

PLAN CORRECTIONS REPORT PrelimPlat-000382-2026 FOR MARION COUNTY, FL

PLAN ADDRESS: 92Nd SE Loop Bellevue, FL 34420	PARCEL: 37896-000-00	
APPLICATION DATE: 02/18/2026	SQUARE FEET: 0.00	DESCRIPTION: Sandy Clay Residential
EXPIRATION DATE: 02/18/2028	VALUATION: \$0.00	

CONTACTS	Name	Company	Address
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC	1720 Se 16Th Avenue Bldg 100 Ocala, FL 34471
	Tillman Associates	Tillman & Associates Engineering, LLC	1720 Se 16Th Avenue Bldg 100 Ocala, FL 34471
Engineer of Record	Jeffrey McPherson		

OCE DR Plans Review - All Deptsr

REVIEW ITEM	STATUS	REVIEWER
911 Management (DR) v.1	Requires Re-submit	Jamie Waldron Ph: 352-671-8460 email: Jamie.Waldron@marionfl.org
911 Management Plan Review of Development Review Items		
Correction: 2.12.8 - Legal description matches - Jamie Waldron (2/27/26) - Not Resolved		
Comments: 2.12.8 - Legal description matches: 6.4.3.J - Legal description matches boundary on plan		
Corrective Action: Sheet 01.01 – Cover Sheet, reads "PORTION OF PARCEL: #37896+000-01, 37896-000-00". However, the project boundary covers the entirety of both parcels, please remove "PORTION OF".		
Correction: 2.12.28 - Road identification - Jamie Waldron (2/27/26) - Not Resolved		
Comments: 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.		
Corrective Action: Added road names to Sheet 03.01 Master Plan. Please add road names to all applicable sheets on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter & there is an unmaea easement with the road name label of SE 3rd Ter that needs to be removed.		
Correction: 2.12.22 - All lots identified - Jamie Waldron (2/27/26) - Not Resolved		
Comments: 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.		
Corrective Action: On Sheet 04.09, Lot 35 is incorrectly labeled as Lot 2155.		
911 Management (DR) v.2	Requires Re-submit	Kristie Wright email: kristie.wright@marionfl.org
911 Management Plan Review of Development Review Items		
Correction: 2.12.28 - Road identification - Jamie Waldron (4/16/26) - Resolved		
Comments: 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.		
Corrective Action: Added road names to Sheet 03.01 Master Plan. Please add road names to all applicable sheets on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter & there is an unmaea easement with the road name label of SE 3rd Ter that needs to be removed.		
Correction: 2.12.8 - Legal description matches - Jamie Waldron (4/16/26) - Resolved		
Comments: 2.12.8 - Legal description matches: 6.4.3.J - Legal description matches boundary on plan		
Corrective Action: Sheet 01.01 – Cover Sheet, reads "PORTION OF PARCEL: #37896+000-01, 37896-000-00". However, the project boundary covers the entirety of both parcels, please remove "PORTION OF".		
Correction: 2.12.22 - All lots identified - Jamie Waldron (4/16/26) - Resolved		
Comments: 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.		
Corrective Action: On Sheet 04.09, Lot 35 is incorrectly labeled as Lot 2155.		
Correction: 2.12.28 - Road identification - Kristie Wright (4/17/26) - Not Resolved		
Comments: 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.		
Corrective Action: Sheet 04.02 – SE 81st Ter is incorrectly labeled as SE 81th Ter, Sheet 04.03- SE 105th PI is incorrectly labeled as SE 81th Ter, SW 81st Ter is incorrectly labeled as SW 81th Ter, Sheet 04.04 – SE 105th PI is incorrectly labeled as SE 81th Ter, Sheet 04.04 –SE 84th Ave is incorrectly labeled as SE 108th St, SE 84th Ct is incorrectly labeled as SE 108th PI, Sheet 04.05 – SE 84th Ct is incorrectly labeled as SE 108th PI, SE 84th Ave is incorrectly labeled as SE 108th St, SE 107TH PI is incorrectly labeled as SE 108th St, Sheet 04.06 – SE 107th PI is incorrectly labeled as SE 108th St, SE 81st Ter is incorrectly labeled as SE 81th Ter, Sheet 04.07 – SE 81st Ter is incorrectly labeled as SE 81th Ter, SE 80TH Ct is incorrectly labeled as SE 108th St, SE 80th Ave is incorrectly labeled as SE 108th Ln, SE 107th PI is incorrectly labeled as SE 108th St, Sheet 04.08 – SE 106th PI is incorrectly labeled as SE 108th St, SE 80th Ave is incorrectly labeled as SE 108h Ln, SE 80th Ct is incorrectly labeled as SE 108th St, Sheet 04.09 – SE 80th Ave is incorrectly labeled as SE 108th Ln, SE 80th Ct is incorrectly labeled as SE 108th St, SE 107th PI is incorrectly labeled as SE 108th St. Please label all roads accordingly on all applicable sheets on all future submittals.		
911 Management (DR) v.3	Approved	Janet Warbach Ph: 352-671-8460 email: Janet.Warbach@marionfl.org
911 Management Plan Review of Development Review Items		
Correction: 2.12.28 - Road identification - Jamie Waldron (4/16/26) - Resolved		
Comments: 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.		
Corrective Action: Added road names to Sheet 03.01 Master Plan. Please add road names to all applicable sheets on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter & there is an unmaea easement with the road name label of SE 3rd Ter that needs to be removed.		
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PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

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911 Management (DR) v.4

Approved

Caroline Dennison Ph: 352-671-8460 email: Caroline.Dennison@mario

911 Management Plan Review of Development Review Items

Correction: 2.12.22 - All lots identified - Jamie Waldron (4/16/26) - Resolved

Comments: 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.

Corrective Action: On Sheet 04.09, Lot 35 is incorrectly labeled as Lot 2155.

Correction: 2.12.28 - Road identification - Jamie Waldron (4/16/26) - Resolved

Comments: 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrective Action: Added road names to Sheet 03.01 Master Plan. Please add road names to all applicable sheets on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter & there is an unmaed easement with the road name label of SE 3rd Ter that needs to be removed.

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Environmental Health (Plans) v.1	Approved	Evan Searcy email: Evan.Searcy@marionfl.org
Environmental Health Plan Review		
Environmental Health (Plans) v.2	Approved	Evan Searcy email: Evan.Searcy@marionfl.org
Environmental Health Plan Review		
Environmental Health (Plans) v.3	Approved	Evan Searcy email: Evan.Searcy@marionfl.org
Environmental Health Plan Review		
Environmental Health (Plans) v.4	Approved	Evan Searcy email: Evan.Searcy@marionfl.org
Environmental Health Plan Review		
Fire Marshal (Plans) v.1	Approved	Jonathan Kenning email: Jonathan.Kenning@marionfl.org
Fire Marshal Plan Review		
Fire Marshal (Plans) v.2	Approved	Roxanna Coleman email: ROXANNA.COLEMAN@MARIONFL.ORG
Fire Marshal Plan Review		
Fire Marshal (Plans) v.3	Approved	Jonathan Kenning email: Jonathan.Kenning@marionfl.org
Fire Marshal Plan Review		
Fire Marshal (Plans) v.4	Approved	Jonathan Kenning email: Jonathan.Kenning@marionfl.org
Fire Marshal Plan Review		
Growth Services Planning & Zoning (DR) v.1	Requires Re-submit	sarah wells email: sarah.wells@marionfl.org
Planning Plan Review		
Correction: 2.1.3 - Order of plan approval and consistency - sarah wells (3/2/26) - Not Resolved		
Comments: 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.		
Corrective Action: This item will remain as NO until master plan is approved.		
Correction: 4.4 - Show proposed signs to meet LDC Sec 4.4 - sarah wells (3/2/26) - Not Resolved		
Comments: 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.		
Corrective Action: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.		
Correction: 2.12.23 - Building lot typicals - sarah wells (3/2/26) - Not Resolved		

PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

Comments: 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.

Corrective Action: Building lot typicals are missing. Please provide correct information in table format and illustration.

Correction: 2.12 - Rezoning - sarah wells (3/2/26) - Not Resolved

Comments: 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

Corrective Action: Rezoning approval information is missing/incorrect. Please show approved rezoning information per requirement on the cover sheet.

Correction: 2.12 - Site coverage - sarah wells (3/2/26) - Not Resolved

Comments: 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

Corrective Action: Site coverage information is not compliant to LDC requirement. Please provide correct information including square footage and percentage on the list.

Correction: 2.12/6.11.8 - Parking - sarah wells (3/2/26) - Not Resolved

Comments: 2.12/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrective Action: Number and calculation of required and proposed parking spaces is missing. Please provide correct information in table format.

Correction: 2.12/2.12.21 - Open space and natural areas - sarah wells (3/2/26) - Not Resolved

Comments: 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.

Corrective Action: Open space and natural area information is not compliant to LDC requirement. Please provide correct information on the list and on the plan. Open space to be in acreage + percentage and square footage.

Correction: 2.12/4.2 - Building height - sarah wells (3/2/26) - Not Resolved

Comments: 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

Corrective Action: Building heights are missing. Please provide correct information in the site data table.

Correction: 2.12/4.2 - Lot setback - sarah wells (3/2/26) - Not Resolved

Comments: 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

Corrective Action: Provide required setback and proposed setback in the site data table and show them on the plan..

Growth Services Planning & Zoning (DR) v.2

Requires Re-submit

sarah wells email: sarah.wells@marionfl.org

Planning Plan Review

Correction: 2.1.3 - Order of plan approval and consistency - sarah wells (4/16/26) - Not Resolved

Comments: 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Corrective Action: This item will remain as NO until master plan is approved.

Correction: 2.12 - Rezoning - sarah wells (4/16/26) - Not Resolved

Comments: 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

Corrective Action: Rezoning approval information is missing Please show approved rezoning information per requirement on the cover sheet. (case numbers and conditions)

Growth Services Planning & Zoning (DR) v.3

Requires Re-submit

sarah wells email: sarah.wells@marionfl.org

Planning Plan Review

Correction: 2.1.3 - Order of plan approval and consistency - sarah wells (5/14/26) - Not Resolved

Comments: 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Corrective Action: This item will remain as NO until master plan is approved.

Correction: 2.12 - Rezoning - sarah wells (5/14/26) - Resolved

Comments: 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

Corrective Action: Rezoning approval information is missing Please show approved rezoning information per requirement on the cover sheet. (case numbers and conditions)

Growth Services Planning & Zoning (DR) v.4

Approved

sarah wells email: sarah.wells@marionfl.org

Planning Plan Review

Correction: 2.12 - Rezoning - sarah wells (5/14/26) - Resolved

Comments: 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.

Corrective Action: Rezoning approval information is missing Please show approved rezoning information per requirement on the cover sheet. (case numbers and conditions)

Correction: 2.1.3 - Order of plan approval and consistency - sarah wells (7/24/26) - Resolved

Comments: 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Corrective Action: This item will remain as NO until master plan is approved.

Landscape (Plans) v.1

Requires Re-submit

Susan Heyen email: Susan.Heyen@marionfl.org

Landscape Plan Review

Landscape (Plans) v.2

Approved

Susan Heyen email: Susan.Heyen@marionfl.org

Landscape Plan Review

PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

Landscape (Plans) v.3	Approved	Susan Heyen email: Susan.Heyen@marionfl.org
Landscape Plan Review		
Landscape (Plans) v.4	Approved	Susan Heyen email: Susan.Heyen@marionfl.org
Landscape Plan Review		
OCE Design (Plans) v.1	Approved	Gerald Koch email: GERALD.KOCH@MARIONFL.ORG
Development Review Plan Review		
OCE Design (Plans) v.2	Approved	
Development Review Plan Review		
OCE Design (Plans) v.3	Approved	Gerald Koch email: GERALD.KOCH@MARIONFL.ORG
Development Review Plan Review		
OCE Design (Plans) v.4	Approved	Gerald Koch email: GERALD.KOCH@MARIONFL.ORG
Development Review Plan Review		
OCE Property Management (Plans) v.1	Informational	
Cheryl's group		
OCE Property Management (Plans) v.2	Informational	
Cheryl's group		
OCE Property Management (Plans) v.3	Informational	
Cheryl's group		
OCE Property Management (Plans) v.4	Informational	
Cheryl's group		
OCE Stormwater (Permits & Plans) v.1	Informational	Alexander Turnipseed email: Alexander.Turnipseed@marionfl.org
Stormwater Plan Review Team		
OCE Stormwater (Permits & Plans) v.2	Informational	Alexander Turnipseed email: Alexander.Turnipseed@marionfl.org
Stormwater Plan Review Team		
OCE Stormwater (Permits & Plans) v.3	Informational	Alexander Turnipseed email: Alexander.Turnipseed@marionfl.org
Stormwater Plan Review Team		
OCE Stormwater (Permits & Plans) v.4	Informational	Alexander Turnipseed email: Alexander.Turnipseed@marionfl.org
Stormwater Plan Review Team		
OCE Survey (Plans) v.1	Requires Re-submit	Theresa Smail Ph: (352) 671-8355 email: Theresa.Smail@marionfl.org
John's group		
Correction: 2.12.8 - Current boundary and topographic survey - Theresa Smail (2/25/26) - Not Resolved		
Comments: 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.		
Corrective Action: Please provide		
OCE Survey (Plans) v.2	Requires Re-submit	Theresa Smail Ph: (352) 671-8355 email: Theresa.Smail@marionfl.org
John's group		
Correction: 2.12.8 - Current boundary and topographic survey - Theresa Smail (4/16/26) - Not Resolved		
Comments: 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.		
Corrective Action: Please provide		
OCE Survey (Plans) v.3	Approved	Theresa Smail Ph: (352) 671-8355 email: Theresa.Smail@marionfl.org
John's group		
Correction: 2.12.8 - Current boundary and topographic survey - Theresa Smail (5/14/26) - Resolved		
Comments: 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.		
Corrective Action: Please provide		
OCE Survey (Plans) v.4	Approved	Theresa Smail Ph: (352) 671-8355 email: Theresa.Smail@marionfl.org
John's group		
Correction: 2.12.8 - Current boundary and topographic survey - Theresa Smail (5/14/26) - Resolved		
Comments: 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.		
Corrective Action: Please provide		
OCE Traffic (Permits & Plans) v.1	Requires Re-submit	Chris Zeigler email: Christopher.Zeigler@marionfl.org
Chris's group		
Correction: 6.12.2 - Right-of-way - Chris Zeigler (3/15/26) - Not Resolved		
Comments: 6.12.2 - Right-of-way: Show the right-of-way width.		

PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

Corrective Action: The traffic study determined a left turn lane is required on SE 110th Street Road. The existing right-of-way is approximately 50 feet wide. A 35' wide dedication is required. Please show this dedication on the plan.

Correction: 6.12.9 - Subdivision roads - Chris Zeigler (3/15/26) - Not Resolved

Comments: 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

Corrective Action: The curves do not meet the minimum 30mph design speed for a subdivision street. Staff supports a waiver subject to providing the appropriate warning signage per the MUTCD.

OCE Traffic (Permits & Plans) v.2

Requires Re-submit

Chris Zeigler email: Christopher.Zeigler@marionfl.org

Chris's group

Correction: 6.12.2 - Right-of-way - Chris Zeigler (4/16/26) - Resolved

Comments: 6.12.2 - Right-of-way: Show the right-of-way width.

Corrective Action: The traffic study determined a left turn lane is required on SE 110th Street Road. The existing right-of-way is approximately 50 feet wide. A 35' wide dedication is required. Please show this dedication on the plan.

Correction: 6.12.9 - Subdivision roads - Chris Zeigler (4/16/26) - Not Resolved

Comments: 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

Corrective Action: The curves do not meet the minimum 30mph design speed for a subdivision street. Staff supports a waiver subject to providing the appropriate warning signage per the MUTCD.

OCE Traffic (Permits & Plans) v.3

Approved

Chris Zeigler email: Christopher.Zeigler@marionfl.org

Chris's group

Correction: 6.12.2 - Right-of-way - Chris Zeigler (4/16/26) - Resolved

Comments: 6.12.2 - Right-of-way: Show the right-of-way width.

Corrective Action: The traffic study determined a left turn lane is required on SE 110th Street Road. The existing right-of-way is approximately 50 feet wide. A 35' wide dedication is required. Please show this dedication on the plan.

Correction: 6.12.9 - Subdivision roads - Chris Zeigler (5/14/26) - Resolved

Comments: 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

Corrective Action: The curves do not meet the minimum 30mph design speed for a subdivision street. Staff supports a waiver subject to providing the appropriate warning signage per the MUTCD.

OCE Traffic (Permits & Plans) v.4

Approved

Sydney Oberdorfer email: sydney.oberdorfer@marionfl.org

Chris's group

Correction: 6.12.2 - Right-of-way - Chris Zeigler (4/16/26) - Resolved

Comments: 6.12.2 - Right-of-way: Show the right-of-way width.

Corrective Action: The traffic study determined a left turn lane is required on SE 110th Street Road. The existing right-of-way is approximately 50 feet wide. A 35' wide dedication is required. Please show this dedication on the plan.

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Utilities (OCE Plans) v.1

Requires Re-submit

Heather Proctor email: Heather.Proctor@marionfl.org

Used for OCE plans - the reassign to used who completed review is toggled off so resubmittals go back to the team instead of an individual user.

Utilities (OCE Plans) v.2

Approved

Heather Proctor email: Heather.Proctor@marionfl.org

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Utilities (OCE Plans) v.3

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Heather Proctor email: Heather.Proctor@marionfl.org

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Utilities (OCE Plans) v.4

Not Required

Heather Proctor email: Heather.Proctor@marionfl.org

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PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

eReview Session for OCE DR Plans Review - All Deptsr v.1

FILES: _Combined Plans.pdf
 02.01 AERIAL PHOTOGRAPH.pdf
 1-AerialMap.pdf
 2-QuadMap.pdf
 3- NWlmap.pdf
 4- FEMAMap.pdf
 5- SoilsMap.pdf
 Bounary and Topo Survey.pdf
 Combined- Geo-Tech Report No. 25-9311.02.1 - Karst Sensitive Geologic Assessment.pdf
 Combined Supplemental Files.pdf
 Environmental Assessment.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Buffer plantings shall be located on site, existing vegetation on ROW cannot be utilized for buffer	02/20/2026 4:12 pm	_Combined Plans.pdf	4
Theresa Smail	6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old	02/25/2026 1:50 pm	Bounary and Topo Survey.pdf	1
Heather Proctor	6.4.3.H - Provide a current topographic survey Portion of which one? Project boundary shows project covering both parcels.	02/26/2026 6:46 pm	_Combined Plans.pdf	1
Heather Proctor	Confirm COB wants this as the contact info	02/26/2026 6:47 pm	_Combined Plans.pdf	1
Heather Proctor	Confirm COB says this public lift station has proper spacing from vertical builds and they have sufficient space for a tract.	02/26/2026 6:49 pm	_Combined Plans.pdf	3
Jamie Waldron	The project boundary encompasses the entirety of both Parcels, please remove "PORTION OF".	02/27/2026 2:15 pm	_Combined Plans.pdf	1
Jamie Waldron	SE 106TH PLACE	02/27/2026 2:25 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 106TH LN	02/27/2026 2:26 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 107TH ST	02/27/2026 2:26 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 108TH LN	02/27/2026 2:28 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 80TH AVENUE	02/27/2026 2:28 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 80TH COURT	02/27/2026 2:29 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 81ST TERRACE	02/27/2026 2:30 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 82ND COURT	02/27/2026 2:30 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 83RD COURT	02/27/2026 2:31 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 84TH COURT	02/27/2026 2:31 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 84TH AVENUE	02/27/2026 2:32 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 105TH PLACE	02/27/2026 2:32 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 106TH STREET	02/27/2026 2:32 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 107TH PLACE	02/27/2026 2:32 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 107TH PLACE	02/27/2026 2:33 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 108TH STREET	02/27/2026 2:33 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 108TH STREET	02/27/2026 2:33 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 82ND TERRACE	02/27/2026 2:33 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 83RD AVE	02/27/2026 2:34 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 82ND CT	02/27/2026 2:34 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 82ND AVE	02/27/2026 2:35 pm	_Combined Plans.pdf	3
Jamie Waldron	SE 108TH PLACE	02/27/2026 2:36 pm	_Combined Plans.pdf	3
Jamie Waldron	PLEASE ADD ROAD NAMES TO ALL APPLICABLE SHEETS ON ALL FUTURE SUBMITTALS	02/27/2026 2:40 pm	_Combined Plans.pdf	3
Jamie Waldron	Should be Lot 35	02/27/2026 2:49 pm	_Combined Plans.pdf	13
Jamie Waldron	Correct road name is SE 83rd Ter	03/03/2026 4:45 pm	_Combined Plans.pdf	2
Jamie Waldron	Please remove road name label, this is an unnamed easement.	03/03/2026 4:46 pm	_Combined Plans.pdf	2

eReview Session for OCE DR Plans Review - All Deptsr v.2

FILES: _Combined Plans.pdf
 Bounary and Topo Survey.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	The correct road name is SE 105th Pl	04/17/2026 6:48 pm	_Combined Plans.pdf	7
Kristie W	Road name should be SE 81st Ter.	04/17/2026 6:49 pm	_Combined Plans.pdf	7
Kristie W	Please label road names accordingly on all future submittals.	04/17/2026 6:52 pm	_Combined Plans.pdf	7
Kristie W	The correct road name is SE 105th Pl.	04/17/2026 6:55 pm	_Combined Plans.pdf	8
Kristie W	Correct road name is SE 84th Ct.	04/17/2026 6:58 pm	_Combined Plans.pdf	8
Kristie W	Correct road name is SE 84th Ave	04/17/2026 7:01 pm	_Combined Plans.pdf	8

PLAN CORRECTIONS REPORT (PrelimPlat-000382-2026)

Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/17/2026	7:03 pm	_Combined Plans.pdf	8
Kristie W	Correct road name is SE 84th Ct.	04/17/2026	7:06 pm	_Combined Plans.pdf	9
Kristie W	Correct road name is SE 84th Ave.	04/17/2026	7:07 pm	_Combined Plans.pdf	9
Kristie W	Correct road name is SE 107th Pl.	04/17/2026	7:10 pm	_Combined Plans.pdf	9
Kristie W	Please label all roads accordingly on all applicable sheets on all future submittals.	04/17/2026	7:12 pm	_Combined Plans.pdf	9
Kristie W	Correct road name is SE 107th Pl.	04/17/2026	7:14 pm	_Combined Plans.pdf	10
Kristie W	Correct road name is SE 81st Ter.	04/17/2026	7:16 pm	_Combined Plans.pdf	10
Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/17/2026	7:19 pm	_Combined Plans.pdf	10
Kristie W	The correct road name is SE 81st Ter.	04/17/2026	7:20 pm	_Combined Plans.pdf	11
Kristie W	Correct road name is SE 80th Ct.	04/17/2026	7:22 pm	_Combined Plans.pdf	11
Kristie W	Correct road name is SE 80th Ave.	04/17/2026	7:24 pm	_Combined Plans.pdf	11
Kristie W	Correct road name is SE 107th Pl.	04/17/2026	7:25 pm	_Combined Plans.pdf	11
Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/17/2026	7:26 pm	_Combined Plans.pdf	11
Kristie W	Correct road name is SE 106th Pl.	04/17/2026	7:27 pm	_Combined Plans.pdf	12
Kristie W	Correct road name is SE 80th Ave.	04/17/2026	7:29 pm	_Combined Plans.pdf	12
Kristie W	Correct road name is SE 80th Ct.	04/17/2026	7:30 pm	_Combined Plans.pdf	12
Kristie W	Please label road accordingly on all applicable sheets on all future submittals.	04/17/2026	7:32 pm	_Combined Plans.pdf	12
Kristie W	Correct road name is SE 80th Ave.	04/17/2026	7:34 pm	_Combined Plans.pdf	13
Kristie W	Correct road name is SE 80th Ct.	04/17/2026	7:36 pm	_Combined Plans.pdf	13
Kristie W	Correct road name is SE 107th Pl.	04/17/2026	7:37 pm	_Combined Plans.pdf	13
Kristie W	Please label all roads accordingly on all applicable sheets on all future submittals.	04/17/2026	7:42 pm	_Combined Plans.pdf	13
Kristie W	Correct road name is SE 81st Ter.	04/17/2026	7:46 pm	_Combined Plans.pdf	6
Kristie W	911 REQUIRES RESUBMIT	04/17/2026	7:48 pm	_Combined Plans.pdf	1





OWNER:
DEVELOPER: SANDY CLAY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

ADDRESS: 4349 SE 20th ST
OCALA, FL 34471-5670

PARCELS:
37896+000-01 = 104.17 ± AC.
37896-000-00 = 15.52 ± AC.

PROJECT AREA:		
RESIDENTIAL	= 58.15 ± AC. (2,533,014.00 sf)	48.58%
R/W AREA	= 15.11 ± AC. (657,990.93 sf)	12.62%
AMENITY AREA	= 1.65 ± AC. (71,874.00 sf)	1.38%
LIFT STATION	= 0.06 ± AC. (2,500.00 sf)	0.05%
DRA AREA	= 20.21 ± AC. (880,347.60 sf)	16.88%
OPEN SPACE	= 24.52 ± AC. (1,067,969.87 sf)	20.48%
OPEN SPACE INCLUDES	6.77 ± AC. (294,901.20 sf)	25.00% OF DRA AREA
TOTAL	= 119.69 ± AC. (5,213,696.40 sf)	100%

STRUCTURE HEIGHT:
PRINCIPLE STRUCTURE HEIGHT = 40' MAX
ACCESSORY STRUCTURE HEIGHT = 40' MAX

LAND USE & ZONING:
EXISTING FUTURE LAND USE:
EXISTING ZONING: P.U.D.
PROPOSED ZONING: P.U.D.

DRA:
PROVIDED: 27.05 ± AC. (22.6%)

DENSITY:
ALLOWED:
RESIDENTIAL: 442 UNITS PER PUD

PROVIDED:
A - 40' X 110' MIN. LOTS = 236 UNITS
B - 50' X 110' MIN. LOTS = 206 UNITS
TOTAL: = 442 UNITS

TOTAL PROPOSED
SFR/VILLAS 50' x 110' = 442 UNITS
TOTAL: 442 UNITS (±3.7 UNITS PER AC)

PARKING DATA:
AMENITY AREA PROPOSED PARKING: 20 SPACES

PROPOSED BUFFERS:
SEE TREE PRESERVATION & BUFFER PLAN SHEET 09.01

OPEN SPACE:
REQUIRED: 23.94 ± AC (119.69 x 0.20)

<u>OPEN SPACE:</u>	
IMPROVED OPEN SPACE:	1.65 ± AC
REMAINDER OPEN SPACE:	22.86 ± AC
DRA:	27.06 ± AC (6.77 x 0.25)
BUFFERS:	3.44 ± AC
CURRENT PROPOSED:	24.52 ± AC (20.48%)

MINIMUM OF 23.94 ± AC OPEN SPACE TO BE PROVIDED AT TIME OF DEVELOPMENT

MINIMUM IMPROVED OPEN SPACE TO BE PROVIDED: 1.19 ± AC (23.94 * 5%)

PRIMARY AND ACCESSORY BUILDING HEIGHT: MAXIMUM 40'

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]

PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

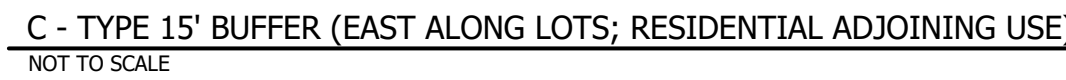
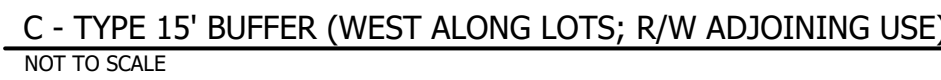
MASTER PLAN

DATE 05-07-26
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0045

SHT. 03.01

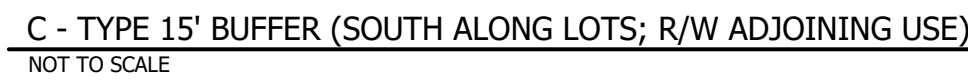
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

1. ALL RIGHT-OF-WAY RADI AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
3. THE PROJECT SITE IS LOCATED IN THE PRIMARY AND SECONDARY SPRINGS PROTECTION ZONE.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0735D, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONES "X" AND AREA OF REDUCE FLOOD HAZARD.
5. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CLUBHOUSE.
6. ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT NOT TO EXCEED NUMBER OF 442.
8. LIFT STATION TRACT IS TO BE CONVEYED TO MARION COUNTY.
9. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
10. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
12. THE BACK 'S' THROUGHOUT THE D.U.E. (DRAINAGE UTILITY AND ACCESS EASEMENT) IS RESERVED FOR ELECTRIC FACILITIES.
13. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE
14. ALL AMENITIES MUST BE STARTED (PERMITS ISSUED) PRIOR TO ISSUANCE OF THE FIRST C.O.
15. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROADS AND ALONG ONE SIDE OF MAJOR ROADS.
16. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
17. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE H.O.A.
18. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
19. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF BELLEVUE & MARION COUNTY LAND DEVELOPMENT CODE.
20. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
21. WATER/ SEWER UTILITIES PROVIDED BY CITY OF BELLEVUE.
22. BUFFER PLANTINGS SHALL BE LOCATED ON SITE, EXISTING VEGETATION ON ROW CANNOT BE UTILIZED FOR BUFFER.



Tillman & Associates
ENGINEERING, LLC

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

PROVIDED OPEN SPACE CALCULATIONS

PROVIDED OPEN SPACE CALCULATIONS					
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (TOP OF BANK) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	38.99	24.41	14.58	4.88	19.46
C	0.17	N/A	0.17	N/A	0.17
D	3.26	2.57	0.69	0.52	1.21
E	0.17	N/A	0.17	N/A	0.17
G	0.39	N/A	0.39	N/A	0.39
H	0.45	N/A	0.45	N/A	0.45
I	2.95	N/A	2.95	N/A	2.95
				TOTAL	25.00



PARKING REQUIRED - - UP TO 3 BEDROOMS - 2 SPACES / HOME SITE x 221 HOMES = 442 SPACES
 - - UP TO 4 BEDROOMS - 3 SPACES / HOME SITE x 221 HOMES = 663 SPACES

PARKING PROVIDED - 3 BEDROOMS HOMES & 4 BEDROOMS HOMES - 442 HOMES x 4 SPACES = 1,768
- AMENITY AREA - 20 SPACES

1) PER MARION COUNTY LAND DEVELOPMENT CODE TABLE 6.11-4 MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USE; 2 PARKING SPACES ARE REQUIRED FOR ALL HOMES 3 BEDROOMS OR LESS & 3 PARKING SPACES ARE REQUIRED FOR ALL HOMES 4 BEDROOMS OR MORE.

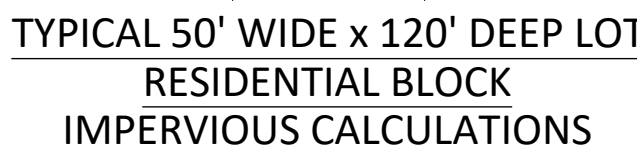
2) PER MARION COUNTY LAND DEVELOPMENT CODE SEC. 6.11.8. (3)- PARKING REQUIREMENTS; A TWO-CAR GARAGE OR CARPORT AND DRIVEWAY COMBINATION SHALL COUNT AS FOUR OFF-STREET PARKING SPACES, PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY IS 20 FEET AND ITS MINIMUM LENGTH IS AS SPECIFIED ABOVE FOR A ONE-CAR GARAGE OR CARPORT.

3) APPROXIMATELY 50% OF THE PROPOSED RESIDENTIAL HOMES WILL BE A 3 BEDROOMS TWO-CAR GARAGE & 50% WILL BE 4 BEDROOMS TWO-CAR GARAGE. THEREFORE, ALL PARKING AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE IS MET AND ADDITIONAL OFF STREET PARKING PROVIDED @ THE AMENITY AREA IS ABOVE AND BEYOND WHAT IS REQUIRED BY CODE.

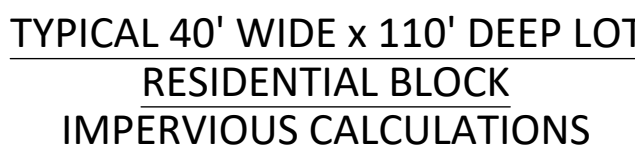


TYPE		MINIMUM		MINIMUM SETBACKS			HEIGHT
		WIDTH	AREA	FRONT	REAR	SIDE	
SFR	STANDARD - PRINCIPLE STRUCTURE	40'	2,310 SF	20' MIN.	15'	5'/15'	40'
		50'	3,080 SF	20' MIN.	15'	5'/15'	40'
	ACCESSORY STRUCTURE	N/A				15'	5'

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
 ACCESSORY USES ALLOWED COMPARABLE TO USES PERMITTED IN A RESIDENTIAL ZONING.
 N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED



TOTAL RESIDENTIAL BLOCK (280' x 50') - 0.3214 ACRES
TOTAL IMPERVIOUS AREA 9,030 sf (0.2073 ACRES)
(64.5%)



TOTAL RESIDENTIAL BLOCK (260' x 40') - 0.2388 ACRES
TOTAL IMPERVIOUS AREA 6,540 sf (0.1501 ACRES)
(62.9%)

DETAILS PROVIDED PURSUANT TO DRAFT CONDITIONS ITEM 2 BUFFERS TABLE 3:

<u>Direction</u>	<u>Adjoining Use</u>	<u>Requirement</u>
North	Municipality	Type
South	ROW	Type
East	Residential	Type
West	ROW	Type

MC LDC SEC 6.8.6

C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

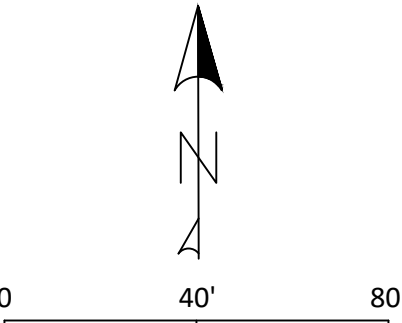


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FOR CONTINUATION - SEE SHEET 04.04

MARION COUNTY APPROVAL STAMP



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

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C8	24.62	83.00'	35.67"	18.11	35.39'	N77° 33' 17.47"E
C9	90.00	25.00'	39.27"	25.00	35.36'	S44° 51' 53.39"W
C10	90.00	25.00'	39.27"	25.00	35.36'	S45° 08' 06.61"E
C11	90.00	25.00'	39.27"	25.00	35.36'	S44° 51' 53.39"W
C12	6.56	480.00'	54.99'	27.52	54.96'	S3° 25' 00.67"E
C13	1.60	520.00'	14.53'	7.27	14.53'	N0° 56' 09.05"W
C14	90.00	25.00'	39.27"	25.00	35.36'	N45° 08' 06.61"W



KEY MAP
1" = 600' SCALE

Tillman & Associates
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26756

REVISIONS	
DATE	

PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

DATE 5/12/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0045

SHT. 04.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

\\TAE-DC\LandProjects\Marion County\Sandy Clay Residential\CIVIL\PRELIMINARY_PLAT\04.01-04.10 PRELIMINARY PLAT.dwg, 5/12/2026 12:32:00 PM



MARION COUNTY APPROVAL STAMP



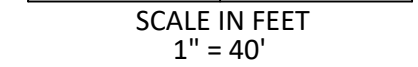
C/L CURVE DATA

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C17	17.31	83.00'	39.07'	12.63	24.98'	S81°28'S 10.7"E
C18	27.44	83.00'	39.75'	20.26	39.37'	S59°06' 23.40"E
C19	27.44	83.00'	39.75'	20.26	39.37'	S31°39'59.13"E
C20	13.75	83.00'	19.92'	10.01	19.83'	S11°04'S 15.81"E
C21	85.94	43.00'	64.50'	40.06	58.62'	N47°09' 55.62"W
C22	94.06	25.00'	41.04'	26.84	36.59'	S42°50' 04.38"W
C23	85.94	25.00'	37.50'	23.29	24.88'	N47°09' 55.62"W
C24	90.00	25.00'	39.27'	25.00	35.36'	S44°51' 53.39"W
C25	17.31	480.00'	14.34'	7.17	14.34'	S09°58' 22.22"E
C26	2.35	480.00'	19.68'	9.84	19.67'	S3°01' 17.23"E
C27	2.48	520.00'	22.51'	11.26	22.51'	N2°57' 20.12"E
C28	1.58	520.00'	14.34'	7.17	14.34'	N0°55' 31.11"W
C29	90.00	25.00'	39.27'	25.00	35.36'	N45°08' 06.61"W
C30	94.06	25.00'	41.04'	26.84	36.59'	N42°50' 04.38"E
C31	85.94	25.00'	37.50'	23.29	24.08'	N47°09' 55.62"W

SHT. 04.04



MARION COUNTY APPROVAL STAMP



C/L CURVE DATA

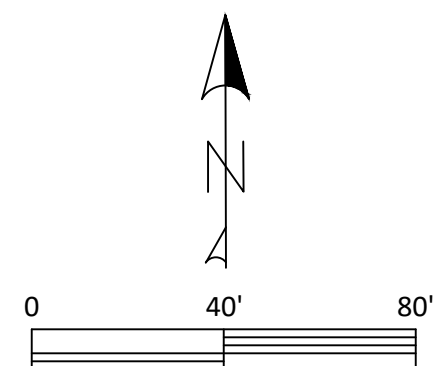
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C35	3.87	480.0'	32.45'	16.23	32.44'	S6° 07' 56.95"E
C36	6.28	480.0'	52.61'	26.33	52.58'	S11° 12' 32.55"E
C37	92.42	25.00'	40.33'	26.08	36.09'	S60° 33' 30.22"E
C38	77.43	25.00'	33.78'	20.04	31.27'	N34° 31' 05.38"E
C39	19.53	83.00'	28.29'	14.28	28.15'	S5° 34' 08.47"W
C40	22.08	83.00'	31.98'	16.19	31.79'	S26° 22' 22.60"W
C41	22.08	83.00'	31.98'	16.19	31.79'	S48° 27' 04.64"W
C42	13.74	83.00'	19.91'	10.00	19.86'	S66° 21' 40.53"W
C43	90.00	25.00'	39.27'	25.00	35.36'	S28° 13' 55.40"W
C44	90.00	25.00'	39.27'	25.00	35.36'	S61° 46' 04.60"E
C45	77.43	43.00'	58.11'	34.47	53.79'	N34° 31' 05.38"E
C46	10.82	83.00'	15.67'	7.86	15.65'	S1° 12' 48.91"W
C47	34.32	83.00'	49.72'	25.63	48.98'	S23° 47' 05.17"W
C48	29.14	83.00'	42.21'	21.57	41.76'	S55° 30' 56.51"W
C49	29.14	83.00'	42.21'	21.57	41.76'	S55° 30' 56.51"W
C50	3.15	83.00'	4.56'	2.28	4.56'	S71° 39' 30.26"W
C51	90.00	25.00'	39.27'	25.00	35.36'	N28° 13' 55.40"W
C52	90.00	25.00'	39.27'	25.00	35.36'	N61° 46' 04.60"W
C53	77.43	43.00'	58.11'	34.47	53.79'	N34° 31' 05.38"E
C54	105.57	25.00'	44.76'	31.19	39.01'	N25° 58' 54.62"W
C55	87.98	25.00'	38.39'	24.13	34.73'	N29° 14' 30.38"E
C56	10.55	520.00'	95.77'	48.02	95.64'	N9° 28' 19.64"W

PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

SHT. 04.05

Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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CERTIFICATION OF AUTHORIZATION # 26756

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LEGEND:

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

MARION COUNTY APPROVAL STAMP

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C57	16.63	500.00'	145.15'	73.09	144.64'	S8° 27' 05.61"E
C58	70.21	200.00'	245.07'	140.58	230.02'	N71° 39' 53.49"W
C59	21.42	470.00'	175.73'	88.90	174.71'	N62° 31' 14.99"E
C60	16.63	780.00'	226.43'	114.02	225.64'	N8° 27' 05.61"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C61	3.53	760.00'	46.78'	23.40	46.77'	S3° 11' 55.71"E
C62	3.53	760.00'	46.78'	23.40	46.77'	S6° 43' 31.14"E
C63	3.53	760.00'	46.78'	23.40	46.77'	S10° 15' 07.09"E
C64	4.15	760.00'	55.04'	27.53	55.03'	S14° 05' 24.61"E
C65	0.60	760.00'	8.00'	4.00	8.00'	S16° 27' 59.27"E
C66	90.00	25.00'	39.27'	25.00	35.36'	S61° 46' 04.60"E
C67	90.00	25.00'	39.27'	25.00	35.36'	N28° 13' 55.40"W
C68	0.60	520.00'	5.47'	2.74	5.47'	N16° 27' 59.27"W
C69	5.94	520.00'	53.90'	26.98	53.88'	N13° 11' 43.11"W
C70	4.24	520.00'	38.52'	19.27	38.51'	N8° 06' 12.08"W
C71	4.24	520.00'	38.52'	19.27	38.51'	N3° 51' 31.68"W
C72	9.20	480.00'	77.08'	38.63	77.07'	S11° 17' 56.99"E
C73	0.87	480.00'	7.27'	3.64	7.27'	S16° 20' 01.93"E
C74	90.00	25.00'	39.27'	25.00	35.36'	S61° 46' 04.60"E
C75	90.00	25.00'	39.27'	25.00	35.36'	S28° 13' 55.40"W
C76	90.00	25.00'	39.27'	25.00	35.36'	S61° 46' 04.60"E
C77	90.00	25.00'	39.27'	25.00	35.36'	S28° 13' 55.40"W
C78	90.00	25.00'	39.27'	25.00	35.36'	N61° 46' 04.60"W
C79	90.00	25.00'	39.27'	25.00	35.36'	S28° 13' 55.40"W
C80	87.71	25.00'	38.27'	24.02	34.64'	N60° 37' 24.94"W
C81	41.76	220.00'	160.36'	83.93	156.83'	N50° 26' 35.30"W
C82	60.51	180.00'	190.10'	105.00	181.39'	S66° 49' 03.43"E
C83	9.69	180.00'	30.46'	15.26	30.42'	N78° 04' 45.45"E
C84	90.00	25.00'	39.27'	25.00	35.36'	N28° 13' 55.40"W
C85	90.00	25.00'	39.27'	25.00	35.36'	N61° 46' 04.60"W
C86	4.46	450.00'	35.01'	17.51	35.00'	S71° 00' 11.23"W
C87	8.12	450.00'	63.75'	31.93	63.70'	S64° 42' 06.91"W
C88	17.19	490.00'	146.98'	74.05	146.43'	N64° 38' 19.42"E
C89	90.00	25.00'	39.27'	25.00	35.36'	N28° 13' 55.40"W
C90	3.88	800.00'	54.11'	27.06	54.11'	N14° 49' 49.12"W
C91	3.49	800.00'	48.77'	24.39	48.76'	N11° 08' 46.43"W
C92	3.49	800.00'	48.77'	24.39	48.76'	N7° 39' 12.04"W
C93	3.49	800.00'	48.77'	24.39	48.76'	N4° 09' 37.64"W



KEY MAP
1" : 600' SCALE

REVISIONS

DATE _____

PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 5/12/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0045

SHT. 04.06



1" : 600' SCALE

Parcel Curve Data						
Segment	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C96	0.34	3980.00'	23.51'	11.75	23.51'	N38° 21' 34.76"W
C97	0.59	3980.00'	41.00'	20.50	41.00'	N38° 49' 26.29"W
C98	0.59	3980.00'	41.00'	20.50	41.00'	N39° 24' 51.09"W
C99	0.59	3980.00'	41.00'	20.50	41.00'	N40° 00' 15.89"W
C100	0.59	3980.00'	41.00'	20.50	41.00'	N40° 35' 40.69"W
C101	0.59	3980.00'	41.00'	20.50	41.00'	N41° 11' 05.49"W
C102	4.50	3915.00'	307.47'	153.81	307.39'	N41° 46' 12.74"W
C103	0.59	3980.00'	41.00'	20.50	41.00'	N41° 46' 30.30"W
C104	0.59	3980.00'	41.00'	20.50	41.00'	N42° 21' 55.10"W
C105	0.59	3980.00'	41.00'	20.50	41.00'	N42° 57' 19.90"W
C106	0.59	3980.00'	41.00'	20.50	41.00'	N43° 32' 44.70"W
C107	0.59	3980.00'	41.00'	20.50	41.00'	N44° 08' 09.51"W
C108	0.59	3980.00'	41.00'	20.50	41.00'	N44° 43' 34.31"W
C109	0.59	3980.00'	41.00'	20.50	41.00'	N45° 18' 59.11"W
C110	0.59	3980.00'	41.00'	20.50	41.00'	N45° 54' 23.91"W
C111	89.36	25.00'	38.99'	24.72	35.16'	N89° 03' 52.41"E
C112	50.98	25.00'	22.24'	11.92	21.52'	N18° 53' 35.01"E
C113	89.36	25.00'	38.99'	24.72	35.16'	S10° 17' 51.45"E
C114	0.48	4020.00'	33.50'	16.75	33.50'	S44° 44' 24.58"E
C115	0.57	4020.00'	39.80'	19.90	39.80'	S44° 13' 03.96"E
C116	0.57	4020.00'	39.80'	19.90	39.80'	S43° 39' 09.76"E
C117	0.57	4020.00'	39.80'	19.90	39.80'	S43° 04' 59.53"E
C118	0.57	4020.00'	39.80'	19.90	39.80'	S42° 30' 57.32"E
C119	0.57	4020.00'	39.80'	19.90	39.80'	S41° 56' 55.10"E
C120	0.57	4020.00'	39.80'	19.90	39.80'	S42° 22' 52.88"E
C121	0.57	4020.00'	39.80'	19.90	39.80'	S40° 48' 50.67"E
C122	0.57	4020.00'	39.80'	19.90	39.80'	S40° 14' 48.45"E
C123	0.57	4020.00'	39.80'	19.90	39.80'	S39° 40' 46.24"E
C124	0.57	4020.00'	39.80'	19.90	39.80'	S39° 06' 44.02"E
C125	0.57	4020.00'	39.80'	19.90	39.80'	S38° 32' 41.81"E
C126	0.07	4020.00'	4.97'	2.49	4.97'	S38° 13' 33.17"E
C127	6.80	4146.00'	492.30'	246.44	492.01'	S35° 13' 20.43"E
C128	40.42	25.00'	17.63'	9.20	17.27'	N65° 11' 54.16"W
C129	50.21	25.00'	21.91'	11.71	21.21'	S69° 29' 19.64"W
C130	7.91	4196.00'	579.05'	289.98	578.59'	S42° 44' 07.95"E
C131	85.17	25.00'	37.16'	22.98	33.83'	S81° 22' 06.13"E
C132	4.39	450.00'	31.75'	17.26	34.50'	S58° 27' 39.01"W
C133	93.83	25.00'	40.94'	26.73	36.52'	S21° 05' 12.14"W

LEGEND:
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D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
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**PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA**

PRELIMINARY PLAT

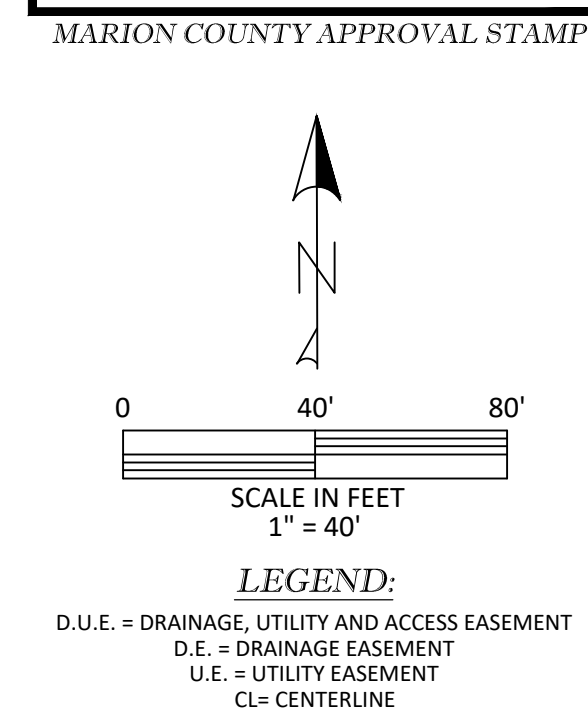
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CHKD. BY JMM
JOB NO. 25-0045

SHT. 04.07

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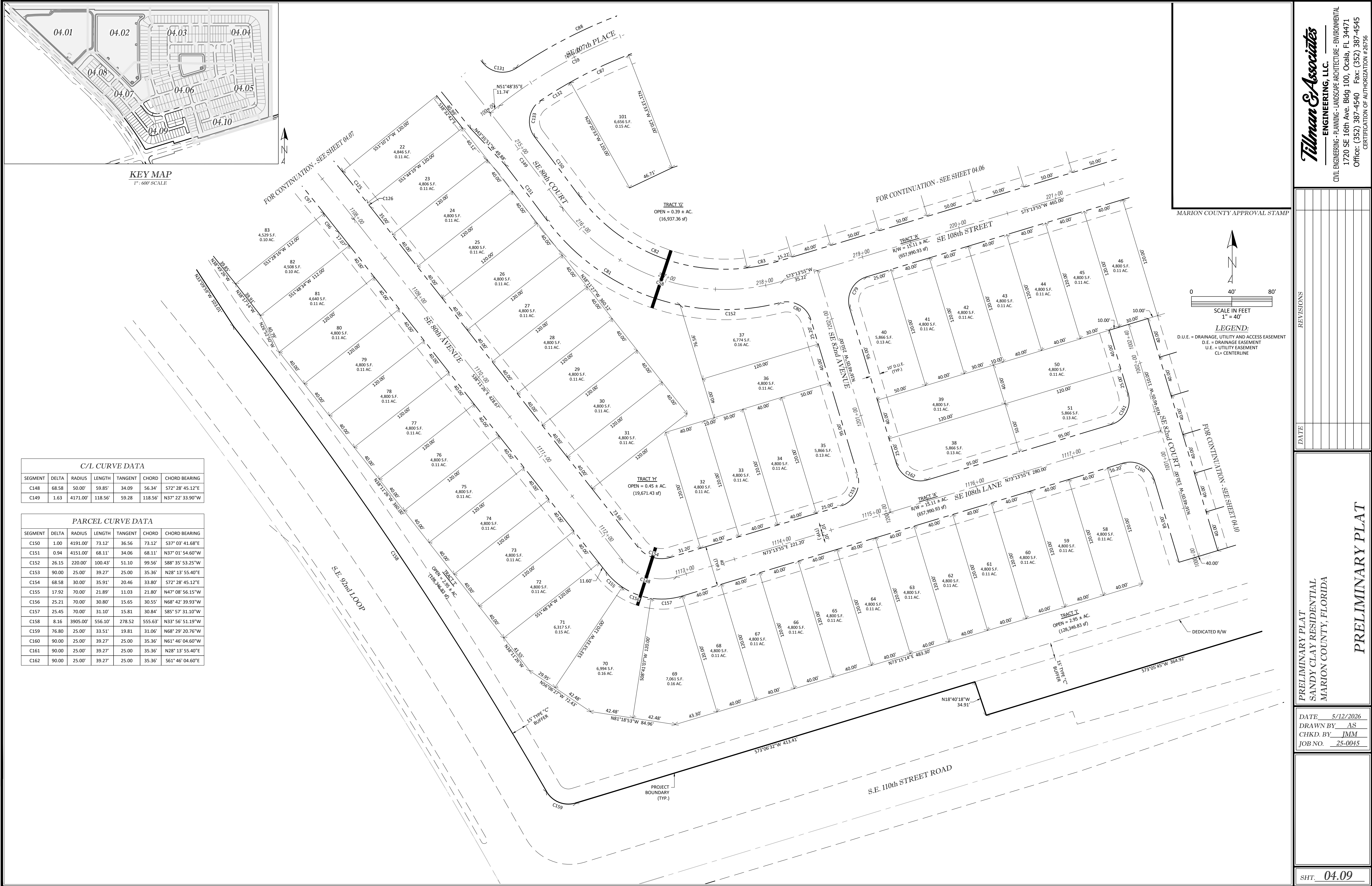
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CERTIFICATION OF AUTHORIZATION # 26756



PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C137	0.49	3980.0'	33.84'	16.92	33.84'	N46° 26' 43.25" W
C138	90.00	25.00'	39.27'	25.00	35.86'	S88° 18' 39.82" W
C139	1.16	3905.0'	79.03'	39.52	79.03'	N46° 08' 17.36" W
C140	90.00	47.00'	73.83'	47.00	66.47'	S88° 18' 39.82" W
C141	15.35	35.00'	9.38'	4.72	9.35'	S35° 38' 06.76" W
C142	15.82	35.00'	9.66'	4.86	9.63'	N51° 13' 13.87" E
C143	90.00	97.00'	152.37'	97.00	137.18'	N88° 18' 39.82" E
C144	90.00	25.00'	39.27'	25.00	35.36'	S1° 41' 20.18" E
C145	0.44	4020.0'	30.53'	15.27	30.53'	S46° 28' 16.85" E
C146	39.64	25.00'	17.30'	9.01	16.96'	N26° 25' 10.47" W
C147	0.45	4146.0'	32.34'	16.17	32.34'	N26° 25' 55.69" W



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C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C148	68.58	50.00'	59.85'	34.09	S6.34° 57'2" 28' 45.12"E
C149	1.63	4171.00'	118.56'	59.28	N18.56° 37'22" 33.90"W

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C150	1.00	4191.00'	73.12'	36.56	S37° 03' 41.68"E
C151	0.94	4151.00'	68.11'	34.06	N37° 01' 54.60"W
C152	26.15	220.00'	100.43'	51.10	S88° 35' 53.25"W
C153	90.00	25.00'	39.27'	25.00	N28° 13' 55.40"E
C154	68.58	30.00'	35.91'	20.46	S72° 28' 45.12"E
C155	17.92	70.00'	21.89'	11.03	N47° 08' 56.15"W
C156	25.21	70.00'	30.80'	15.65	N68° 42' 39.93"W
C157	25.45	70.00'	31.10'	15.81	S85° 57' 31.10"W
C158	8.16	3905.00'	556.10'	278.52	N33° 56' 51.19"W
C159	76.80	25.00'	33.51'	19.81	N68° 29' 20.76"W
C160	90.00	25.00'	39.27'	25.00	N61° 46' 04.60"W
C161	90.00	25.00'	39.27'	25.00	N28° 13' 55.40"E
C162	90.00	25.00'	39.27'	25.00	S61° 46' 04.60"E

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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CERTIFICATION OF AUTHORIZATION #76756

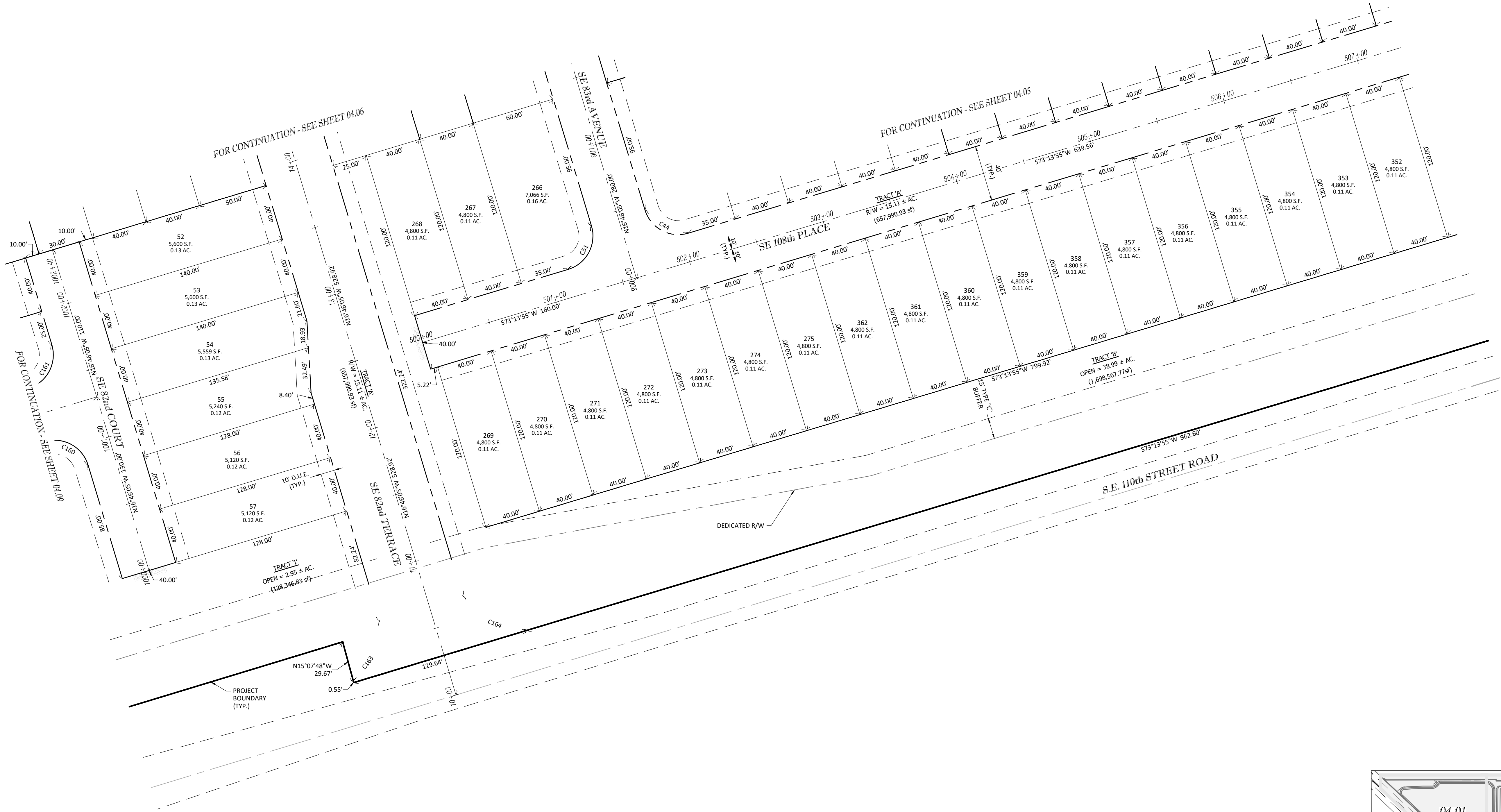
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PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

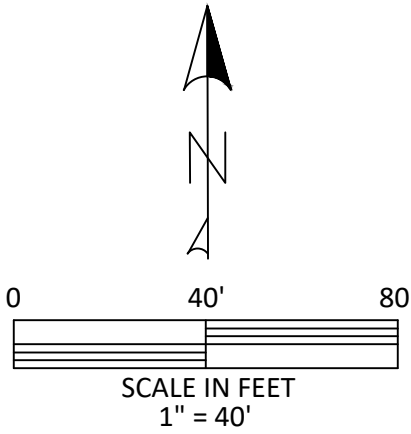
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PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C163	80.07	37.00'	51.71'	31.09	47.60'
C164	90.00	37.00'	58.12'	37.00	52.33'



KEY MAP
1" = 600' SCALE

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PRELIMINARY PLAT
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 5/8/2026
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