



SUBMITTAL SUMMARY REPORT 32511

PLAN NAME: DHRUV MASS GRADING (PHASE 2)	LOCATION: 2392 SW HWY 484 OCALA,
APPLICATION DATE: 02/21/2025	PARCEL: 41200-064-09
DESCRIPTION:	

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/28/2025	11/04/2025	12/23/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/15/2026	01/23/2026	02/24/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/04/2025	12/23/2025	Approved

SUBMITTAL SUMMARY REPORT (32511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/04/2025	12/02/2025	Approved
Comments				
Land Use - complete 11/3/25				
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Revised the Cover Sheet to list the site's PUD Approvals as follows: 1) 190902Z, Ordinance 19-20, AND 2) 211018Z, Ordinance 21-30.				
QUESTION - DISCUSSION: The PUD is required to provide a Type "C" Buffer to SW 20th Avenue Road and the future E-W and N-S roads that are due to be completed for the PUD area south of Hwy 484. The proposal indicates all trees will be cleared, which is a concern. Existing healthy trees in the buffer area need to be maintained, which will reduce the extent of replacement trees required. 2) Maintaining some of the perimeter trees within the required buffer spaces will help to disrupt wind to discourage wind-born dust, dirt, and debris from the site once grading has concluded and afterward until the site is further developed.				
YES 2.12.4.L(3) - All applicable Developer's Agreements listed? The PUD'S 211018Z approval established the following development condition: "No development may occur until Applicant and Marion County enter into an agreement acceptable to the County providing for improvements to SW 20th Avenue Road and construction of additional improvements, timing of development, and related issues. Such agreement may involve other parties and must specifically indicate it is entered pursuant to this approval."				
What is the status of the required agreement at this time? Staff notes that this mass grading plan and a prior (Phase 1) mass grading plan do not reflect the anticipated change in the road configurations to eliminate the SW 20th Avenue Road curve/bend that runs alongside this site. What is the status of those improvements?				
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?				
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?				
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?				
N/A 4.1.4.J - [Greenway Setback Provided?]				
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]				
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?				
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] Cover Sheet note #3				
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] Cover Sheet note #3				
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?				
YES 2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Note Provided? Concurrence deferral note provided as Cover Sheet Note #2				
N/A Additional Planning Items:				
No development may occur until Applicant and Marion County enter into an agreement acceptable to the County providing for improvements to SW 20th Avenue Road and construction of additional improvements, timing of development, and related issues. Such agreement may involve other parties and must specifically indicate it is entered pursuant to this approval.				
Zoning - complete 11/3/25				
YES 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation				
YES 6.11.6.B - Any activity excavating and removing material from a site shall include a designated access route and be approved by the County prior to utilization				
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements				
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios), parking, and required buffers associated with Special Use Permits				
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Second Review - Buffers are not consistent with requirements of approved PUD. Please see the supplemental files attached to this project for reference				
Initial Review - On Sheet 09.01, show and dimension the required buffers consistent with PUD approval letters No. 190902Z & No. 211018Z. These letters have been uploaded to the Supplemental folder in ePlans for your convenience. 4/10 Buffers on sheet 9.01 not consistent with PUD approval.				
YES 4.3.11 - Mining. Removal of excess material resulting from commercial, industrial and residential site improvements, except fish ponds. Does this have an approved development plan?				
YES 2.12.32 - Show 100 yr flood zone				
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain				
N/A Additional Zoning comments				

Landscape (Plans) (Parks and Recreation)	11/04/2025	12/02/2025	Approved
Comments			
N/A 2.12.18 - All trees 10" DBH and larger			
YES 2.12.25 - Marion Friendly Landscape Areas show area of MFLA and calculations showing MFLA meets requirements			
YES 6.7.3 - Tree protection			
N/A 6.7.4 - Shade tree requirements			
N/A 6.7.6 - Tree removal submittal requirements			
YES 6.7.8 - Protected tree replacement requirements All trees 10" DBH and greater to be shown on plan, or use 100" per acre rule. Please clarify why the only trees counted toward mitigation were the 30" and above.			
N/A 6.7.9 - Replacement trees; general requirements.			
N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)			
N/A 6.8.3 - Landscape design standards			
N/A 6.8.4 - Landscape area requirements for non-residential development			
YES 6.8.6 - Buffers 1. Waiver required for Type E buffer along SW 20th Ave			
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities			
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities			
N/A 6.8.10 - General planting requirements (specifications)			
N/A 6.9.2 - Irrigation plan requirements (details, legend, notes)			
N/A Additional Landscape comments			

SUBMITTAL SUMMARY REPORT (32511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/04/2025	12/02/2025	Approved
<i>Comments</i>	YES 2.15.2.B - Mass Grading Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC 10/29/25-fee due with resubmittal 9/8/25-fee due with resubmittal 4/7/25-fee due with resubmittal 2/24/25-fee due with resubmittal N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.15.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 4/7/25-Corrected 2/24/25-missing phone number of owner & applicant. YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, conditions, date of approval 2/24/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan YES 6.2.1.C- Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.2.1.B - Plans shall be legible and meet typical industry standards N/A Additional Development Review Comments			
OCE Property Management (Plans) (Office of the County Engineer)		11/04/2025	12/02/2025	Approved
<i>Comments</i>	N/A Mass Grading Plan "ROW does not review this type of plan"			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/04/2025	12/02/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)		11/04/2025	12/02/2025	Approved
<i>Comments</i>	YES No Comment. Parcel: 41200-061-00. YES Comments - No Response Required. Marion County Service Utility Area: Water and sewer available. Please reach out to MCU Development Review Officer, Heather.Proctor@marionfl.org for additional connection information. YES Comments - Response Required. 2.24.25 - Cover Page: Water/ Sewer Utility: Remove Current listing and replace with. Marion County Utilities. Customer Service 24/7/365 Address: 11800 US-441, Belleview, FL 34420 Phone: (352) 307-6000 INFO Review fee per Resolution 07-R-187A. No fee for this review Previous comment. . Fee(s) \$95.00 for this review. Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32511 N/A Check received.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/04/2025	12/02/2025	Requires Re-submit
<i>Comments</i>	N/A 2.12.30 - Route plan YES 6.2.1.E - Drawing legend N/A 6.11.6 - Construction route NO Additional Traffic comments 11/2/25 - Provide some truck warning signage for the construction entrance.			
Utilities (OCE Plans) (Utilities)		11/04/2025	12/02/2025	Approved
<i>Comments</i>	YES No Comment. Parcel: 41200-061-00. YES Comments - No Response Required. Marion County Service Utility Area: Water and sewer available. Please reach out to MCU Development Review Officer, Heather.Proctor@marionfl.org for additional connection information. YES Comments - Response Required. 2.24.25 - Cover Page: Water/ Sewer Utility: Remove Current listing and replace with. Marion County Utilities. Customer Service 24/7/365 Address: 11800 US-441, Belleview, FL 34420 Phone: (352) 307-6000 INFO Review fee per Resolution 07-R-187A. No fee for this review Previous comment. . Fee(s) \$95.00 for this review. Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32511 N/A Check received.			

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Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/23/2026	01/15/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	01/23/2026	01/23/2026	Informational
<i>Comments</i>	For any questions related to the Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [INFO] PUD Case No. 211018Z			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ			
<i>Corrections</i>	2.12 - Development Agreements (Resolved) - [INFO] In future submittals for Marco Polo PUD project, please include all developer's agreement(s) in cover sheet.			
<i>Corrections</i>	Existing, proposed, and/or adjacent ROW informatio (Resolved) - [INFO] Please note that approved PUD Master Plan requires re-aligning of existing SW 22nd Court ROW. Staff notes proposed DRA has been designed aligning with existing curved ROW. Mass grading plan is therefore done at developer's own risk.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [INFO] Applicant does provide required Type C buffer, along existing ROW			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - [INFO] EALS, dated to January 2023, was previously accepted by Planning/Zoning staff. Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. The application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/23/2026	01/16/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/23/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		01/23/2026	01/28/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/23/2026	01/16/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/23/2026	01/20/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/23/2026	01/15/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/23/2026	01/23/2026	Approved
<i>Comments</i>	Parcel is within the Marion County Utility service area. No utilities are shown on the plans.			



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 32511

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 2/20/25

A. PROJECT INFORMATION:

Project Name: DHRUV Mass Grading (Phase 2)

Parcel Number(s): 41200-061-00

Section 12 Township 17S Range 21E Land Use _____ Zoning Classification PUD

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: MASS GRADING

Property Acreage 5.76 Number of Lots _____ Miles of Roads 0

Location of Property with Crossroads SE of Intersection of SW Hwy 484 and SW 20th Avenue Rd

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 and Associates Engineering, LLC Contact Name: Kevin L Atchley, PE

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@tillmaneng.com

Surveyor:

Firm Name: JCH Consulting Group, Inc Contact Name: Christopher J. Howson

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # 352-405-1482 Alternate Phone # _____

Email(s) for contact via ePlans: Chris@jchcgc.com

Property Owner:

Owner: Ocala 484 Investmenet LLC Contact Name: Vijay Patel

Mailing Address: 6093 Congress St City: New Port Richey State: FL Zip Code: 34653

Phone # (727) 846-9500 ext 201 Alternate Phone # _____

Email address: vpatel@dhruvmanagement.com

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

1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4940 Fax: (352) 387-4545
 www.jch.com

MASS GRADING PLAN

DHRUV MASS GRADING PHASE 2

SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



PERMITS
 1. MARION COUNTY - MASS GRADING PLAN
 2. STATE - DEP
 3. DEP - NPDES (BY OTHER)

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. R02255 MARCO POLO ISSUING AGENT, KLEIN & KLEIN, LLC. ISSUING OFFICE FILE NUMBER 88020, BEARING AN EFFECTIVE DATE OF SEPTEMBER 20, 2011, DIVISION NUMBER 7, AMENDED & REFINISHED)
 A PORTION OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, THENCE S. 09°12' W. ALONG THE EAST LINE OF SAID SW 1/4, A DISTANCE OF 600 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 48 (A K.A. STATE ROAD NO. 48) BEING A 30 FOOT WIDE RIGHT OF WAY, THENCE S. 89°53' W. ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 41.42 FEET TO THE POINT OF BEGINNING, THENCE S. 09°12' W. PARALLEL WITH THE ABOVEMENTIONED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.42 FEET TO A POINT ON THE ABOVEMENTIONED EAST LINE OF THE SW 1/4, THENCE S. 09°12' W. ALONG SAID EAST LINE, A DISTANCE OF 11.42 FEET TO THE SW CORNER OF THE SW 1/4 OF SAID SW 1/4, THENCE S. 89°53' W. ALONG THE SOUTHWEST CORNER OF SAID SW 1/4, A DISTANCE OF 127.25 FEET TO THE SW CORNER OF THE EAST 600 FEET OF THE WEST 260 FEET OF SAID SW 1/4 OF THE SW 1/4, THENCE S. 09°12' W. PARALLEL WITH THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 90 FEET, THENCE S. 89°53' W. PARALLEL WITH THE ABOVEMENTIONED SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 48, A DISTANCE OF 38.14 FEET, THENCE S. 09°12' W. PARALLEL WITH THE ABOVEMENTIONED EAST LINE OF THE SW 1/4, A DISTANCE OF 36.25 FEET TO A POINT ON THE ABOVEMENTIONED SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 48, THENCE S. 89°53' W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET, THENCE S. 09°12' W. PARALLEL WITH THE ABOVEMENTIONED EAST LINE OF THE SW 1/4, A DISTANCE OF 26.25 FEET TO A POINT ON THE ABOVEMENTIONED SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 48, THENCE S. 89°53' W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.
 LESS AND EXCEPT PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN O.R. BOOK 262, PAGE 286 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 AND
 THE WEST 140 FEET OF THE EAST 600 FEET OF THE WEST 120 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 90 FEET FOR THE RIGHT OF WAY OF STATE ROAD 48.
 AND
 THE WEST 150 FEET OF THE EAST 160 FEET OF THE WEST 160 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, EXCEPT THE NORTH 90 FEET FOR RIGHT OF WAY FOR STATE ROAD 48.
 AND
 THE EAST 190 FEET OF THE WEST 130 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, EXCEPT THE NORTH 90 FEET FOR THE RIGHT OF WAY FOR STATE ROAD 48.
 AND
 THE WEST 600 FEET OF THE NORTH 1/2 OF SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, EXCEPT RIGHT OF WAY FOR STATE ROAD 48.
 AND
 TRACT'S MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENT AT THE NE CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°53' W. ALONG THE EAST BOUNDARY OF SAID SW 1/4, 600 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 48, 100 FEET WIDE, THENCE S. 89°53' W. ALONG SAID RIGHT OF WAY LINE 97.1 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, THENCE S. 09°12' W. ALONG SAID EAST LINE, A DISTANCE OF 11.42 FEET, THENCE S. 89°53' W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE S. 89°53' W. ALONG SAID EAST LINE, A DISTANCE OF 11.42 FEET TO THE POINT OF BEGINNING.
 ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

HORIZONTAL DATUM
 BEARING AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 301 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION 1N10R06.
VERTICAL DATUM
 VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 1757C AT 34 RM, ELEVATION 124.27 (NAVD 88).
BENCHMARKS
 - TEMPORARY BENCHMARK "30" SET 7' IRON ROD & CAP (LB 807) ELEVATION = 109.97; NORTHING = 705684.89; EASTING = 60276.58
 - TEMPORARY BENCHMARK "30" SET 8' IRON ROD & CAP (LB 807) ELEVATION = 124.27; NORTHING = 705671.82; EASTING = 60284.87
 - TEMPORARY BENCHMARK "30" SET 8' IRON ROD & CAP (LB 807) ELEVATION = 98.10; NORTHING = 706671.89; EASTING = 60423.42

OWNER/DEVELOPER
 Ocala 48 Investment LLC
 VIJAY PATEL, MEMBER
 690 CONGRESS STREET
 NEW PORT BEACH, FLORIDA 32663
 PHONE: (772) 466-9600 EXT. 20

CIVIL ENGINEER
 TULLMAN AND ASSOCIATES ENGINEERING, LLC
 JEFFREY M. McPHERSON, P.E.
 1720 SE 16th Ave., Bldg. 100
 Ocala, Florida 34471
 PHONE: (352) 387-4940

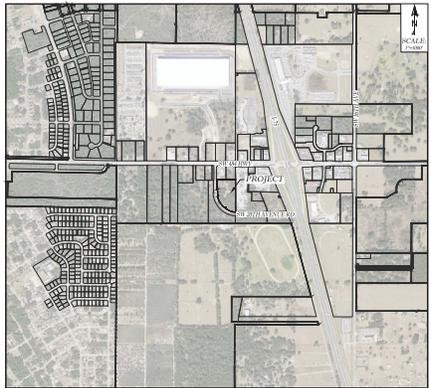
SURVEYOR
 JCH CONSULTING GROUP, INC.
 CHRISTOPHER J. HOWSON, F.S.M., F.C.M.
 48 S.W. 18th STREET
 Ocala, Florida 34471
 PHONE: (352) 496-4842

GEOTECHNICAL CONSULTANT
 GEO-TECH, INC.
 CRAIG HAMPY, PE
 106 S.E. 34th AVENUE
 Ocala, Florida 34471
 PHONE: (352) 496-7711

THIS SITE CONTAINS:
 RESIDENTIAL UNITS = 0
 TOTAL PROJECT AREA = 5.76 ± ACRES
 EXISTING IMPERVIOUS = 0.00 AC. (0.00 S.F.) 0.00%
 TOTAL MILES OF ROADWAY = 0.00 MILES
 PARCEL # 41200-061-00
 FUTURE LAND USE = EMPLOYMENT CENTER
 CURRENT ZONING = P1D ZONING
 (PLANNED UNIT DEVELOPMENT)

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01-04.02	MASTER DRAINAGE PLAN
05.01	GRADING PLAN
06.01	GRADING & DRAINAGE DETAILS
07.01	EROSION CONTROL PLAN
08.01	EROSION CONTROL DETAILS
09.01	BUFFER AND TREE PRESERVATION PLAN
1-5	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP INC.)



NOTES

- THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONVEYANCE APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONVEYANCE DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONVEYANCE REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48040, EFFECTIVE DATE OF AUGUST 2, 2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
- 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.
- ANY EXISTING WELLS LOCATED SHALL BE ABANDONED BY A LICENSED WELL CONTRACTOR.
- SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
- TRUCK WARNING SIGNAGE REQUIRED AT THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN WITH THE RIGHT-OF-WAY UTILIZATION PERMIT.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM SUCCESSORS AND ASSIGNS SHALL PERFECTLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

VIJAY PATEL, MEMBER
 Ocala 48 INVESTMENT LLC

ENGINEER CERTIFICATION

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

JEFFREY M. McPHERSON, P.E.
 REGISTERED ENGINEER NO. 60605
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

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.

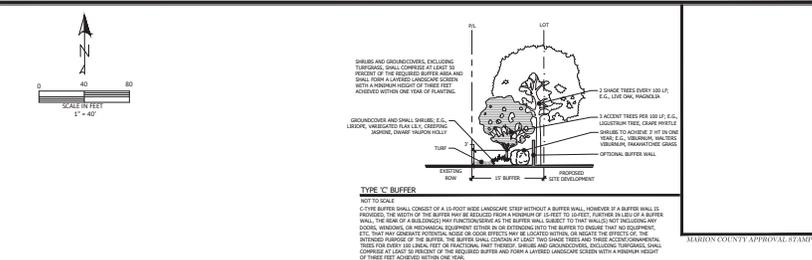
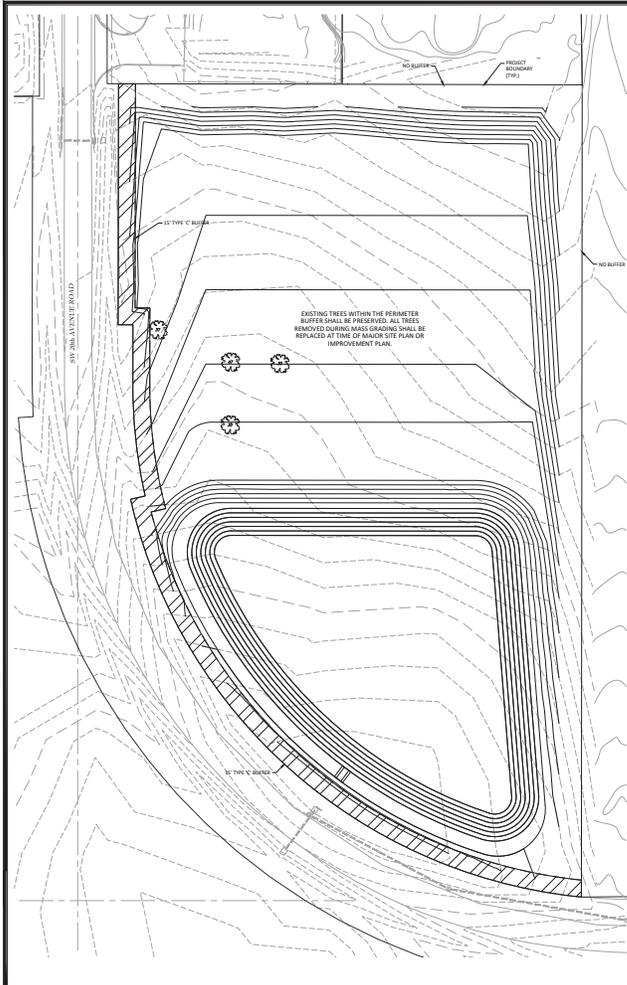
CHRISTOPHER J. HOWSON, F.S.M.
 JCH CONSULTING GROUP, INC.
 REGISTERED LAND SURVEYOR NO. 6853
 STATE OF FLORIDA

MASS GRADING PLAN
 DHRUV MASS GRADING PHASE 2
 MARION COUNTY, FLORIDA
 COVER SHEET

DATE: 1/21/2020
 DRAWN BY: AS
 CHECK BY: JML
 JOB NO.: 24923

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



TYPE C BUFFER

SMILES AND GROUNDCOVERS EXCLUDING TURFCOVERS SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION. THE BUFFER SHALL BE MAINTAINED WITH A MINIMUM HEIGHT OF THREE FEET AND A MINIMUM WIDTH OF ONE YEAR OF PLANTING.

TYPE C BUFFER

EXISTING TREES SHALL BE MAINTAINED WITHIN THE BUFFER. THE BUFFER SHALL BE MAINTAINED WITHIN THE BUFFER. THE BUFFER SHALL BE MAINTAINED WITHIN THE BUFFER.

TYPE C BUFFER

EXISTING TREES WITHIN THE BUFFER SHALL BE PRESERVED. ALL TREES REMOVED DURING MASS GRADING SHALL BE REPLACED AT TIME OF MAJOR SITE PLAN OR IMPROVEMENT PLAN.

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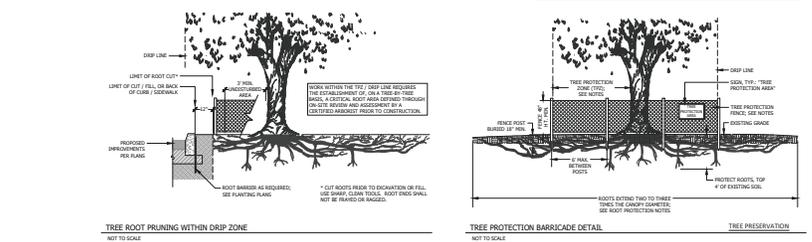
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TREE ROOT PRUNING WITHIN DRP ZONE

NOT TO SCALE

TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE

TREE PRESERVATION

NOT TO SCALE

EXISTING TREES

POINT ID	NORTHING	EASTING	TYPE	SIZE (IN)	PROTECT (FT)
1	1200.000	100.000	DP	20	10
2	1200.000	100.000	DP	20	10
3	1200.000	100.000	DP	20	10
4	1200.000	100.000	DP	20	10

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

THORNTON ENGINEERING, LLC
 1720 SE 18TH AVE, BOCA RATON, FL 33497
 (561) 365-1111
 www.thorntoneng.com

MARION COUNTY APPROVAL STAMP

MISS GRADING PLAN PHASE 2
BUFFER AND TREE PRESERVATION PLAN

DATE: 06/24/2021
 DRAWN BY: AS
 CHECKED BY: MM
 FORNAX: 21-0001A

SHEET: 09.01

