

December 30, 2024

PROJECT NAME: FREEDOM COMMONS PH 6

PROJECT NUMBER: 2024090071

APPLICATION: PRELIMINARY PLAT #32043

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.14.1.A - Master Plan submitted (for phased subdivisions)
STATUS OF REVIEW: INFO
REMARKS: Please submit an updated Master Plan.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.3.1.A(1) - There is no other subdivision by this name in Marion County
STATUS OF REVIEW: INFO
REMARKS: Will this subdivision also be known as Marion Ranches since the surrounding subdivisions have this name?
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
 STATUS OF REVIEW: INFO
 REMARKS: 10/7/24-add waivers if requested in future
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
 STATUS OF REVIEW: INFO
 REMARKS: MC Code: 6.3.1.F(1)
 F.The following supporting documentation shall also be provided as appropriate:(1)A copy of the documents demonstrating either:a.The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements; orb.The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
 The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.
- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: Additional Development Review Comments
 STATUS OF REVIEW: INFO
 REMARKS: 10/7/24-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.
- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: Preliminary Plat
 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]."



**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 32043

DEVELOPMENT REVIEW PLAN APPLICATION

Date: September 24, 2024

A. PROJECT INFORMATION:

Project Name: Freedom Commons Ph 6
Parcel Number(s): 35523-000-00
Section 10 Township 16 Range 21E Land Use _____ Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 77.05 Number of Lots 273 Miles of Roads 1.98
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

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

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Timothy C. Brooker, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # (352) 387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmangeng.com

Surveyor:
Firm Name: JCH Consulting Group, Inc Contact Name: Christopher Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: Freedom Commons Development LLC Contact Name: Chris Armstrong
Mailing Address: 1415 SW 17th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 624-0120 Alternate Phone # _____
Email address: Chris@armstronghomes.net

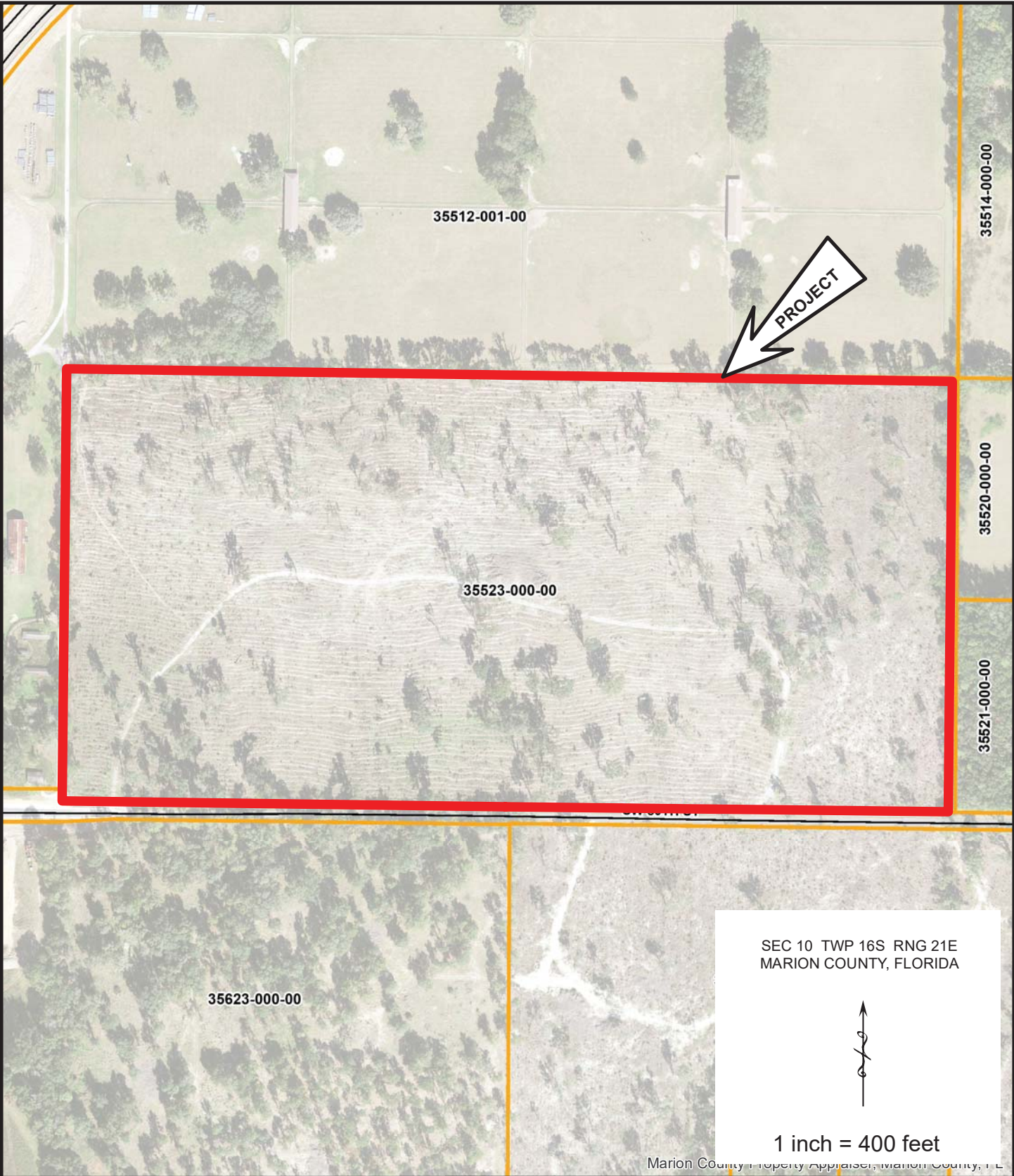
Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org



Marion County Property Appraiser, Marion County, FL

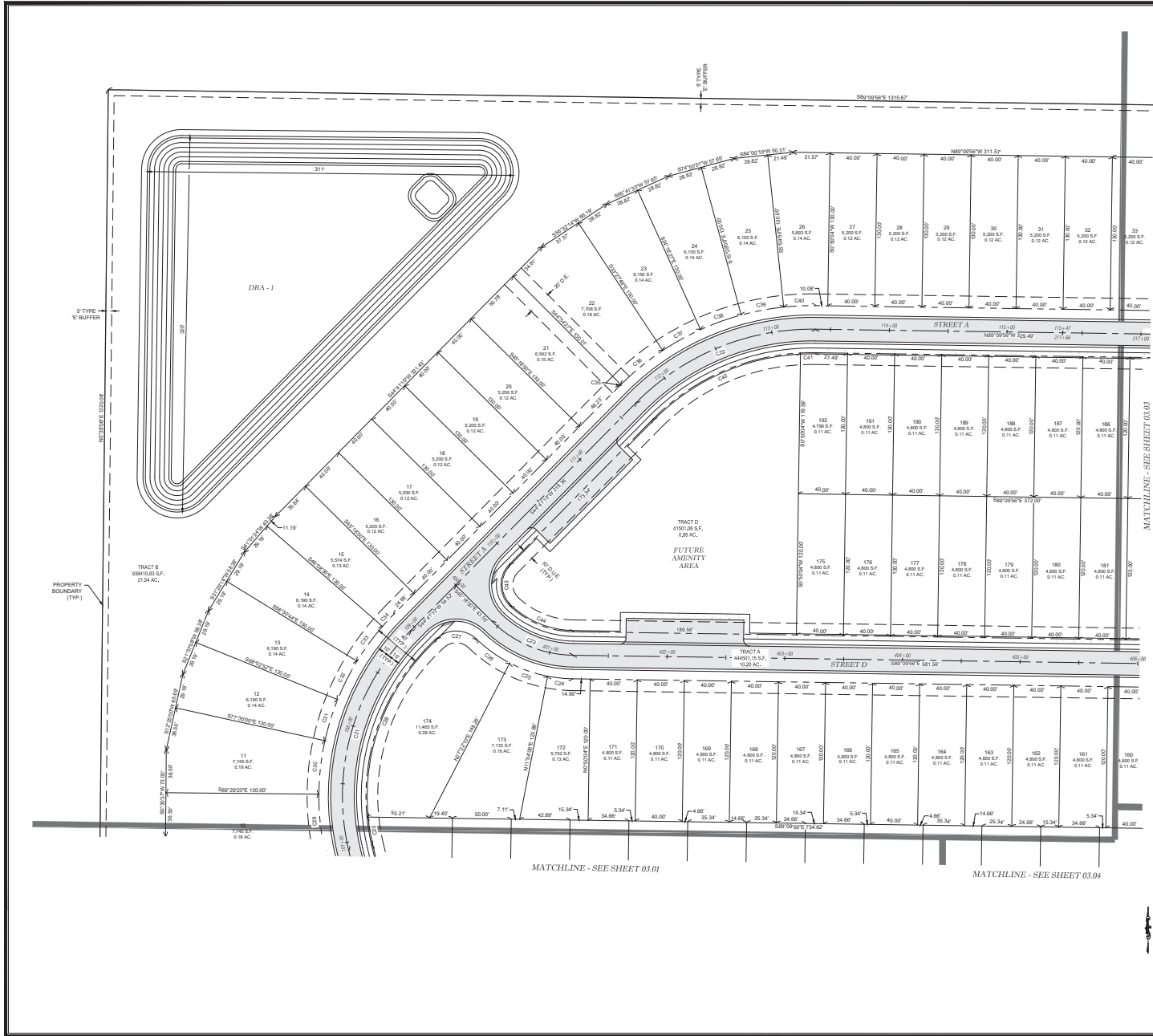
Tillman & Associates
ENGINEERING, LLC.

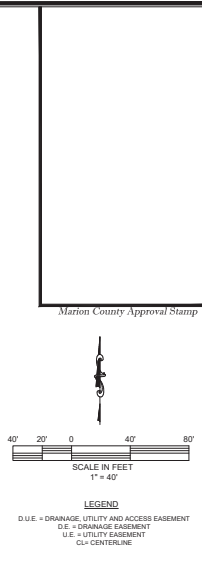
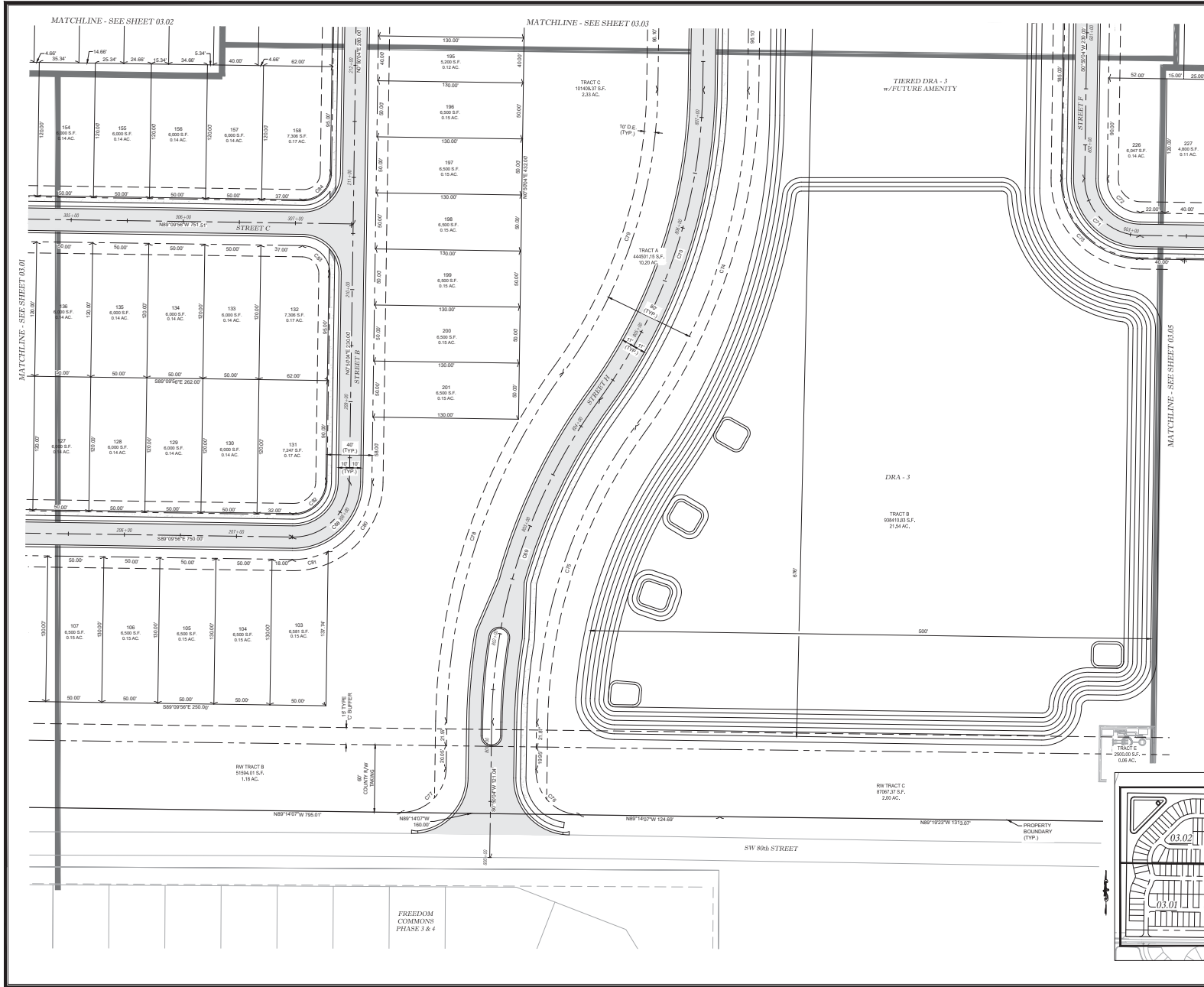
**FREEDOM COMMONS
PHASE 6**
Marion County

DATE	10/4/2024
DRAWN BY	RS
CHKD. BY	TB
JOB NO.	22-8087

Aerial Location Map

SHT. 1 OF 5





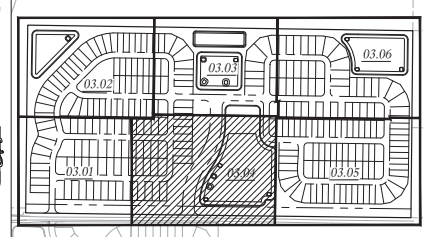
LEGEND
 D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C+ = CENTERLINE

CIL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C68	90°00'00"	50.00'	78.54'	70.71'	N45°50'42"E
C69	35°18'53"	500.00'	307.89'	303.05'	S18°28'31"W
C70	35°18'53"	480.00'	295.57'	290.92'	S18°28'31"W
C71	90°00'00"	50.00'	78.54'	70.71'	S44°09'56"E

CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C72	90°00'00"	30.00'	47.12'	42.43'	S44°09'56"E
C73	90°00'00"	70.00'	109.96'	98.99'	N44°09'56"W
C74	35°18'53"	520.00'	320.20'	315.17'	S18°28'31"W
C75	35°18'53"	480.00'	283.26'	278.80'	S18°28'31"W
C76	90°04'11"	40.00'	62.88'	58.60'	S44°12'01"E
C77	89°58'49"	40.00'	62.78'	58.53'	N45°47'59"E
C78	35°18'53"	540.00'	332.52'	327.20'	N18°28'31"E
C79	35°18'53"	440.00'	270.94'	266.88'	N18°28'31"E
C80	82°47'50"	70.00'	78.72'	72.94'	S32°13'59"W
C81	27°12'10"	70.00'	33.23'	32.92'	S77°13'59"W
C82	90°00'00"	30.00'	47.12'	42.43'	N45°09'56"E
C83	90°00'00"	25.00'	38.27'	35.36'	N44°09'56"E
C84	90°00'00"	25.00'	38.27'	35.36'	N45°09'56"E



KEY MAP
 1" = 400' SCALE

William & Associates
 ENGINEERS, INC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATE OF AUTHORIZATION #AS795

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAN
 FREEDOM COMMONS PHASE 6
 MARION COUNTY, FLORIDA

DATE: 10/31/2024
 DRAWN BY: AS
 CHECKED BY: TP
 JOB NO.: 22-5087

DATE: 10/31/2024
 DRAWN BY: AS
 CHECKED BY: TP
 JOB NO.: 22-5087

GEOMETRY PLAN

SHR. 03.04

Marion County Approval Stamp

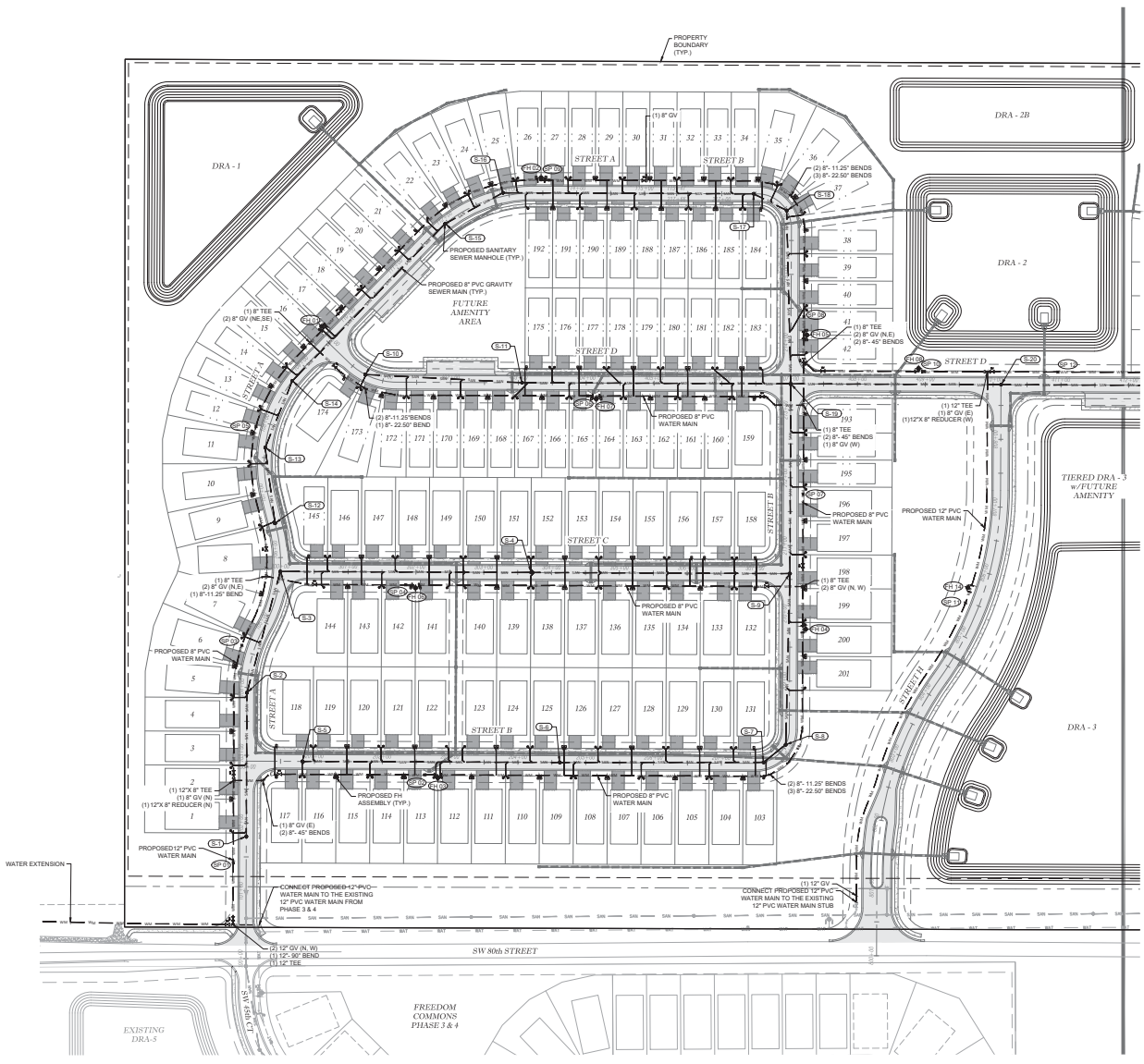
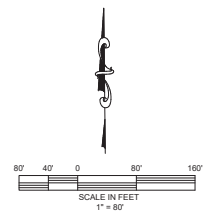
REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
 FREEDOM COMMONS PHASE 6
 MARION COUNTY, FLORIDA
MASTER UTILITY PLAN

DATE: 10/31/2024
 DRAWN BY: AS
 CHECKED BY: TR
 JOB NO.: 22-5087

SH: 04.01



WATER LEGEND:

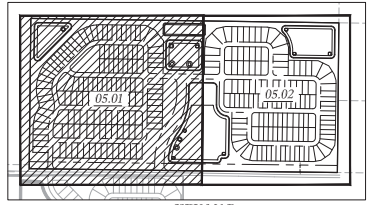
- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BENDS
- GATE VALVE & BOX
- DOUBLE SERVICE
- SINGLE SERVICE
- REDUCER
- SAMPLE POINT
- FIRE HYDRANT NUMBER
- SAMPLE POINT NUMBER

SANITARY SEWER LEGEND:

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

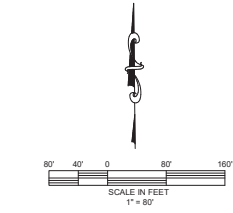
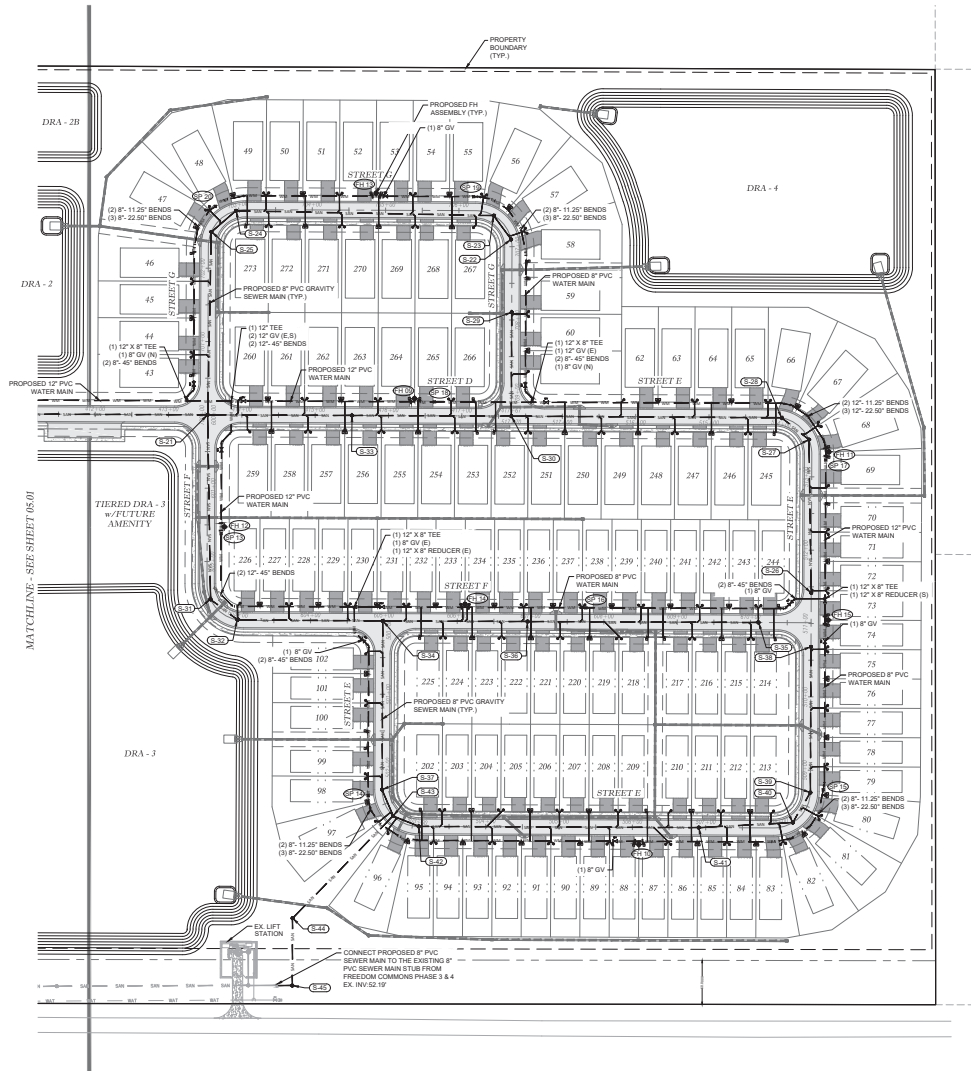
NOTES:

1. A METTERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNITS. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE OR VALVES BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF MARION COUNTY DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE CONVEYPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291 BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. LOCATION OF SERVICES AND METERS ARE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATIONS ARE PER MARION COUNTY DETAIL TSO65.
4. MCO PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCO INFRASTRUCTURE. A PRE CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HRS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARK RUDOWSKIE AT 352-864-6176 OR MARK.RUDOWSKIE@MARIONCOUNTY.FL.GOV
5. CONTRACTOR/DEVELOPER TO ENSURE METER BOXES AND CLEANOUTS ARE NOT IN CONFLICT WITH DRIVEWAYS.



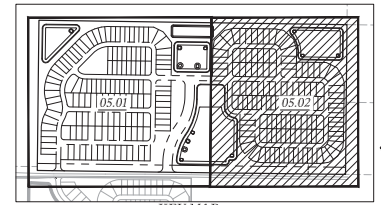
CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY SPECIFICATIONS



- WATER LEGEND:**
- WATER MAIN
 - FIRE HYDRANT ASSEMBLY (FHA)
 - TEE
 - BENDS
 - GATE VALVE & BOX
 - DOUBLE SERVICE
 - SINGLE SERVICE
 - REDUCER
 - SAMPLE POINT
 - FIRE HYDRANT NUMBER
 - SAMPLE POINT NUMBER

- SANITARY SEWER LEGEND:**
- SANITARY SEWER
 - MANHOLE
 - SANITARY MANHOLE NUMBER
 - DOUBLE SERVICE
 - SINGLE SERVICE



KEY MAP
1" = 800' SCALE

Marion County Approval Stamp

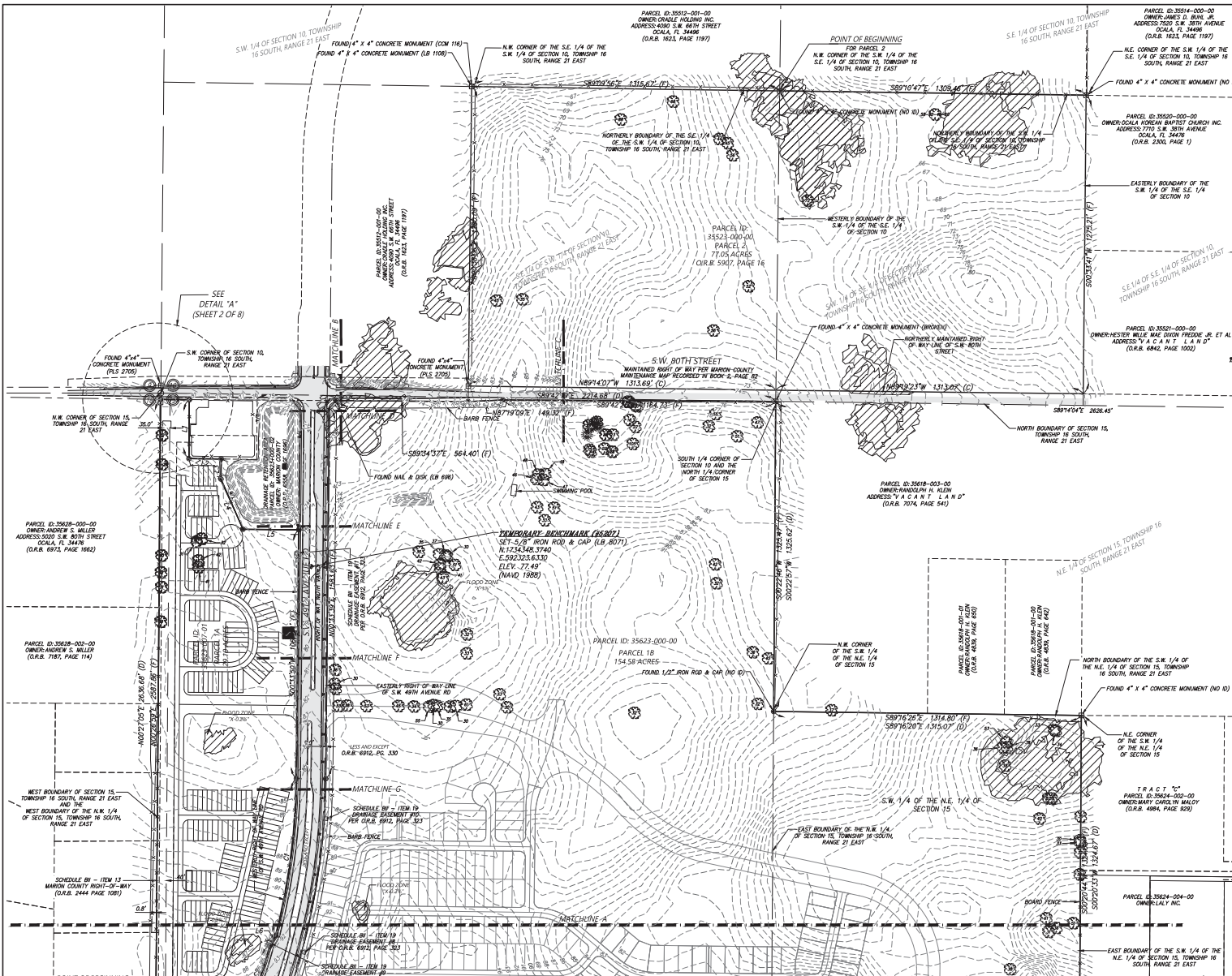
William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Box 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION #007196

NO.	DATE	REVISIONS

PRELIMINARY PLAT
FREEDOM COMMONS PHASE 6
MARION COUNTY, FLORIDA

DATE: 10/31/2024
DRAWN BY: JS
CHECKED BY: TR
JOB NO.: 22-5087

sh. 04.02



TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

○	CEDAR
○	HAWKBERRY
○	HOLLY
○	LAUREL OAK
○	LIVE OAK
○	MAGNOLIA
○	MAPLE
○	MIMOSA
○	OAK
○	PALM
○	PECAN
○	PINE

SHEET INDEX

SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 49TH AVENUE RD

SHEET 3 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\170238 Arranging_Martin Martin P&A Freedom Commons\170238\170238\170238\170238.dwg SHEET 3 Rev. 05. 2024 3:43pm By: EAC

REVISIONS

FB/PC	DATE	DRAWN	REVISION	CHKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
01-03	09/29/21	KLJ	ADD TOPOGRAPHY	CJH
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 80TH STREET	CJH
	03/28/24	MRD	UPDATE BOUNDARY	CJH


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - GIS
 625 SW 19TH STREET, Ocala, FL 32101
 PHONE: 352.262.1462 FAX: 352.262.1461 www.jch.com
 03-170238-170238-170238-170238.dwg 2 of 8

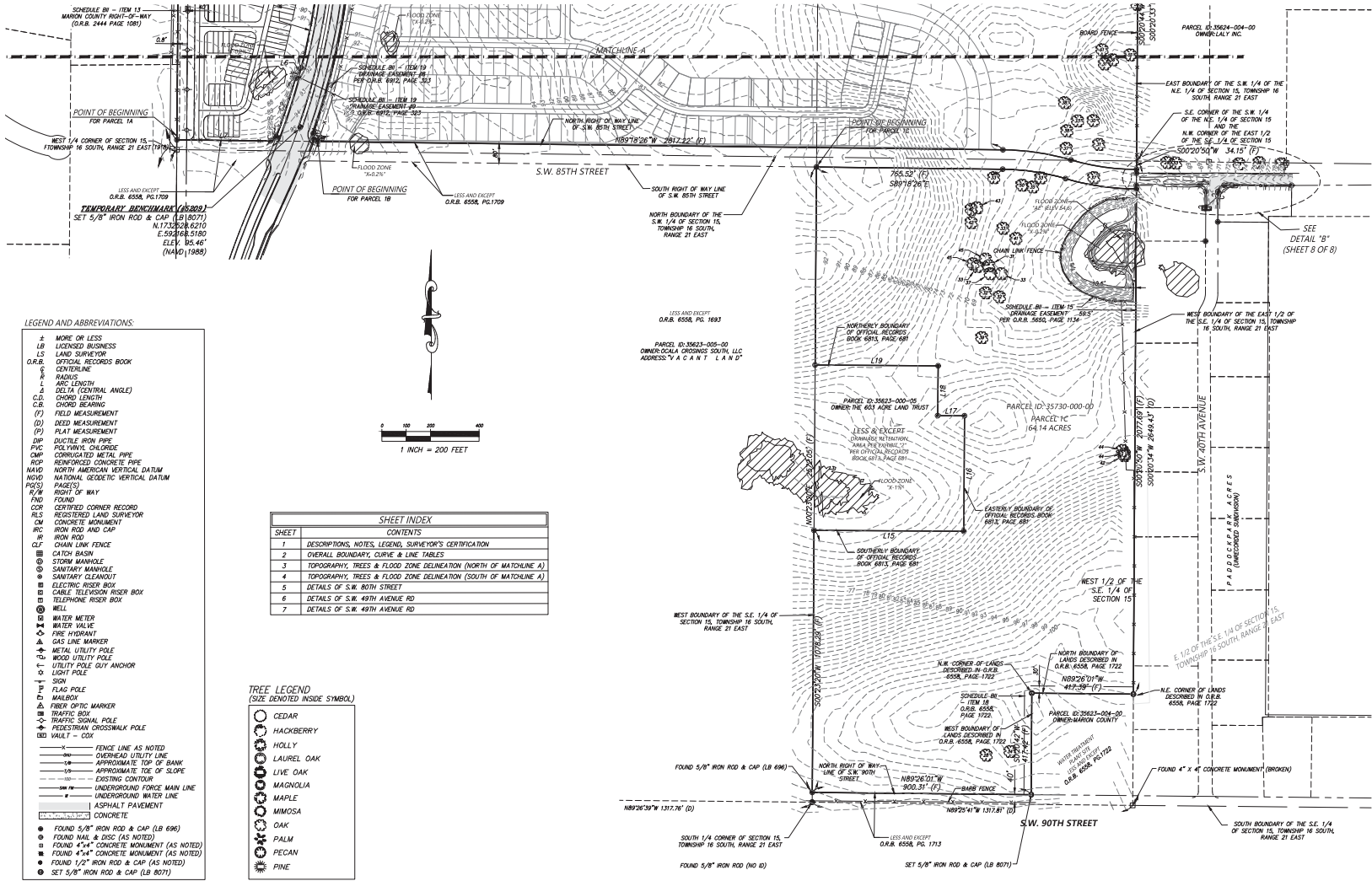
LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	DATE	FIELD DATE	JOB NO.
	2-1-259	03/03/2021	210239TOP0ADDR3
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	CJH	1" = 200'

3
OF
8

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"



LEGEND AND ABBREVIATIONS:

- ▲ MORE OR LESS
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- O.R.B. OFFICIAL RECORDS BOOK
- C CONVEYANCE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (P) PLAT MEASUREMENT
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAD83 NORTH AMERICAN VERTICAL DATUM
- NAD83 NATIONAL GEODESIC VERTICAL DATUM
- PAGE(S) PAGE(S)
- R.O.W. RIGHT OF WAY
- FND FOUND
- CCP CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- CLF CHAIN LINK FENCE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- WELL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS LINE MARKER
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE OUT ANCHOR
- LIGHT POLE
- SOIL
- FLAG POLE
- MANHOLE
- FIBER OPTIC MARKER
- TRAFFIC BOX
- TRAFFIC SIGNAL POLE
- PEDESTRIAN CROSSWALK POLE
- HULL / COB
- FENCE LINE AS NOTED
- OVERHEAD UTILITY LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOP OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND FORCE MAIN LINE
- UNDERGROUND WATER LINE
- ASPHALT PAVEMENT
- CONCRETE
- FOUND 5/8" IRON ROD & CAP (LB 696)
- FOUND NAIL & DISC (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND 1/2" IRON ROD & CAP (AS NOTED)
- SET 5/8" IRON ROD & CAP (LB 807)

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- CEDAR
 - HACKBERRY
 - HOLLY
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - OAK
 - PALM
 - PECAN
 - PINE

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 49TH AVENUE RD



LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

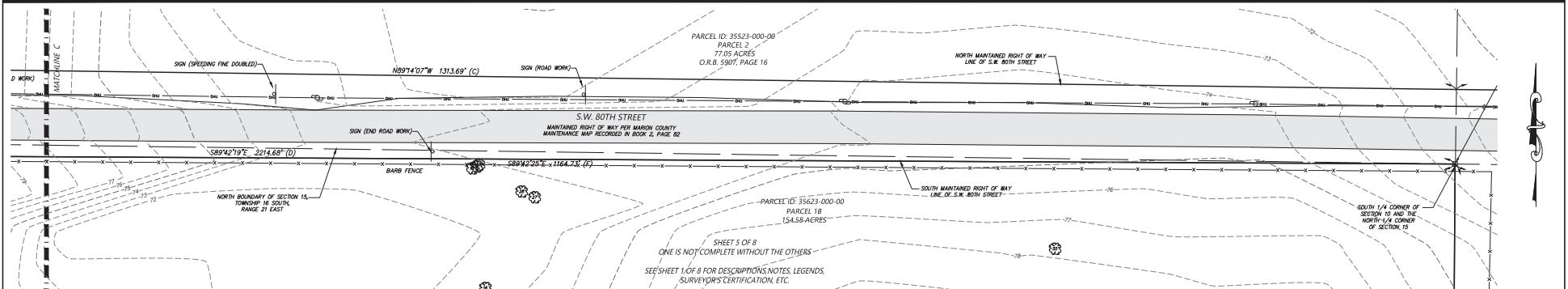
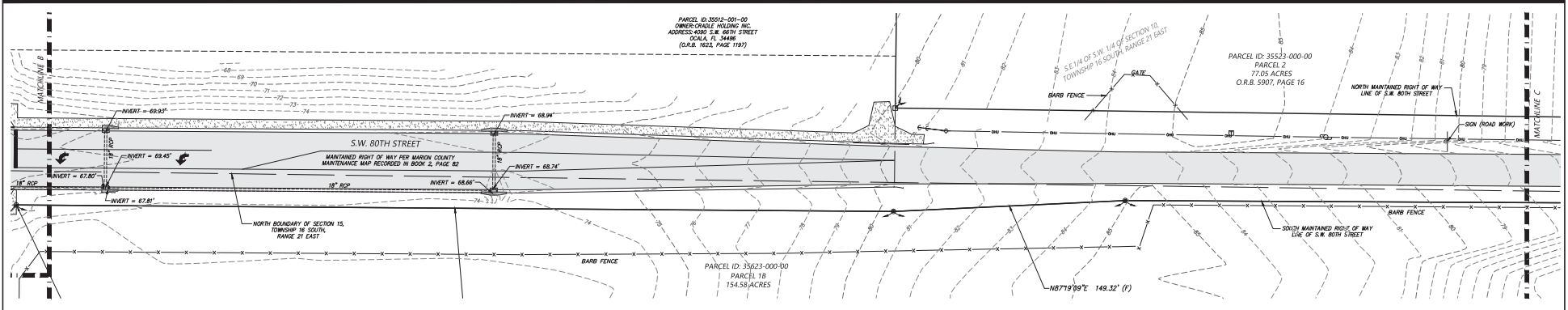
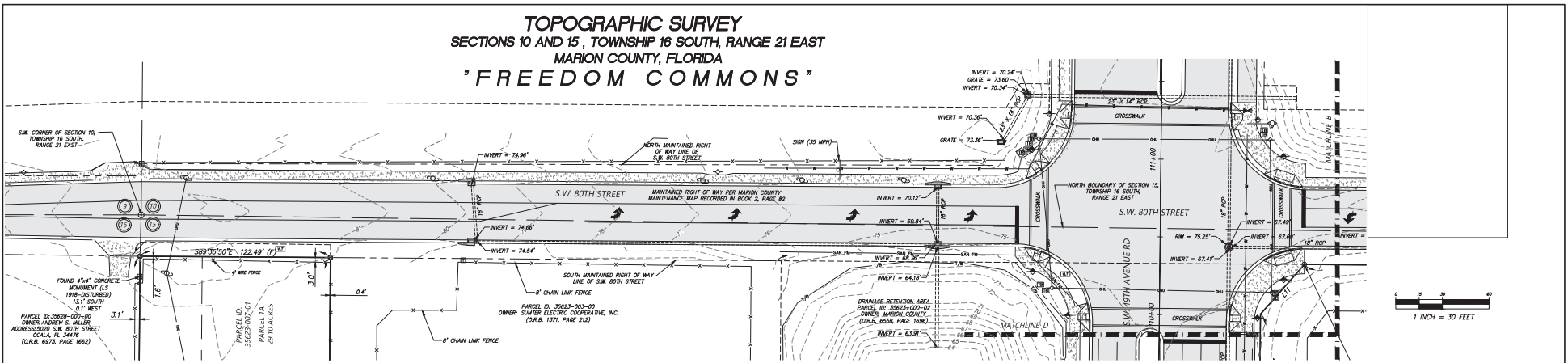
MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG		FIELD DATE		JOB NO.	
21-2/59		03/03/2021		210239TOP0ADDR3	
DRAWING DATE		BY	APPROVED	SCALE	
07/01/2021		M.A.	C.H.	1" = 200'	

Drawing name: Z:\Projects\1710239-Freedom Commons\1710239-Freedom Commons.dwg (Surveyor) - Topo\1710239TOP0ADDR3.dwg SHEET 4 Mar 28, 2024 3:46pm BY: EAC

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"



SHEET 5 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

FB/PG	DATE	DRAWN	REVISION	CHKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.H.
	07/27/21	C.H.	REVISED PARCEL 1C	C.H.
	09/09/21	KLJ	ADD TOPOGRAPHY	C.H.
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	C.H.
	03/28/24	MRD	UPDATE BOUNDARY	C.H.



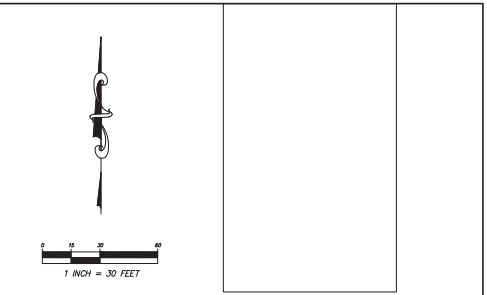
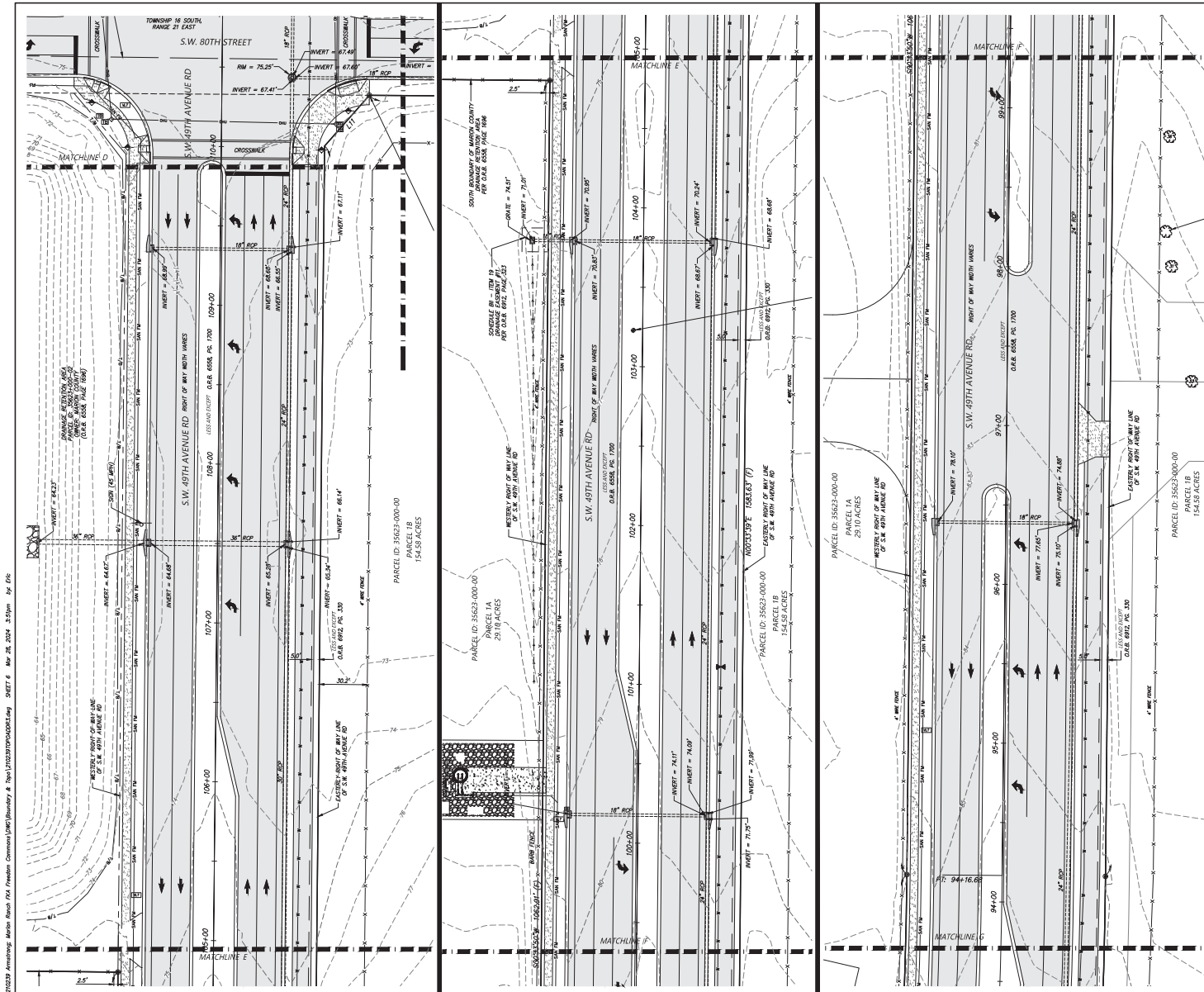
LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG	FIELD DATE	JOB NO.	5 OF 8
21-2/59	03/03/2021	2102391TOPOADDR3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'

Drawing name: Z:\Projects\170239 Arranging_Matchline_Plat_Freedom Commons\170239\170239\170239\170239.dwg SHEET 5 Mar 28, 2024 2:48pm by: EAC



TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SHEET INDEX	
SHEET	CONTENTS
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6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 49TH AVENUE RD

SHEET 6 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	CHKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.H.
	07/27/21	C.H.	REVISED PARCEL 1C	C.H.
	09/09/21	KLJ	ADD TOPOGRAPHY	C.H.
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 80TH STREET	C.H.
	03/28/24	MRD	UPDATE BOUNDARY	C.H.

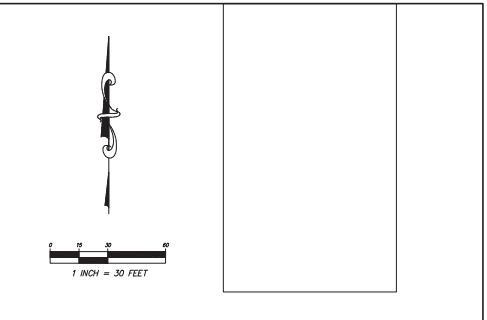
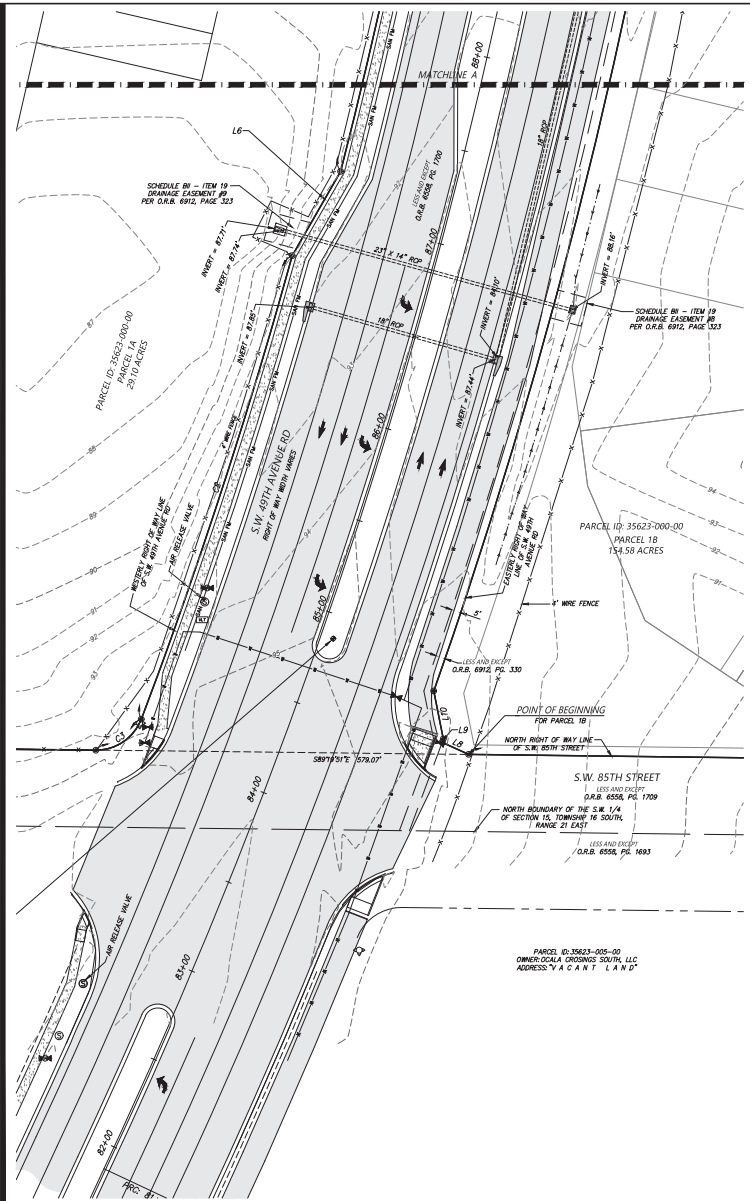
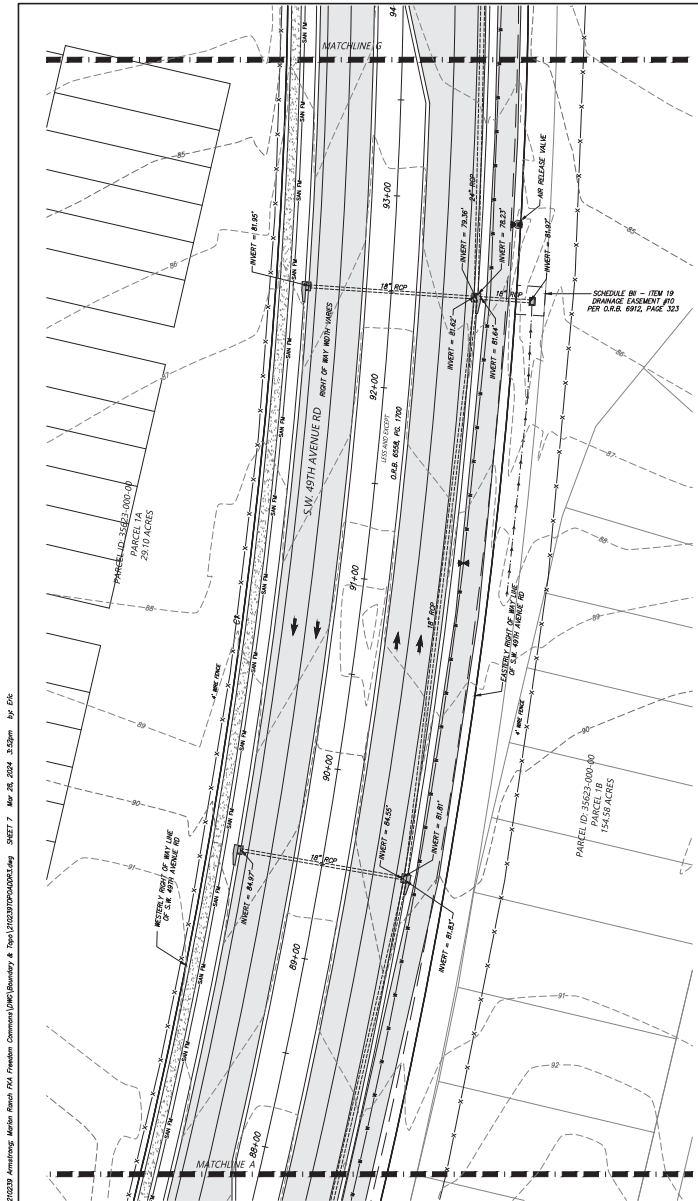

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - CIVIL
 100-508 19TH STREET, OCALA, FLORIDA 34771
 PH: (352) 402-1142 FAX: (352) 236-1101 www.jchgroup.com
 03/28/24 10:52 AM 240321001_2.dwg

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	FIELD DATE	JOB NO.	
21-2/59	03/03/2021	210239TOP0ADDR3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'



TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SHEET INDEX	
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7	DETAILS OF S.W. 49TH AVENUE RD

SHEET 7 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

FB/PC	DATE	DRAWN	REVISION	CHKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.J.H.
	07/27/21	C.J.H.	REVISED PARCEL 1C	C.J.H.
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	C.J.H.
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	C.J.H.
	03/28/24	M.R.D.	UPDATE BOUNDARY	C.J.H.

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - CIVIL
 10308 139TH STREET, OCALA, FLORIDA 34747
 PHONE: 352.486.1462 FAX: 352.275.4001 www.jchgroup.com
 03/17/2014 12:58:45 PM 10/21/2024 2:48:40 PM

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

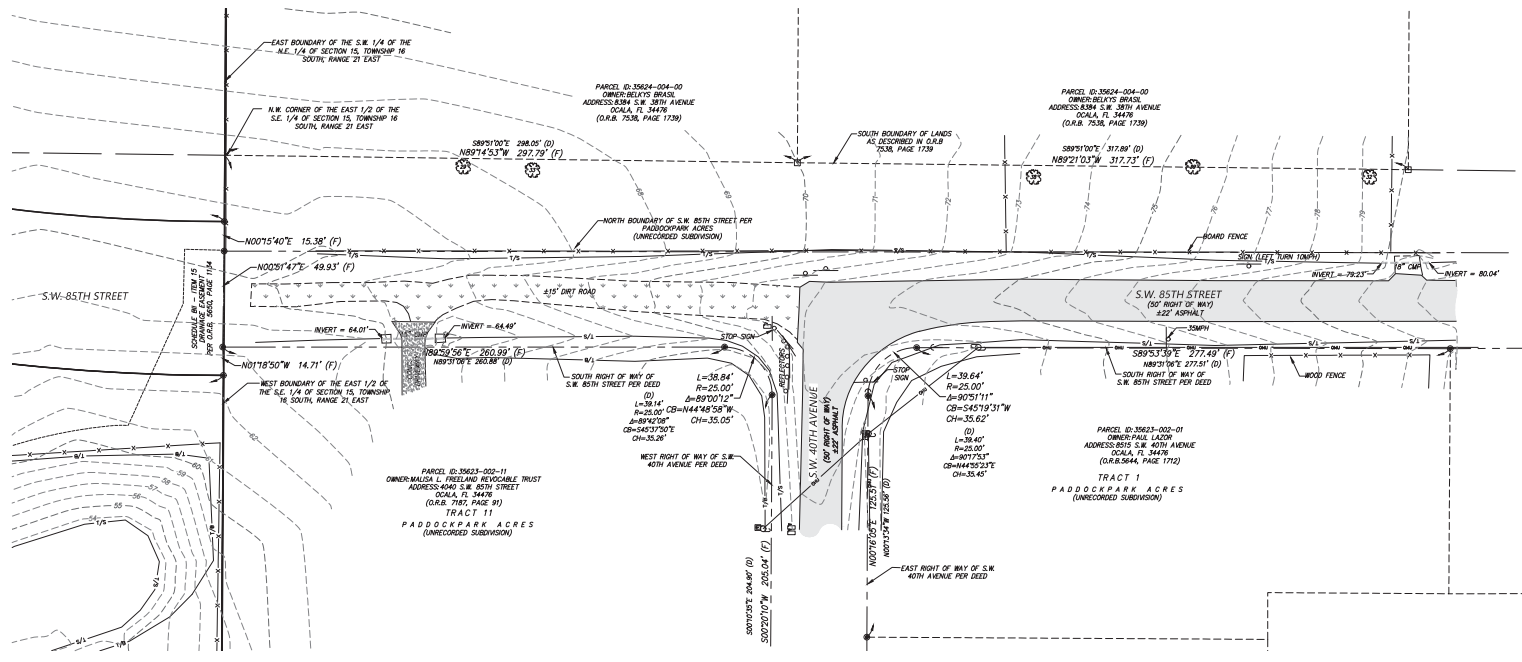
MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	FIELD DATE	JOB NO.	7 OF 8
21-03	03/03/2021	2102391TOP0ADDR3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.J.H.	1" = 30'

Drawing name: Z:\Projects\121023 Arranging_Martin_Road_PDA_Freedom_Communs\DWG\Boundary_# Topo\121023TOP0ADDR3.dwg SHEET 7 Mar 28, 2024 2:50pm by EJC

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"



SHEET 8 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\1210239\Armsringing_Martin_Restrict_PDA_Freedom_Commons\DWG\Freedom_Commons_1210239TOPORADD3.dwg SHEET 8 Mar 08, 2024 3:54pm By: EAC

REVISIONS			
FB/PC	DATE	DRAWN	REVISION
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS
	07/27/21	C.H.	REVISED PARCEL 1C
	09/09/21	KLJ	ADD TOPOGRAPHY
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG SW 85 STREET

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - GIS
 100 SW 19TH STREET, OCALA, FLORIDA 34701
 PHONE: 352.485.1462 FAX: 352.275.4001 www.jchgroup.com
 10000 W. US HWY 90, SUITE 200, Ocala, FL 34761

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	FIELD DATE	JOB NO.	
21-2/29	03/03/2021	210239TOPORADD3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'

8
 OF
 8