOR ACCESS)
CURRENT ZONING - PLANNED UNIT DEVELOPMENT (PUD) 250908ZP
FUTURE LAND USE - MEDIUM RESIDENTIAL (MR)

MARION COUNTY APPROVAL STAMP

WAIVERS:

2.12.8 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY
A WAIVER TO ALLOW FOR THE USE OF THE CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY WHICH IS MORE THAN 12 MONTHS OLD. (CASE 000646-2026 APPROVED JUNE 08, 2026)

LDC 6.12.8 - SURDIVISION ROADS AND RELATED INFRASTRUCTURE
A WAIVER TO ALLOW FOR THE PROPOSED DESIGN AND POSTED SPEED. CURVE WARNING SIGNAGE PER FDOT GREENBOOK CRITERIA IS PROPOSED AS SHOWN ON SHEET 07.01 . (CASE 000646-2026 APPROVED JUNE 08, 2026)

6.12.5 (E) - SUBDIVISION ROADS AND RELATED INFRASTRUCTURE
A WAIVER TO ALLOW FOR THE USE OF A HAMMERHEAD STYLE INTERSECTION ON DEAD END ROADS. THE PROPOSED DEAD END SEGMENTS WILL BE LESS THAN 150' IN LENGTH. (CASE 000646-2026 APPROVED JUNE 08, 2026)

6.12.7(B)(2) - GEOTECHNICAL CRITERIA
A WAIVER TO REDUCE THE REQUIRED NUMBER OF BORINGS FROM NINE TO SEVEN FOR DRA-1. THE PROVIDED SOIL BORINGS STRATIFICATION REPRESENTS CONSISTENTLY THE SUBSURFACE SOILS AND GROUNDWATER CONDITIONS ACROSS THE AREA AND PROVIDE SUFFICIENT INFORMATION FOR DESIGN.
(CASE 000646-2026 APPROVED JUNE 08, 2026)

LDC 6.12.2.A-RIGHT-OF-WAY WIDTH
ROADWAYS WILL REMAIN PRIVATE & ROW WIDTH WILL BE 30' WIDE WITH A 15' DRAINAGE AND UTILITY EASEMENT FOR A TOTAL WIDTH OF 60'. THIS PROJECT IS LOCATED WITHIN THE CITY OF BELLEVIEW UTILITY JURISDICTION AND THEY HAVE ACCEPTED THE PROPOSED R/W AND EASEMENT CONFIGURATION.

DEVELOPMENT CONDITIONS (PER SOLUTION 25-R-365)

1. THE PUD SHALL COMPLY WITH THE PUD DEVELOPMENT SETBACKS LISTED BELOW.

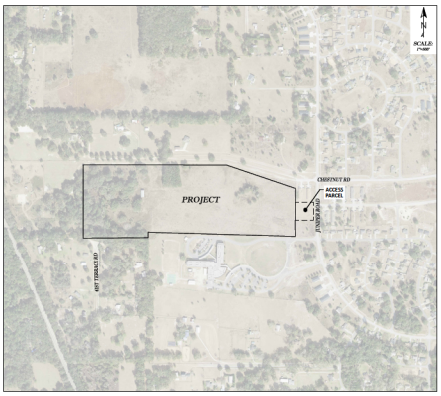
DEVELOPMENT SETBACKS 36640-004-00	
DIRECTION	SETBACK
FRONT (NO SIDEWALK / SIDEWALK)	20' / 25'
REAR	15'-0"
SIDE (INTERIOR / STREETSIDE)	7'/20'
ACCESSORY (SIDE / REAR)	5'/10'

2. THE PUD SHALL COMPLY WITH PUD DEVELOPMENT BUFFERS LISTED BELOW AND AS SHOWN WITHIN THE PUD CONCEPT PLAN EXHIBIT A.

DIRECTION	ADJOINING USE	REQUIRED BUFFER
NORTH	SINGLE-FAMILY RESIDENTIAL	MODIFIED C-TYPE* ^
SOUTH	SINGLE-FAMILY RESIDENTIAL / GOVERNMENT INSTITUTION	MODIFIED C-TYPE* ^
EAST	MULTI-FAMILY RESIDENTIAL / GOVERNMENT INSTITUTION / VACANT MULTI-FAMILY RESIDENTIAL	MODIFIED C-TYPE* / ENHANCED LANDSCAPING*
WEST	SINGLE-FAMILY RESIDENTIAL	EXISTING VEGETATION
ENTRANCE	RIGHT-OF-WAY (ROW)	ENTRANCE LANDSCAPING AS SHOWN

* PRIVACY FENCING
^ BUFFER DOES NOT EXTEND THE ENTIRE LENGTH OF THE PROPERTY.

3. BUFFERS SHALL BE REQUIRED AS SHOWN WITHIN THE PUD CONCEPT PLAN (DATED 06/05/2025) WITH ENHANCED BUFFERING RUNNING THE ENTIRE LENGTH OF LOTS 18-36.
4. THE PUD SHALL BE LIMITED TO A MAXIMUM OF 151 DETACHED SINGLE-FAMILY RESIDENCES.
5. LOTS 18-30, AS SHOWN ALONG THE NORTHERN PROPERTY BOUNDARY LINE OF THE PUD CONCEPT PLAN. SHALL BE LIMITED TO SINGLE-STORY HOMES.
6. THE PUD SHALL BE DEVELOPED CONSISTENT WITH THE PUD CONCEPT PLAN PROVIDED AS EXHIBIT A (DATED 06/05/2025).
7. REQUIREMENTS PROVIDED BY OCE AND MCFR REGARDING EACH RESPECTIVE ACCESS POINT MUST BE ADHERED TO.
8. TWO POINTS OF ACCESS, AS DESCRIBED IN THE TRAFFIC STUDY, MUST BE DEVELOPED.
9. SIDEWALK TO BE PROVIDED INTERNALLY, AS SHOWN IN THE PUD CONCEPT PLAN DATED 06/05/2025.
10. SIDEWALKS, AS REQUIRED BY OCE, SHALL BE DEVELOPED ALONG JUNIPER RD. AND TO LEGACY ELEMENTARY.
11. THE PUD SITE SHALL COMPLY WITH THE COUNTY'S (LDC) LIGHTING STANDARDS THAT REQUIRE LIGHTING TO BE SHIELDED SO AS TO NOT CAST DIRECT LIGHTING CAST OFF-SITE AND A PHOTOMETRIC PLAN TO BE PROVIDED DURING MAJOR SITE PLAN REVIEW TO ENSURE NO NEGATIVE IMPACTS TO NEIGHBORING PARCELS.
12. THE PUD SHALL MEET LDC REQUIREMENTS OF A MINIMUM OF 20% IMPROVED OPEN SPACE.
13. A PROPERTY OWNER'S ASSOCIATION OR THE DEVELOPER MUST CARE FOR AND MAINTAIN ALL COMMON AREAS USED BY RESIDENTS OF THE SUBDIVISION,AS WELL AS BUFFERS, STORMWATER AND ANY OTHER FORMS OF INFRASTRUCTURE WITHIN THE SUBDIVISION.
14. THE FINAL PUD MASTER PLAN SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, INCLUDING BEING DULY NOTICED AND ADVERTISED CONSISTENT WITH THE LAND DEVELOPMENT CODE NOTICE NOTICE PROVISIONS AT THE APPLICANT'S EXPENSE .
15. A STORMWATER AGREEMENT FOR USEING THE DRA SHALL OCCUR NO LATER THAN SIX MONTHS AFTER PUD APPROVAL.
16. THE COUNTY SHALL HAVE NO OBLIGATION TO FUND, PERFORM, OR REIMBURSE ANY MAINTENANCE, REPAIR, REPLACEMENT, CAPITAL, OR OPERATIONAL COSTS ASSOCIATED WITH STORMWATER FACILITIES WITHIN OR AFFECTING THE DRA; THE DEVELOPER/HOA IS SOLELY RESPONSIBLE.
17. THE COUNTY SHALL NOT SHARE RESPONSIBILITY IN CATASTROPHIC FAILURE REPAIRS, (E.G.,BREACH SINKHOLE, STRUCTURAL COLLAPSE.) THE DEVELOPER/HOA SHALL RESTORE, REPAIR, AND INDEMNIFY THE COUNTY.
18. THE DEVELOPER MAY RELOCATE EQUIVALENT STORAGE VOLUME TO THE DRA'S EXISTING CAPACITY (BASED ON CURRENT AS-BUILT STAGE-STORAGE) PLUS ONE (1) FOOT OF FREEBOARD RESERVED EXCLUSIVELY FOR THE COUNTY'S PRESENT AND FUTURE USE, AND SHALL NOT BE UTILIZED TO SERVING THIS PROJECT OR THIRD PARTIES.
19. PERPETUAL DRAINAGE & STORAGE EASEMENT: RECORD AN EASEMENT IN FAVOR OF THE COUNTY OVER THE DRA AREA COVERING (I) THE RESERVED STORAGE (II) DEFINED COUNTY INFLOW HYDROGRAPHS AND (III) INSPECTION AND EMERGENCY ACCESS RIGHTS
20. RECORD AN OPERATION AND MAINTENANCE PLAN AND FUNDING MECHANISM (DEVELOPER/HOA) FOR ALL STORMWATER ASSETS AFFECTING THE DRA, WITH ANNUAL INSPECTION REPORTS PROVIDED TO THE COUNTY.
21. CONSTRUCTION OF AMENITIES SHALL COMMENCE BY ISSUANCE OF THE FIRST C.O. OF A RESIDENCE AND SHALL BE FINISHED BY THE 30TH C.O. OF A RESIDENCE.
22. IF CONDITIONS ARE NOT MET:
    A. FIRST NOTICE – WRITTEN NOTICE STATING VIOLATION AND SUPPORTING EVIDENCE.
    B. SECOND NOTICE – FINAL WRITTEN NOTICE.
    C. FINAL ACTION: PERMIT HOLD TO BE PLACED UNTIL VIOLATIONS ARE RESOLVED.



INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	DEVELOPMENT STANDARDS
04.01 - 04.02	EXISTING CONDITIONS PLAN
05.01	LAND USE AND ZONING PLAN
06.01	MASTER PLAN
07.01	CIRCULATION PLAN
08.01	MASTER UTILITY PLAN
09.01	BUFFER & TREE PRESERVATION PLAN
10.01	SIGNAGE PLAN
11.01	PHASING PLAN
1-4	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. 12083C0750D, EFFECTIVE AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
3. THIS PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 36TH SS A62, ELEVATION = 78.04' (NAVD-1988).
6. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES AS DEPICTED ON SIGNAGE & STRIPING PLAN
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 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 PLAT, 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.

OWNER
PROSPERITY US 27 LLC
SEN ZHANG
8615 COMMODITY CIRCLE SUITE 17,
ORLANDO, FLORIDA 32819
PHONE: ---

DEVELOPER:
D.R.HORTON AMERICA'S BUILDER
DAVID DONOVAN
3300 SW 34TH AVENUE, SUITE 101-A,
OCALA, FLORIDA 34474
PHONE: 727-643-5597

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (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

OWNER'S SIGNATURE

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

SEN ZHANG
PROSPERITY US 27 LLC

ENGINEER'S CERTIFICATION

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

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 00905
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.

JCH CONSULTING GROUP, INC
CHRISTOPHER J. HOWSON
REGISTERED LAND SURVEYOR NO. 6523
STATE OF FLORIDA

LEGAL DESCRIPTION:

(PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT DHI TITLE OF FLORIDA, INC, COMMITMENT NUMBER: 2012746S, ISSUING OFFICE FILE NUMBER: JUNIPER LOOP, BEARING A COMMITMENT DATE OF MAY 21, 2024)

BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 89°35'26"W. A DISTANCE OF 717.65 FEET; THENCE NORTH 00°00'31"W., A DISTANCE OF 594.00 FEET; THENCE SOUTH 89°35'26"E., A DISTANCE OF 1595.53 FEET; THENCE SOUTH 71°22'32"E. A DISTANCE OF 862.74 FEET TO A POINT ON THE WEST BOUNDARY OF BLOCK 644, "SILVER SPRINGS SHORES UNIT NO. 25" SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 205, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 00°00'00"E. ALONG SAID BOUNDARY A DISTANCE OF 451.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1440.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 03°27'55" A DISTANCE OF 87.06 FEET TO THE NORTH RIGHT OF WAY OF JUNIPER TRAIL LOOP (A 50.00 FOOT RIGHT OF WAY) AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE 1440.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE 02°59'43" A DISTANCE OF 50.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF JUNIPER TRAIL LOOP; THENCE LEAVING SAID CURVE ON A NON-TANGENT BEARING OF NORTH 89°25'18"W., A DISTANCE OF 1630.63 FEET TO THE POINT OF BEGINNING. INCLUDING LOTS 3 & 4 SILVER SPRING SHORES UNIT 25 PLAT BOOK J, PAGES 202-205.

LESS AND EXCEPT THAT PORTION LYING WITHIN DEED TO SCHOOL BOARD OF MARION COUNTY, FLORIDA, IN BOOK 5521, PAGE 707.

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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 #4296

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 6-29-2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 01.01

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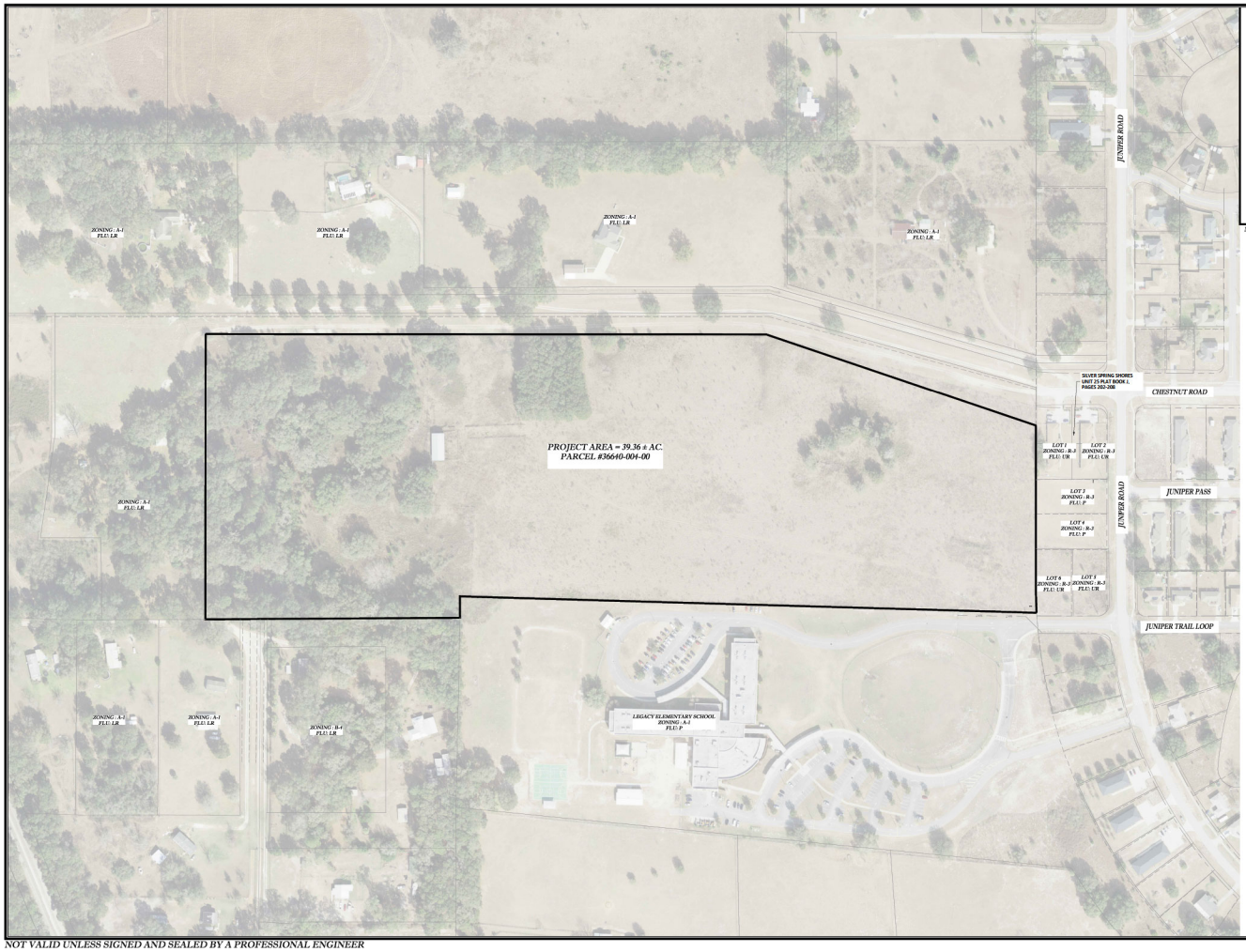

MARION COUNTY APPROVAL STAMP

N

0 120' 240'

SCALE IN FEET
1" = 120'

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
OFFICE: (352) 732-8452 - FAX: (352) 732-8453
CERTIFICATE OF AUTHORIZATION # 6796

DATE	REVISIONS

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE: 3/3/2020
DRAWN BY: AS
CHKD. BY: JMM
JOB NO. 24-9066

SHT#: 02.01

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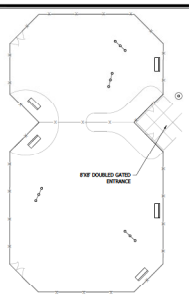
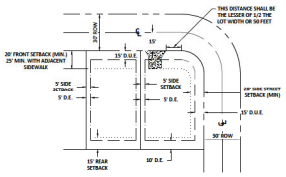
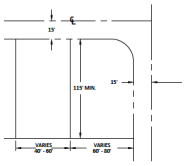


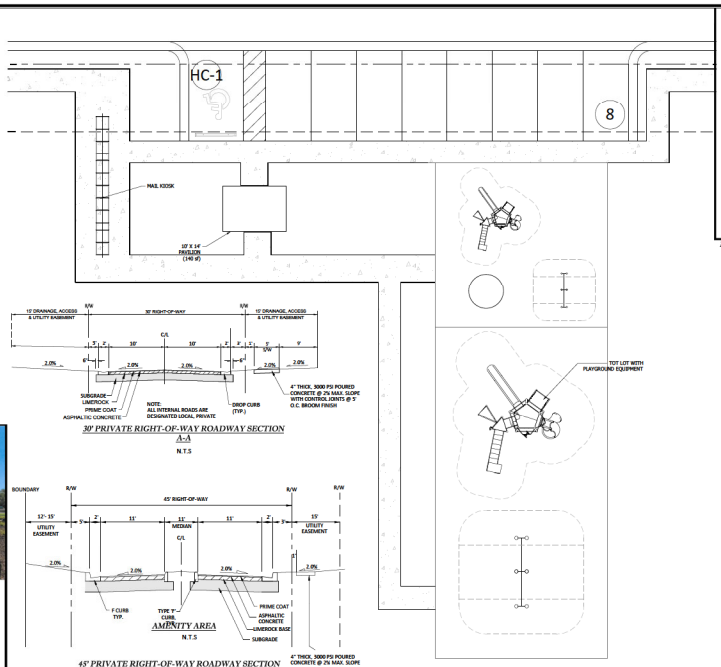
DOG PARK
N.T.S



TYPICAL LOT DETAILS
N.T.S



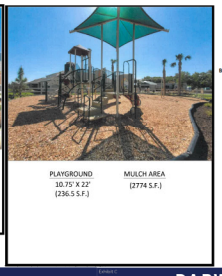
TYPICAL LOT DIMENSIONS
N.T.S



MARION COUNTY APPROVAL STAMP

30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION
A-A
N.T.S

45' PRIVATE RIGHT-OF-WAY ROADWAY SECTION
B-B



PLAYGROUND
10.75' X 22'
(236.5 S.F.)

MULCH AREA
(2774 S.F.)

AMENITY AREA
N.T.S

NARRATIVE:

1. THIS IS WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY AND ALONG JUNIPER ROAD
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0730D
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.
7. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
8. 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 DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN GRANTED. ANY FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

ELEVATION C

ELSTON

D.R. HORTON
America's Builder

ELEVATION C

ROBIE

D.R. HORTON
America's Builder

ELEVATION C

DARWIN

D.R. HORTON
America's Builder

ELEVATION C

ALLEX

D.R. HORTON
America's Builder

STANDARD SFR LOT DETAILS

TYPE		MINIMUM WIDTH	MINIMUM AREA	MINIMUM SETBACKS FRONT	REAR	SIDE	HEIGHT
SFR	STANDARD - PRINCIPLE STRUCTURE	40'	4,600 SF	20' WITHOUT SIDEWALK 25' WITH SIDEWALK	15'	5' INTERIOR 20'STREETSIDE	40'
	ACCESSORY STRUCTURE	N/A		N/A	10'	5'	20'

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

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Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 1100, Ocala, FL 34471
OFFICE: (352) 687-4940 FAX: (352) 687-4945
CERTIFICATE OF AUTHORIZATION # 6294

REVISIONS

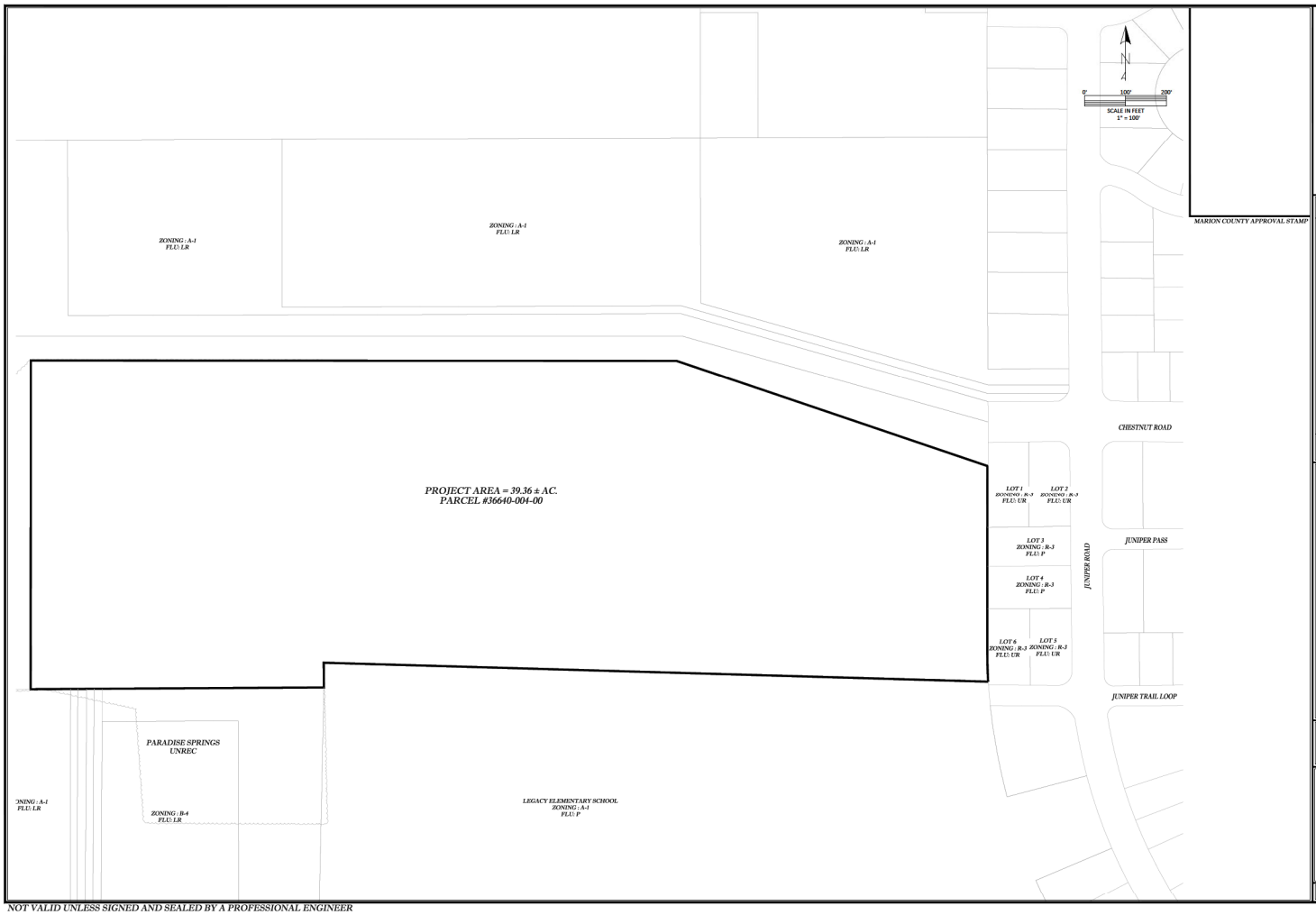
DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

DEVELOPMENT STANDARDS

DATE: 5/5/2026
DRAWN BY: AS
CHKD. BY: JMM
JOB NO.: 24-9066

SHT.: 03.01



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Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

EXISTING CONDITION PLAN

DATE 5-5-2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 04.01

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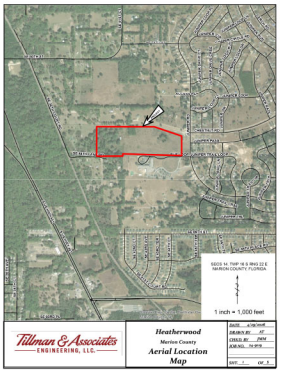

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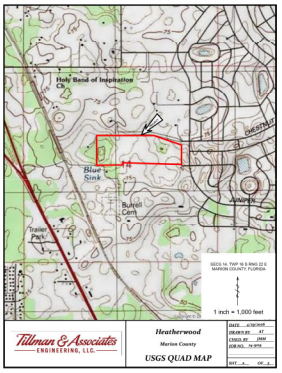
NOT TO SCALE



QUAD
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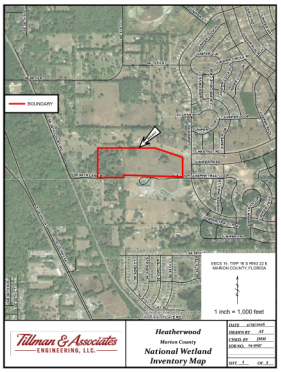
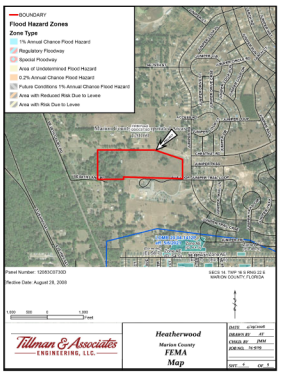
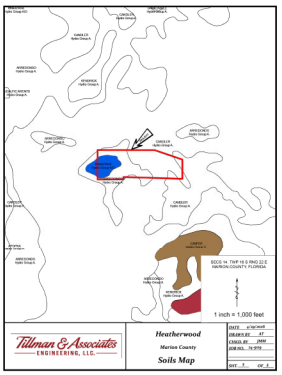


NATIONAL WETLAND INVENTORY
NOT TO SCALE



FEMA FLOODPLAINS
NOT TO SCALE



SOILS
NOT TO SCALE

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

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

EXISTING CONDITION PLAN

DATE: 5-5-2020
DRAWN BY: AS
CHKD. BY: JMM
JOB NO. 24-9056

SHT. 04.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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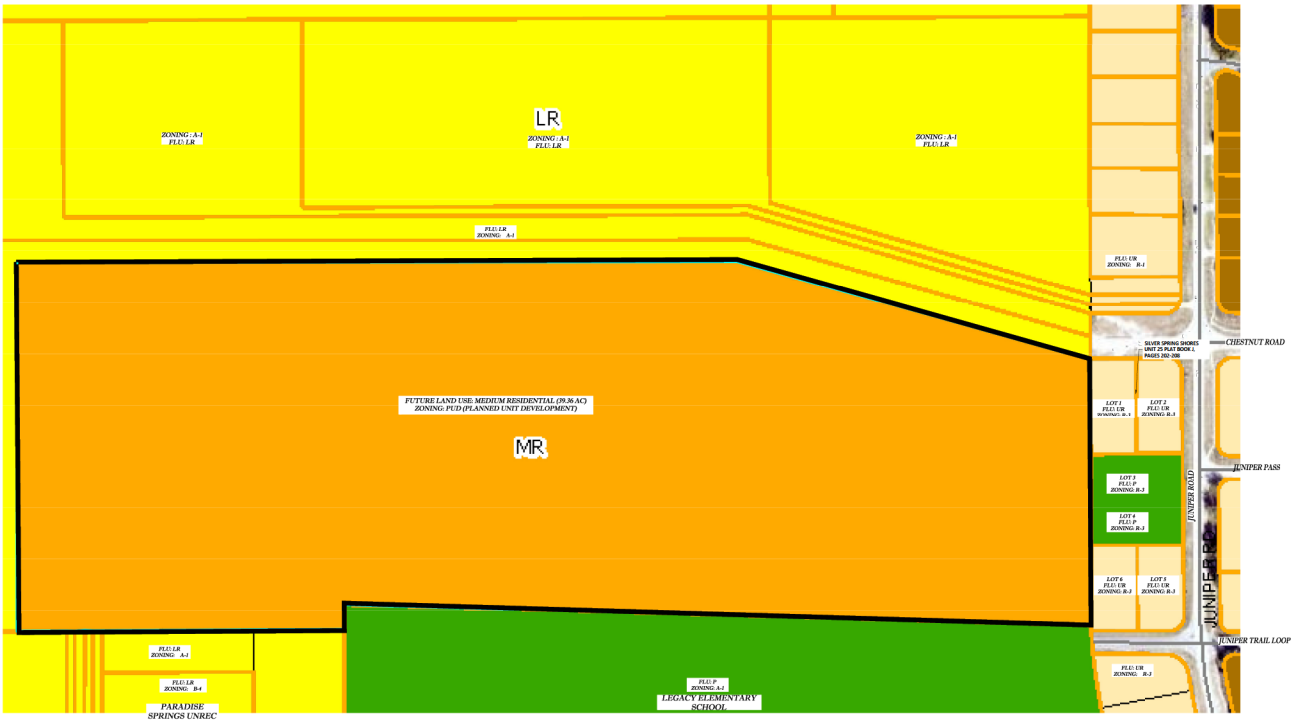

MARION COUNTY APPROVAL STAMP

FUTURE LAND USE
LEGEND

Marion County	Low Residential (0 - 1 du/ac)	Commercial (0 - 8 du/ac; FAR 1.0)
Parcels	Medium Residential (1 - 4 du/ac)	Public (N/A; FAR 1.0)
Future Land Use	High Residential (4 - 8 du/ac)	Preservation (N/A; N/A)
Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Streets

N

0' 100' 200'
SCALE IN FEET
1" = 100'

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Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

LAND USE AND ZONING

DATE 5-5-2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 05.01

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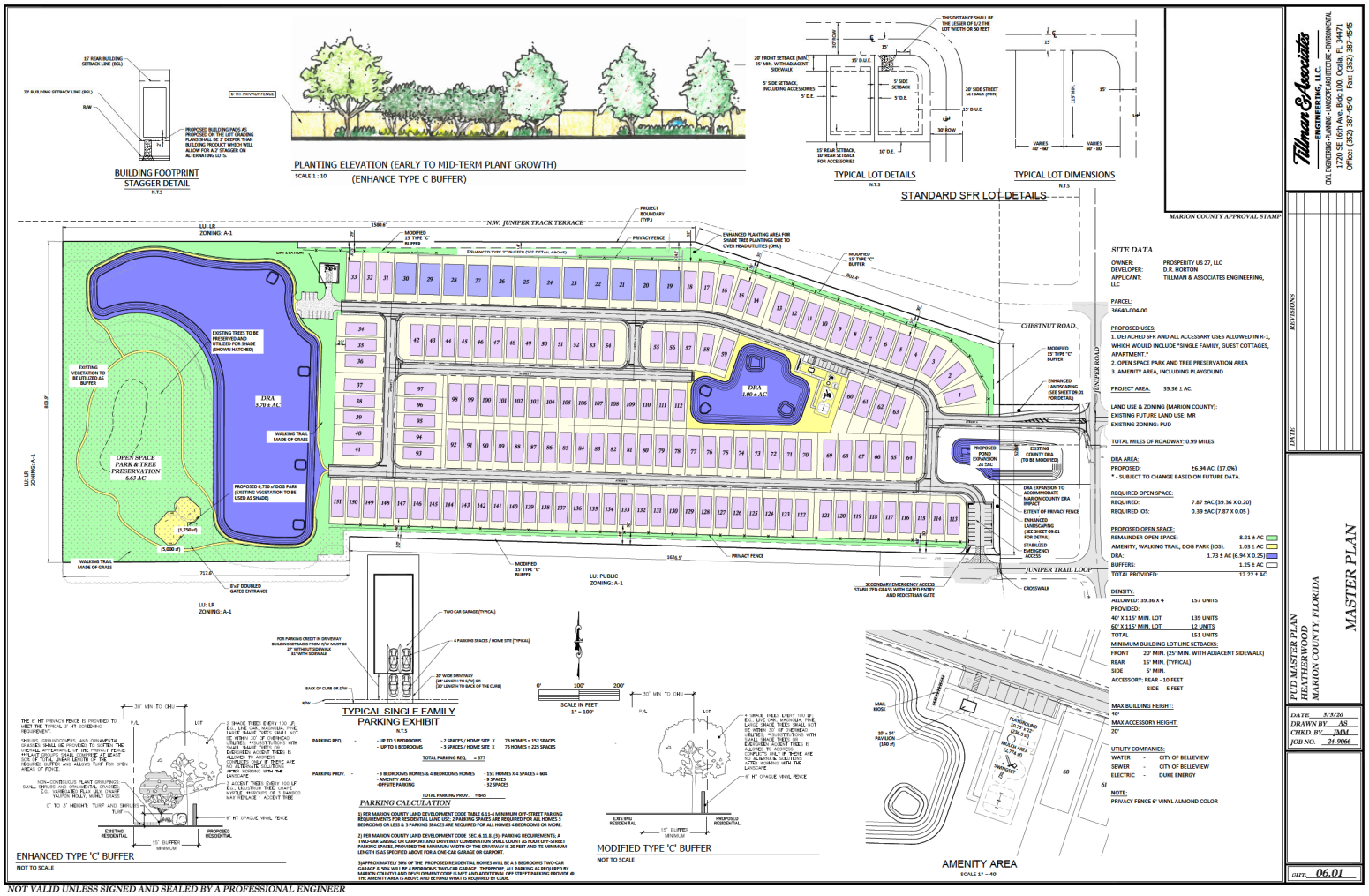

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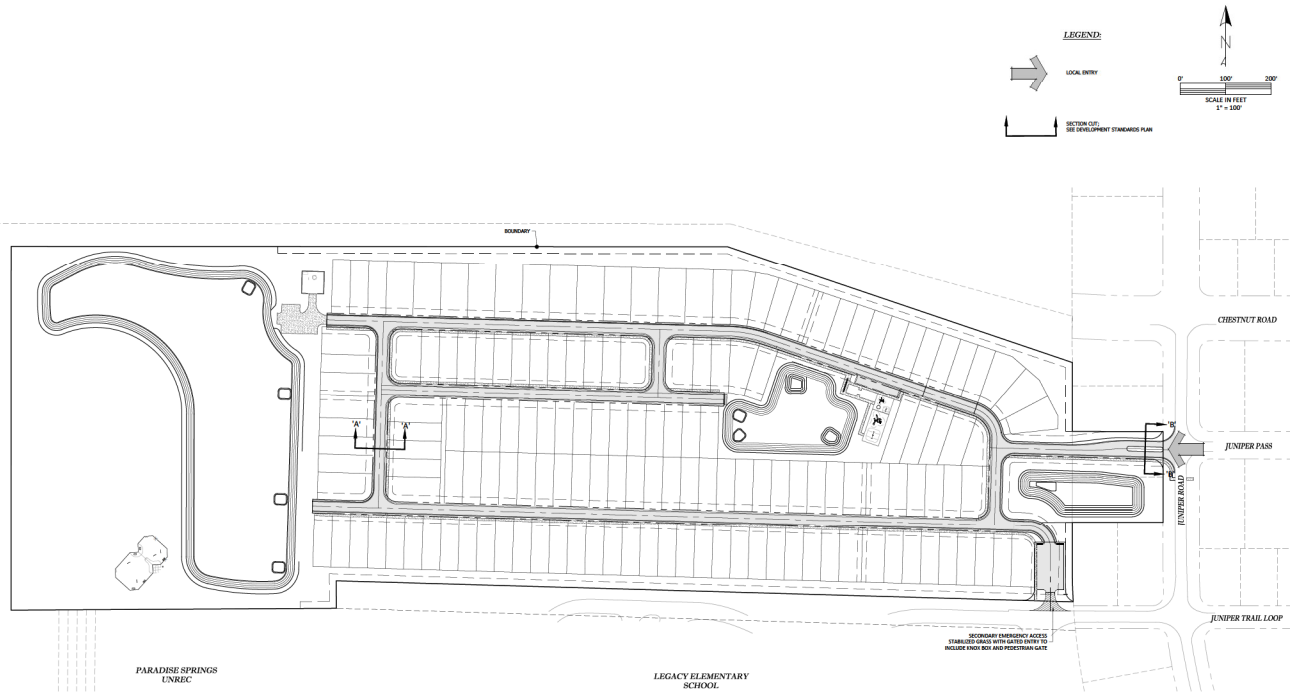
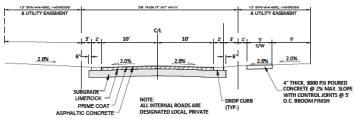
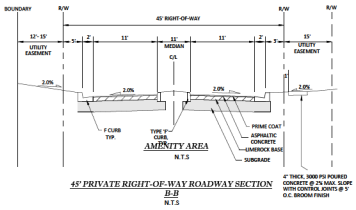


MARION COUNTY APPROVAL STAMP



30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION
A-A
N.T.S



AMENITY AREA
N.T.S

45' PRIVATE RIGHT-OF-WAY ROADWAY SECTION
B-B
N.T.S

NOTES:

SIDEWALKS ALONG ONE SIDE OF ROADWAY, OR COMMON WALKING TRAIL TO BE PROVIDED WITHIN PROPOSED DEVELOPMENT.

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

CIRCULATION PLAN

DATE 5-5-2020
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 07.01

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NOTES:

1. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
2. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE REQUIRED IMPROVEMENT PLAN OF THIS PROJECT.

UTILITIES LEGEND:

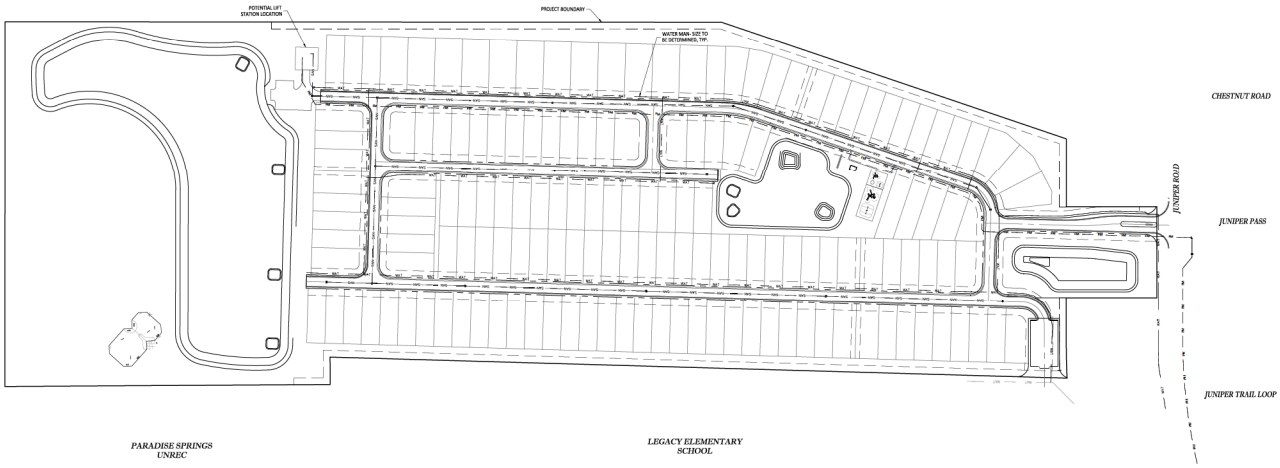
SAN	SANITARY
WM	WATER MAIN
FM	FORCEMAIN

N

0 100' 200'

SCALE IN FEET
1" = 100'

MARION COUNTY APPROVAL STAMP



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Office: (352) 687-4940 Fax: (352) 687-4945
CERTIFICATE OF AUTHORIZATION #6256

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE: 8/3/2020
DRAWN BY: AS
CHKD. BY: JMM
JOB NO. 24-9066

SHT. 08.01

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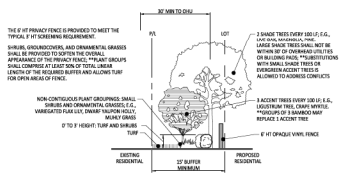
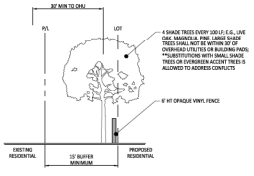


ENHANCED TYPE 'C' BUFFER

NOT TO SCALE



MODIFIED TYPE 'C' BUFFER

NOT TO SCALE

LEGEND:

- EXISTING TREES TO REMOVE
- EXISTING TREES TO RETAIN
- EXCLUSION AREA TREES
- TREE PROTECTION FENCE & (TPZ)

TREE PRESERVATION

A TREE PRESERVATION PLAN, A SURVEY OF SPECIMEN TREES, AND A TREE SURVEY OF A ONE-ACRE SAMPLE AREA SHALL BE PROVIDED ALONG WITH THE MASS GRADING OR IMPROVEMENT PLANS. TREE ESTIMATES SHALL BE PROVIDED, AND TREE SUBMITTALS TO BE PROVIDED SHALL BE DETERMINED BASED ON THE FINAL SITE LAYOUT AND GRADING DESIGN.

TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MCLDC DIVISION 7.

MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2-12.3L - MARION-FRIENDLY LANDSCAPE AREAS (MFLA); LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC 6.8.5
MARION-FRIENDLY LANDSCAPING AREA (MFLA)
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 LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

N

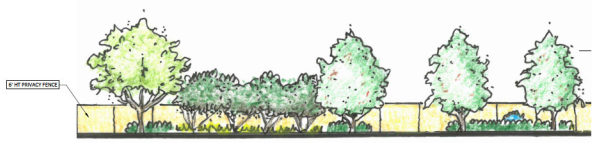
0 100' 200'

SCALE IN FEET
1" = 100'

MARION COUNTY APPROVAL STAMP

PARADISE SPRINGS UNREC

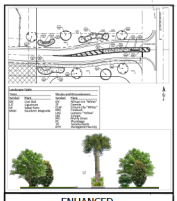
LEGACY ELEMENTARY SCHOOL



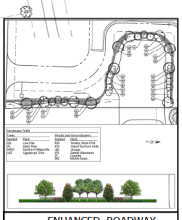
PLANTING ELEVATION (EARLY TO MID-TERM PLANT GROWTH)

SCALE 1 : 10

(ENHANCE TYPE C BUFFER)



ENHANCED LANDSCAPING



ENHANCED ROADWAY LANDSCAPING

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Office: (352) 732-8452 Fax: (352) 369-4545
CERTIFICATE OF AUTHORIZATION #6296

REVISIONS

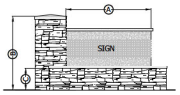
DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

BUFFER & TREE PRESERVATION PLAN

DATE 5/5/2020
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 09.01



MONUMENT SIGN - SUBDIVISION ENTRANCE

NOT TO SCALE

✱ SIGN LOCATION SUBJECT TO CHANGE DURING DESIGN STAGE.

MONUMENT SIGN (MC LDC; SEC. 4.4.4. - ON-SITE SIGNS)		
DESCRIPTION	DIMENSIONS	
A PERMANENTLY AFFIXED SIGN WHICH IS WHOLLY INDEPENDENT OF A BUILDING FOR SUPPORT	SIGN AREA MAXIMUM: 64 SF SINGLE FACE; 128 SF TOTAL	A
WITH A MINIMUM OF 75% OF ITS ENTIRE WIDTH TO A CONTINUOUS PEDESTAL.	HEIGHT (MAX): 10'	B
STANDARD	PEDESTAL HEIGHT (MIN/MAX) 2/5'	C
THE SIGN MAY BE A SINGLE SIGN WITH TWO FACES OF EQUAL SIZE OR MAY BE A SINGLE FACE SIGN LOCATED ON EACH SIDE OF THE ENTRANCE.	SETBACK; 7' FROM FRONT AND SIDE PROPERTY LINE	
	NUMBER OF SIGNS	
MONUMENT SIGNS SHALL MATCH THE STYLE OF THEIR ASSOCIATED BUILDING	TWO SUBDIVISION IDENTIFICATION SIGNS PER NEIGHBORHOODS, SUBDIVISION, OR DEVELOPMENT NOT EXCEEDING 32 TOTAL SQUARE FEET IN SIGN AREA PER SIGN.	
EXTERNALLIGHT SIGNS SHALL BE ILLUMINATED BY A STEADY LIGHT SOURCE		

NOTES:

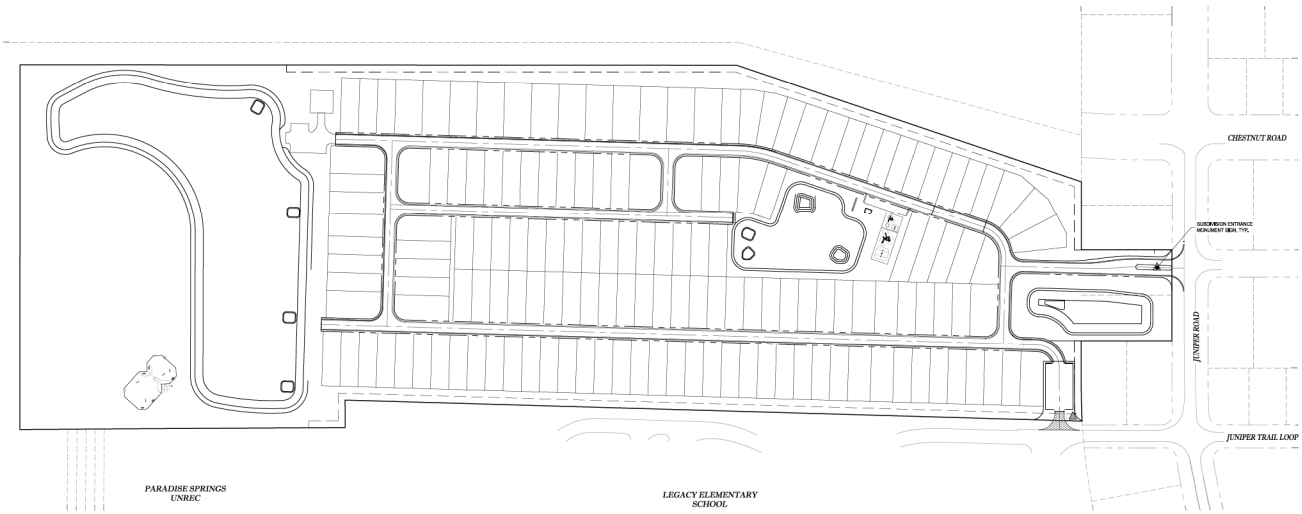
1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W.
3. ALL INTERNAL SIGNAGE SHALL COMPLY WITH LDC REQUIREMENTS.

N

0 100' 200'

SCALE IN FEET
1" = 100'

MARION COUNTY APPROVAL STAMP



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CERTIFICATE OF AUTHORIZATION #6296

REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

SIGNAGE PLAN

DATE 8/3/2020
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 10.01

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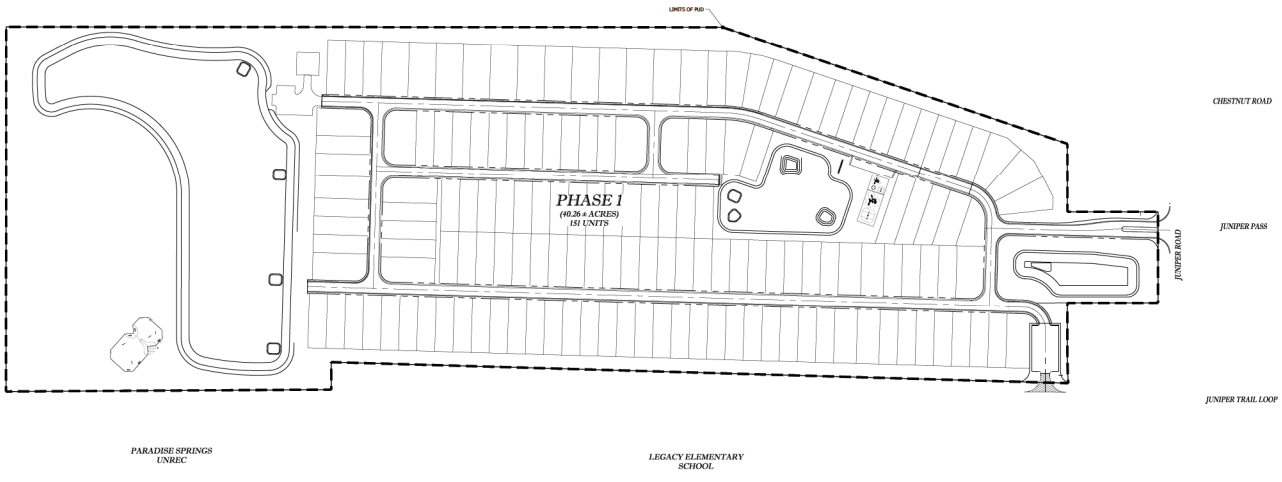

LEGEND

PHASE LINE

DENSITY:	
40' X 115' MIN. LOT	139 UNITS
80' X 115' MIN. LOT	12 UNITS
TOTAL	151 UNITS

N

0' 100' 200'

SCALE IN FEET
1" = 100'

MARION COUNTY APPROVAL STAMP

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REVISIONS

DATE	

PUD MASTER PLAN
HEATHERWOOD
MARION COUNTY, FLORIDA

PHASING PLAN

DATE 5-5-2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9066

SHT. 11.01

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