

March 7, 2025

PROJECT NAME: CALESA TOWNSHIP - CHESTNUT GROVE

PROJECT NUMBER: 2025010020

APPLICATION: IMPROVEMENT PLAN #32357

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales. Typical lot detail in plan set only depicts 5' on each side of property lines. Detail in final plat needs to account for swale or conveyance system.
- 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: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) Cameron's last name is misspelled on the cover sheet of the plan set. (2) 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.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/13/25-add waivers if requested in future
- 7 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.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/ Central Water

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: Will there be a subdivision sign, monument sign, etc?

10 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]."

- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Retention/detention areas serving residential developments shall be designed with a minimum berm width of 12 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please provide swale calculations for review.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Karst Analysis identified an area requiring remediation (K-1). This area appears to fall within the limits of this project. Please confirm and submit details regarding the remediation.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.18.2.L - Road classification
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - 1) Road status of public or private shall be designated for each type of road on the data block of the front page. 2) Cover page notes indicate 20 mph design speed, however, a number of curves do not meet those conditions - it should be clarified that exceptions exist.
- 17 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.2.1.E - Drawing legend
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - Sheet 07.01 (at a minimum) should include a legend that establishes symbology used for geometry plan sheets - similar to what is being required for preliminary plat.

- 18 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: NO
REMARKS: 1/24/25 - 1) Sheet 08.03: The radii of C204 and centerline curves adjacent to C208 and C214 do not support 15 mph - change advisory sign labeled "5" to reflect 10 mph. 2) Streets O, L, N, Q require street termination reflectors.
- 19 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.1 - Purpose and intent
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - Add purpose and intent statement consistent with what is shown in LDC 6.12.1.A to the extent applicable for this plan.
- 20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - 1) Per PUD condition # 13, the approved circulation plan shows SW 52nd St should be designated public right-of-way; please include required narrative on data block of cover page and show on plan. 2) A waiver and / or master plan update is required anywhere right-of-way of less than 40' is shown.
- 21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.3 - Typical sections
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - None of the typical sections on sheet 06.02 are compliant to Code or match those shown in the approved PUD. The alley section shown is the same as approved for Perlino Grove which was conditional upon an update to the Master Plan. A waiver and / or master plan update is required to enable approval of typical sections shown on sheet 06.02.
- 22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.8 - Soil data
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - Provide boring location map(s) with roadway overlay.
- 23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 1/23/25 - 1) A number of streets terminate in a dead end and are not intended for future connection. LDC 6.12.9.H requires dead end roads to terminate in a cul-de-sac at the terminal end and PUD condition #14 states "all cul-de-sacs need to meet the requirements of the Marion County Land Development Code for public safety concerns."
- 24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.14 - Street lighting
STATUS OF REVIEW: NO
REMARKS: 1/24/24 - Street lighting plan consistent with prior development activity expected and required on approach to roundabouts. Provide lighting and photometric plan.
- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: Provide Availability & Capacity letter from Bay Laurel Utilities for connection to its utility

system; they are not part of this review process; this is the only way to document Bay Laurel's acceptance of utilities as proposed.

26 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: NO

REMARKS: The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.

27 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: NO

REMARKS: Multiple roadways are under the 20' width requirement by NFPA 1, Chapter 18. The reduction is allowed on a case by case basis and will need to be discussed further with a Thursday DRC meeting.

On page 7.03 the roadway on Tract E is under 20' in width.

On page 7.05 the roadway Street M and N are under 20' in width.

On page 7.07 the roadway Street O is under 20' in width.

On page 7.08 the roadway Street S and R is under 20' in width.

28 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire Comments

STATUS OF REVIEW: NO

REMARKS: Under the General Notes page please change the 1st comment to the 8th edition of Florida Fire Prevention Code

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please show land use and zoning for adjacent properties.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Please provide typical setback layout for single family lots and townhome lots - same as detail provided in preliminary plat plan.

31 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.22 - All lots identified

STATUS OF REVIEW: NO

REMARKS: Sheet 07.08 – There appears to be a lot number missing to the east of lot 232.

32 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Roads have been named and labeled on Sheet RN.01 911 Management Plan. Please label accordingly on all future submittals.

33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please provide Tree mitigation, Landscape and Irrigation plans for review

34 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.

STATUS OF REVIEW: NO

REMARKS: Please provide.



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR 32357

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/4/2025 Parcel Number(s): 35300-000-14 Permit Number: AR# 32357

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CALESA TOWNSHIP - CHESTNUT GROVE 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): Colen Built Development, L.L.C.
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: LD_Permits@colenbuilt.net

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

Firm Name (if applicable): Tillman and Associates Engineering, LLC Contact Name: Cameron Hines, PE
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): 6.13.2.A(3) - Retention/Detention Area Design Parameters
Reason/Justification for Request (be specific): Requesting a waiver to reduce the minimum berm width from 12' to 8'. All DRA's will be privately owned and maintained.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 3/7/25 BM Project # 2025010020 AR # 32357
3/4/25

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.2 Right of Way

Reason/Justification for Request (be specific): Requesting a waiver for the use of 30' R/W's within the subdivision.

Section & Title of Code (be specific) (Improvement Plans) Section 6.8.2 and 6.9.2 Submittal Requirements

Reason/Justification for Request (be specific): Request to allow landscape submittals to be 90 days following improvement plan approval, as outlined in the attached. Please see "Landscape Submittals" attachment.

Section & Title of Code (be specific) (Improvement Plans) Section 6.7.4 & 6.7.8 Shade Trees & Tree Replacement

Reason/Justification for Request (be specific): Request to allow 2" shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage, and would like achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see attachment.

Section & Title of Code (be specific) (Improvement Plans) Section 2.22.4 Tree Removal

Reason/Justification for Request (be specific): Request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached. Please see "Landscape Submittals" attachment.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Waiver for Landscape Submittals (updated 04-12-2023)

Sec. 2.22.4 - Tree Removal

Assessment Methodology for Existing Trees:

Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees.

1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection.
2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following:
 - a. If the area likely has more than 100" per acre pre-development, the landscape shall be designed to replace a minimum of 100" per acre post-development (no survey provided).
 - b. If the area may have more or less than 100" per acre pre-development, the landscape shall be designed to have a minimum 100" per acre post-development (no survey provided).
 - c. If the area likely has much less than 100" per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre.
3. Following construction, the actual remaining protected areas shall be documented on final as-built plans provided to the county.

Sec. 6.7.4 & 6.7.8 - Shade Trees and Tree Replacement Requirements

Required and Provided Trees:

1. The use of 2" shade trees and #7 (5-6' ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites.
2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation.
3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements.
4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees, and updated as needed according to the as-built plans.

Section 6.8.2 & 6.9.2 - Landscape and Irrigation Submittal Requirements

Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA):

Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate "upgrade" planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request.

1. MARION COUNTY - IMPROVEMENT PLAN
2. S.W.F.W.M.D. - E.R.P.
3. FDEP - POTABLE WATER
4. FDEP - SANITARY SEWER
5. FDEP - NPDES (BY OTHERS)

PREVIOUSLY APPROVED U.T.O.W. WAIVERS FOR EARL TOWNSHIP			APPROVED
CENTERLINE ROAD	4121K	APPROVED A WIDEN TO THE CENTERLINE ROADWAY THAT WOULD BE GOING TO THE PRIVATELY MAINTAINED WHEELS LOWER THAN A STATE LAWSUIT SPEED.	01-06-2020
REDWALLS PARKING	4121LA	APPROVED SUBJECT TO REDWALLS PLACEMENT AND MULTI-MODAL DEFERRAL TO THE APPROVED MASTER PLAN	01-06-2020
REQ. REQUIREMENTS	411J	ACKNOWLEDGED WHAT HAS BEEN OBTAINED WITH THE MASTER PLAN PARKING REQUIREMENTS AS THE EXISTING DOCUMENT FOR ALL NON-PUBLIC ROADWAYS WITHIN THE EARL DEVELOPMENT AND INCLUDES ALL THE INTERNAL PARKING REQUIREMENTS NOT JUST ROADWAY PARKING	01-06-2020
RIGHT OF WAY	4121A	APPROVED A REDUCED RIGHT OF WAY OF NO LESS THAN 40 FEET FOR THE NON-PUBLIC ROADS	01-06-2020

[illegible]

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL, REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, THE MARION COUNTY UTILITY MANUAL AND THE BCCDC UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (#194M, COMMUNITY PANEL NO. 1280303E), EFFECTIVE DATE OF APRIL 19, 2007, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THESE PLANS IS VESTED PURSUANT TO THE TOWN OF THE WORLD DRI DEVELOPMENT ORDER, AND THE VESTING IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TOWN OF THE WORLD DRI DEVELOPMENT ORDER AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPACING PROTECTION ZONE.
5. VERTICAL DATUM IS BASED ON FOUND #3 IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVERSE" APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF S.W. 80TH AVENUE AND S.W. 10TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.", ELEVATION = +69.27 (DATUM NGVD 1929), TO CONVERT TO NAVD 1983, SUBTRACT 0.96 FEET.
6. 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.
7. DESIGN SPEED = 20 MPH. IT TO BE POSTED AT 20 MPH.
8. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

- TEMPORARY BENCHMARK "A" SET $\frac{3}{8}$ " IRON ROD & CAP (LB 8071) ELEVATION = 91.08', NORTHING=1747574.05', EASTING=576150.48'
- TEMPORARY BENCHMARK "B" SET $\frac{3}{8}$ " IRON ROD & CAP (LB 8071) ELEVATION = 96.11', NORTHING=1740495.14', EASTING=578506.45'

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA
FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 1 12
NORTHING: 170447.4000 FEET EASTING: 57081.5600 FEET
LATITUDE: 29.07166210° N LONGITUDE: 82.204677236° W
CONVERGENCE: -007°50.7 SCALE: 0.99999461

FOUND STAINLESS STEEL ROD STAMPED 1060 1990
NORTHING: 174575.8882 FEET EASTING: 54387.0600 FEET
LATITUDE: 29.08108.2794° N LONGITUDE: 82.2116.95136° W
CONVERGENCE: -007°10.1618 SCALE: 0.99995564

THIS SITE CONTAINS:
SINGLE FAMILY LOTS = 202
TOWN-HOMES = 70
TOTAL MILES OF ROADWAY = 3.19 MILES
PROJECT AREA = 102.22 ± ACRES
PARCEL # 35300-000-14
FLU - CSW VDRI - HIGH RESIDENTIAL
ZONING - PUD
EXISTING IMPERVIOUS = 0.00 AC (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS = 39.73 AC (1,730,794 S.F.) 38.74%

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01 - 05.04	MASTER UTILITY PLAN
06.01 - 6.02	TYPICAL ROADWAY SECTION
07.01 - 07.08	GEOMETRY PLAN
08.01 - 08.05	SIGNAGE & STRIPING PLAN
09.01 - 09.08	LOT GRADING PLAN
10.01 - 10.25	PLAN & PROFILES
11.01 - 11.02	WATER DISTRIBUTION DETAILS
12.01 - 12.02	SANITARY SEWER DETAILS
13.01 - 13.02	ROADWAY & PAVEMENT DETAILS
14.01 - 14.02	DRAINAGE DETAILS
15.01	GEOMETRY & GENERAL DETAILS
16.01	EROSION CONTROL PLAN
17.01	EROSION CONTROL DETAILS
BL-01 - BL-02	BORING LOGS
RN-01	911 MANAGEMENT PLAN
SL-01 - SL-02	SLEEVING PLAN
1 - 2	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP INC)

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

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.

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

JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 655
STATE OF FLORIDA

GEO-TECH, INC.
CRAIG HAMPY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 344
PHONE (352) 694-7711

BREEDLOVE, DENNIS & ASSOCIATES, INC.
VIRGINIA SOUMAR
330 W CANTON AVENUE
WINTER PARK, FLORIDA 32789
PHONE (407) 677-1882



WATER/SEWER	BLCCDD
ELECTRIC	SECO
CABLE/PHONE/INTERNET	DIGITAL COMMUNICATION MEDIA
NATURAL GAS	TECO

ON TOP OF THE WORLD COMMUNITIES, L.L.C.
KENNETH D. COLEN, PRESIDENT
8445 SW 80th STREET
OCALA, FLORIDA 34481-9607
PHONE (352) 854-0805

TILLMAN AND ASSOCIATES ENGINEERING, LLC
CAMERON HINES, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

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

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 #Z07956

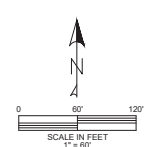
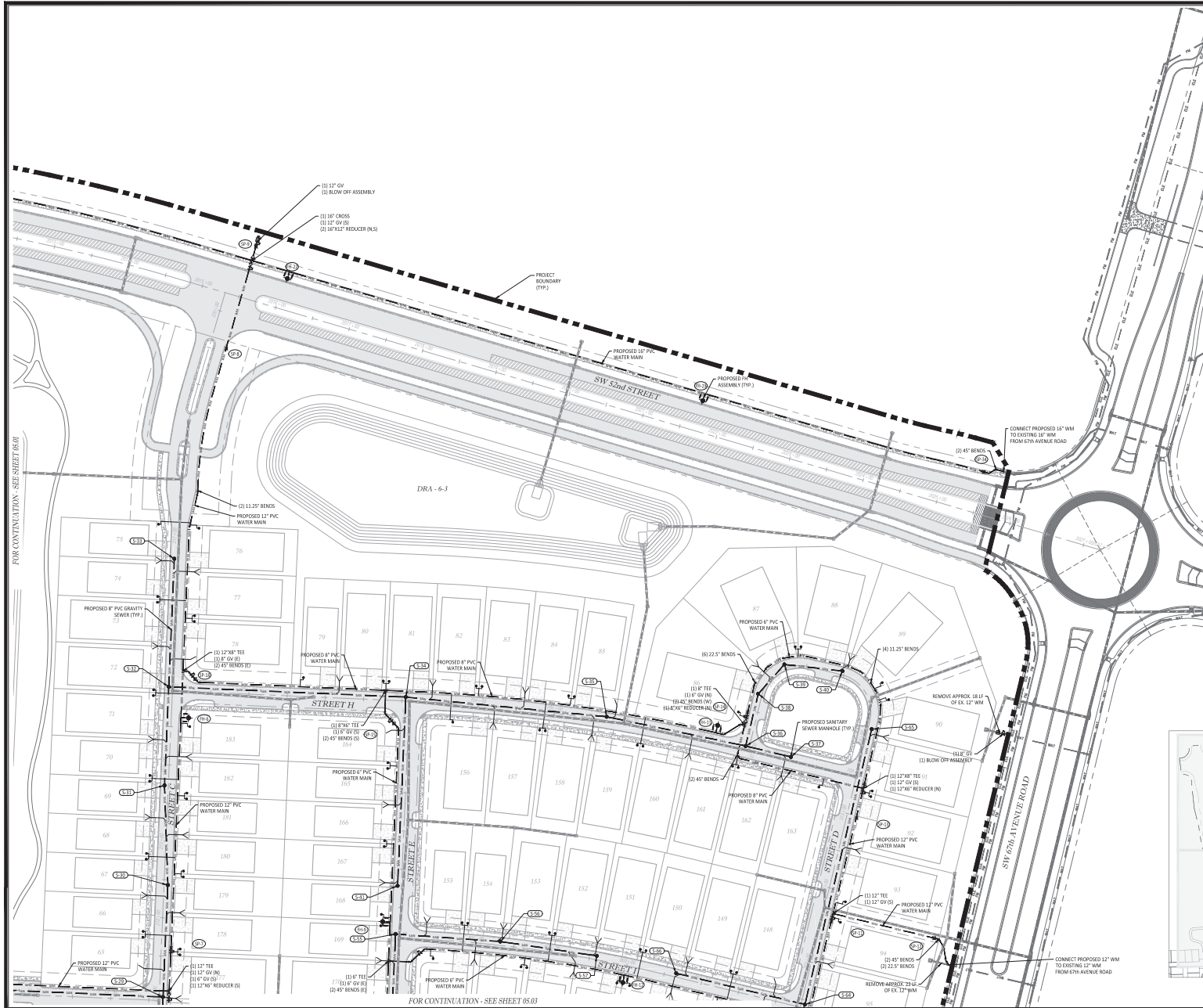
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CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 01.01



- WATER LEGEND:**
- WATER MAIN
 - FIRE HYDRANT ASSEMBLY (FHA)
 - TEE
 - BEND
 - DOUBLE SERVICE
 - SINGLE SERVICE
 - GATE VALVE & BOX
 - BLOW OFF ASSEMBLY
 - SAMPLE POINT NUMBER
 - FIRE HYDRANT NUMBER
 - SAMPLE POINT
 - REDUCER
 - CROSS
- SANITARY SEWER LEGEND:**
- SANITARY SEWER
 - MANHOLE
 - SANITARY MANHOLE NUMBER
 - DOUBLE SERVICE
 - SINGLE SERVICE



KEY MAP
1" = 500' SCALE

MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING
1720 SE 16th Ave., Room 100, Ocala, FL 34471
Office: (352) 367-5640 Fax: (352) 367-5645
CERTIFICATE OF AUTHORIZATION # 26256

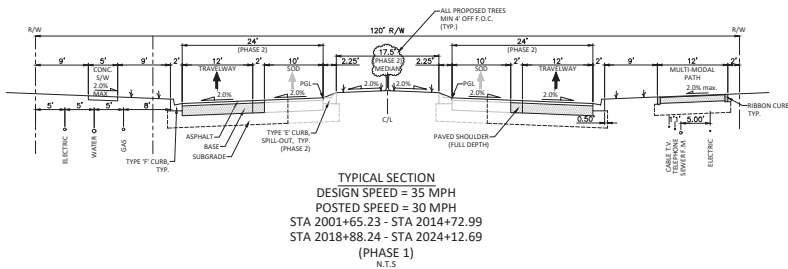
REVISIONS

DATE

IMPROVEMENT PLANS
CHLESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

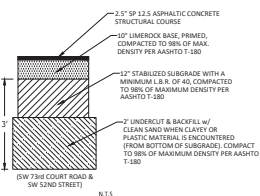
DATE: 1/10/2025
DRAWN BY: AS
CHECKED BY: CMH
JOB NO.: 24-9150

SHT. 05.02



DATE	REVISIONS

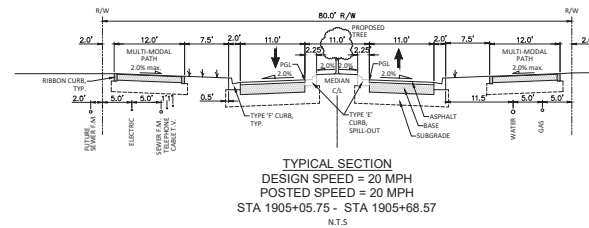
SW 52ND STREET (2-LANE)



NOTE: CONTRACTOR TO INCORPORATE
RECOMMENDATIONS FROM GEOTECHNICAL REPORT.

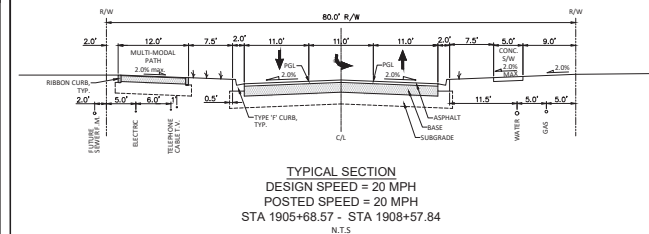
DATE	REVISIONS

PAVEMENT SECTION



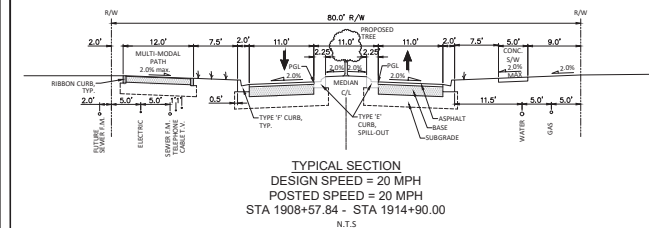
DATE	REVISIONS

SW 73RD COURT ROAD



DATE	REVISIONS

SW 73RD COURT ROAD



DATE	REVISIONS

SW 73RD COURT ROAD

MARION COUNTY APPROVAL STAMP

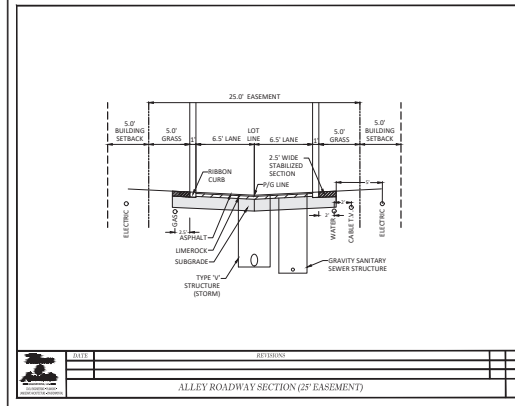
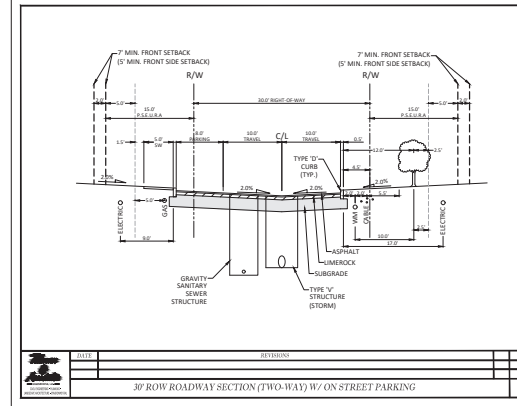
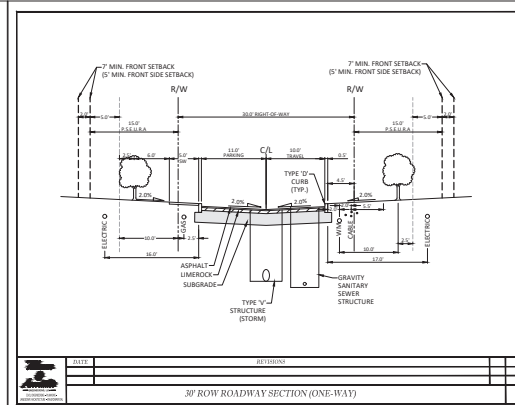
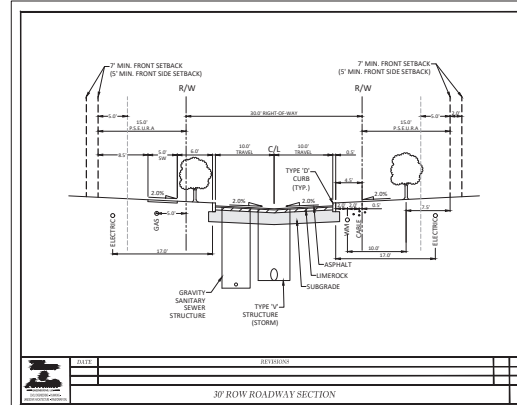
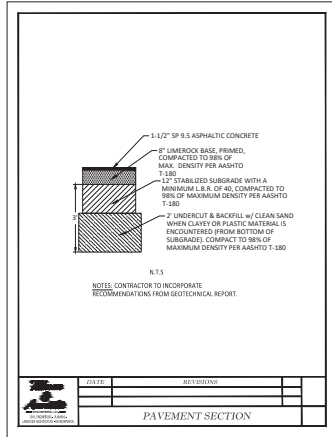
Tillman & Associates
ENGINEERING, INC.
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-6640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #12296

DATE	REVISIONS

IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA
TYPICAL ROADWAY SECTIONS

DATE: 1/9/2025
DRAWN BY: AS
CHKD BY: CMH
JOB NO. 24-9150

SHT. 06.01



LEGEND

1 CENTERLINE

R/W RIGHT-OF-WAY

TYP TYPICAL

MARION COUNTY APPROVAL STAMP

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-6640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #12296

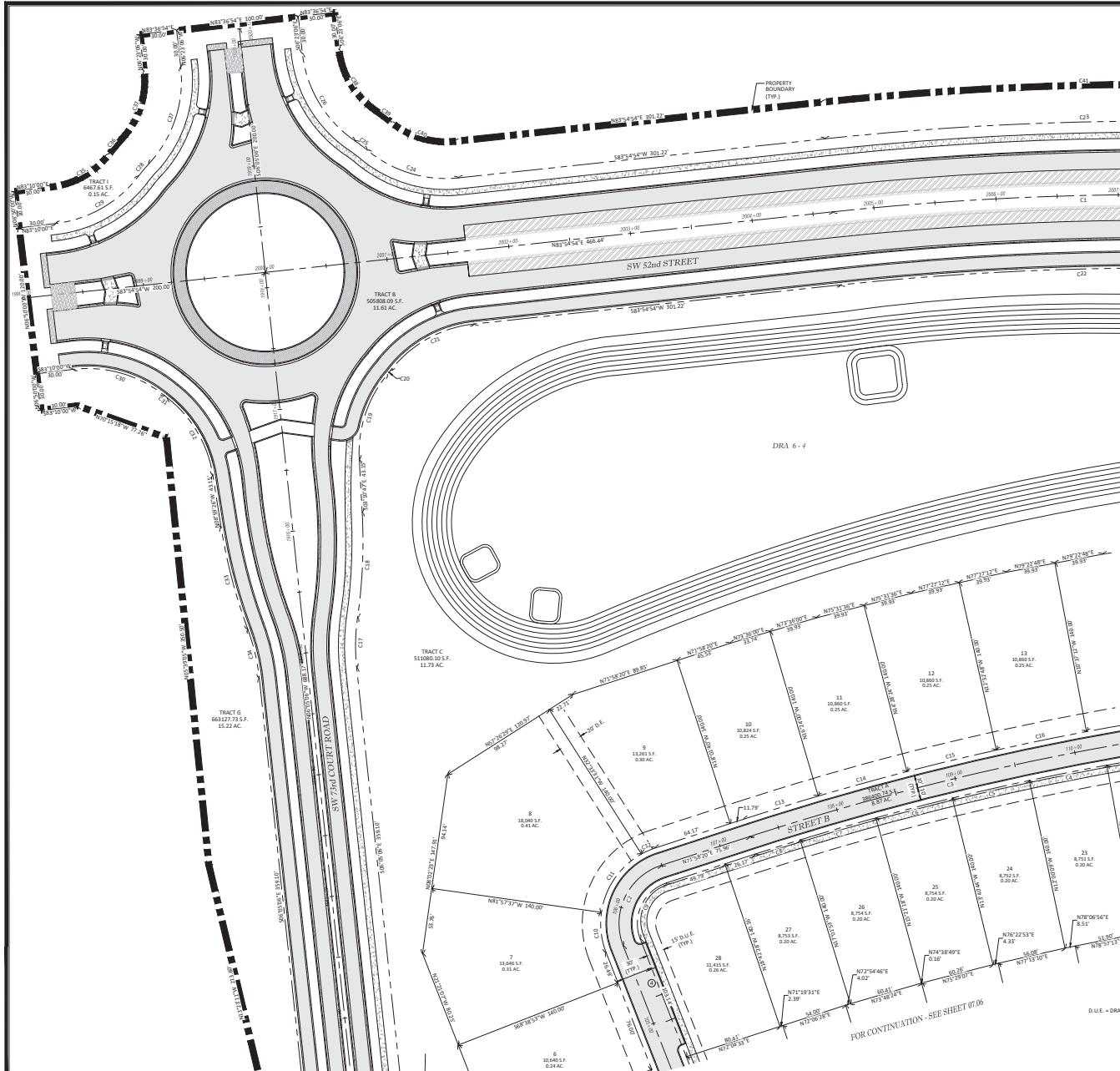
DATE	REVISIONS

IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA

TYPICAL ROADWAY SECTIONS

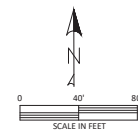
DATE: 1/9/2025
DRAWN BY: AS
CHKD. BY: CMH
JOB NO. 24-9150

SHT. 06.02



C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	22.79	2500.00	994.54	503.94	988.00
C2	93.32	50.00	81.44	52.99	72.73
C3	15.35	2200.00	994.94	299.27	593.16

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C4	1.68	2200.00	994.51	32.26	64.51
C5	1.68	2200.00	994.51	32.26	64.51
C6	1.68	2200.00	994.51	32.26	64.51
C7	1.68	2200.00	994.51	32.26	64.51
C8	1.68	2200.00	994.51	32.26	64.51
C9	93.32	50.00	81.44	52.99	50.91
C10	26.39	65.00	33.34	17.05	32.98
C11	52.82	65.00	59.92	32.28	57.82
C12	11.11	65.00	12.61	6.32	12.59
C13	1.68	2200.00	994.51	32.26	64.51
C14	1.68	2200.00	994.51	32.26	64.51
C15	1.68	2200.00	994.51	32.26	64.51
C16	1.68	2200.00	994.51	32.26	64.51
C17	14.26	165.50	41.20	20.71	41.10
C18	11.36	434.50	86.14	43.21	86.00
C19	43.02	100.00	75.08	39.41	73.33
C20	1.84	130.00	4.18	2.09	4.18
C21	45.92	100.00	80.15	42.37	78.02
C22	22.79	2500.00	994.51	503.94	988.00
C23	22.79	2500.00	994.51	503.94	988.00
C24	45.92	100.00	80.15	42.37	78.02
C25	5.51	130.00	12.51	6.26	12.51
C26	49.29	100.00	86.03	45.88	81.41
C27	49.29	100.00	86.03	45.88	81.41
C28	5.51	130.00	12.51	6.26	12.51
C29	49.29	100.00	86.03	45.88	81.41
C30	45.92	100.00	80.15	42.37	78.02
C31	1.00	130.00	2.40	1.24	2.40
C32	43.02	100.00	75.08	39.41	73.33
C33	11.36	434.50	86.14	43.21	86.00
C34	14.26	165.50	41.20	20.71	41.10
C35	45.92	100.00	80.15	42.37	78.02
C36	5.51	130.00	12.51	6.26	12.51
C37	49.29	100.00	86.03	45.88	81.41
C38	49.29	100.00	86.03	45.88	81.41
C39	5.51	130.00	12.51	6.26	12.51
C40	45.92	100.00	80.15	42.37	78.02
C41	22.79	2500.00	994.51	503.94	988.00



LEGEND
D.E. = DRAINAGE UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
L.E. = UTILITY EASEMENT
C.L. = CENTERLINE

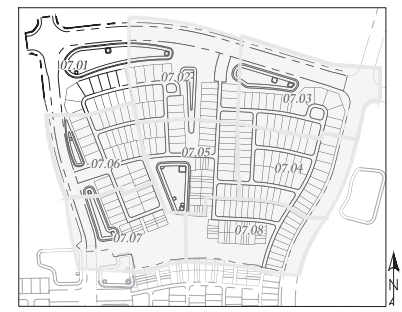
SUMMARY:

FUTURE LAND USE CSW VOR-HIGH RES.
TOTAL SINGLE FAMILY LOTS 202 LOTS
TOTAL TOWNHOMES 70 LOTS
PROJECT AREA 102.22 ACRES
TOTAL RESIDENTIAL AREA 47.53 ACRES
RESIDENTIAL R/W 8.87 ACRES (TRACT A)
TOTAL TRACTS 9 TRACTS
GROSS DENSITY 2.46 UNITS/ACRES
ZONING PUD
ROAD LENGTH 3.19 MILES
WATER SUPPLY CENTRAL
SEWER DISPOSAL SYSTEM CENTRAL
FRONT SETBACK 10' MIN.
SIDE SETBACK 5' MIN.
REAR SETBACK 5' MIN.
SIDE STREET SETBACK 10' MIN.

NOTES:

1. ALL RIGHT-OF-WAY R/W AT INTERSECTIONS TO BE 20' PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' STUTT EASEMENT.
2. TRACTS A,B,C,D,E,F,G,H & I ARE RESERVED FOR LANDSCAPING, IRRIGATION, DRAINAGE & UTILITIES MAINTENANCE, WINDS, LOGS, INGERS, SHEDS AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
3. STREET RIGHT-OF-WAYS, Delineated as TRACT (A) ARE COMMON.
4. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
5. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAYS/VEHICLE ACCESS.
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
7. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
8. WATER /SEWER UTILITIES PROVIDED BY REGION.
9. V.O.A. IS RESPONSIBLE FOR THE DESIGN OF THE STREET.
10. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILLED.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
12. THE OWNER AND DEVELOPER UNDERSTANDS THAT ANY INCREASE IN LENGTH TO STREET 'S' OR STREET 'R' WILL REQUIRE AN APPROVED FIRE DEPARTMENT TURNAROUND. (TOTAL LENGTH GREATER THAN 150')

REQUIRED OPEN SPACE CALCULATIONS:
(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
PROJECT AREA = 102.22 AC
MINIMUM REQUIRED OPEN SPACE = 0.2 X 102.22 = 20.44 AC.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

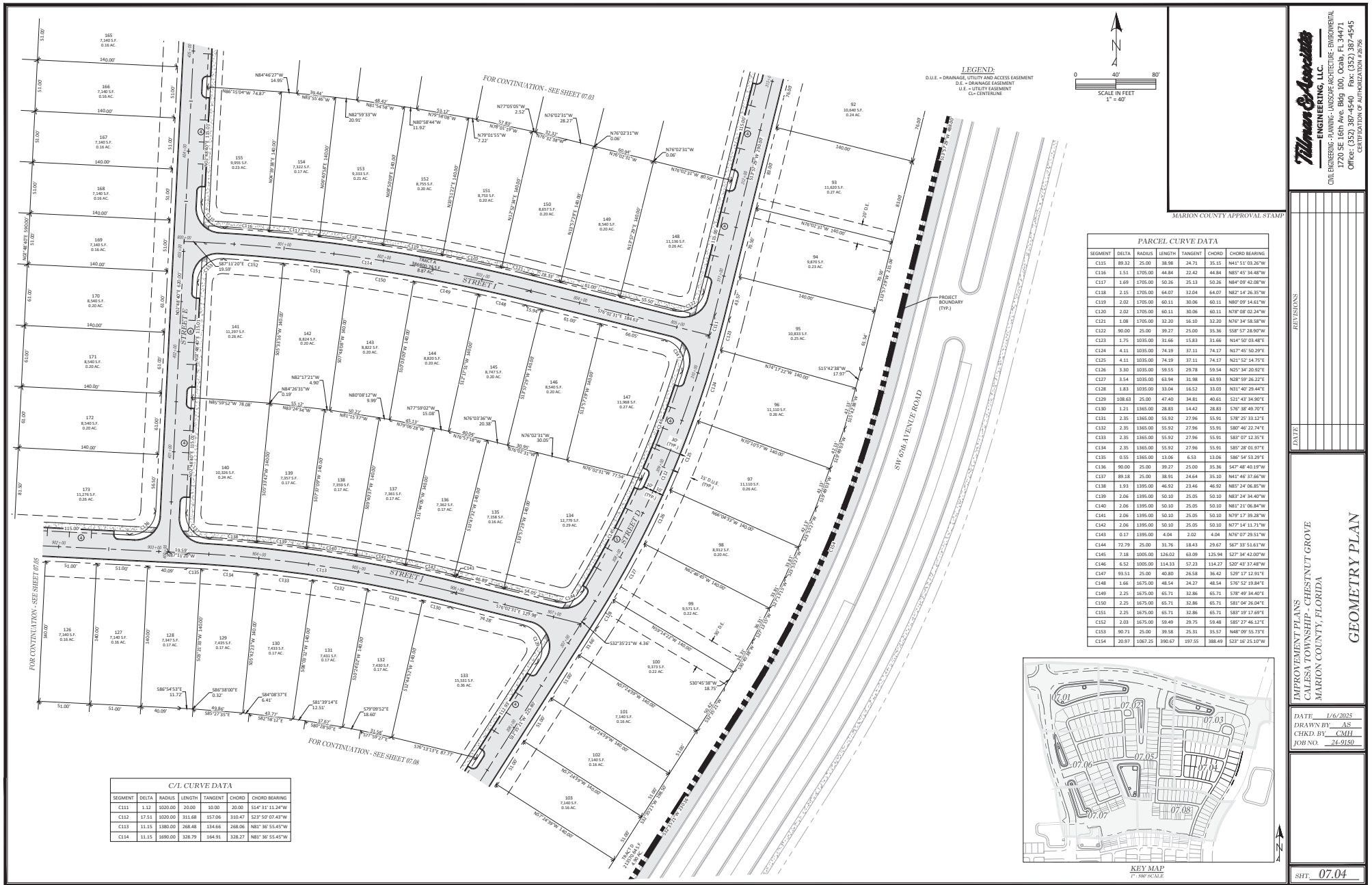
Tillman & Associates
ENGINEERS, INC.
ONE ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1270 SE 16th Ave, Bldg 100, Ocala, FL 34477
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION 026796

DATE	1/9/2025
DRAWN BY	AS
CHECKED BY	CMH
JOB NO.	24-9150

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

GEOMETRY PLAN

SHT. 07.01

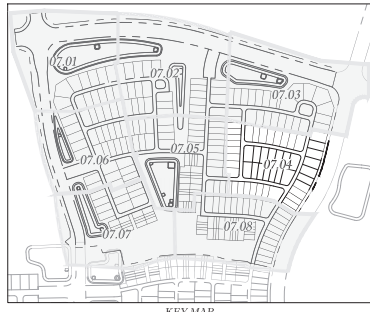


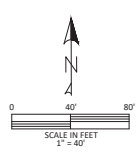
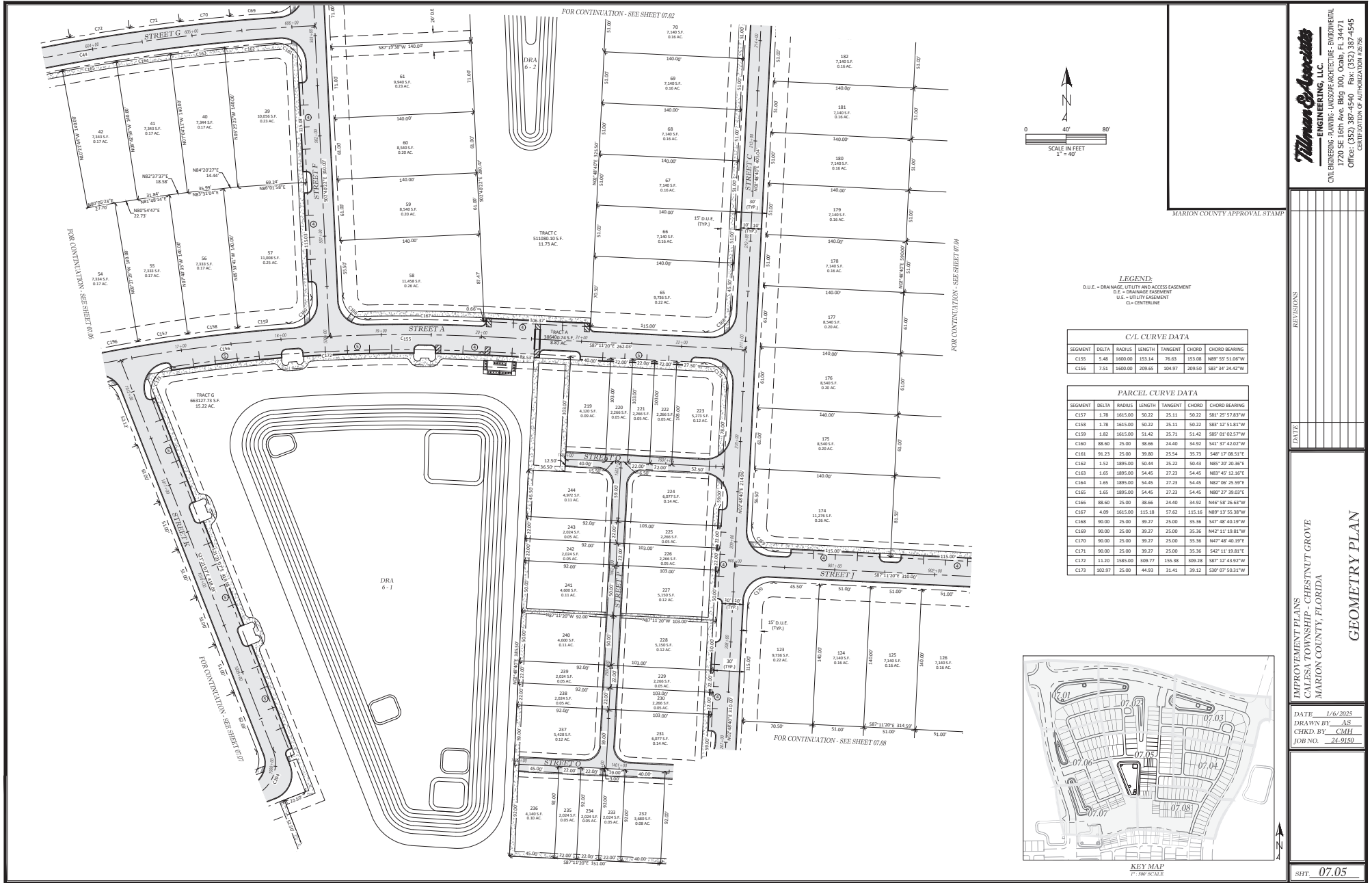
C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C111	1.12	3000.00	20.00	10.00	20.00	S54°31'11.24"W
C112	17.51	3000.00	311.68	157.06	310.47	S37°10'07.43"W
C113	11.15	1380.00	268.48	134.66	268.06	N87°30'55.45"W
C114	11.15	3090.00	328.79	164.01	328.27	N87°30'55.45"W

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C115	89.32	25.00	38.98	24.71	25.15	N41°51'03.26"W
C116	1.51	1705.00	44.84	22.42	44.84	N85°45'34.48"W
C117	1.89	1705.00	50.26	25.13	50.26	N84°09'42.08"W
C118	2.15	1705.00	64.07	32.04	64.07	N82°14'26.35"W
C119	2.82	1705.00	60.11	30.06	60.11	N80°09'14.61"W
C120	2.02	1705.00	60.11	30.06	60.11	N78°08'02.24"W
C121	1.08	1705.00	32.20	16.10	32.20	N76°34'58.58"W
C122	90.00	25.00	39.27	25.00	39.36	S58°57'28.92"W
C123	1.75	1030.00	31.66	15.83	31.66	N44°50'03.40"E
C124	4.11	1030.00	74.19	37.11	74.17	N37°40'50.39"E
C125	4.11	1030.00	74.19	37.11	74.17	N31°52'14.70"E
C126	3.30	1030.00	59.55	29.78	59.54	N25°34'20.92"E
C127	3.54	1030.00	63.94	31.98	63.93	N38°59'26.22"E
C128	1.83	1030.00	33.04	16.52	33.03	N31°40'29.44"E
C129	108.63	25.00	47.40	34.81	40.61	S21°43'34.90"E
C130	1.21	1365.00	28.83	14.42	28.83	S70°30'49.70"E
C131	2.35	1365.00	55.92	27.96	55.91	S78°25'33.12"E
C132	2.35	1365.00	55.92	27.96	55.91	S84°40'22.24"E
C133	2.35	1365.00	55.92	27.96	55.91	S85°00'12.35"E
C134	2.35	1365.00	55.92	27.96	55.91	S82°28'01.97"E
C135	0.55	1365.00	13.06	6.53	13.05	S80°54'53.39"E
C136	90.00	25.00	39.27	25.00	39.36	S47°40'19.17"W
C137	89.18	25.00	38.91	24.64	35.10	N41°40'37.66"W
C138	1.93	1395.00	46.92	23.46	46.92	N83°24'06.80"W
C139	2.06	1395.00	50.10	25.05	50.10	N81°24'34.40"W
C140	2.06	1395.00	50.10	25.05	50.10	N81°22'06.84"W
C141	2.06	1395.00	50.10	25.05	50.10	N79°17'39.28"W
C142	2.06	1395.00	50.10	25.05	50.10	N77°54'11.71"W
C143	0.87	1395.00	4.04	2.02	4.04	N70°07'29.51"W
C144	72.79	25.00	31.76	18.43	29.67	S67°33'51.61"W
C145	7.18	1005.00	126.02	63.09	125.94	S27°34'43.00"W
C146	6.52	1005.00	114.33	57.23	114.27	S20°45'37.48"W
C147	93.51	25.00	40.80	26.58	36.42	S20°17'12.91"E
C148	1.66	1675.00	48.54	24.27	48.54	S70°52'19.94"E
C149	2.25	1675.00	65.71	32.86	65.71	S78°40'34.40"E
C150	2.25	1675.00	65.71	32.86	65.71	S81°00'36.24"E
C151	2.25	1675.00	65.71	32.86	65.71	S83°10'57.69"E
C152	2.83	1675.00	59.49	29.75	59.48	S80°27'46.12"E
C153	90.71	25.00	39.58	25.31	35.57	N48°09'55.73"E
C154	20.97	1067.25	390.67	197.55	388.49	S21°10'15.10"W

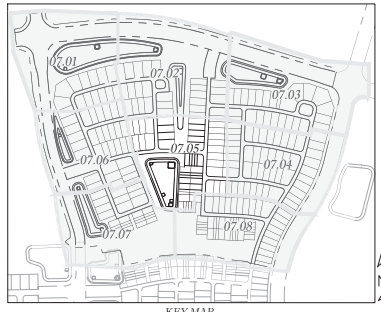




LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C = CENTERLINE

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C357	5.48	1400.00	153.14	76.63	153.08	N89°55'51.02"W
C358	7.51	1400.00	209.65	104.97	209.50	S89°54'24.42"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C357	1.76	1615.00	50.22	25.11	50.22	S89°55'51.87"W
C358	1.76	1615.00	50.22	25.11	50.22	S89°55'51.87"W
C359	1.82	1615.00	51.42	25.71	51.42	S89°01'02.57"W
C360	88.60	25.00	38.66	24.40	34.92	S41°37'43.02"W
C361	91.23	25.00	39.80	25.54	35.73	S48°47'08.51"E
C362	1.52	1895.00	50.44	25.22	50.43	N89°20'20.38"E
C363	1.85	1895.00	54.45	27.23	54.45	N89°45'12.18"E
C364	1.65	1895.00	54.45	27.23	54.45	N89°00'25.59"E
C365	1.85	1895.00	54.45	27.23	54.45	N89°07'08.08"E
C366	88.60	25.00	38.66	24.40	34.92	N89°55'51.87"W
C367	4.09	1615.00	115.18	57.62	115.16	N89°13'55.38"W
C368	90.00	25.00	39.27	25.00	35.36	S47°48'40.19"W
C369	90.00	25.00	39.27	25.00	35.36	N47°11'19.81"W
C370	90.00	25.00	39.27	25.00	35.36	N47°48'40.19"E
C371	90.00	25.00	39.27	25.00	35.36	S47°11'19.81"E
C372	111.20	1585.00	309.77	155.38	309.28	S87°12'43.92"W
C373	102.97	25.00	44.93	31.41	39.12	S30°07'50.31"W



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1725 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION 128796

REVISIONS

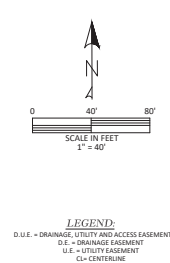
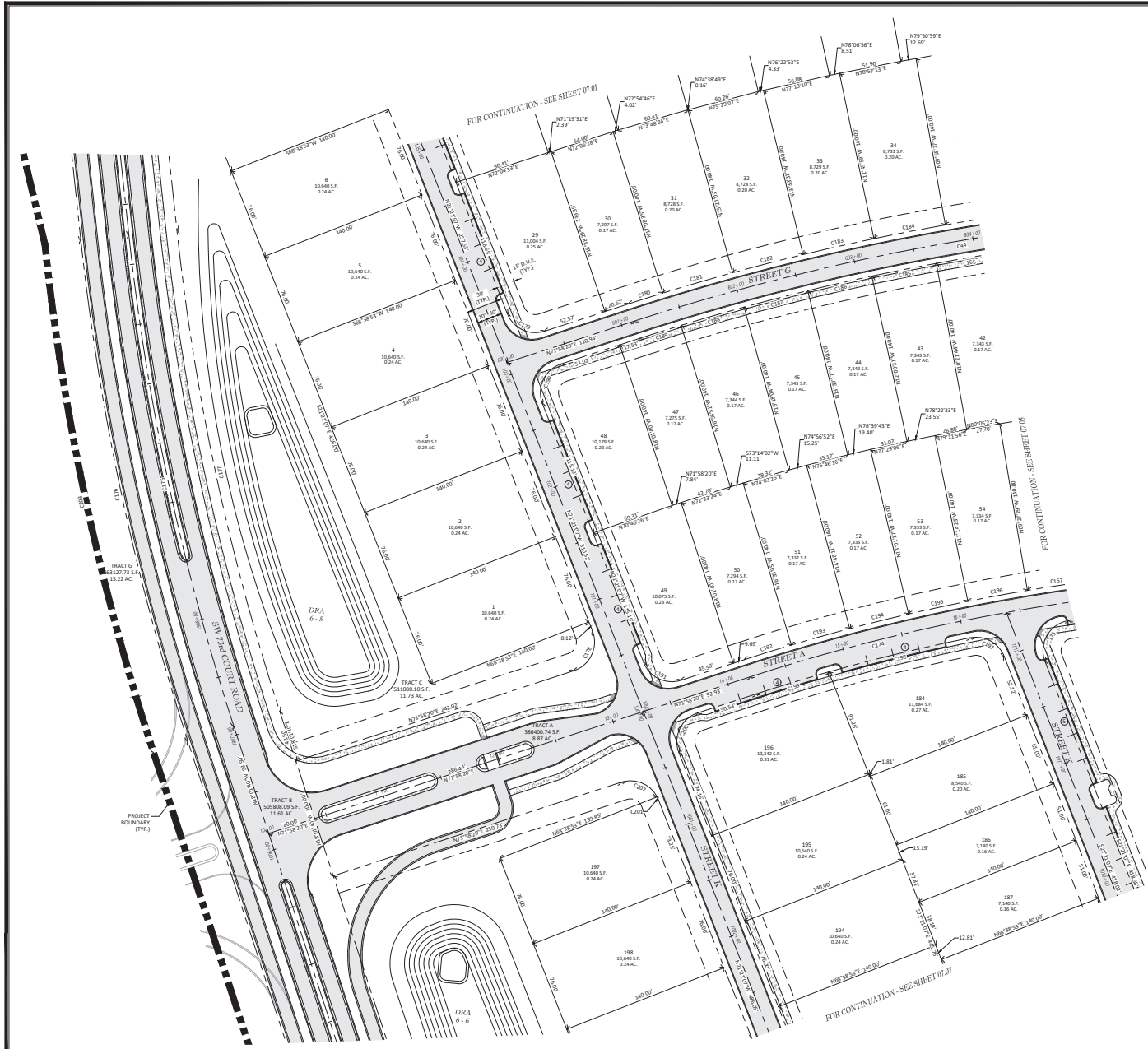
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE: 1/6/2025
DRAWN BY: JLS
CHECKED BY: CMH
JOB NO. 24-9150

KEY MAP
1" = 800' SCALE

SHT. 07.05



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C/L = CENTERLINE

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C174	7.85	1800.00	219.14	109.74	218.97
C175	11.94	2000.00	416.68	209.30	416.12

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C174	7.85	1800.00	219.14	109.74	218.97
C175	11.94	2000.00	416.68	209.30	416.12
C176	11.94	2000.00	416.68	209.30	416.12
C177	11.94	2000.00	416.68	209.30	416.12
C178	11.94	2000.00	416.68	209.30	416.12
C179	11.94	2000.00	416.68	209.30	416.12
C180	11.94	2000.00	416.68	209.30	416.12
C181	11.94	2000.00	416.68	209.30	416.12
C182	11.94	2000.00	416.68	209.30	416.12
C183	11.94	2000.00	416.68	209.30	416.12
C184	11.94	2000.00	416.68	209.30	416.12
C185	11.94	2000.00	416.68	209.30	416.12
C186	11.94	2000.00	416.68	209.30	416.12
C187	11.94	2000.00	416.68	209.30	416.12
C188	11.94	2000.00	416.68	209.30	416.12
C189	11.94	2000.00	416.68	209.30	416.12
C190	11.94	2000.00	416.68	209.30	416.12
C191	11.94	2000.00	416.68	209.30	416.12
C192	11.94	2000.00	416.68	209.30	416.12
C193	11.94	2000.00	416.68	209.30	416.12
C194	11.94	2000.00	416.68	209.30	416.12
C195	11.94	2000.00	416.68	209.30	416.12
C196	11.94	2000.00	416.68	209.30	416.12
C197	11.94	2000.00	416.68	209.30	416.12
C198	11.94	2000.00	416.68	209.30	416.12
C199	11.94	2000.00	416.68	209.30	416.12
C200	11.94	2000.00	416.68	209.30	416.12
C201	11.94	2000.00	416.68	209.30	416.12
C202	11.94	2000.00	416.68	209.30	416.12
C203	11.94	2000.00	416.68	209.30	416.12



KEY MAP
1" = 800' SCALE

MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1225 SE 16th Ave, Bldg 100, Ocala, FL 34477
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION: 028796

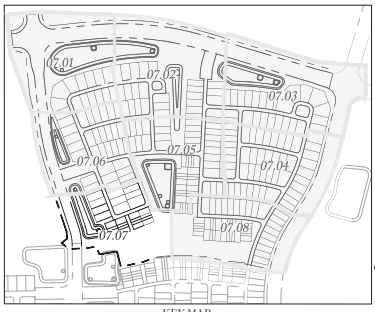
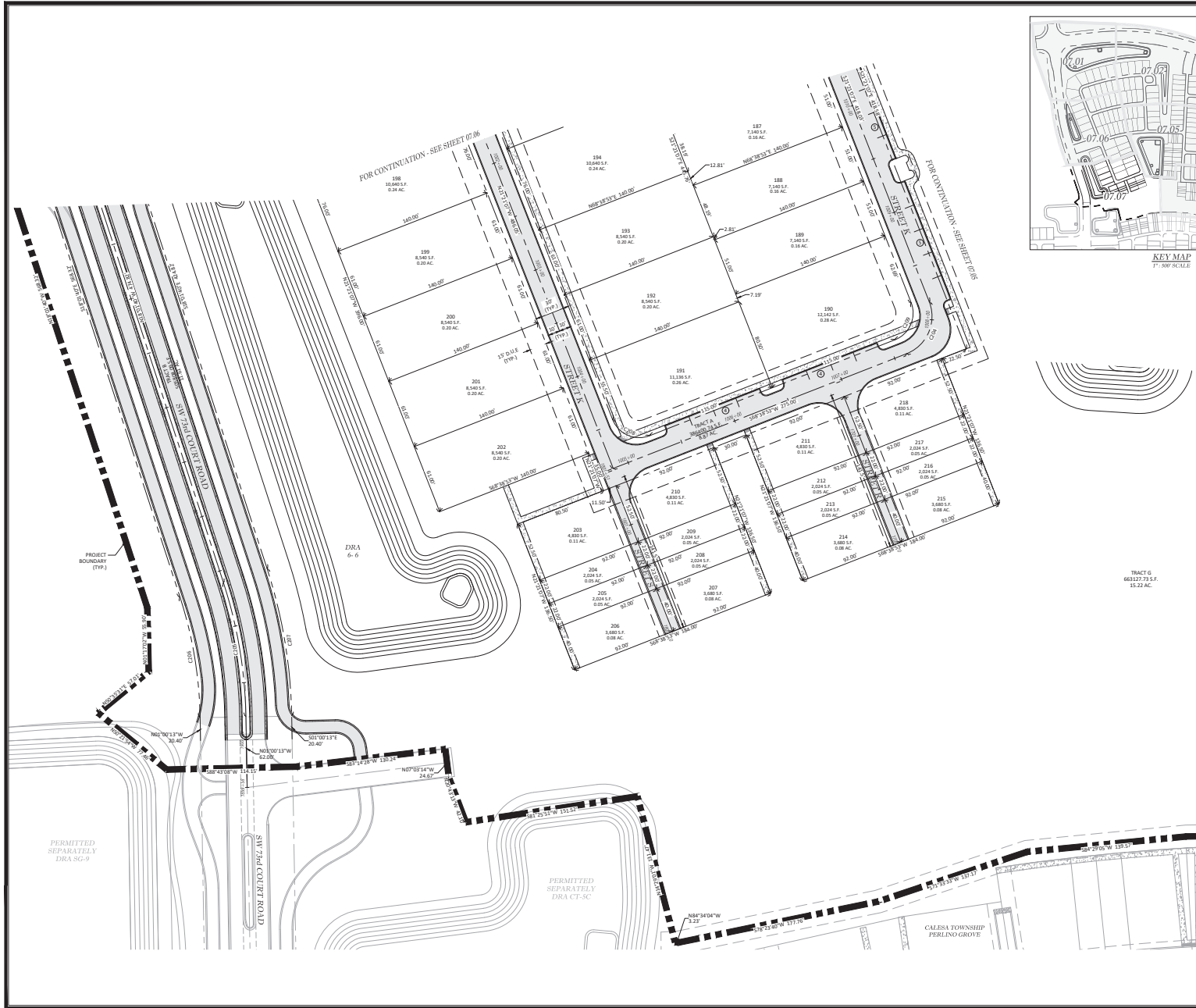
REVISIONS

DATE

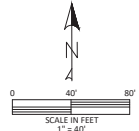
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE: 1/9/2025
DRAWN BY: JLS
CHECKED BY: CMH
JOB NO. 24-9150

SHT. 07.06



MARION COUNTY APPROVAL STAMP



LEGEND:
D.U.E. = DRAINAGE UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C204	90.00	35.00	54.98	35.00	40.50
C205	17.02	400.00	118.85	59.87	118.45

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C206	17.02	360.00	106.97	53.88	106.57
C207	17.02	440.00	130.74	65.85	130.28
C208	90.00	25.00	39.27	25.00	16.36
C209	90.00	25.00	39.27	25.00	16.36

FOR CONTINUATION - SEE SHEET 07.08

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Tillman & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1270 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION 128796

REVISIONS

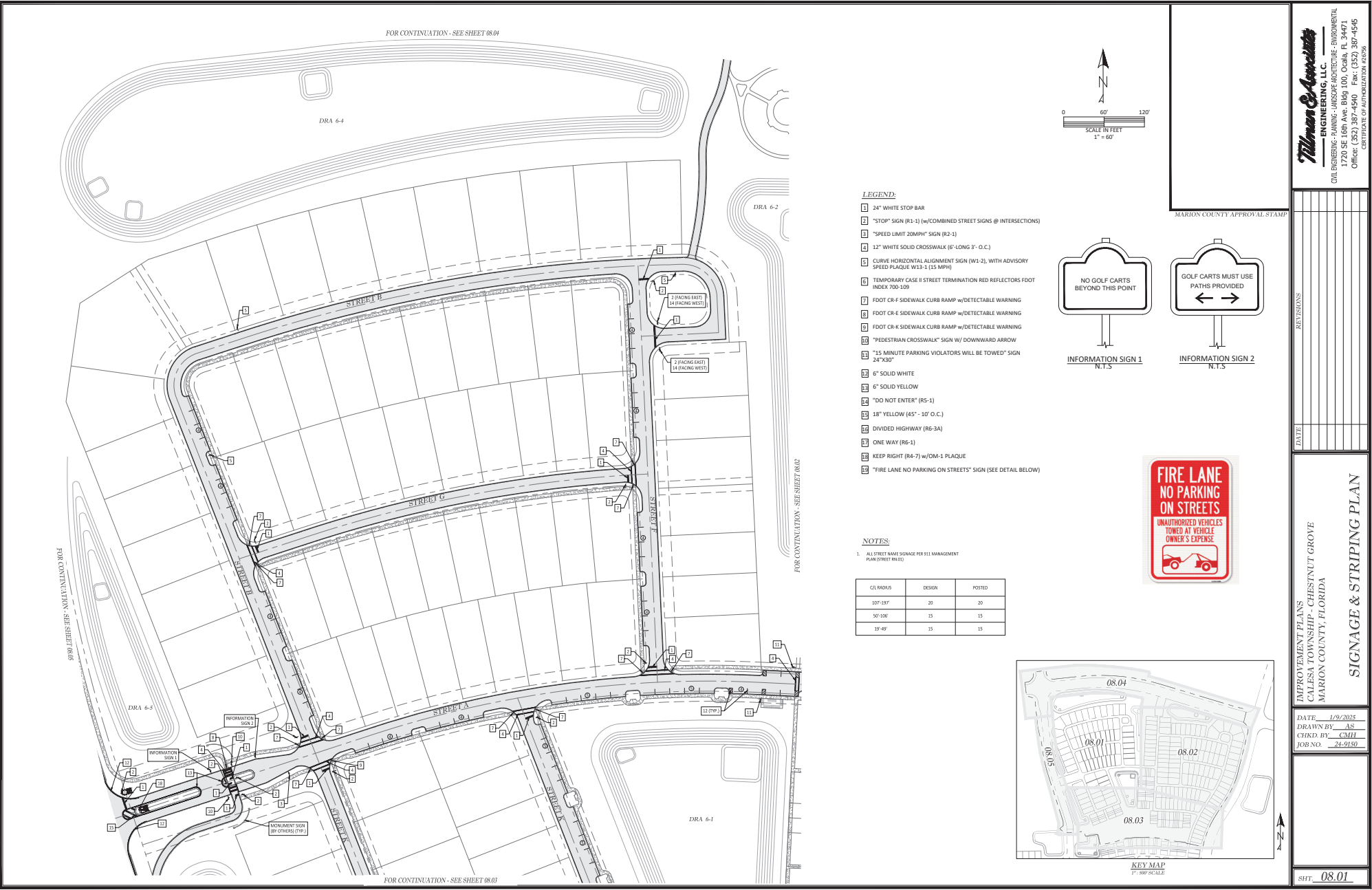
DATE

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE: 1/6/2025
DRAWN BY: JLS
CHECKED BY: CMH
JOB NO. 24-9150

GEOMETRY PLAN

SHT. 07.07

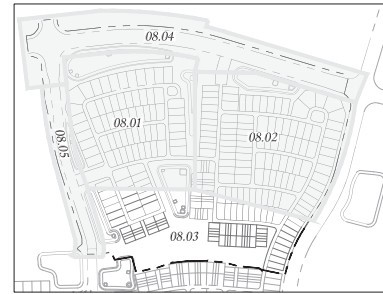


24	"24" WHITE STOP BAR
25	"STOP" SIGN (R1-1) w/COMBINED STREET SIGNS @ INTERSECTIONS
26	"SPEED LIMIT 20MPH" SIGN (R1-2)
27	"17" WHITE SOLID CROSSWALK (6'-LONG 3'- O.C.)
28	CURVE HORIZONTAL ALIGNMENT SIGN (W1-3), WITH ADVISORY SPEED PLaque W13-1 (15 MPH)
29	TEMPORARY CASE B STREET TRIMMING RED REFLECTORS FOOT INCH 700-109
30	FOOT CR E SIDEWALK CURB RAMP w/DETECTABLE WARNING
31	FOOT CR E SIDEWALK CURB RAMP w/DETECTABLE WARNING
32	FOOT CR E SIDEWALK CURB RAMP w/DETECTABLE WARNING
33	"PEDESTRIAN CROSSWALK" SIGN w/ DOWNWARD ARROW
34	"15 MINUTE PARKING VIOLATORS WILL BE TOWED" SIGN "24"x30"

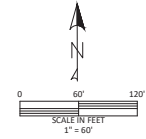
- 62 6" SOLID WHITE
- 63 6" SOLID YELLOW
- 64 "DO NOT ENTER" (R5-1)
- 65 18" YELLOW (45" - 10' O.C.)
- 66 DIVIDED HIGHWAY (R6-3A)
- 67 ONE WAY (R6-1)
- 68 KEEP RIGHT (R4-7) w/OM-1 PLAQUE
- 69 "FIRE LANE NO PARKING ON STREETS" SIGN (SEE DETAIL BELOW)

1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN (STREET P94.01)

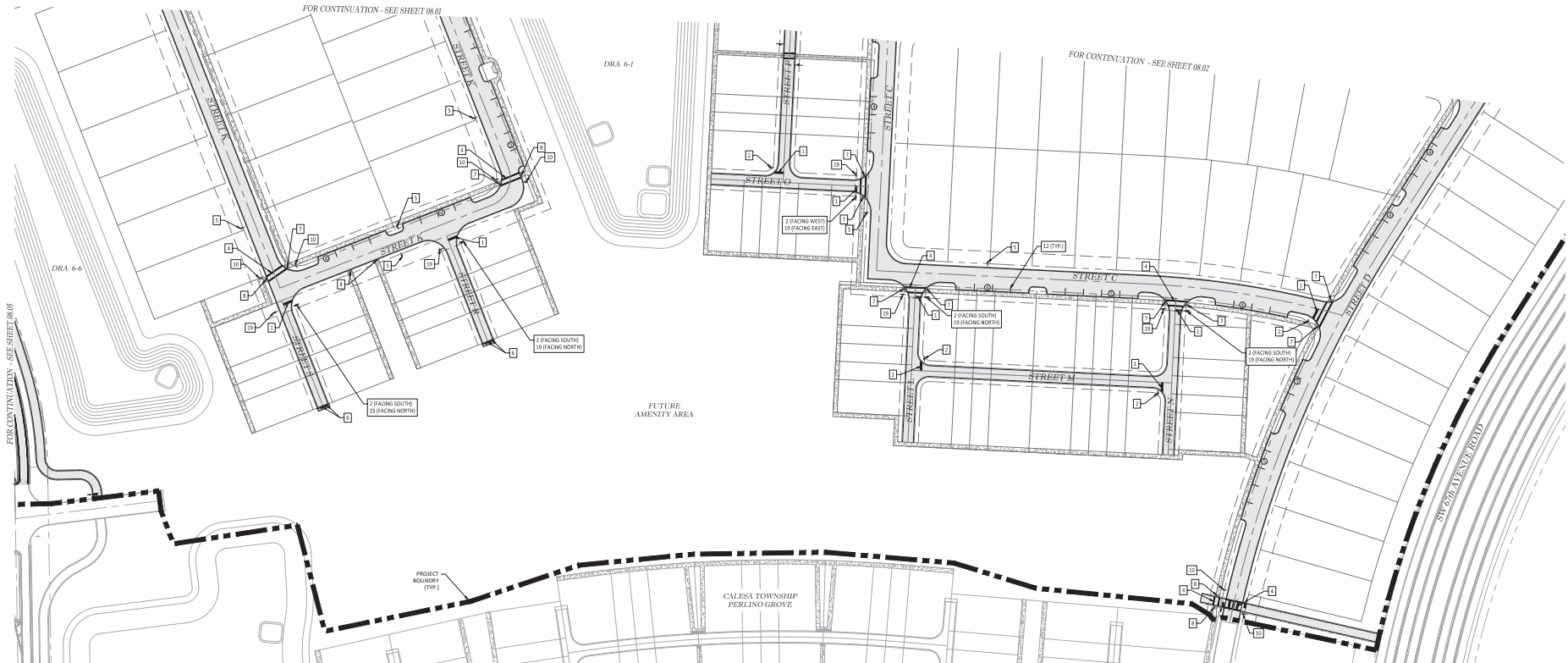
C/L RADIUS	DESIGN	POSTED
107'-193'	20	20
50'-106'	15	15
19'-49'	15	15



KEY MAP
1" = 500' SCALE



MARION COUNTY APPROVAL STAMP



DATE	REVISIONS

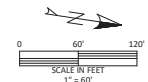
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

SIGNAGE & STRIPING PLAN

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 08.03

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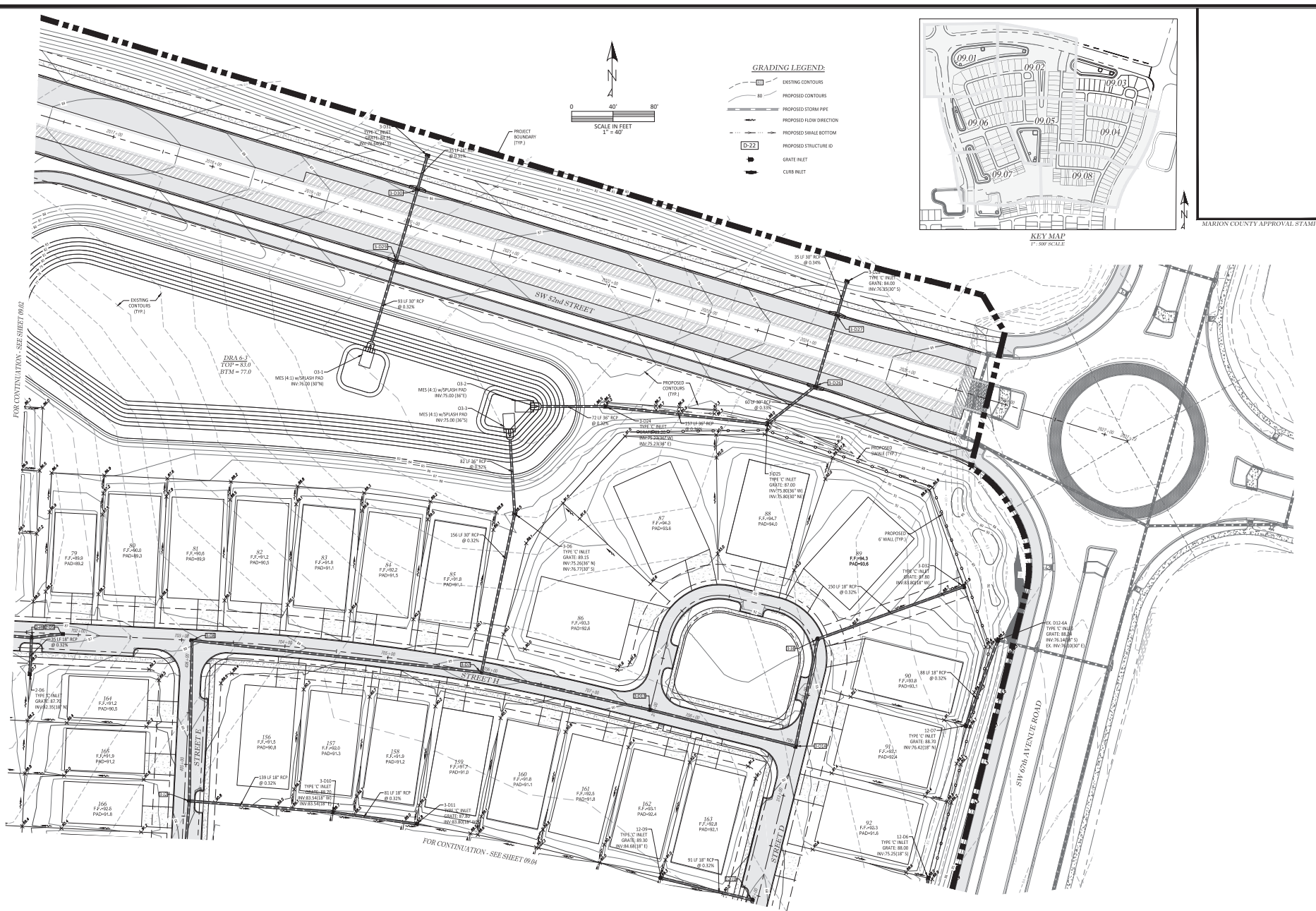
Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26796

[illegible]

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 08.05



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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION # 2675

[illegible]

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

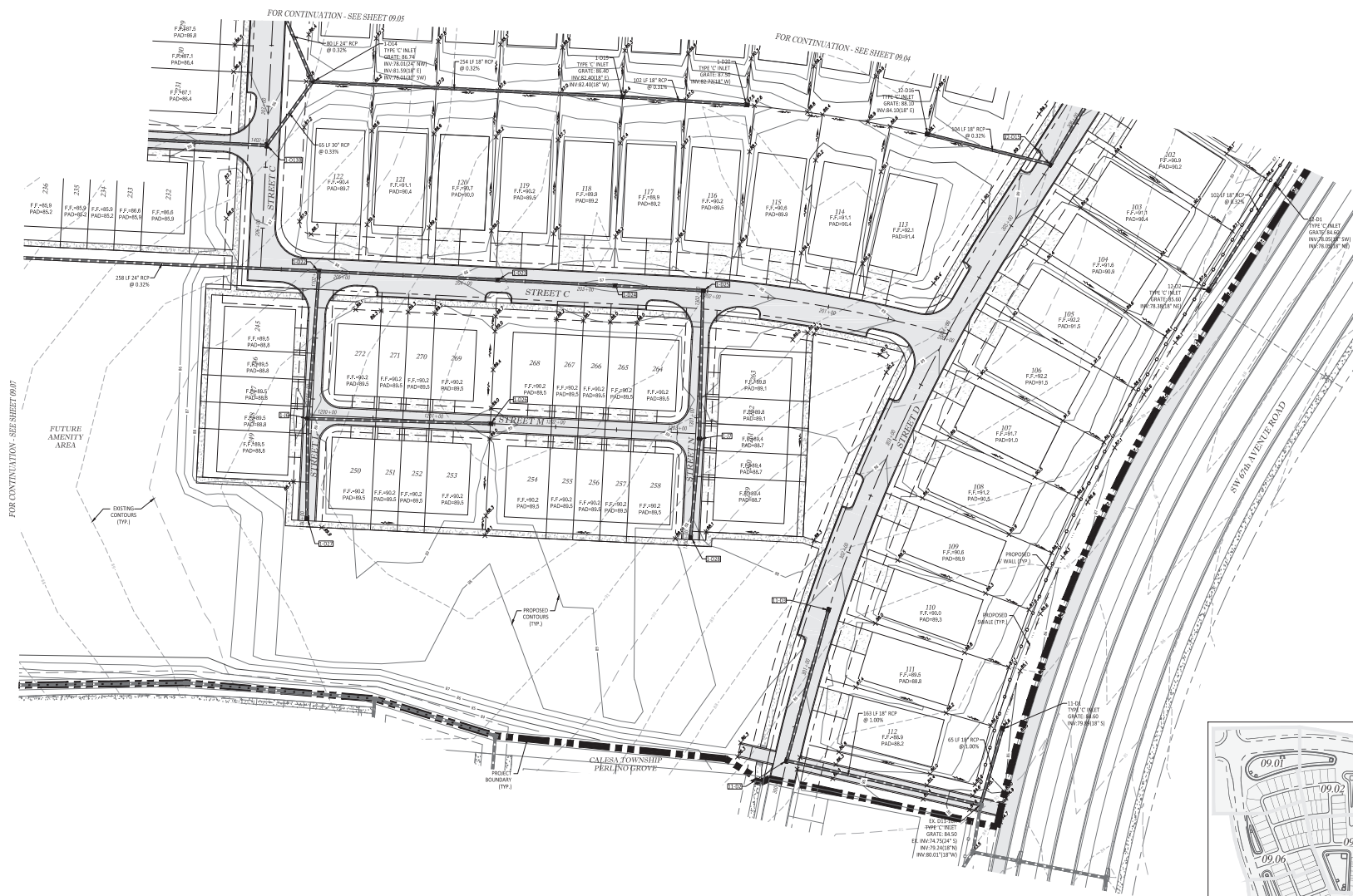
DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 09.03

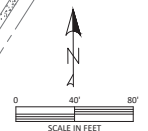
GRADING PLAN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



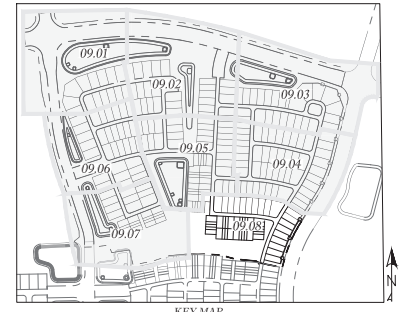


MARION COUNTY APPROVAL STAMP



GRADING LEGEND:

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORM PIPE
	PROPOSED FLOW DIRECTION
	PROPOSED SWALE BOTTOM
	PROPOSED STRUCTURE ID
	GRATE INLET
	CURB INLET



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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION # 20756

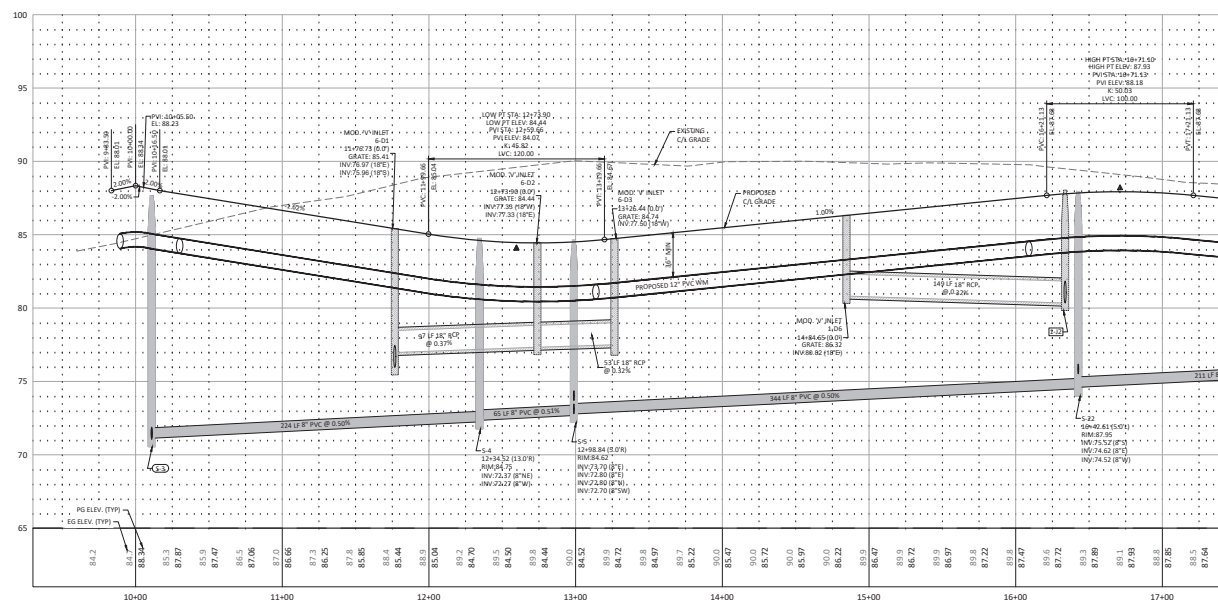
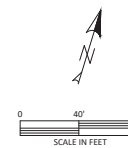
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

GRADING PLAN

SHT. 09.08



PROFILE SCALE
1" = 40' HORIZ

MARION COUNTY APPROVAL STAMP

	SANITARY SEWER
	MANHOLE
	SANITARY MANHOLE NUMBER
	DOUBLE SERVICE
	SINGLE SERVICE

	GRATE INLET
	STORM MANHOLE
	STORM PIPE
	STORM STRUCTURE
	CURB INLET

Legend:

- Water Main
- Fire Hydrant
- Tee
- Bends

Legend for Fire Hydrant Diagrams:

- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BENDS
- DOUBLE SERVICE
- SINGLE SERVICE
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- FIRE HYDRANT NUMBER (circled)
- SAMPLE POINT
- CROSS
- REDUCER

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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1003

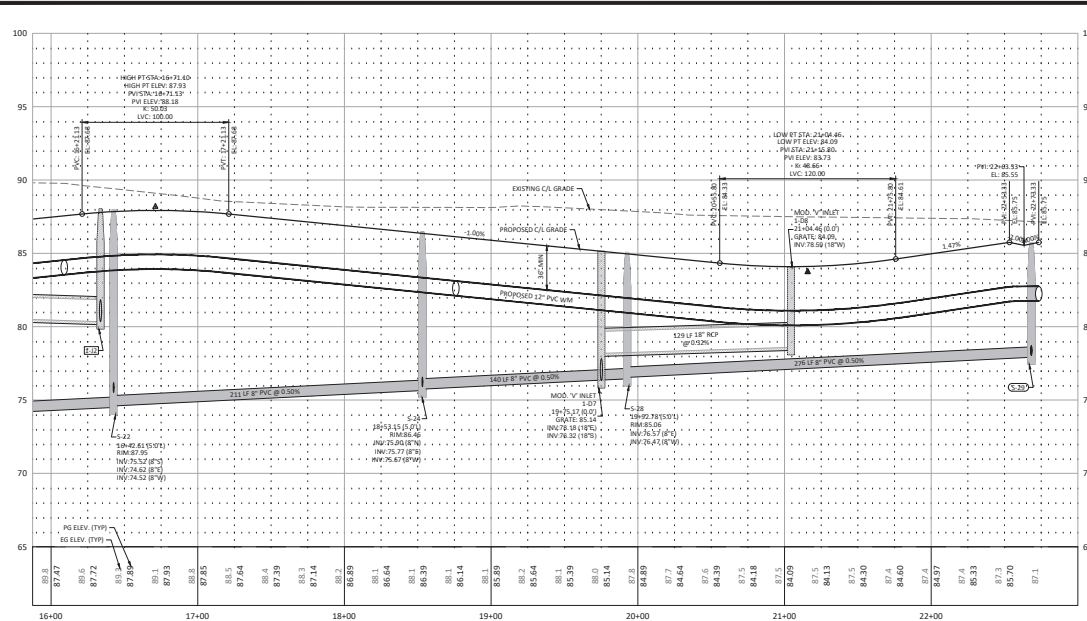
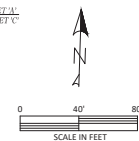
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

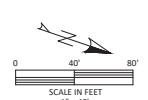
**PLAN & PROFILE
STREET 'A'**

DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

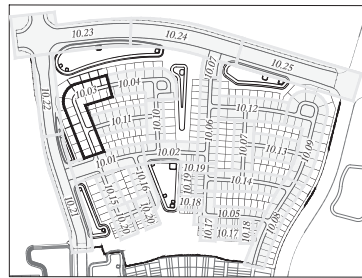
SHT. 10.01

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MARION COUNTY APPROVAL STAMP

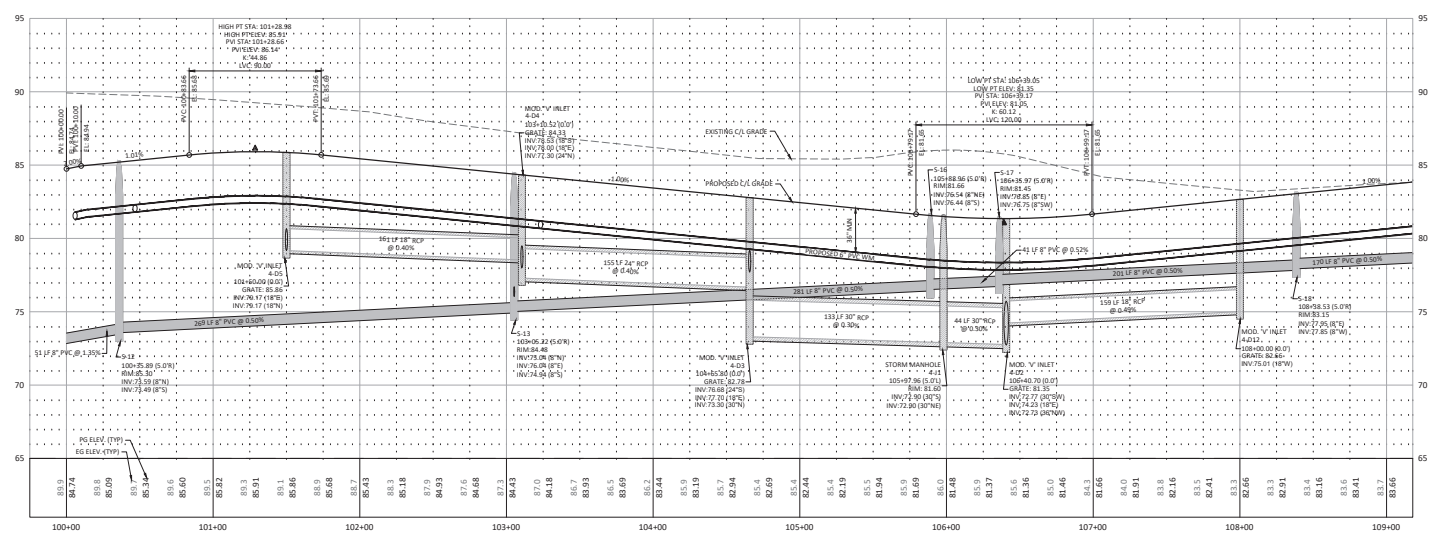


KEY MAP
1" : 500' SCALE

- | <u>WATER LEGEND:</u> | | <u>SANITARY SEWER LEGEND:</u> | | <u>STORM LEGEND:</u> | |
|-----------------------------|--|-------------------------------|--|----------------------|--|
| WATER MAIN | | SANITARY SEWER | | GRATE INLET | |
| FIRE HYDRANT ASSEMBLY (FHA) | | MANHOLE | | STORM MANHOLE | |
| TEE | | SANITARY MANHOLE NUMBER | | STORM PIPE | |
| BENDS | | DOUBLE SERVICE | | STORM STRUCTURE OR | |
| | | SINGLE SERVICE | | 00-01 | |
| DOUBLE SERVICE | | | | CURB INLET | |
| SINGLE SERVICE | | | | | |
| GATE VALVE & BOX | | | | | |
| BLOW OFF ASSEMBLY | | | | | |
| FIRE HYDRANT NUMBER | | | | | |
| SAMPLE POINT | | | | | |
| CROSS | | | | | |
| REDUCER | | | | | |

STREET 'B'

24
MATCHLINE STA 109+00.00
(SEE SHEET 10.04)



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

Tillman & Associates
— ENGINEERING, LLC. —
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

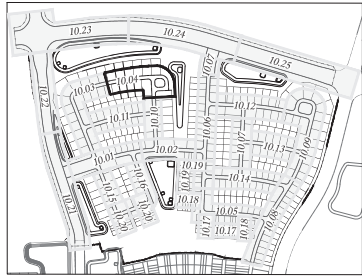
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

**PLAN & PROFILE
STREET 'B'**

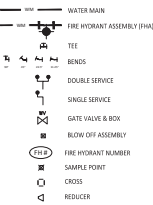
DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.03



KEY MAP
1" = 800' SCALE

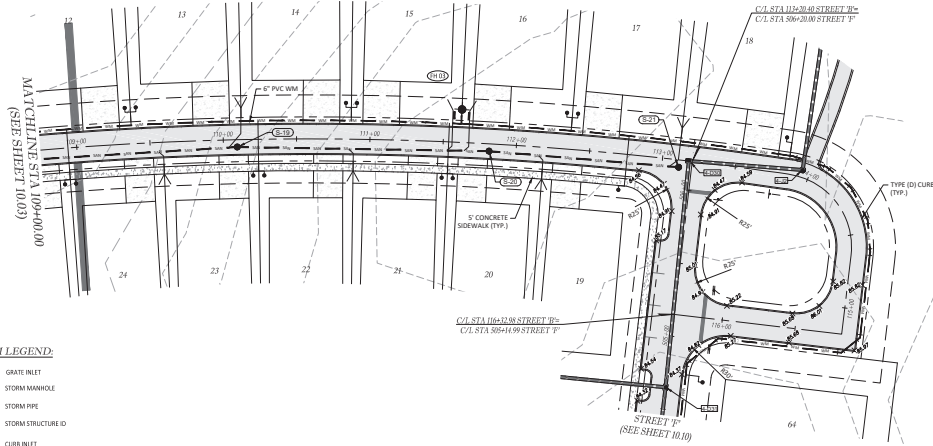
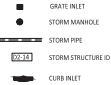
WATER LEGEND



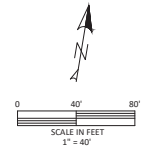
SANITARY SEWER LEGEND



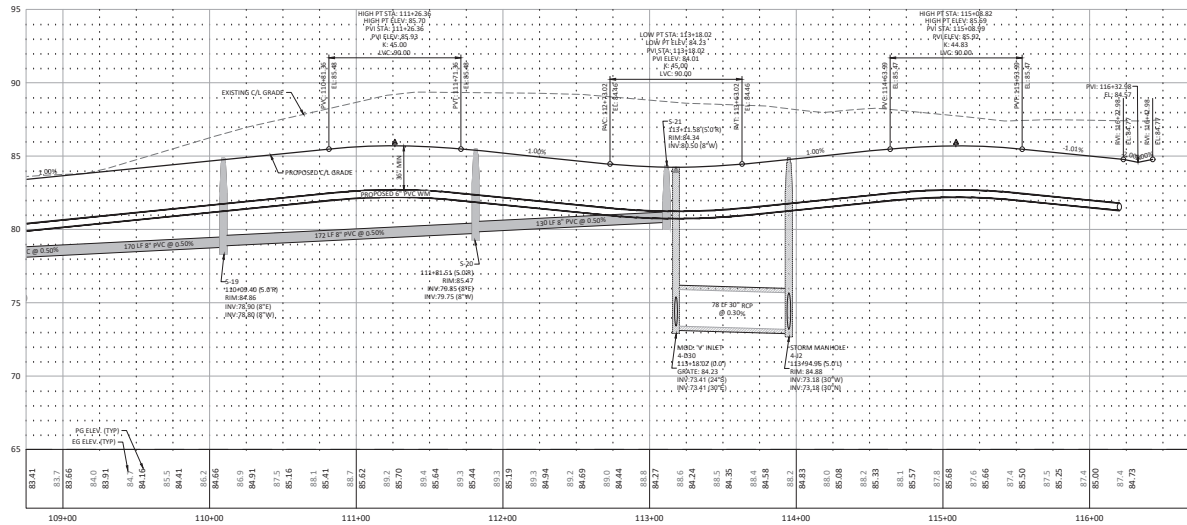
STORM LEGEND



STREET 'B'



MARION COUNTY APPROVAL STAMP



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

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1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-6640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20756

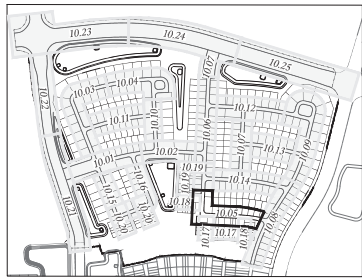
REVISIONS

DATE

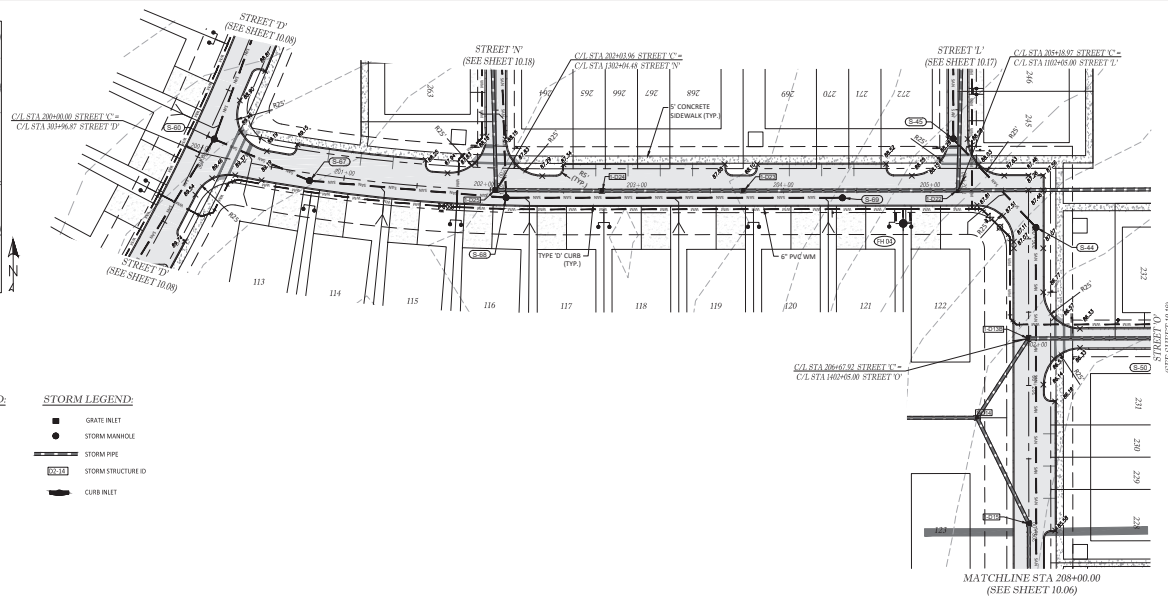
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'B'

DATE: 1/10/2025
DRAWN BY: AS
CHKD. BY: CMH
JOB NO. 24-0150

SHT. 10.04

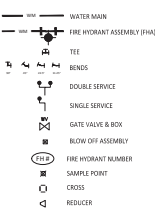


KEY MAP
1" = 400' SCALE

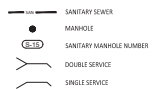


STREET 'C'

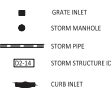
WATER LEGEND



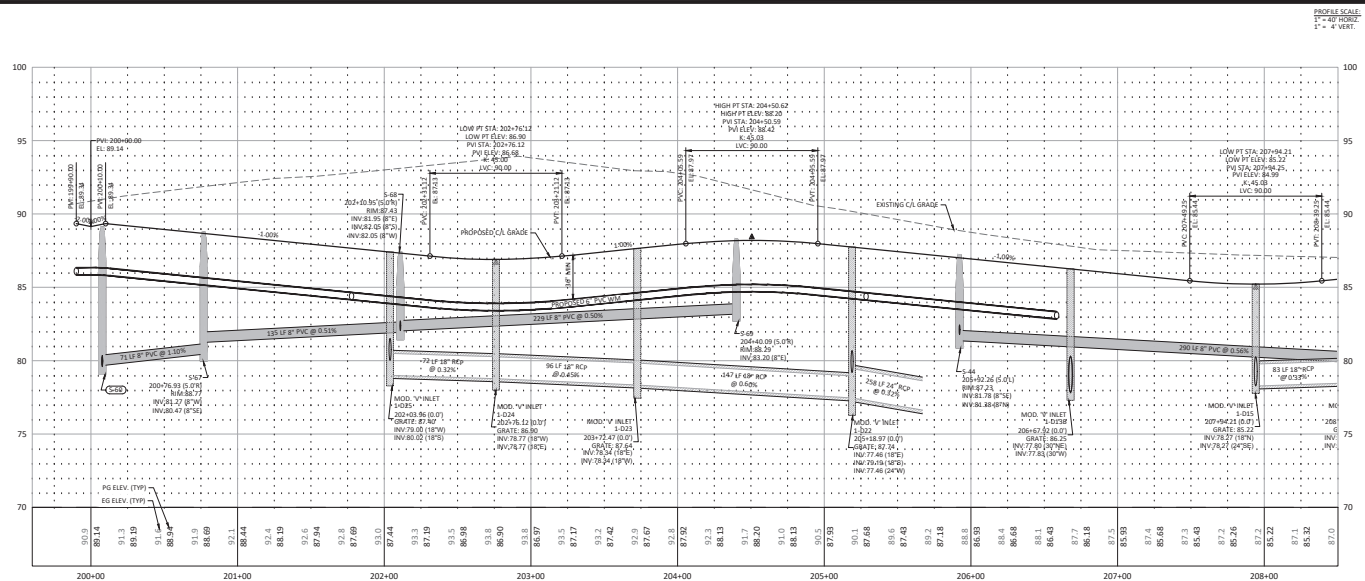
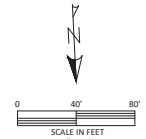
SANITARY SEWER LEGEND



STORM LEGEND



MARION COUNTY APPROVAL STAMP



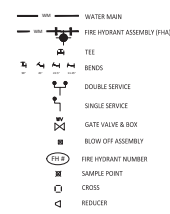
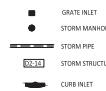
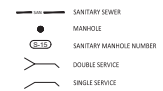
Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEILLANCE
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-6540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20756

REVISIONS

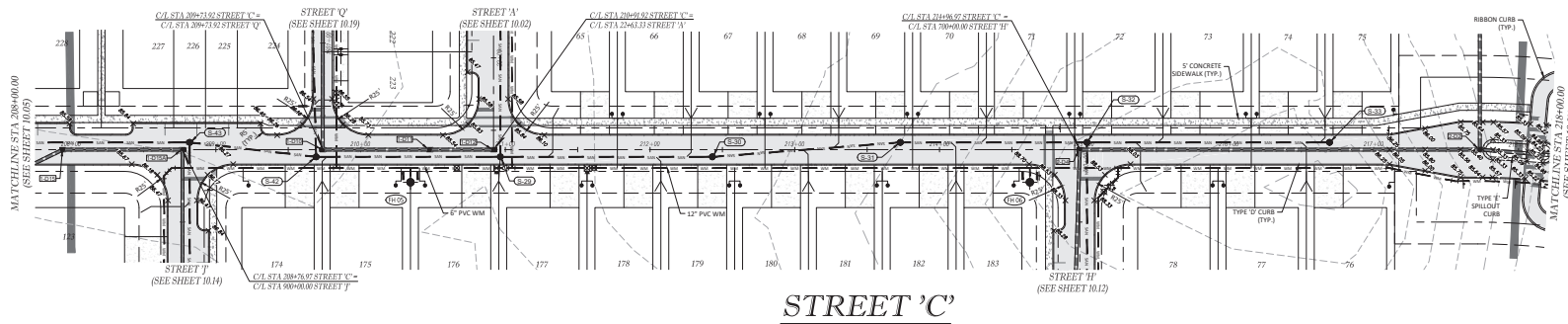
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'C'

DATE: 1/10/2025
DRAWN BY: AS
CHKD. BY: CMH
JOB NO.: 24-9150

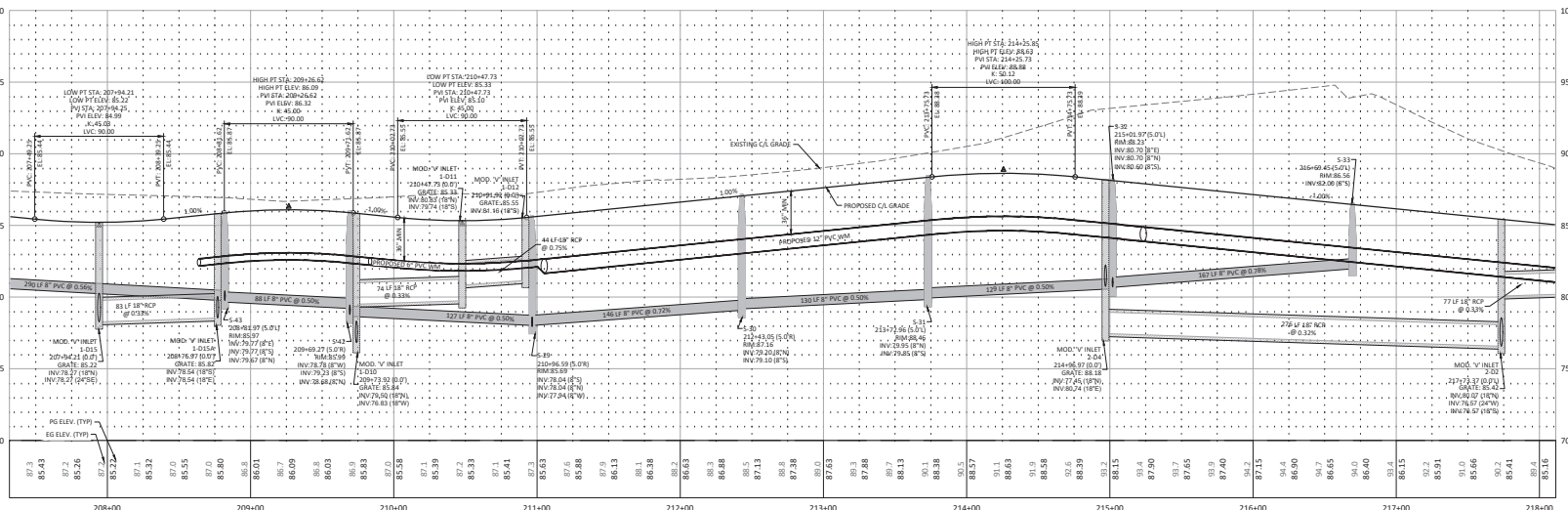
SHT. 10.05



MARION COUNTY APPROVAL STAMP



STREET 'C'



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

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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVIEWS

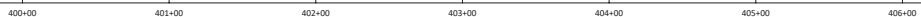
DATE	
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.06

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	SANITARY SEWER
	MAN-HOLE
	SANITARY MANHOLE NUMBER
	DOUBLE SERVICE
	SINGLE SERVICE

 GRATE INLET
 STORM MANHOLE
 STORM PIPE
 STORM STRUCTURE
 CURB INLET

WATER MAIN
 FIRE HYDRANT
 TEE
 BENDS
 DOUBLE SERVICE
 SINGLE SERVICE
 GATE VALVE
 BLOW OFF
 FIRE HYDRANT (FH #)
 SAMPLE POINT
 CROSS
 REDUCER

MARION COUNTY APPROVAL STAMP

DATE _____

REVISIONS

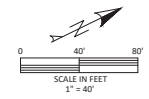
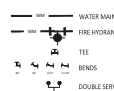
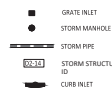
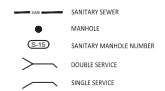
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/10/2023
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.07

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

[illegible]

100%

10.08



WATER MAIN

FIRE HYDRANT ASSEMBLY (FHA)

TEE

BENDS

DOUBLE SERVICE

SINGLE SERVICE

GATE VALVE & BOX

BLOW OFF ASSEMBLY

FH # FIRE HYDRANT NUMBER

SAMPLE POINT

CROSS

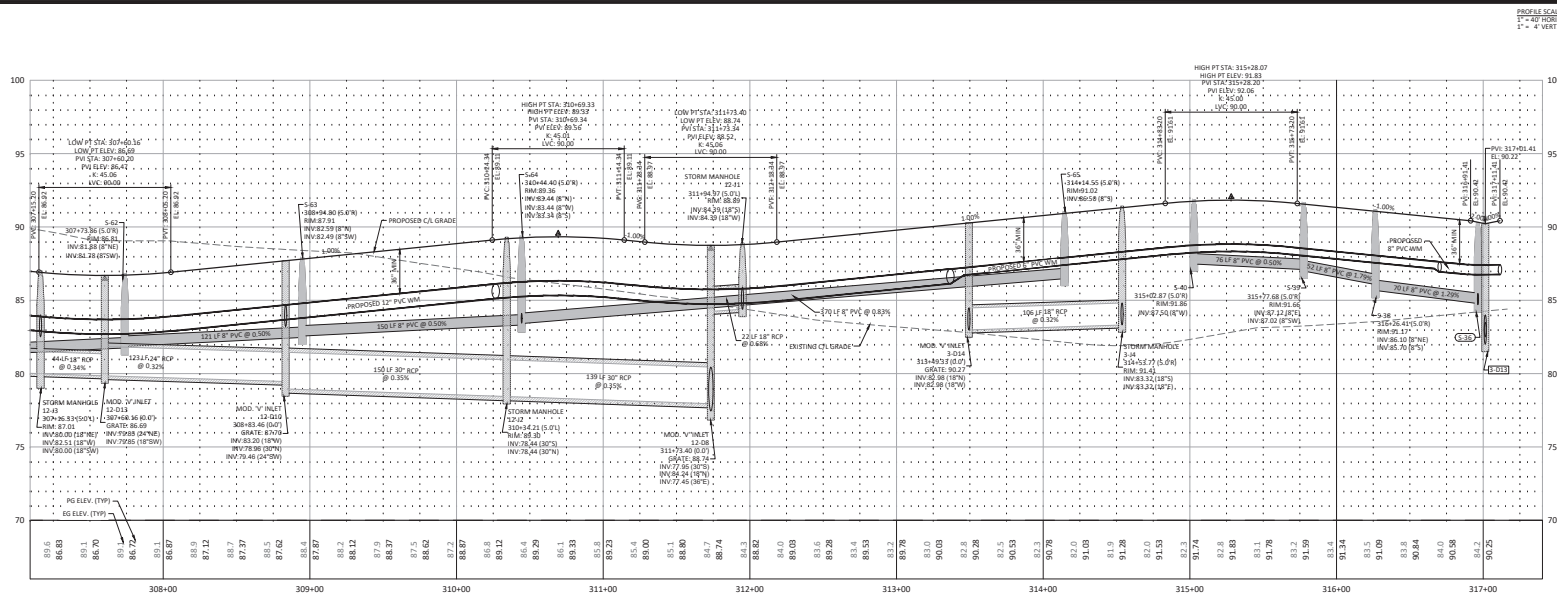
REDUCER

	SANITARY SEWER
	MANHOLE
	SANITARY MANHOLE NUMBER
	DOUBLE SERVICE
	SINGLE SERVICE

 GRATE INLET
 STORM MANHOLE
 STORM PIPE
 STORM STRUCTURE ID
 CURB INLET



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

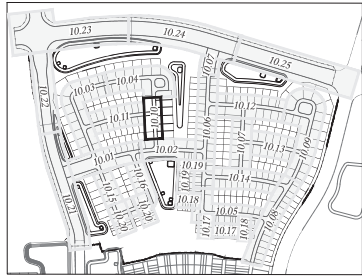
DATE

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

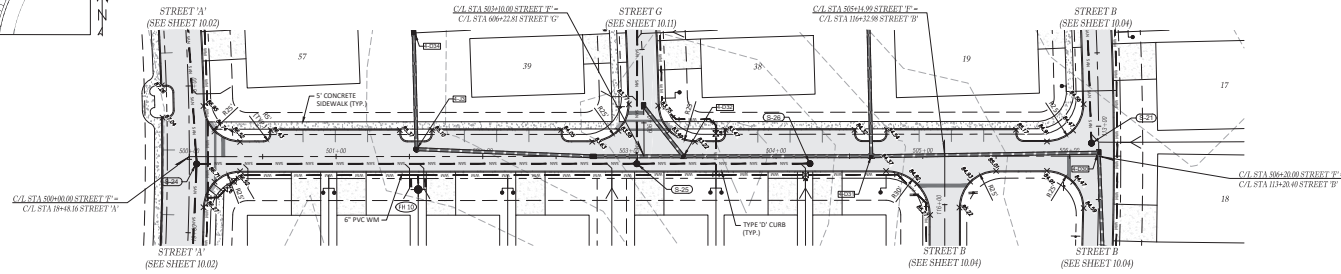
DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.09

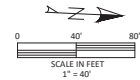
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



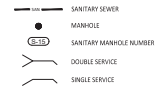
KEY MAP
1" = 800' SCALE



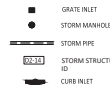
STREET 'F'



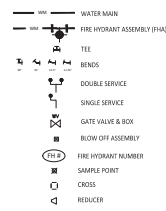
SANITARY SEWER LEGEND:



STORM LEGEND:



WATER LEGEND:



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) 387-6640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28756

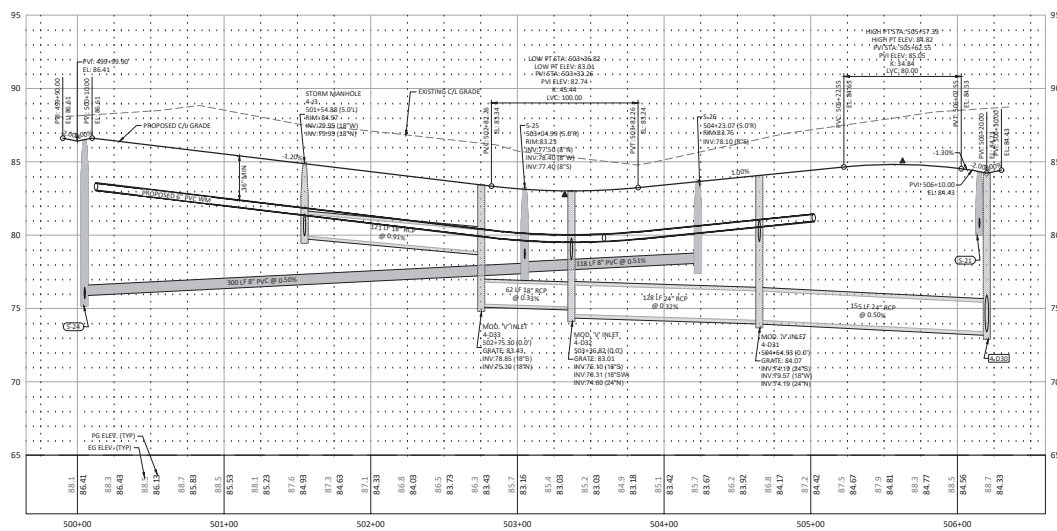
REVISIONS

DATE

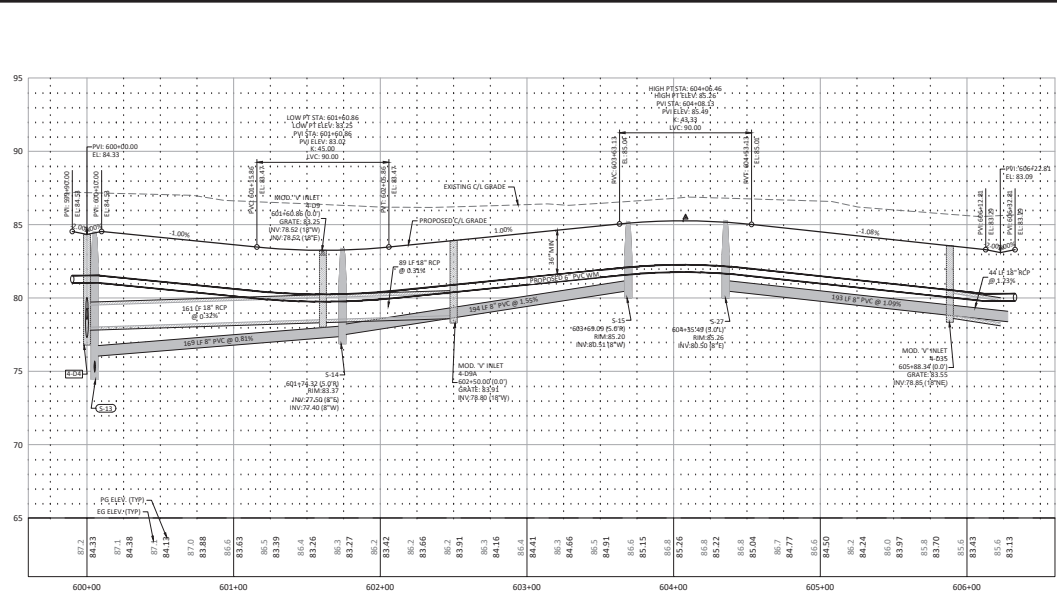
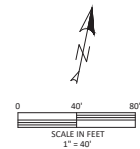
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'F'

DATE: 1/10/2025
DRAWN BY: KS
CHKD BY: CMH
JOB NO. 24-9150

SHT. 10.10



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



MARION COUNTY APPROVAL STAMP

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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

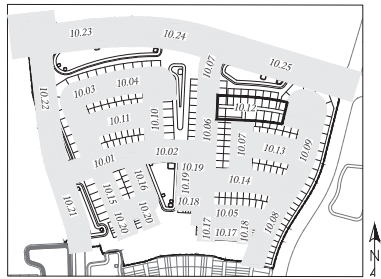
DATE	REVISIONS
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

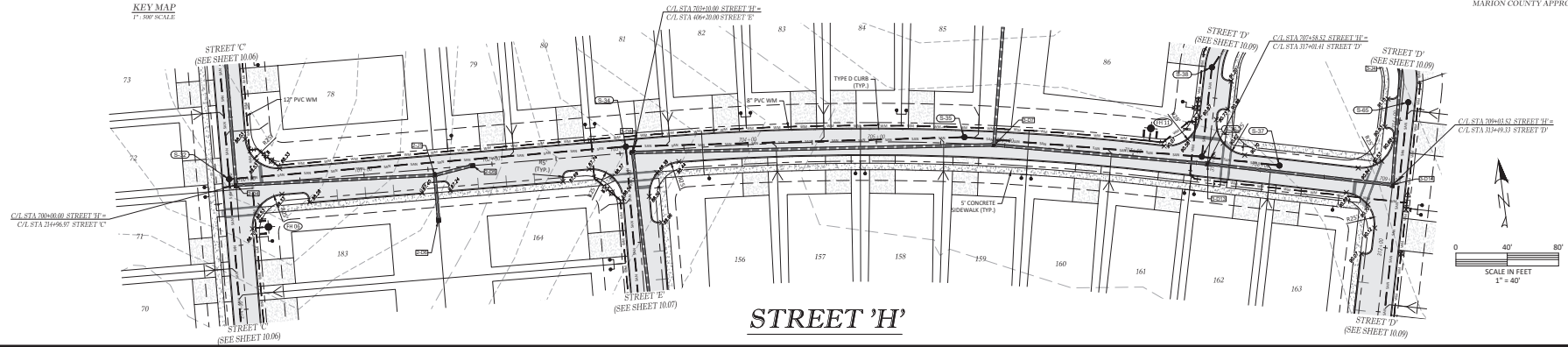
**PLAN & PROFILE
STREET 'G'**

DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

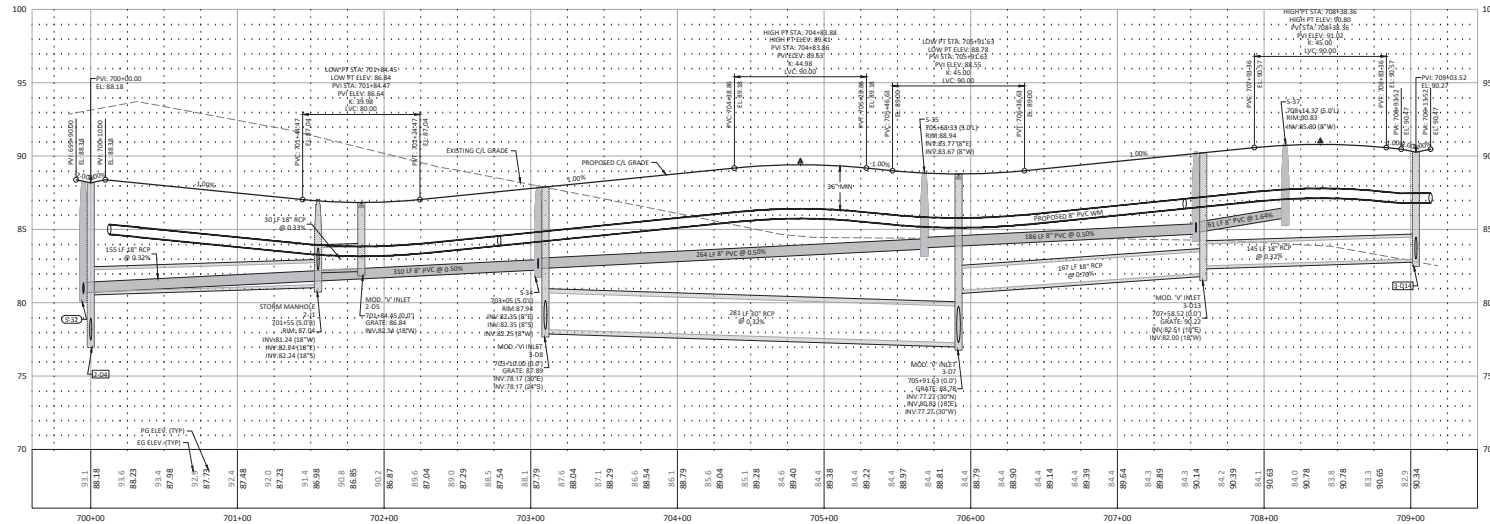
SHT. 10.11



KEY MAP
1" = 80' SCALE



STREET 'H'



PROFILE SCALE
1" = 4' VERT.

Tillman & Associates, LLC
ENGINEERS, PLANNERS, ARCHITECTS, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
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CERTIFICATE OF AUTHORIZATION #28796

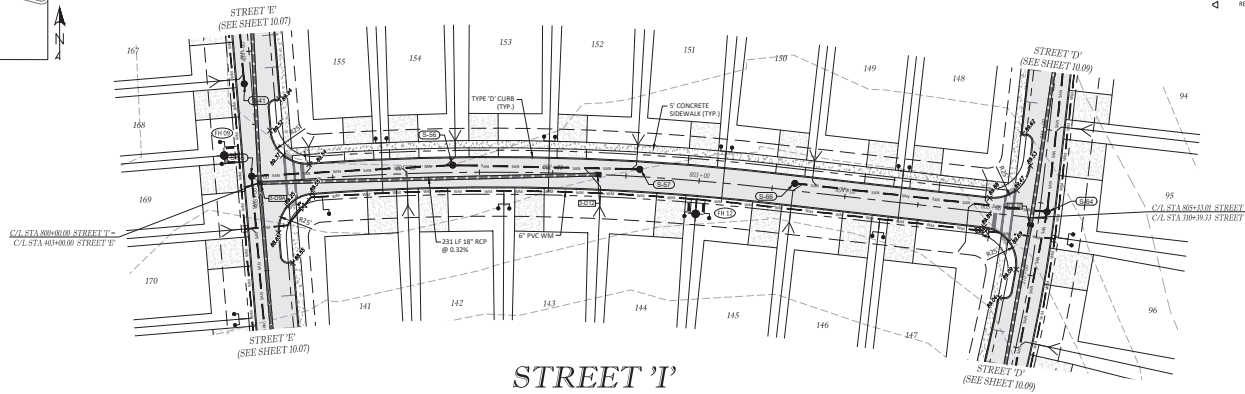
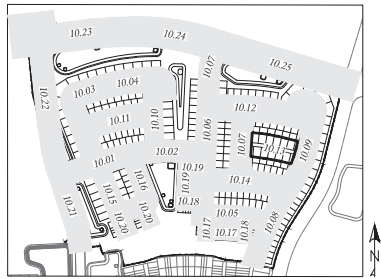
REVISIONS

DATE

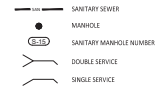
IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA
**PLAN & PROFILE
STREET 'H'**

DATE: 1/10/2025
DRAWN BY: AS
CHKD BY: CMH
JOB NO. 24-9150

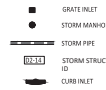
SHT. 10.12



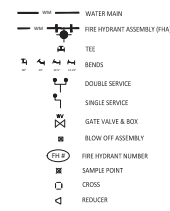
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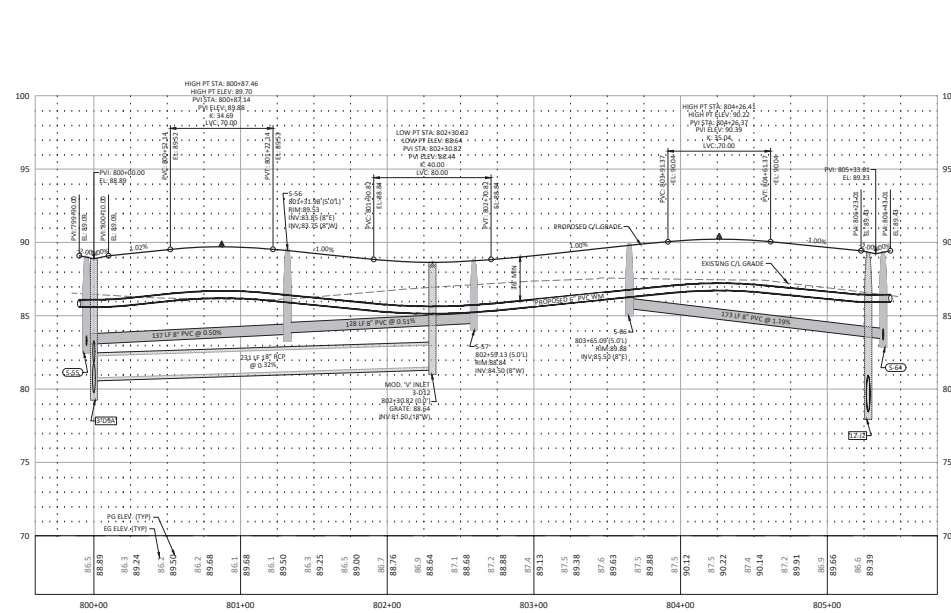
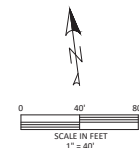
STORM LEGEND:



WATER LEGEND:



MARION COUNTY APPROVAL STAMP



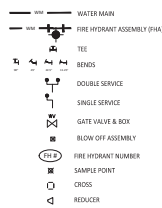
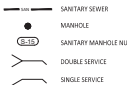
Tillman & Associates
ENGINEERS, P.C.
CIVIL ENGINEERING, PLANNING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28756

DATE	REVISIONS

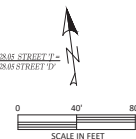
IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'I'

DATE: 1/10/2025
DRAWN BY: AS
CHKD BY: CMH
JOB NO. 24-9150

SHT. 10.13

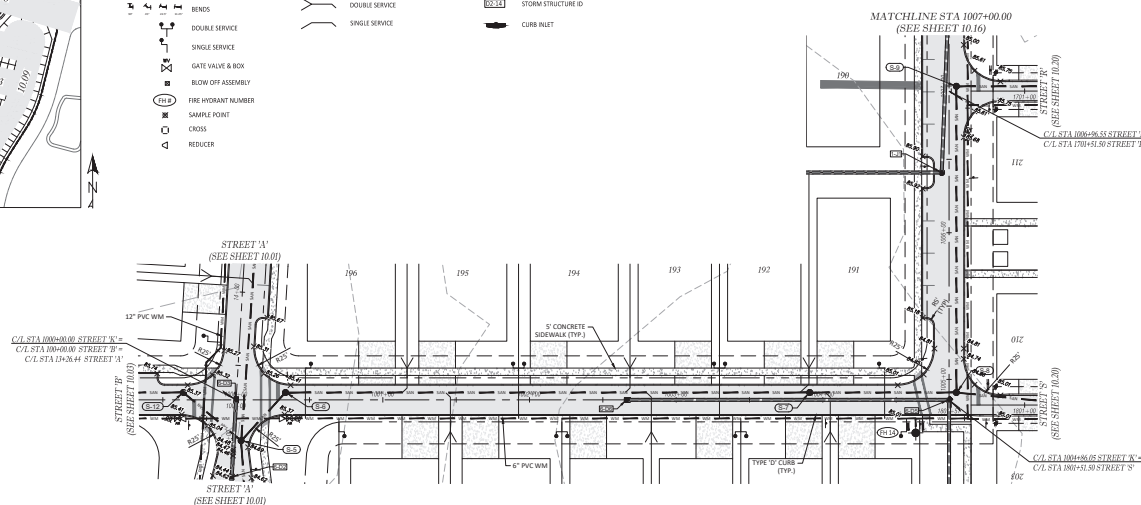


MARION COUNTY APPROVAL STAMP

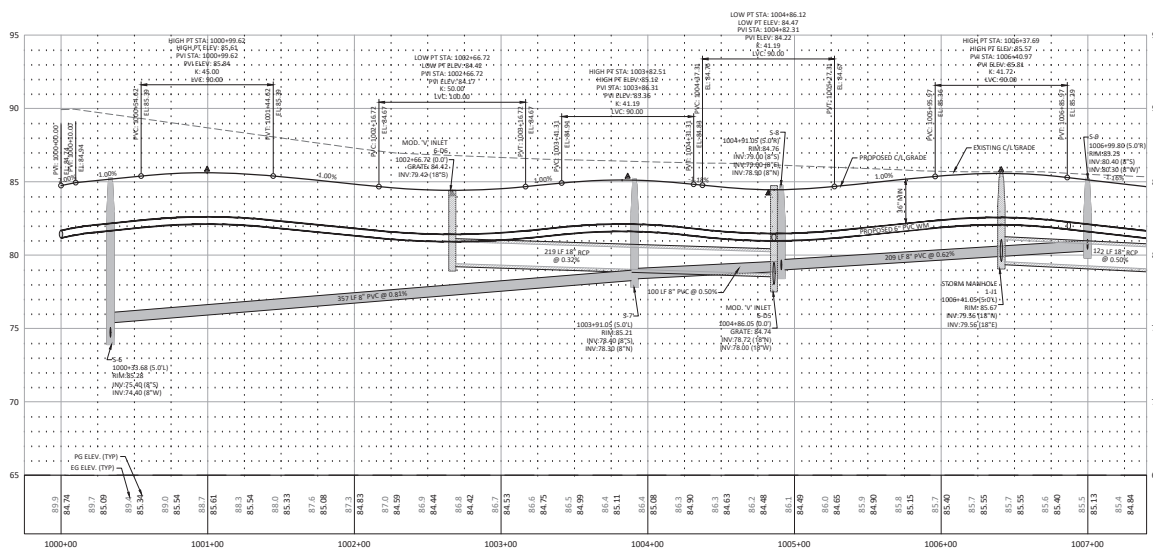
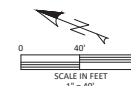


DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.14



STREET 'K'



PROFILE SCALE
1" = 40' HORIZ

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

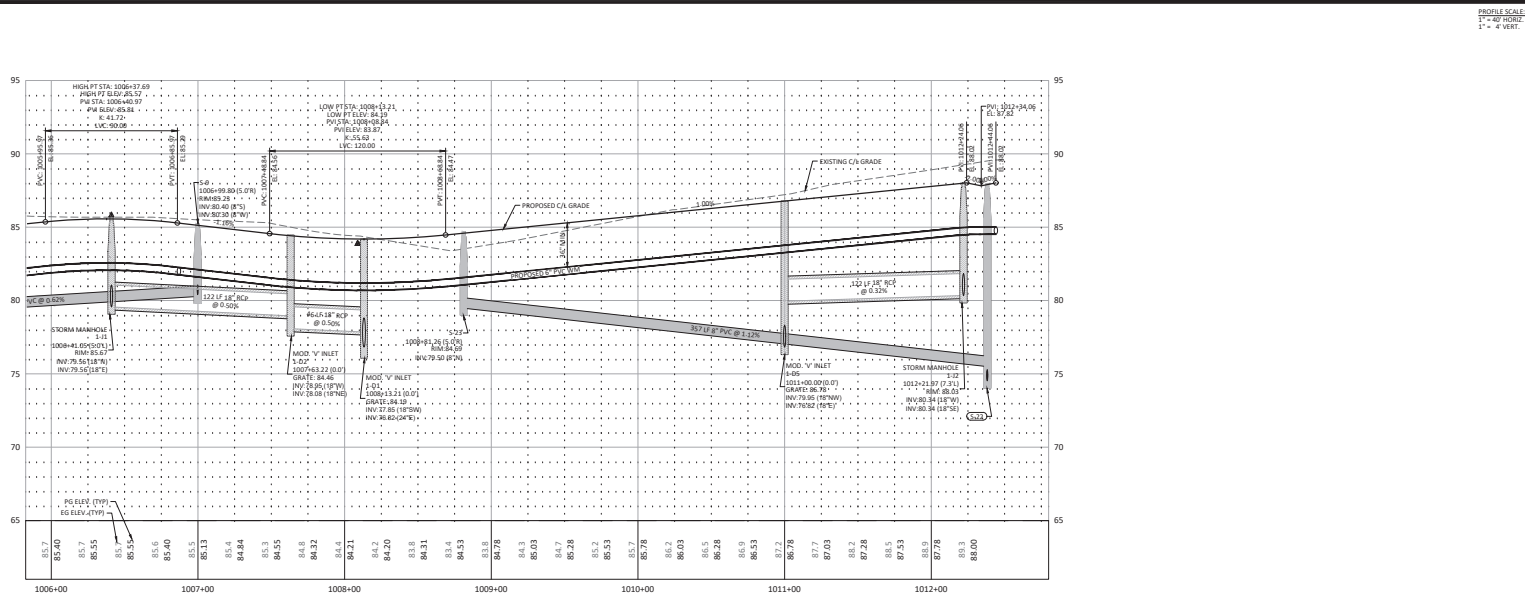
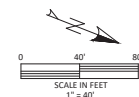
PLAN & PROFILE
STREET 'K'

DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

JOB NO. 24-9150

SHT. 10.15

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

	SANITARY SEWER
	MANHOLE
	SANITARY MANHOLE NUMBER
	DOUBLE SERVICE
	SINGLE SERVICE

	GRATE INLET
	STORM MANHOLE
	STORM PIPE
	STORM STRUCTURE
	CURB INLET

	WATER MAIN
	FIRE HYDRANT ASSEMBLY (FHA)
	TEE
	BENDS
	DOUBLE SERVICE
	SINGLE SERVICE
	GATE VALVE & BOX
	BLOW OFF ASSEMBLY
	FIRE HYDRANT NUMBER
	SAMPLE POINT
	CROSS
	REDUCER

MARION COUNTY APPROVAL STAMP

REVIEWS

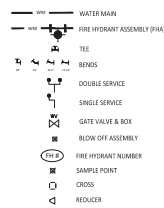
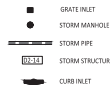
DATE _____

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

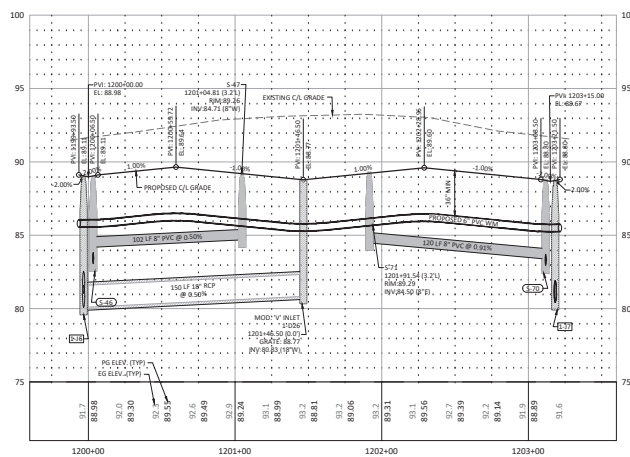
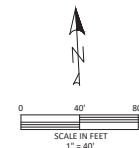
DATE 1/10/2023
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.16

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 REGISTRATION #02756



MARION COUNTY APPROVAL STAMP



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

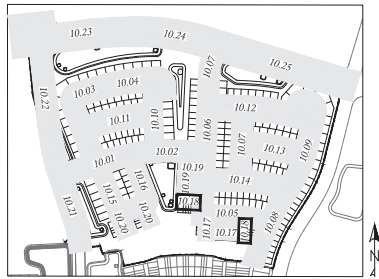
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

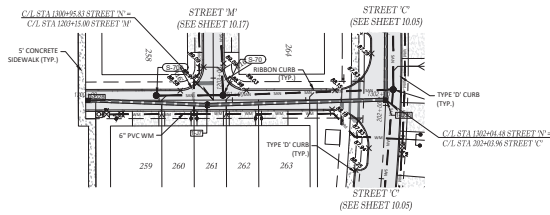
SHT. 10.17

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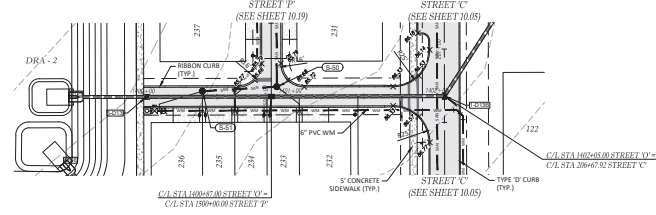
Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



KEY MAP
1" = 800' SCALE

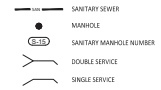


STREET 'N'

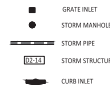


STREET 'O'

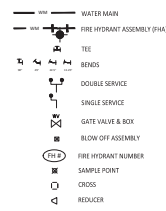
SANITARY SEWER LEGEND:



STORM LEGEND:



WATER LEGEND:



MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERS, P.L.L.C.
CIVIL ENGINEERING, PLANNING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20756

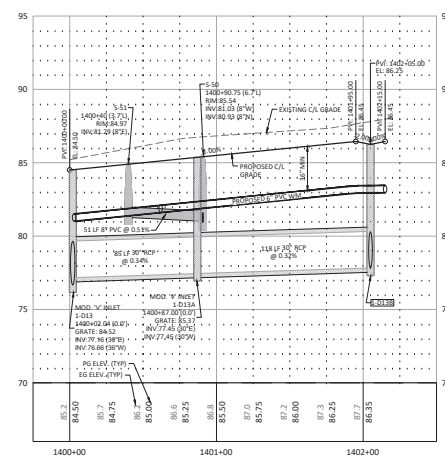
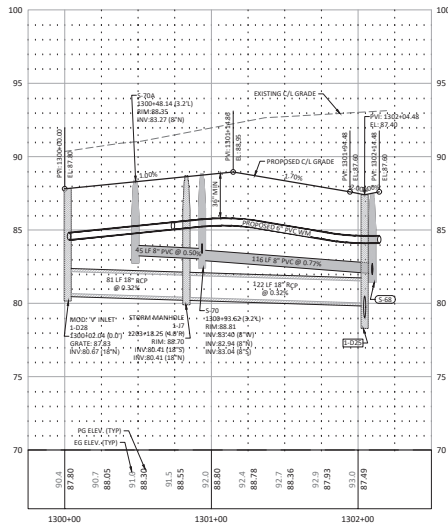
REVISIONS

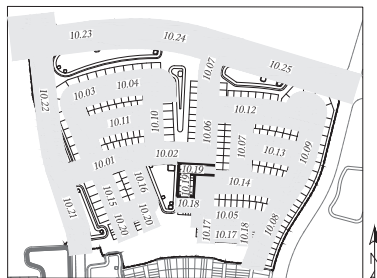
DATE

IMPROVEMENT PLANS
CALESA TOWNSHIP, CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'N' & 'O'

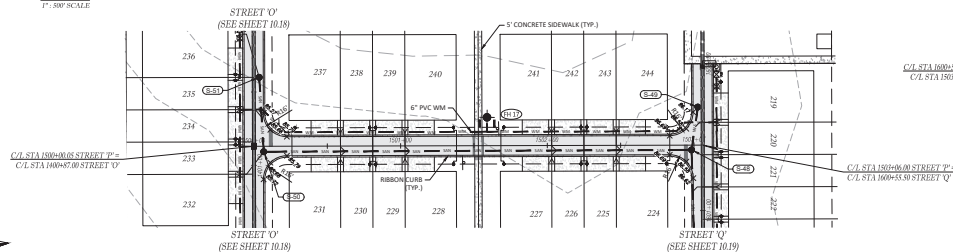
DATE: 1/10/2025
DRAWN BY: AS
CHKD. BY: CMH
JOB NO. 24-0150

SHT. 10.18

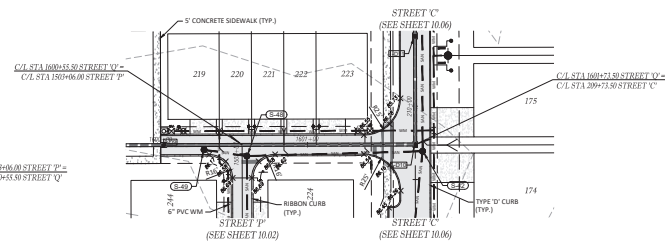




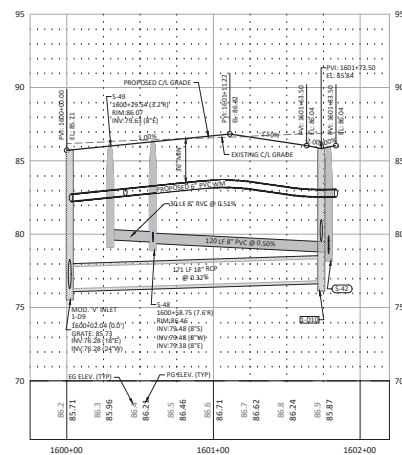
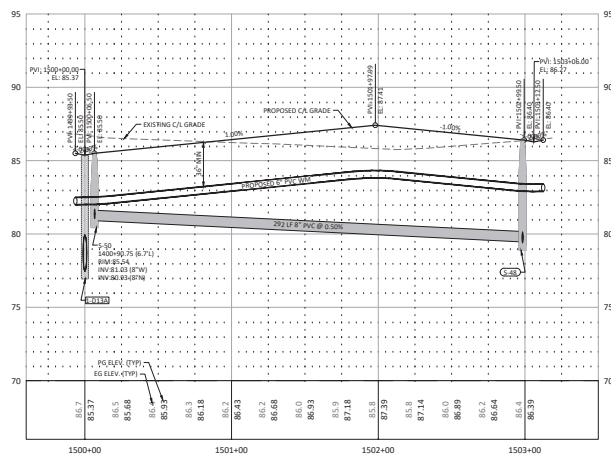
KEY MAP
1" = 800' SCALE



STREET 'P'



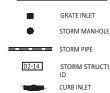
STREET 'Q'



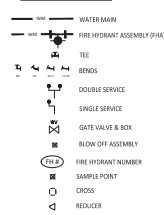
SANITARY SEWER LEGEND:



STORM LEGEND:



WATER LEGEND:



MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERS, P.L.L.C.
CIVIL ENGINEERING, PLANNING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28756

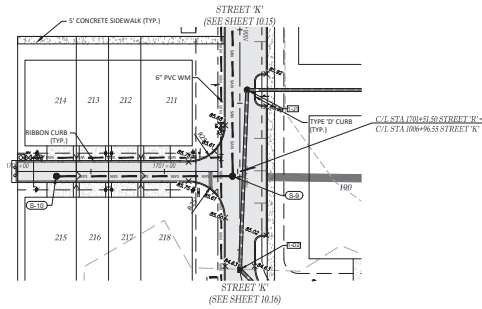
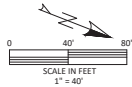
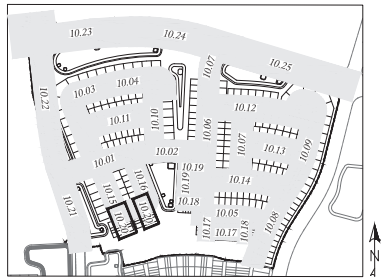
REVISIONS

DATE

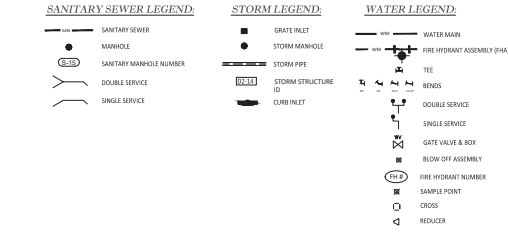
IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA
**PLAN & PROFILE
STREET 'P' & 'Q'**

DATE: 1/10/2025
DRAWN BY: AS
CHKD BY: CMH
JOB NO. 24-9150

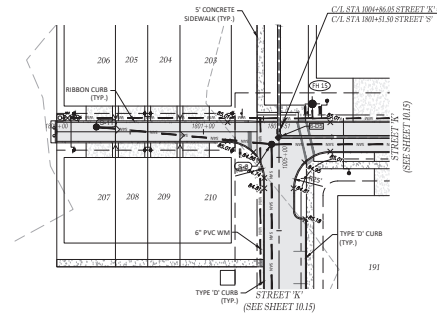
SHT. 10.19



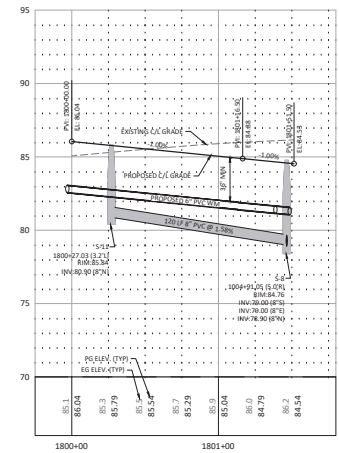
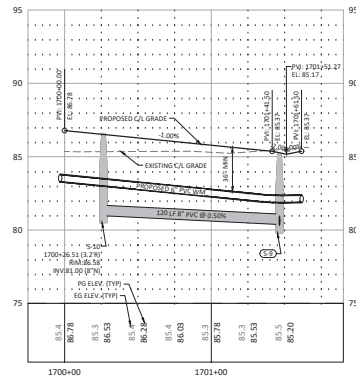
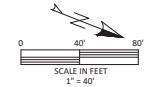
STREET 'R'



MARION COUNTY APPROVAL STAMP



STREET 'S'



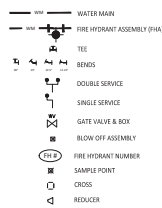
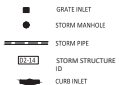
Tillman & Associates, LLC
 ENGINEERS, PLANNERS, ARCHITECTS, ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #28756

DATE	REVISIONS

IMPROVEMENT PLANS
 CALESA TOWNSHIP- CHESTNUT GROVE
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'R' & 'S'

DATE: 1/10/2025
 DRAWN BY: AS
 CHKD. BY: CMH
 JOB NO. 24-9150

SHT. 10.20



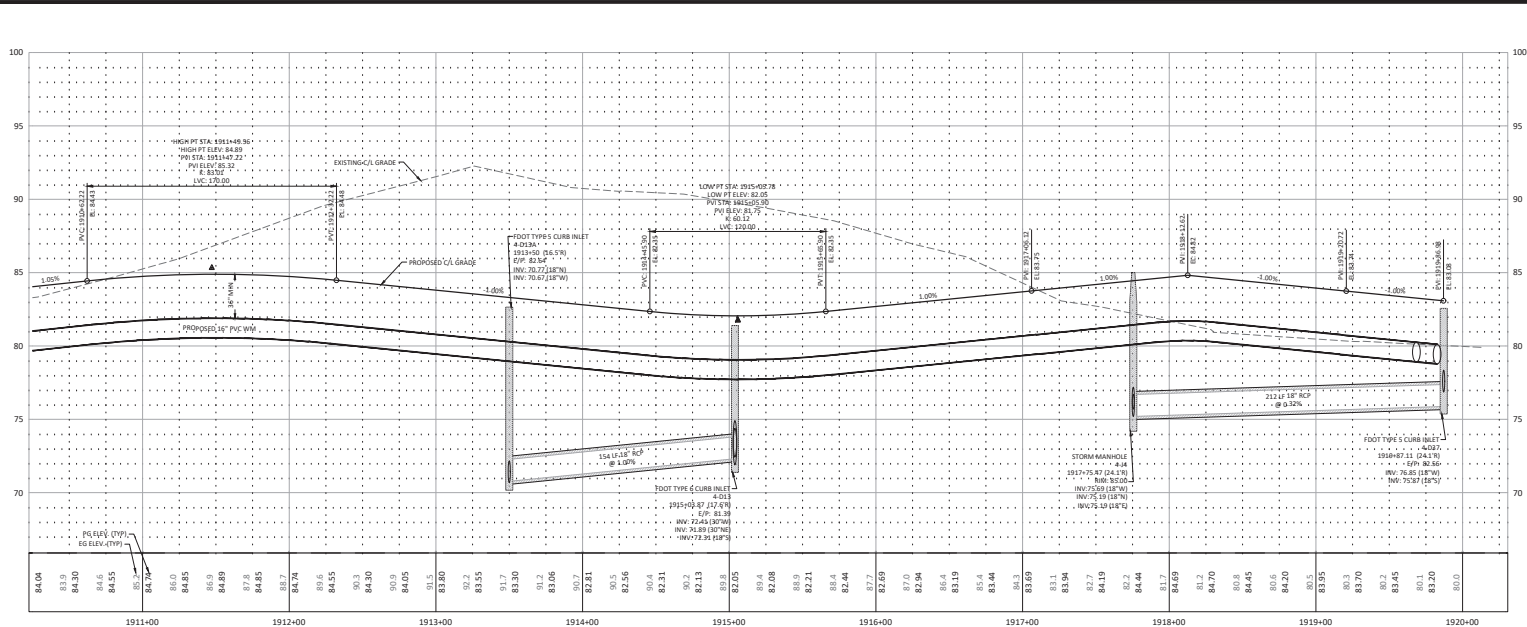
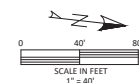
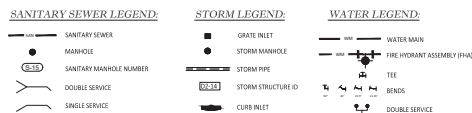
REVISIONS

DATE _____

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/10/2023
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.21



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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 #26756

REVISIONS

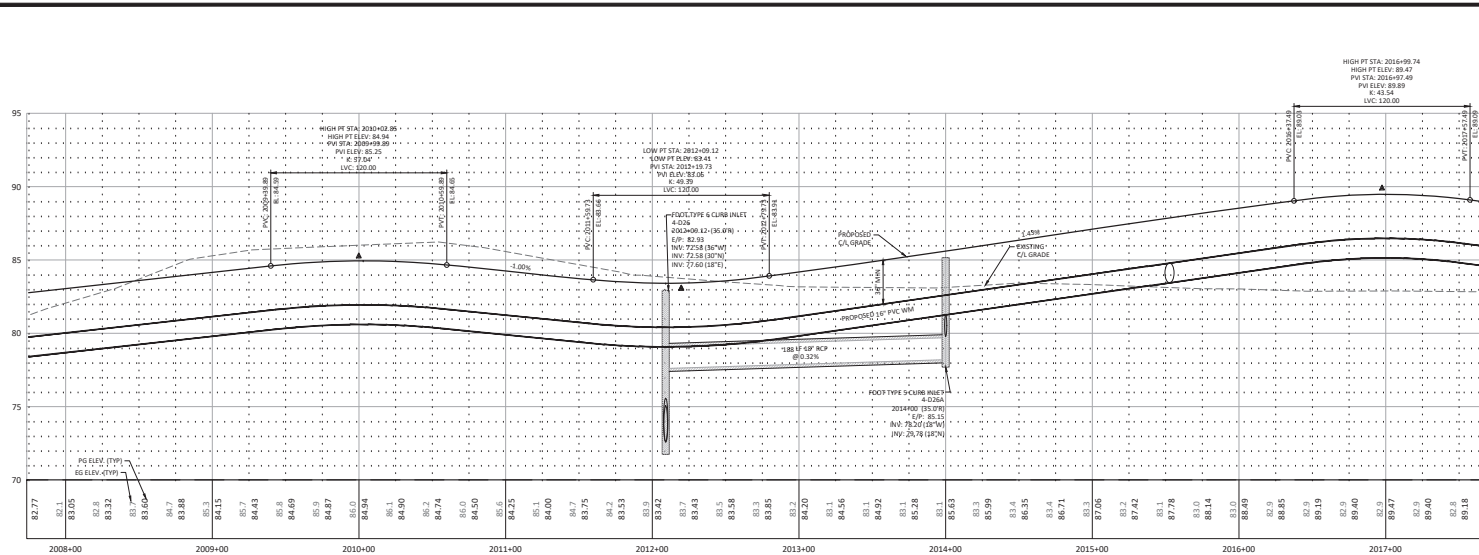
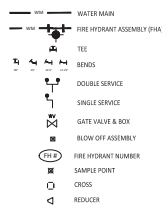
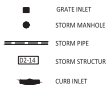
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IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

PLAN & PROFILE
SW 73rd COURT ROAD

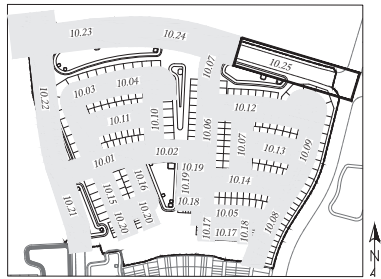
DATE 1/10/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 10.22

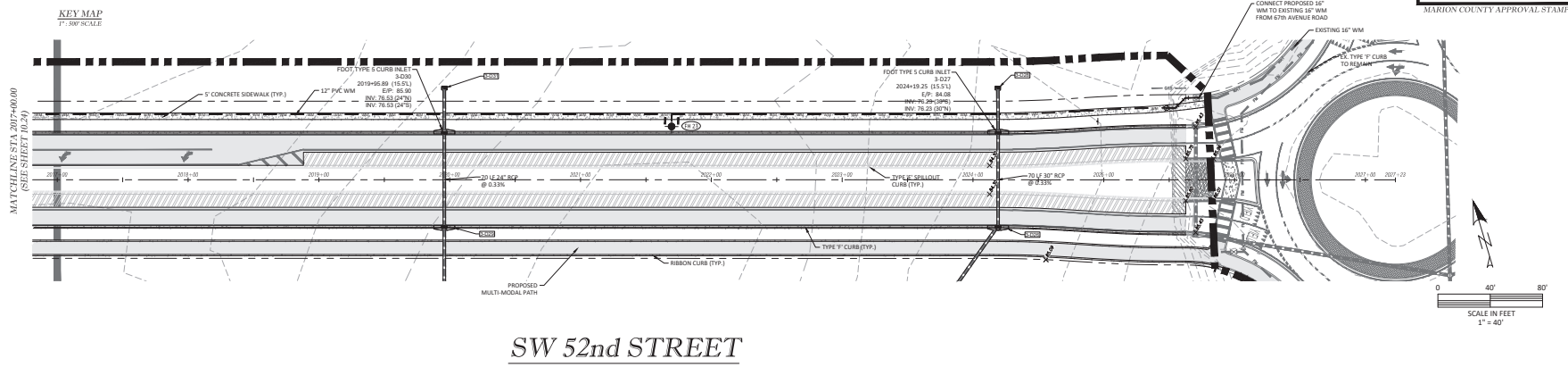


SHT. 10.24

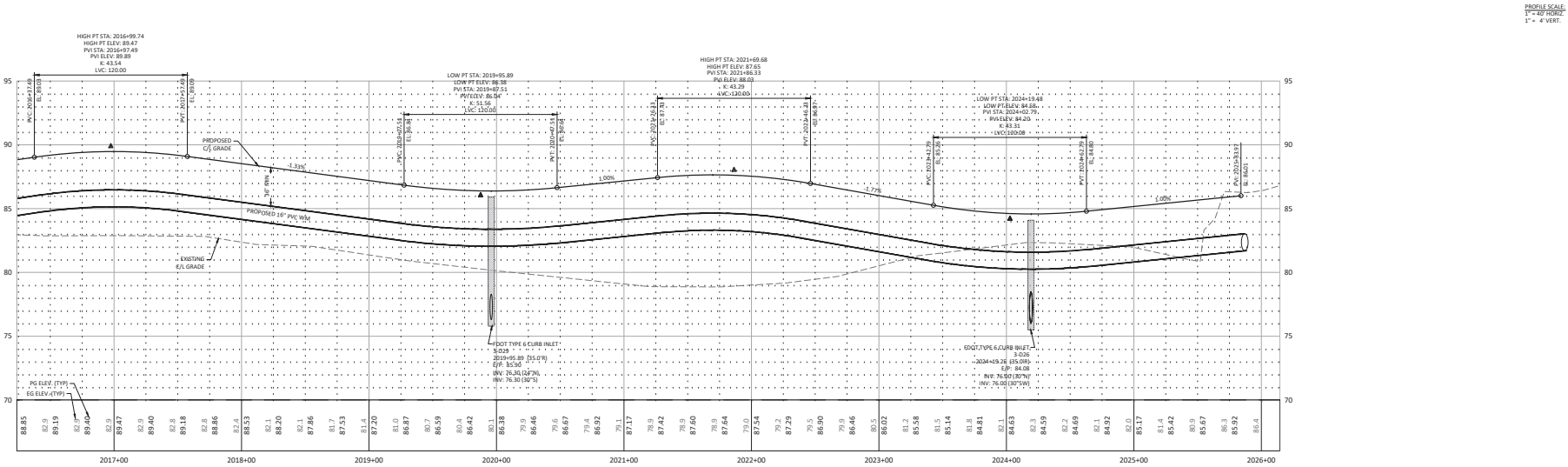
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KEY MAP
1" = 800' SCALE

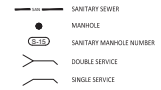


SW 52nd STREET

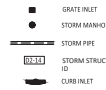


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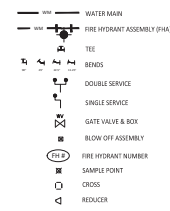
SANITARY SEWER LEGEND:



STORM LEGEND:



WATER LEGEND:



Tillman & Associates, LLC
ENGINEERS & ARCHITECTS
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 #20756

DATE	REVISIONS

IMPROVEMENT PLANS
CALESA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA
PLAN & PROFILE
SW 52nd STREET

DATE: 1/10/2025
DRAWN BY: AS
CHKD. BY: CMH
JOB NO. 24-9150

SHT. 10.25

MARION COUNTY APPROVAL STAMP

BEDDING AND TRENCHING 1
7.3.2
UT 102

BEDDING AND TRENCHING 2
7.3.2
UT 103

PIPE LOCATING WIRE AND DETECTABLE TAPE
7.3.2
UT 104

WATER AND RECLAIMED WATER SERVICES (TYPICAL)
7.3.2
UT 107

TAPPING SLEEVE AND GATE VALVE ASSEMBLY
7.3.2
UT 108

UTILITY MAIN MARKER
7.3.2
UT 109

TYPICAL VALVE BOX COVER
7.3.2
UT 110

SEALED VALVE BOX, ADJUSTABLE
7.3.2
UT 111

VALVE BOX PAD
7.3.2
UT 112

RESTRAINED PIPE TABLE
7.3.2
UT 116A

RESTRAINED PIPE TABLE
7.3.2
UT 116B

THRUST COLLAR WATER MAINS
7.3.2
UT 201

TEMPORARY JUMPER CONNECTION
7.3.2
UT 203

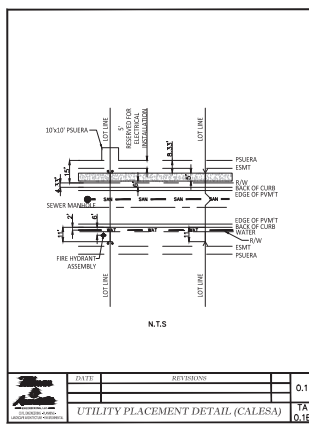
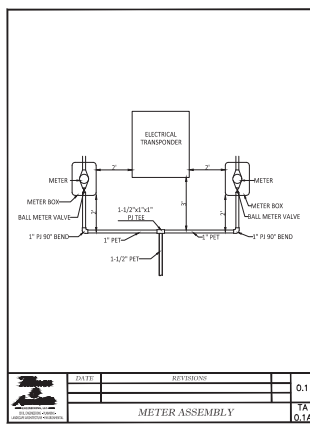
GATE VALVE
7.3.2
UT 204

ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE
7.3.2
UT 206

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

REVISIONS	DATE

IMPROVEMENT PLANS CALESA TOWNSHIP - CHRISTNUT GROVE MARION COUNTY, FLORIDA	POTABLE WATER DISTRIBUTION DETAILS
DATE: 1/9/2025 DRAWN BY: AS CHKD. BY: CMH JOB NO.: 24-9150	



MARION COUNTY APPROVAL STAMP

William E. Associates
—ENGINEERING, LLC.—
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26756

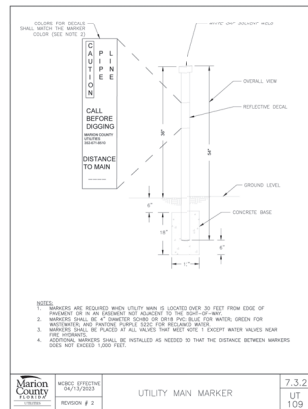
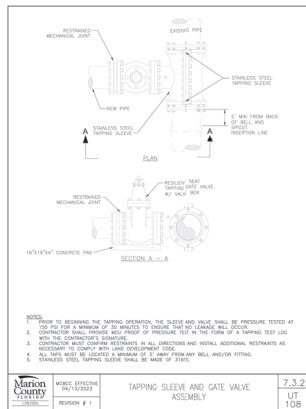
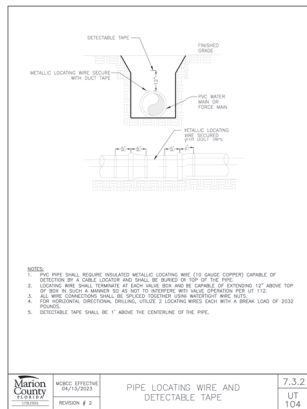
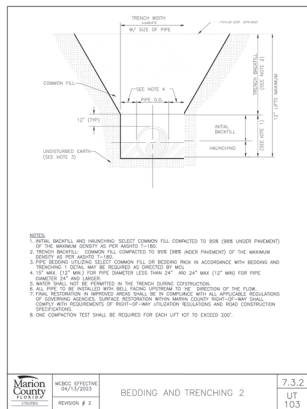
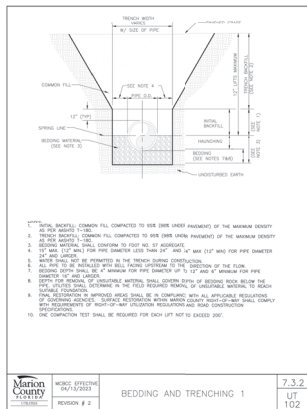
REVISIONS

DATE _____

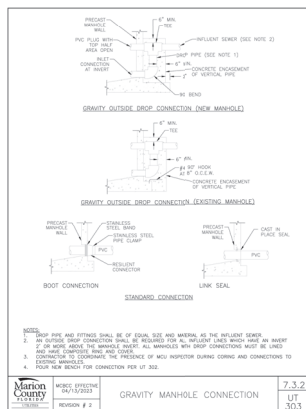
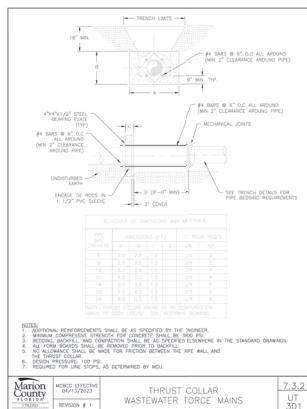
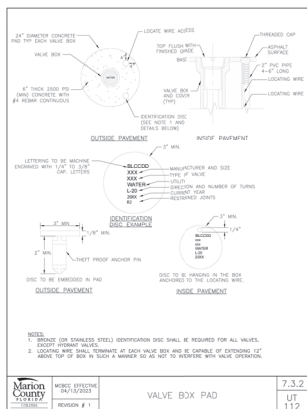
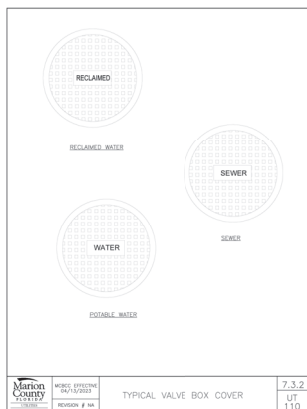
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 11.02



MARION COUNTY APPROVAL STAMP



MINIMUM RESTRAINED LENGTHS (FT)

FOR EACH SIZE OF FITTING AND VALVE

WATER MAIN PRESSURE: 150 PSI (DEPTH OF COVER: 3.0 FT)

BEARING: TYPE 4

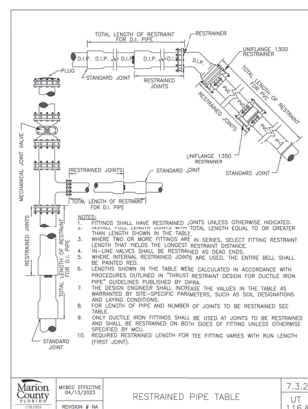
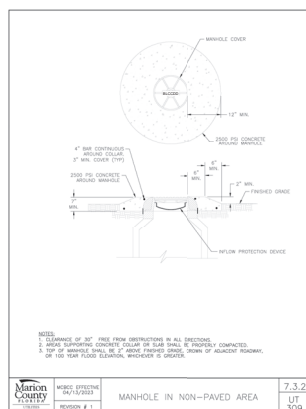
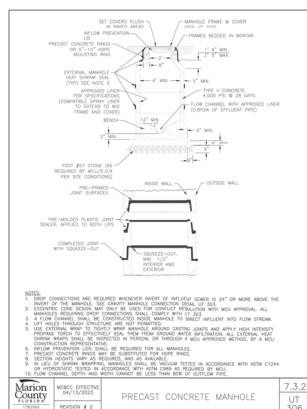
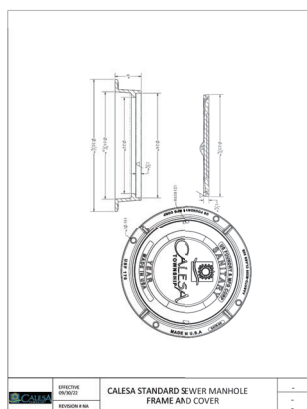
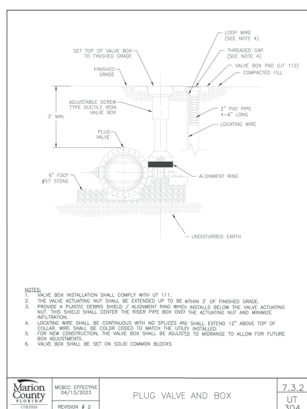
Soil: Sand-Silt

Run Length (First Joint): 10 ft

FORCE MAIN: 150 PSI (DEPTH OF COVER: 4.0 FT)

7.3.2
UT 116B

REVISION # 1A



Tillman & Associates
ENGINEERING, LLC
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Office: (352) 387-5540 Fax: (352) 387-6645
CERTIFICATE OF AUTHORIZATION #20756

REVISIONS

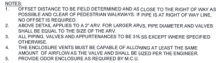
DATE

SANITARY SEWER DETAILS

IMPROVEMENT PLANS
CALESTA TOWNSHIP- CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE: 1/9/2025
DRAWN BY: AS
CHECKED BY: CHH
JOB NO.: 24-9150

SHT. 12.01



 MARION COUNTY FLORIDA WALKER, LEWIS & ASSOCIATES, P.A. 1000 SOUTH WALKER AVENUE SUITE 200 TALLAHASSEE, FL 32301 TEL: 904.241.1100 WWW.WALKERLEWIS.COM	MDCBC EFFECTIVE 04/13/2023	UTILITY POSITION IN RIGHT-OF-WAY	7.3.1
	REVISION # 1		TS 006



Tillman & Associates
—ENGINEERING, LLC.—
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 20756

DATE _____

SANITARY SEWER DETAILS

SHT. 12.02

 AMERICAN NUMISMATIC SOCIETY 1515 M STREET, N.W. WASHINGTON, D.C. 20005 TEL: 202-638-2800 • FAX: 202-638-2801 WWW.ANSOCIETY.ORG	DATE	REVISIONS		
TYPE A LOT GRADING				

	DATE	REVISIONS		
MONOLITHIC SLAB TURN DOWN				

 DEPARTMENT OF TRANSPORTATION STATE OF MARYLAND DIVISION OF HIGHWAYS	DATE	REVISIONS			
POND CROSS SECTION					

	DATE	REVISIONS	
TYPE B LOT GRADING			

	DATE	REVISIONS	
TYPICAL DRAINAGE SWALE SECTION			

 DEPARTMENT OF TRANSPORTATION STATE OF MARYLAND PUBLIC WORKS DIVISION	DATE	REVISIONS		
DRAINAGE PRECAST MANHOLE DETAIL				

	DATE	REVISIONS	
TYPE C LOT GRADING			

	DATE	REVISIONS	
LOT GRADING DETAIL			

	DATE	REVISIONS		
SINKHOLE MAINTENANCE REPAIR				

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

A. SHALLOW REPAIR (SEE DETAIL):

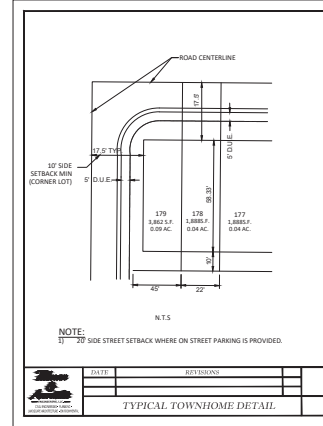
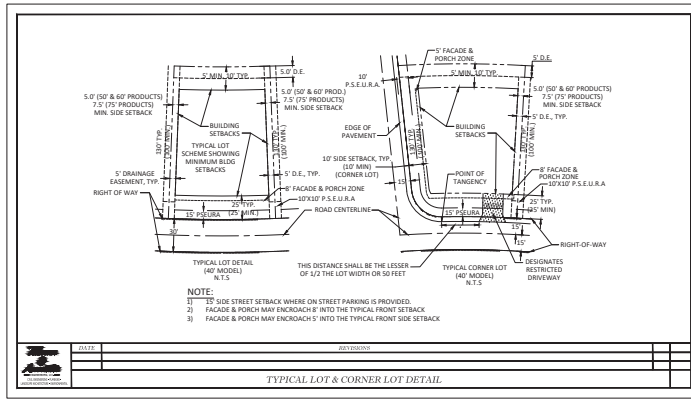
IF THE COLLAPSE IS SHALLOW (< 2' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A PORTLAND CEMENT CONCRETE. THE REPAIR SHALL BE SUFFICIENT TO BRIDGE THE VOID. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE EXISTING BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.

B. DEEP REPAIR (SEE DETAIL):

IF THE COLLAPSE IS DEEPER THAN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOIDS SHALL BE FILL WITH PORTLAND CEMENT CONCRETE. THE REPAIR SHALL BE COMPACTED AND BUILT UP TO THE EXISTING FINISH. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

C. MONITORING:

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE SINKHOLE SHALL BE MONITORED FOR 30 DAYS. IF THE SINKHOLE IS SUBMITTED TO THE SWFWMD FOR APPROVAL WITHIN 30 DAYS, THE SWFWMD WILL REVIEW THE SINKHOLE AND PROVIDE A WRITTEN RECOMMENDATION OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



MARION COUNTY APPROVAL STAMP

Tillman & Associates
 CIVIL ENGINEERING, INC.
 1720 SE 16th Ave, Room 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #20796

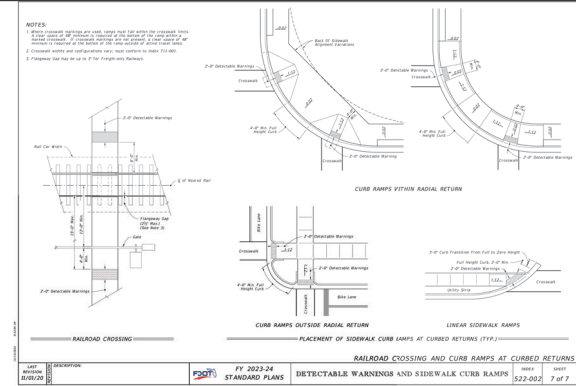
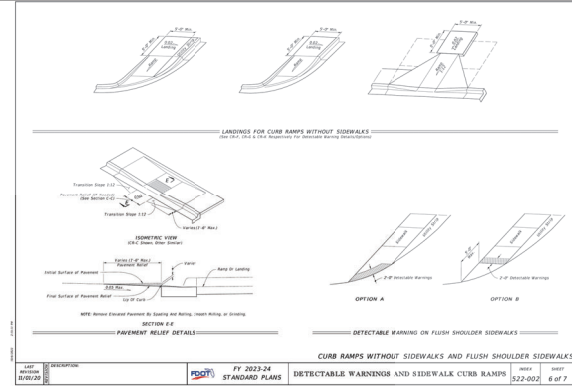
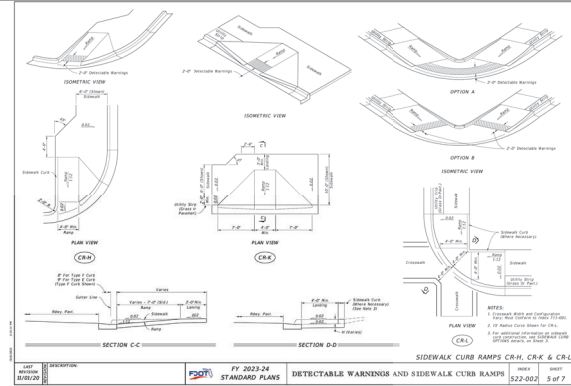
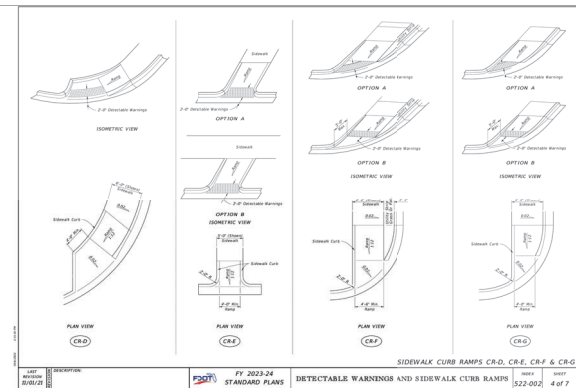
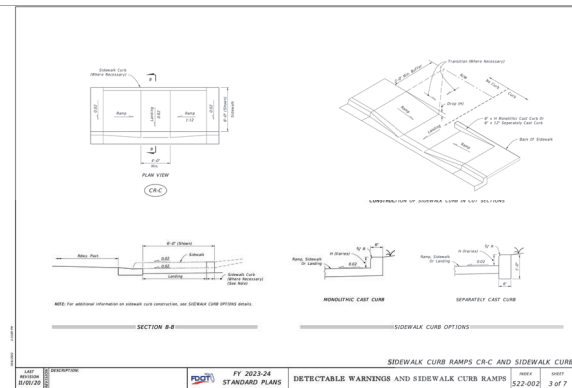
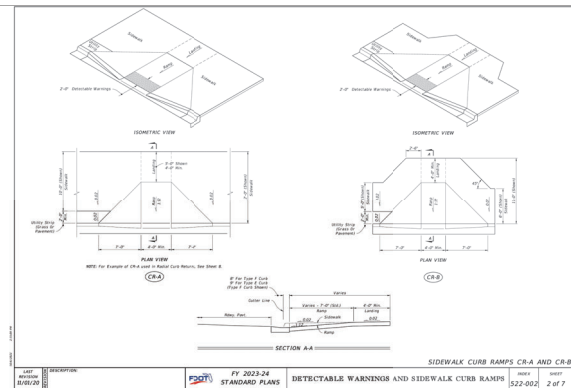
REVISIONS

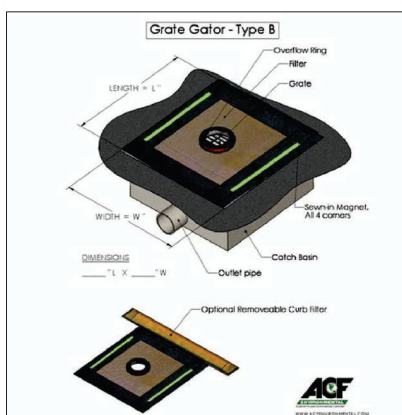
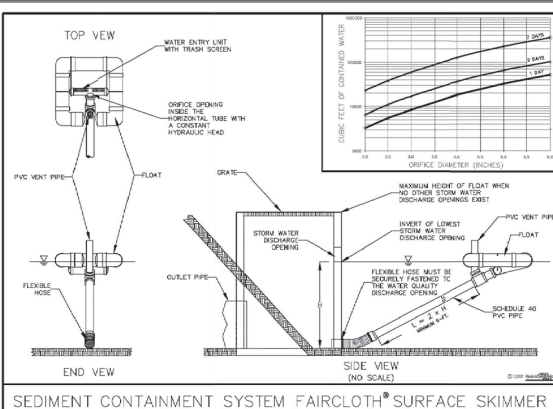
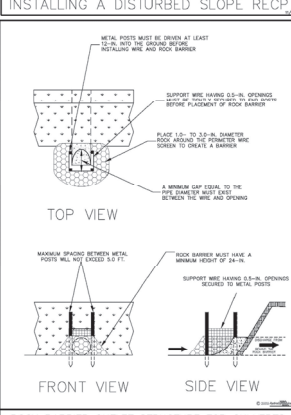
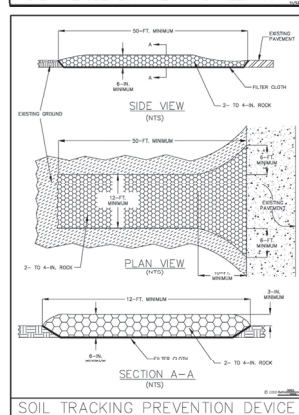
DATE

IMPROVEMENT PLANS
 CALLESA TOWNSHIP - CHESTNUT GROVE
 MARION COUNTY, FLORIDA
**GEOMETRY & GENERAL
 DETAILS**

DATE: 1/9/2025
 DRAWN BY: AS
 CHKD BY: CMH
 JOB NO. 24-9150

SHT. 15.01





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

[illegible]

IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE
MARION COUNTY, FLORIDA

DATE 1/9/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

Log of Borehole: 75-6

Project: PROPOSED CALLE 6, 5th STN AND 4th SCALE, FL

Boring Location: (SEE BORING LOCATION MAP)

Client: GOLDEN WALT DEVELOPMENT, LLC

Project No: 24-1167-0486

Engineer: CAH

Drawn: SCOTT M. HAY



Depth (ft)	Soils	Description	Depth (ft)	Soils	Remarks
0		High water - Shallow Surface			
1		Machine Cut, loose grey			
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
	End of borehole		25.0		REMARKS: PRO-CONFORMING LATER DETERMINED FROM 20-25.0 FT

Geotechnical Depth: 25.0 FT (25.0)

End of Log: 25.0 FT (25.0)

NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL PREPARED BY

Drawn By: JACOB

Check Engineer: SCOTT M. HAY (2024)

Scale: As Shown

Log of Borehole 176-11				
Project: "POKERES" CALISTO, 600 W 17th AND 10th AVE, DENVER, CO			Project No.: 20-1767-0001	
Boring Location: (SEE BORING LOCATION MAP)			Engineer: GCM	
Client: COLLEEN BUILT DEVELOPMENT, LLC			Underwriter: BORING MAP, INC.	
Depth (ft)	Soil	Description	Depth (ft)	Remarks
0	1	1	0	
1	2	2	1	
2	3	3	2	
3	4	4	3	
4	5	5	4	
5	6	6	5	
6	7	7	6	
7	8	8	7	
8	9	9	8	
9	10	10	9	
10	11	11	10	
11	12	12	11	
12	13	13	12	
13	14	14	13	
14	15	15	14	
15	16	16	15	
16	17	17	16	
17	18	18	17	
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79	80	80	79	
80	81	81	80	
81	82	82	81	
82	83	83	82	
83	84	84	83	
84	85	85	84	
85	86	86	85	
86	87	87	86	
87	88			

Log of Borehole: 70-16

Project: PROPOSED CASCADIA 300-070-16 RD. LOCAL PL.

Boiling Location: (SEE BORING LOCATION MAP)

Client: COLUMBIA RIVER DEVELOPMENT, LLC

Project No: 2017-0888

Engineer: CH2M

Drawn by: BRYAN M. WATSON



1000 10th Avenue
Berkeley, CA 94710
Tel: 415.863.9100
Fax: 415.863.9101
www.geotechnicalinc.com

Depth (ft)	Description	Depth (ft)	Moisture	Remarks
0	Surface	0.0		
1	1.00' SAND (MOISTURE 70% SAND/30%)	1.0		
2		2.0		
3		3.0		
4		4.0		
5		5.0		
6		6.0		
7		7.0		
8		8.0		
9		9.0		
10		10.0		
11		11.0		
12		12.0		
13	CLAYEST SAND (MOISTURE 60% SAND/40%)	13.0		
14		14.0		
15		15.0		
16		16.0		
17		17.0		
18		18.0		
19		19.0		
20		20.0		
21		21.0		
22	End of Borehole	22.0		

FIELD HORIZONTAL PERMEABILITY (PISTON) RATE AT 10.0 FEET: 1.5 x 10⁻³ FEET/PER DAY

FIELD VERTICAL PERMEABILITY RATE AT 10.0 FEET: 1.5 x 10⁻³ FEET/PER DAY

ESTIMATE AND CORRELATE LAYER DEPTH-WATER TABLE (2017-08-22)

Geotechnical Data NOT FOUND

Drilled By: CH2M

Geotechnical Data NOT FOUND

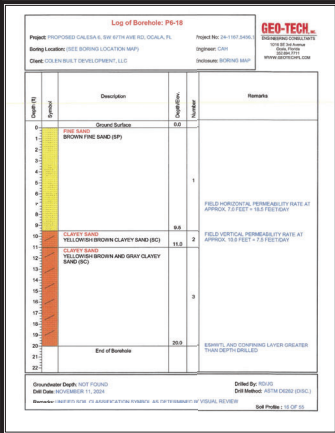
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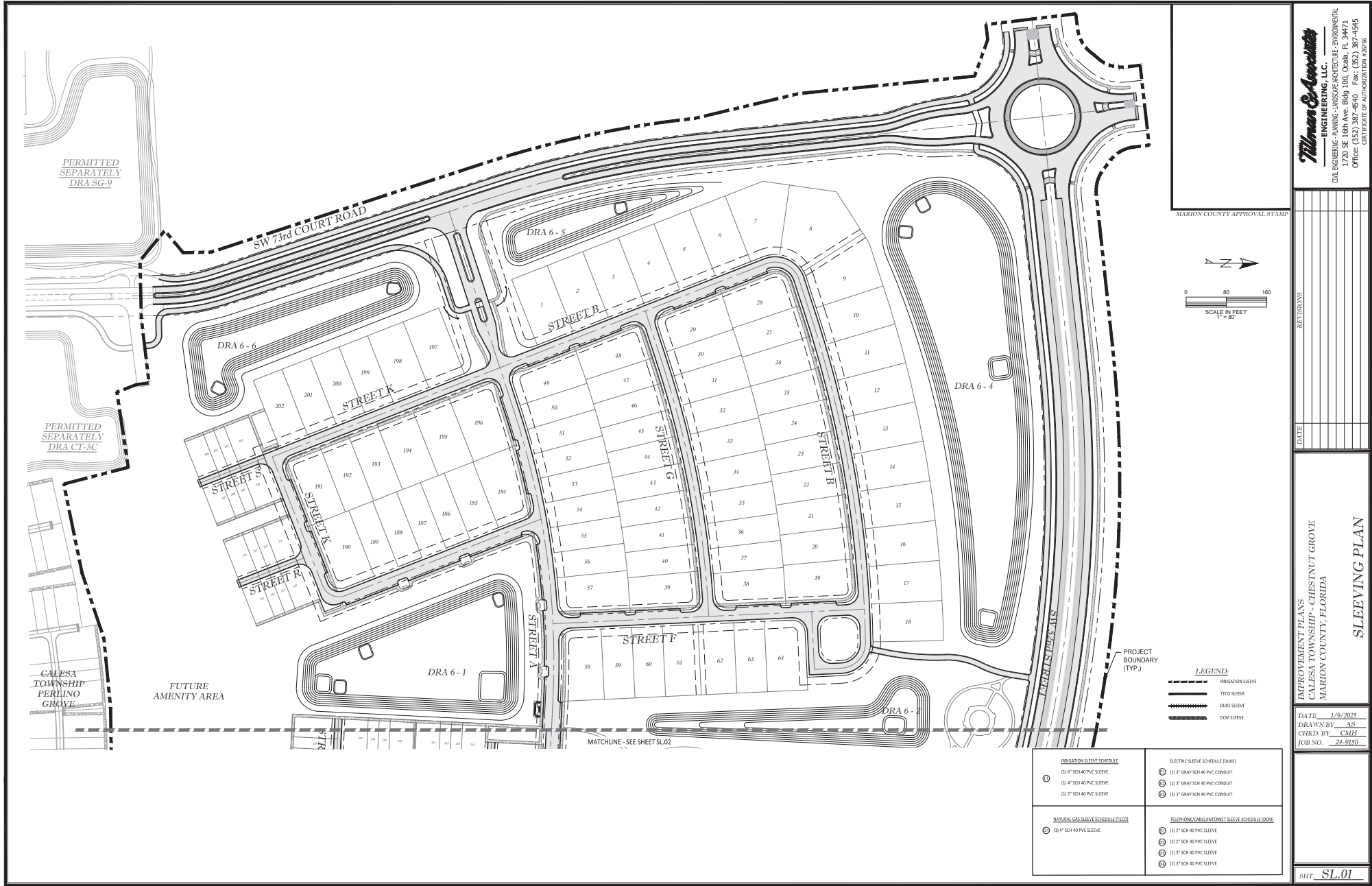
Geotechnical Data NOT FOUND

Geotechnical Data NOT FOUND

Soil Profile: 15-07

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



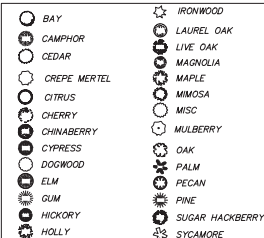


THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

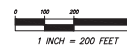
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16, SOUTH
RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4"
CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 1 1
NORTHING: 1740432.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: -0°07'50.7"
SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°21'08.91361" W
CONVERGENCE: -00°0'16.8"
SCALE: 0.99995564

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)



A PORTION OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21
EAST AND SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

[illegible]

TEMPORARY BENCHMARK "A"
SET 5/8" IRON ROD & CAP
(LB 8071)
ELEVATION = 91.08
NORTHING = 1747574.05
EASTING = 576150.48'

— TEMPORARY BENCHMARK "E"
SET 5/8" IRON ROD & CAP
(LB 8071)
ELEVATION = 96.11
NORTHING = 1740495.14'
EASTING = 578506.45'

NOTES:

1. BASED ON THE FEDERAL ENERGY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 13-01, 12000SERIES, EFFECTIVE DATE OF APRIL 19, 2019, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND "AE". THERE ARE NO FLOOD HAZARD ZONES WITHIN THE PROPERTY'S BOUNDARIES.
2. LANDS SHOWN HEREON NOT BE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJUNCTIONS OR OTHER INTERESTS.
3. INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
4. THERE ARE NO PARTITIONS OR PARTIAL PARTS OF THIS SURVEY THAT ARE NOT SHOWN THAN ARE PROHIBITED UNLESS NOTED BY THE SIGNING PARTY ON PARTIES.
5. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES/IES NAMED HEREON, AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
6. METRIC DATA AND TREE LOCATIONS ARE BASED ON DATA AS SPECIFIED BY CLIENT, AT THE DATE OF THIS SURVEY. SOME TREE LOCATIONS HAVE NOT BEEN UPDATED.
7. THE SURVEYED AREA IS LOCATED ON A LOT WITH A PLASTIC CAP STAMPED "WOLPERT TRACT" APPROXIMATELY 0.35 ACRES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.R. BOTH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.R. BOTH AVENUE AND THE CONSTRUCTION EXTENSION FOR "TOP OF THE WORLD" DEVELOPMENT.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

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
5J17.050--.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	CHKD



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHgroup.com

LOCATED IN SECTION 31, TOWNSHIP 15
SOUTH, RANGE 21 EAST AND SECTION 6,
TOWNSHIP 16 SOUTH, RANGE 21 EAST

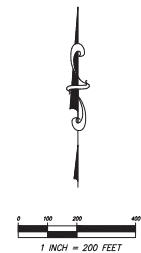
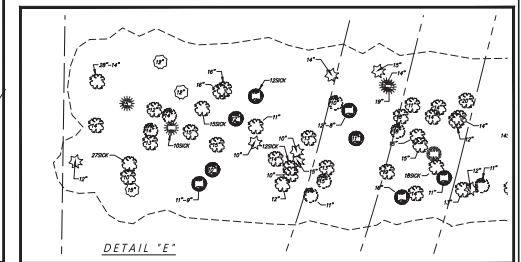
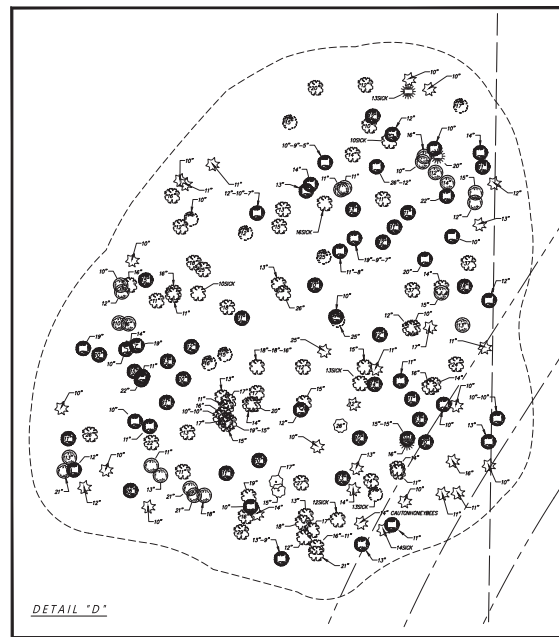
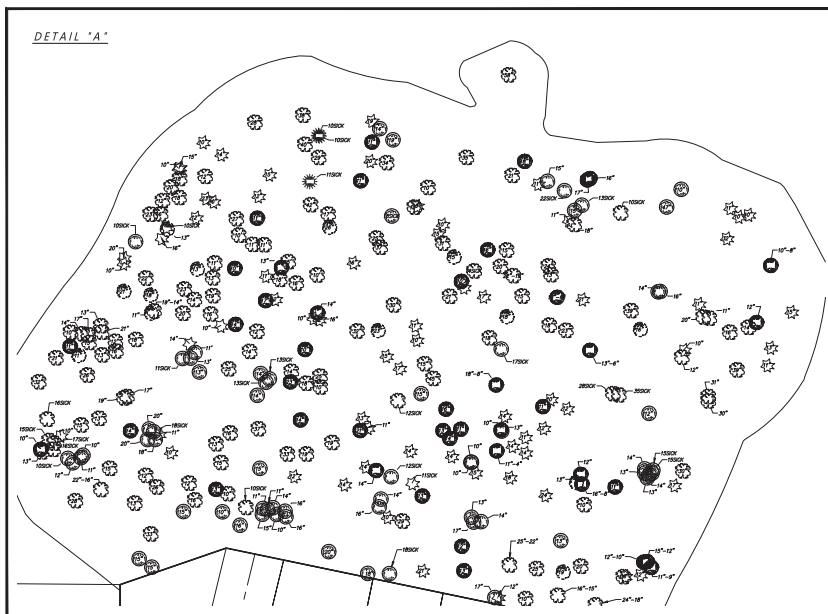
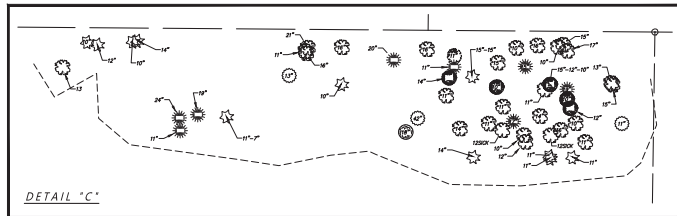
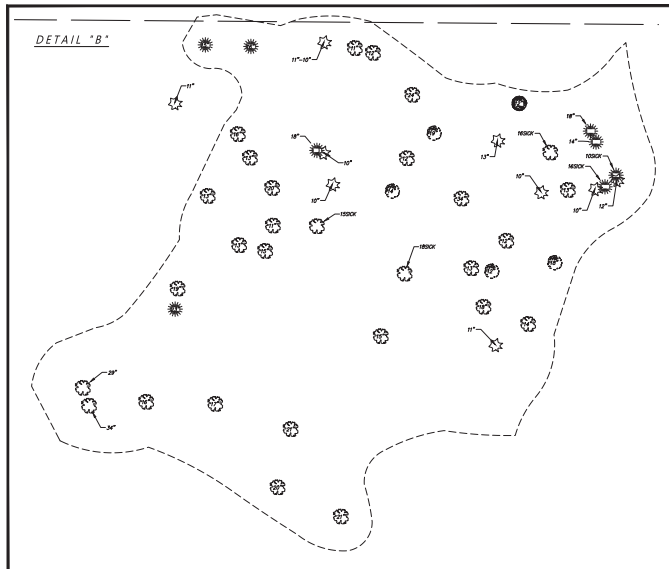
MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
ON TOP OF THE WORLD COMMUNITIES LLC

FB/PG		FIELD DATE		JOB NO. 16451 TOPO (Greenway Trail)	1 OF 2
---		03/13/2024			
DRAWING DATE	BY	APPROVED		SCALE 1" = 300'	
08/29/2024	M.A.	C.J.H.			

Drawing name: Z:\Projects\16451 OTW Coloss - East Spine Rd. Room NN; Sorrel Glen; WTP 4\DWG\Boundary & Topo\Greenway Trail\16451TOP0 (Greenway Trail).dwg
 SHEET 1 Sep 12, 2024 7:23am b:\Administrators

A PORTION OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

FB/PG		FIELD DATE		JOB NO. 16451TOPO (Greenway Trail)	2 OF 2
----		03/13/2024			
DRAWING DATE	BY	APPROVED	SCALE		
08/29/2024	M.A.	C.H.	1" = 50'		

2
OF
2



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LOCATED IN SECTION 31, TOWNSHIP 15
SOUTH, RANGE 21 EAST AND SECTION 6,
TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
ON TOP OF THE WORLD COMMUNITIES LLC