

August 21, 2024

PROJECT NAME: THE OLE OAK VILLAGE

PROJECT NUMBER: 2022120053

APPLICATION: MAJOR SITE PLAN #31223

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Is any outdoor storage proposed?
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Will there be a sign?
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: Gopher tortoises found on site, FWC permits will be required.
- 4 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Sheet RN.01 Management Plan is missing the lot numbers.
The two parcels (38538-000-00 & 38539-000-00) need to be combined prior to pulling permits.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Mitigation provided and must be adhered to.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: EALS provided, listed species present.
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None on site.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Defer to CoB for Code compliance and connections/services. No MCU fee for this review.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview Utilities sewer service area
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview Utilities water service area
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/5/24-add waivers if requested in future
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)
STATUS OF REVIEW: INFO
REMARKS: 6/5/24-fee due with resubmittal
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: (1) Second PID seems to be incorrect. It should be 38539-000-00. (2) Please include existing impervious in SF, AC, and %. (3) Please include proposed impervious and pervious area in SF, AC, and %. (4) Please include how much impervious was allocated for each lot on the cover page.
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires the survey to be less than 12 months old.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: Please label the DUAE on the master drainage plan and lot grading plan.
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Manufactured Housing One, LLC does not appear to own both properties. Please clarify.
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: LDC requires a minimum of two borings within the DRA limits. Geotech report shows all 4 borings to be outside the limits of the proposed DRA.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: Please provide the post-development basin map (Exhibit not included in the drainage report).
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: (1) Geometry plan has the DRA BTM = 66' and the Drainage plan has DRA BTM = 68'. Please clarify. (2) Plans depicting the DRA need to include dimension or coordinates for constructability. (3) Plans need to include pond cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, 12' maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom.

- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO
REMARKS: DRAs shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Please callout the maintenance berm on the drainage plan and DRA cross-section.
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: The rainfall amount will need to be updated in the stormwater report. The LDC requires utilizing the rainfall intensity for 25yr/24hr storm = 8.0-8.5" and 100yr/24hr storm = 11.0-11.5".
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria
STATUS OF REVIEW: NO
REMARKS: Please include proposed FFE for each lot on the lot grading plan. This will ensure the finished floor elevations will be a minimum of one foot higher than the maximum stage of the DRA.
- 33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, have the option to be seeded and mulched. Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, will need to be sodded. Please callout vegetative cover on DRA cross-section and master drainage plan.
- 34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.12.6 - Roadway Flooding Level of Service
STATUS OF REVIEW: NO
REMARKS: See comment under "Hydraulic Analysis"

- 35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "Hydraulic Analysis"
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please provide a hydraulic analysis. Was not provided in the stormwater report.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "Hydraulic Analysis"
- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: How is stormwater in the ROW being addressed? Will it sheet flow over the driveway connection or will there be a culvert?
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales
STATUS OF REVIEW: NO
REMARKS: Please callout sod on the typical swale cross-section.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed and sealed Karst analysis.
- 41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: Please add the following note to the cover page: "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."
- 42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: An operation and maintenance manual is required for all projects. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website.
- 43 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 6/17/24 - The connection to US 441 does not meet spacing requirements.

45 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.1.A. - Transportation Facilities - Purpose and Intent

STATUS OF REVIEW: NO

REMARKS: 6/17/24 - 1. The roadway should be a normal crown. 2. The entrance is awkward and unexpected. Consider removing the circular feature.

46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 6/17/24 - The roadway right-of-way is required to be 50' with 5' easements on each side.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 6/17/24 - Sidewalk is required on US 301 and on the internal streets.

48 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 6/17/24 - This was submitted as a site plan, but there are roadway improvements. This needs to be resubmitted as an improvement plan. A complete review can't be performed.

49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: For those non-City of Belleview Utility Details on sheets 11.01 and 120.1 and 12.02 for Marion County, revise. Updates to all UT details were approved 4/13/23 and can be found here: <https://utilities.marionfl.org/i-want-to/find-construction-related-forms>

50 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: 6.14.2.A(1) - Letter of Plans acceptance (availability and capacity from CoB) the CoB is NOT part of the Development Review process; provide evidence of their review and approval of the subject site plan water connections and compliance with LDC to clear this checklist item.

51 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

- 52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: This note must be included on cover page.
- 53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: Incorrect parcel number provided on cover page.
- 54 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.8 - Legal description matches boundary on plan
STATUS OF REVIEW: NO
REMARKS: On Sheet 01.01 under the project name is an incorrect parcel number of 38569-000-00. It should be 38539-000-00.
- 55 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet 05.01 has S US HWY 301 incorrectly labeled as US HWY 301. Sheet RN.01 Management Plan is missing the road name of S US HWY 301.
- 56 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Please include graphic and written scale.
- 57 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 58 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 59 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
STATUS OF REVIEW: NO
REMARKS: Please provide, with ties to or on the subject boundary.
- 60 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 61 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please update.

- 62 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide overlay of sheet 04.01 onto aerial.
- 63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please submit tree mitigation, landscape and irrigation plans for review
- 64 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Not provided.
- 65 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: What buffers are proposed?



**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 31223

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8/14/2024 Parcel Number(s): 38538-000-00 Permit Number: 31223

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: The Ole Oak Village Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Manufactured Housing One, LLC
Signature: O. Peri
Mailing Address: 3225 McLeod Dr., Suite 110 City: Las Vegas
State: NV Zip Code: 89121 Phone #: (201) 658-5953
Email address: peri@tripleventure.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Kevin Atchley, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading prior to improvement plan approval, at the developer's risk.

DEVELOPMENT REVIEW USE:

Received By: Email 8/20/24 Date Processed: 8/21/24 BM Project # 2022120053 AR # 31223

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



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471
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Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.3 - Type of stormwater facility criteria

Reason/Justification for Request (be specific): Request waiver for berm width criteria for private DRAs. Request a minimum berm width of 5'.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

PERMITS:

1. MAJOR SITE PLAN (MARION COUNTY) - PENDING
2. ENVIRONMENTAL RESOURCE PERMIT (S.J.R.W.M.D.) - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (By Others)



MAJOR SITE PLAN for THE OLE OAK VILLAGE

SECTION 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 31
TOTAL PROJECT AREA = 5.66 AC.
MILES OF ROADWAY = 0.35
OPEN SPACE = 0.86 AC. (15.2%)
TOTAL IMPERVIOUS AREA = 2.6 AC.
PARCELS: 38538-000-00 & 38569-000-00
DESCRIPTION OF PURPOSE: MOBILE HOME PARK
FUTURE LAND USE: HR & COM
ZONING: P-MH

ITE CODE	DEVELOPMENT DESCRIPTION	DEVELOPMENT SITE	UNIT	AM IN	AM OUT	PM IN	PM OUT
240	MOBILE HOME PARK	31	UNITS	3	6	9	6
TOTAL				9		15	



VICINITY MAP
SCALE: 1"=500'

OWNER/DEVELOPER:
OHAD PERI
MANUFACTURED HOUSING ONE, LLC
3225 MCLEOD DR., SUITE 110
LAS VEGAS, NV 89121-2257
PHONE: (201) 658-5953

CIVIL ENGINEER:
KEVIN L. ATCHLEY, PE
TILLMAN AND ASSOCIATES ENGINEERING, LLC
1720 SE 16TH AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:
ANDREW W. CARBAUGH, PSM
C & A SURVEY, INC.
3106 E. FORT KING STREET
OCALA, FLORIDA 34470
PHONE: (352) 694-6566

GEOTECHNICAL CONSULTANT:
CRAIG A. HAMPY, PE
GEO-TECH, INC.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 694-7711

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LEGAL DESCRIPTION:

LOT 1, BLOCK 93, TOWN OF BELLEVUE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 15 AND 15-B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT 100 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE NORTH-WESTERLY CORNER THEREOF, AND EXCEPT EXISTING RIGHT OF WAY AND ADDITION THERETO, DATED APRIL 19, 1940, RECORDED OCTOBER 16, 1940, IN DEED BOOK 241, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS ANY PORTION CONTAINED IN BOOK 6274, PAGE 851.

&

THE NORTH 100 FEET OF THE WEST 200 FEET OF LOT 1, BLOCK 93, TOWN OF BELLEVUE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE(S) 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A STRIP OF LAND 50 FEET IN WIDTH LYING EAST OF AND ADJACENT TO SAID THE NORTH 100 FEET OF THE WEST 200 FEET OF LOT 1, BLOCK 93.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICA DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT XXX, ELEVATION XXX (NAVD 1988).

SURVEYOR'S NOTES:

1. DATE OF FIELD SURVEY :12/27/ 2022.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0741D, EFFECTIVE DATE OF 8/28/2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY C & A SURVEY, INC.
5. SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY C & A SURVEY, INC.
6. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

_____ OHAD PERI
MANUFACTURED HOUSING ONE, 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.

_____ KEVIN L. ATCHLEY, P.E.
FL LICENSE NO. 53119

SURVEYOR'S CERTIFICATE:

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

_____ ANDREW W. CARBAUGH, PSM
C & A SURVEY, INC.
FL LICENSED LAND SURVEYOR NO. 6787

Marion County Approval Stamp

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #2206

REVISIONS

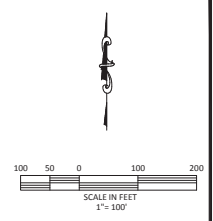
DATE

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA

COVER SHEET

DATE: 5/3/2024
 DRAWN BY: PM
 CHKD BY: DM
 JOB NO.: 24-8332

SHT. 01.01



Marion County Approval Stamp

William & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4640 Fax: (352) 387-4645
 CERTIFICATE OF AUTHORIZATION # 26796

REVISIONS	DATE

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA
AERIAL PHOTOGRAPH

DATE: 5/29/2024
 DRAWN BY: PV
 CHKD. BY: DM
 JOB NO.: 24-8333

SHT. **03.01**

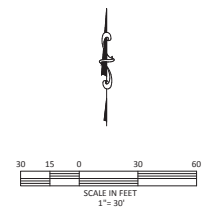
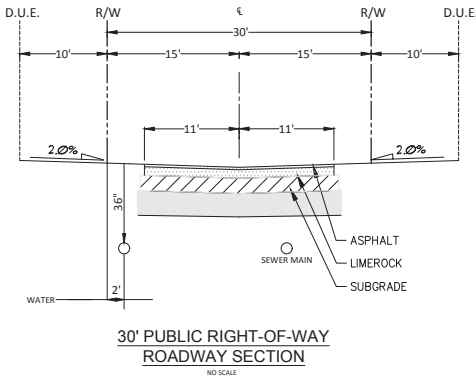
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Manufactured Home Park, Homebased Properties\CIVIL\CONSTRUCTION\03 Aerial Photograph_24-8333.dwg, 5/29/2024 1:05:48 PM, DWG To PDF.plt

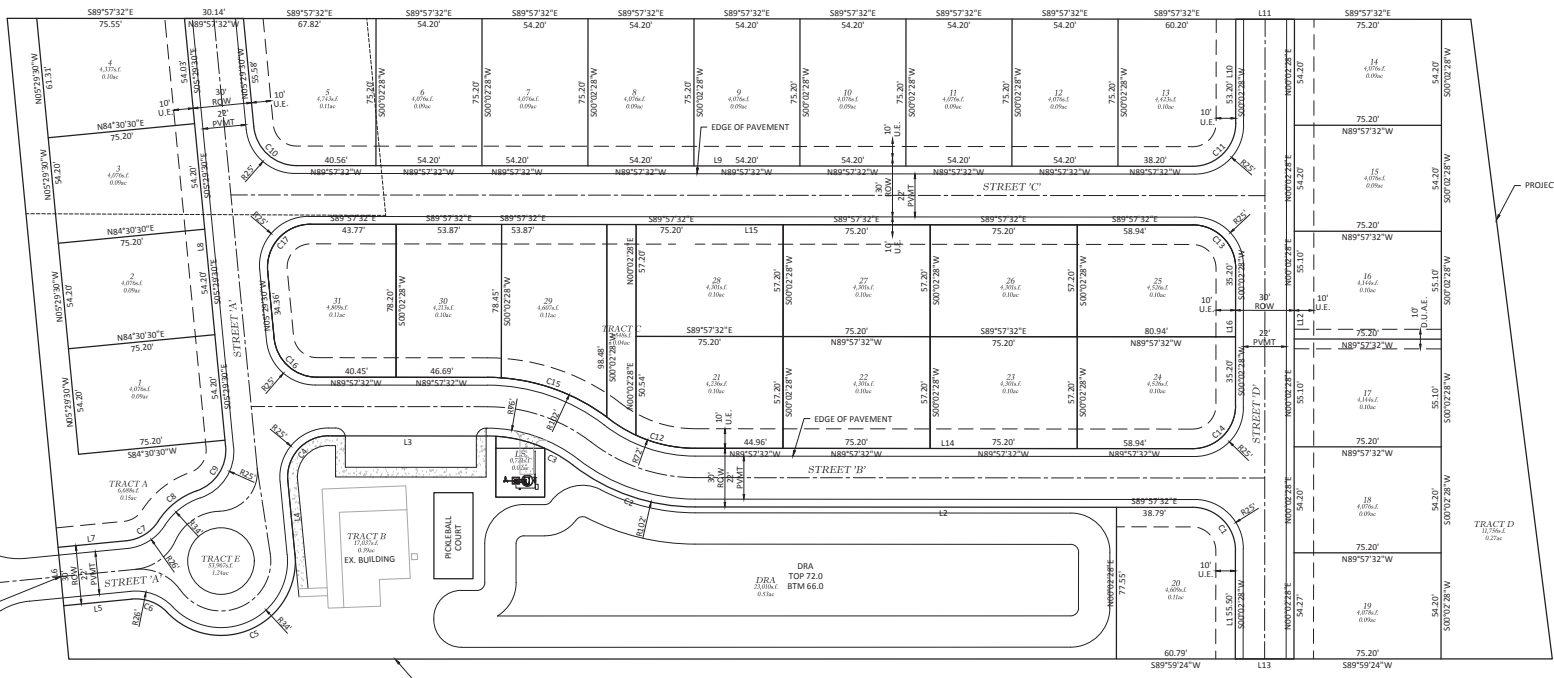
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C1	34.56	22.00	90.00
C2	66.99	102.00	37.63
C3	47.29	72.00	37.63
C4	35.01	21.00	95.53
C5	94.11	38.00	143.90
C6	19.94	22.00	51.93
C7	19.94	22.00	51.93
C8	25.50	38.00	38.46
C9	29.38	22.00	76.51
C10	32.43	22.00	84.47
C11	34.56	22.00	90.00
C12	47.29	72.00	37.63
C13	34.56	22.00	90.00
C14	34.56	22.00	90.00
C15	66.99	102.00	37.63
C16	32.43	22.00	84.47
C17	36.68	22.00	95.53

Line #	Length	Direction
L1	55.50	N0° 02' 27.71"E
L2	254.30	N89° 57' 32.29"W
L3	81.08	N89° 57' 32.29"W
L4	37.53	S5° 29' 30.00"E
L5	34.97	S84° 29' 16.47"W
L6	30.00	N5° 29' 30.00"W
L7	34.96	N84° 29' 16.45"E
L8	219.63	N5° 29' 30.00"W
L9	458.16	S89° 57' 32.29"E
L10	53.20	N0° 02' 27.71"E
L11	30.00	S89° 57' 32.29"E
L12	327.07	S0° 02' 27.71"W
L13	30.00	S89° 59' 23.63"W
L14	254.30	S89° 57' 32.29"E
L15	450.99	N89° 57' 32.29"W
L16	70.40	N0° 02' 27.71"E

TRACT TABLE				
TRACT NAME	DESCRIPTION	AREA (AC)	SQUARE FEET (SF)	OWNER/MAINTENANCE
TRACT A	OPEN SPACE/LANDSCAPE BUFFER	0.53	23009.82	HOA
TRACT B	OPEN SPACE/LANDSCAPE BUFFER	0.02	721.34	HOA
TRACT C	OPEN SPACE	0.15	6688.48	HOA
TRACT D	VEGETATIVE BUFFER	0.39	17036.65	HOA
TRACT E	OPEN SPACE	0.04	1548.01	HOA
TRACT F	VEGETATIVE BUFFER	0.27	11756.36	HOA
TRACT G	VEGETATIVE BUFFER	1.24	53967.09	HOA



- NOTES:**
- SEE SHEET 04.02 FOR NOTES, SUMMARY, LOT DETAILS AND TYPICAL LOT DIMENSIONS.
 - ALL INTERSECTIONS MEET FOOT SIGHT DISTANCE REQUIREMENTS.
 - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
- LEGEND:**
- D.E. = DRAINAGE EASEMENT
 - D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
 - DRA = DRAINAGE RETENTION AREA
 - TYP. = TYPICAL



Tillman & Associates
ENGINEERS, P.L.L.C.
 CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #12076

REVISIONS	DATE

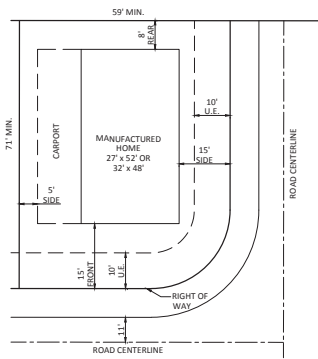
GEOMETRY PLAN

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA

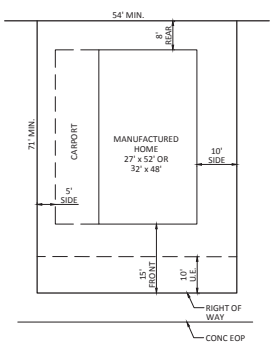
DATE: 5/30/2021
 DRAWN BY: DM
 CHKD. BY: DM
 JOB NO.: 24-8337

SHT. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
 Marion County/Manufactured Home Park, Homebased Properties/CIVIL/CONSTRUCTION/04 Geometry Plan_24-8337.dwg, 5/30/2024 9:55:47 AM, DWG To PDF.plt

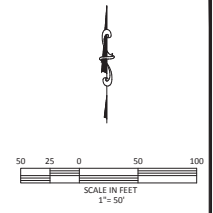


CORNER LOT DETAIL



TYPICAL LOT DETAIL

OPEN SPACE:	
OPEN SPACE A:	0.15 ± AC
OPEN SPACE B:	0.39± AC
OPEN SPACE C:	0.04± AC
OPEN SPACE D:	0.27± AC
TOTAL OPEN SPACE: 0.85 ± AC	



Marion County Approval Stamp

Tillman & Associates
ENGINEERS, LLC
 CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #22296

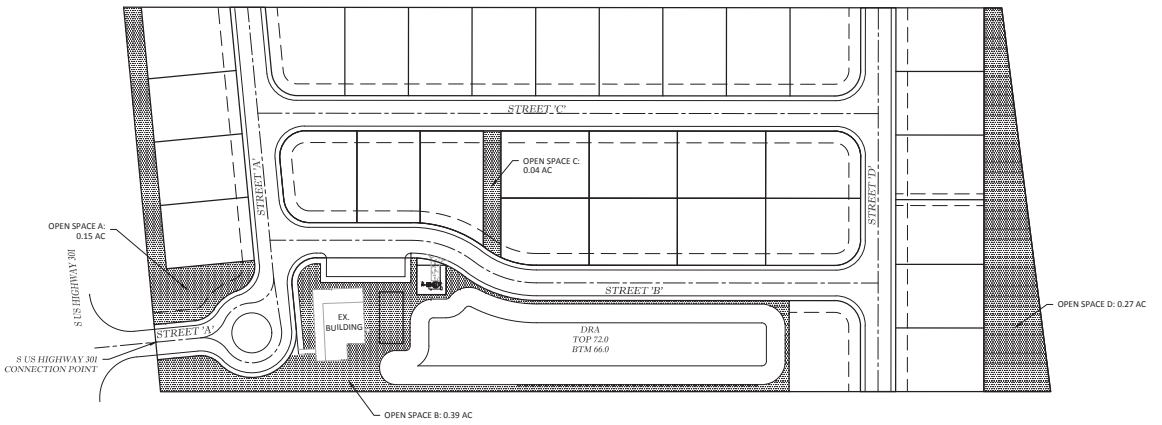
DATE	REVISIONS

MAJOR/SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA

DATE: 5/30/2021
 DRAWN BY: JY
 CHKD. BY: DM
 JOB NO.: 21-8333

SHT. 04.02

GEOMETRY PLAN

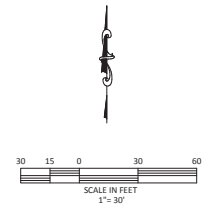


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Manufactured Home Park, Homebased Properties\CIVIL\CONSTRUCTION\04 Geometry Plan_21-8333.dwg, 5/30/2024 9:58:31 AM, DWG To PDF.plt

NOTES:

1. ALL PAVEMENT RADII AT INTERSECTIONS TO BE 25' AT LEADING EDGE OF CURB, UNLESS OTHERWISE INDICATED ON PLANS.
2. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
3. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
4. "ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."



Marion County Approval Stamp

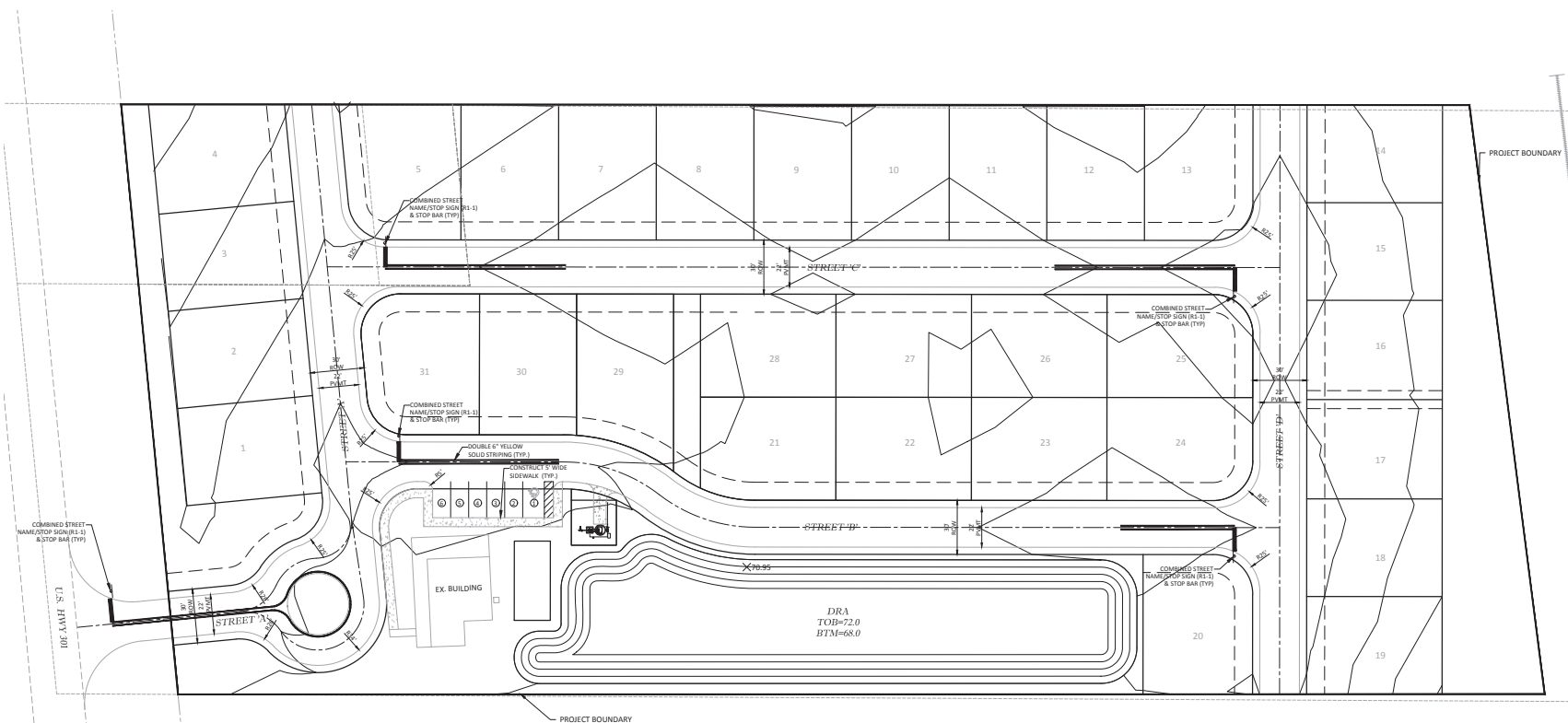
Tillman & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #25296

DATE	REVISIONS

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA
SIGNAGE & STRIPPING PLAN

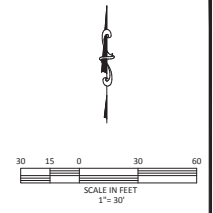
DATE: 5/30/2021
DRAWN BY: PM
CHKD. BY: DM
JOB NO. 21-8333

SHT. 05.01



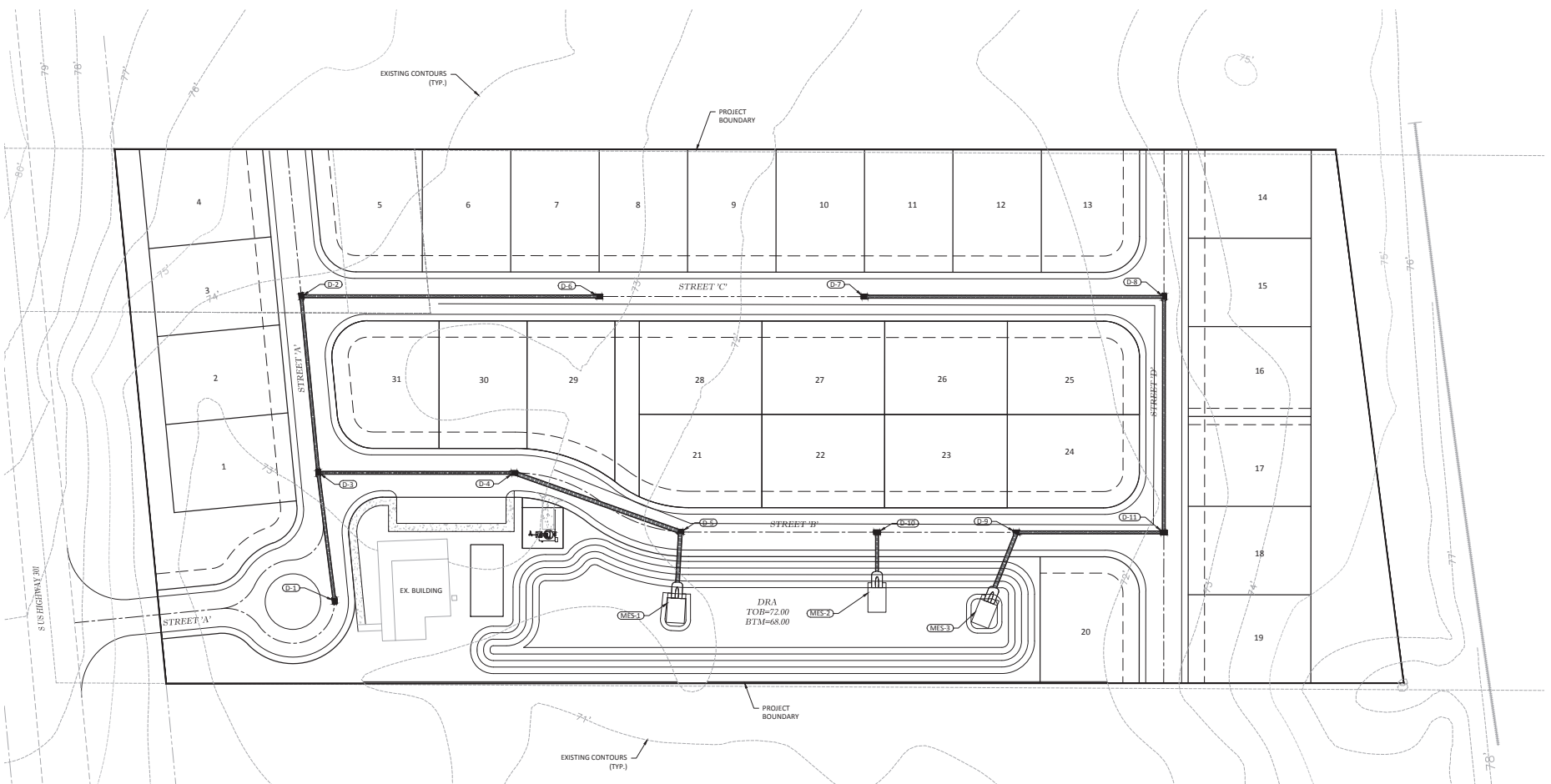
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1:\Marion County\Manufactured Home Park, Homebased Properties\CIVIL\CONSTRUCTION\25 Signage & Striping plan_21-8333.dwg, 5/30/2024 1:26:49 PM, DWG To PDF.plt



Tillman & Associates
ENGINEERS, LLC
 CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #12296

Marion County Approval Stamp



DATE	REVISIONS

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA
MASTER DRAINAGE PLAN







DATE: 5/30/2024
 DRAWN BY: PT
 CHKD. BY: DIM
 JOB NO.: 24-8333

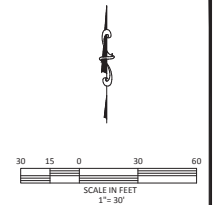
SHT. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

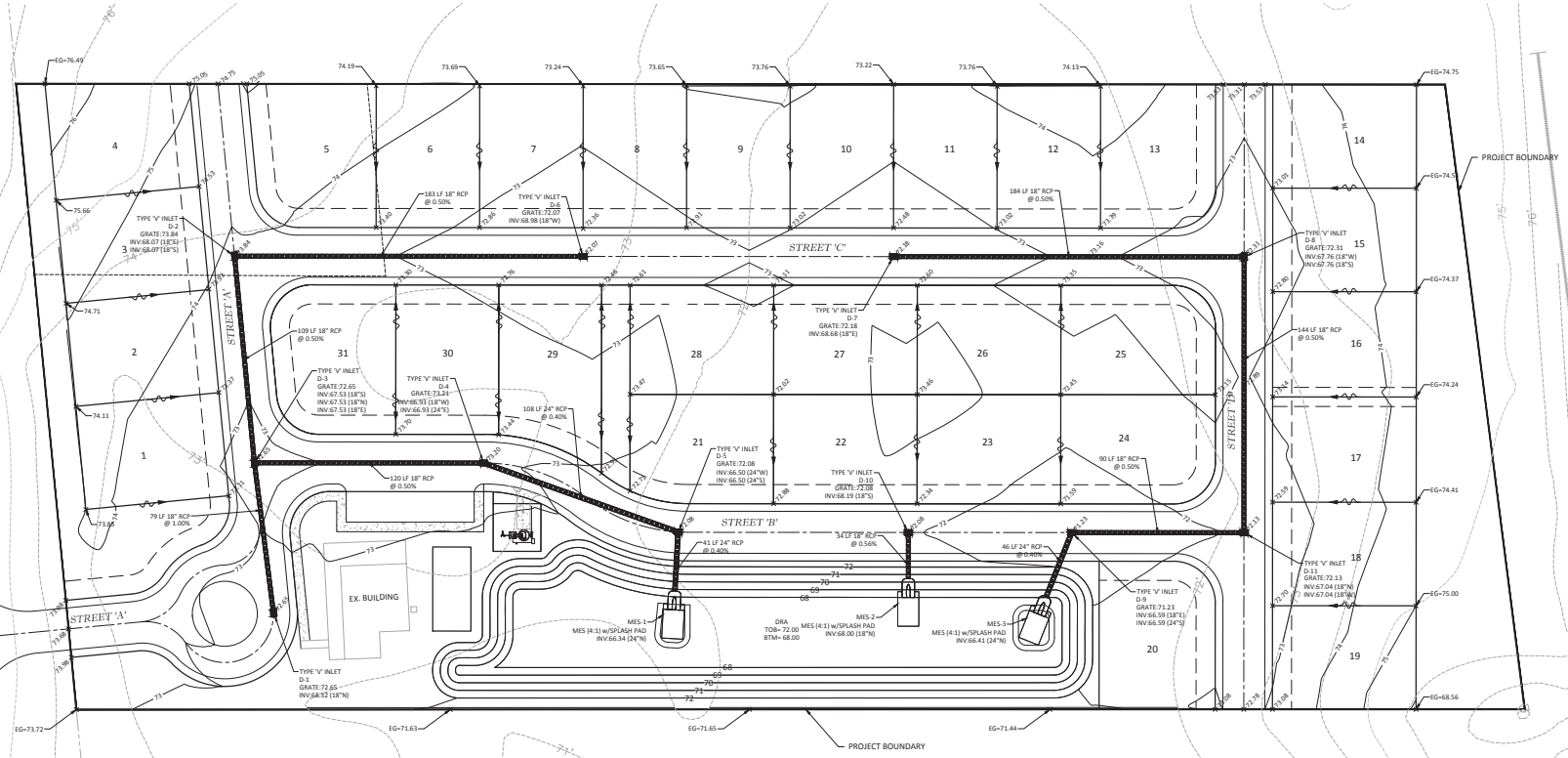
S:\Marion County\Manufactured Home Park, Homebased Properties\CIVIL\CONSTRUCTION\06.01 Master Drainage Plan_23-8333.dwg, 5/30/2024 3:20:03 PM, DWG To PDF.plt

GRADING LEGEND

-  EXISTING CONTOUR
-  PROPOSED CONTOURS
-  PROPOSED STORM PIPES
-  PROPOSED FLOW DIRECTION
-  PROPOSED SPOT ELEVATION
-  PROPOSED STRUCTURE ID



Marion County Approval Stamp



NO.	DATE	REVISIONS

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 MARION COUNTY, FLORIDA
 LOT GRADING PLAN

DATE: 5/30/2021
 DRAWN BY: PT
 CHKD. BY: DMM
 JOB NO.: 21-8333

SHT. 06.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

\\Marion County\Manufactured Home Park, Homebased Properties\CIVIL\CONSTRUCTION\06.02 Lot Grading Plan_23-8333.dwg, 5/30/2024 9:27:54 PM, DWG To PDF.plt

WATER LEGEND:

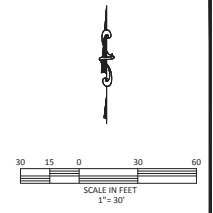
- DOUBLE SERVICE
- SINGLE SERVICE
- WATER MAIN
- FIRE HYDRANT ASSEMBLY
- TEE
- BEND
- WATER VALVE
- REDUCER
- BLOW OFF & PLUG

SANITARY SEWER LEGEND:

- DOUBLE SERVICE
- SINGLE SERVICE
- SANITARY SEWER
- MANHOLE

NOTES:

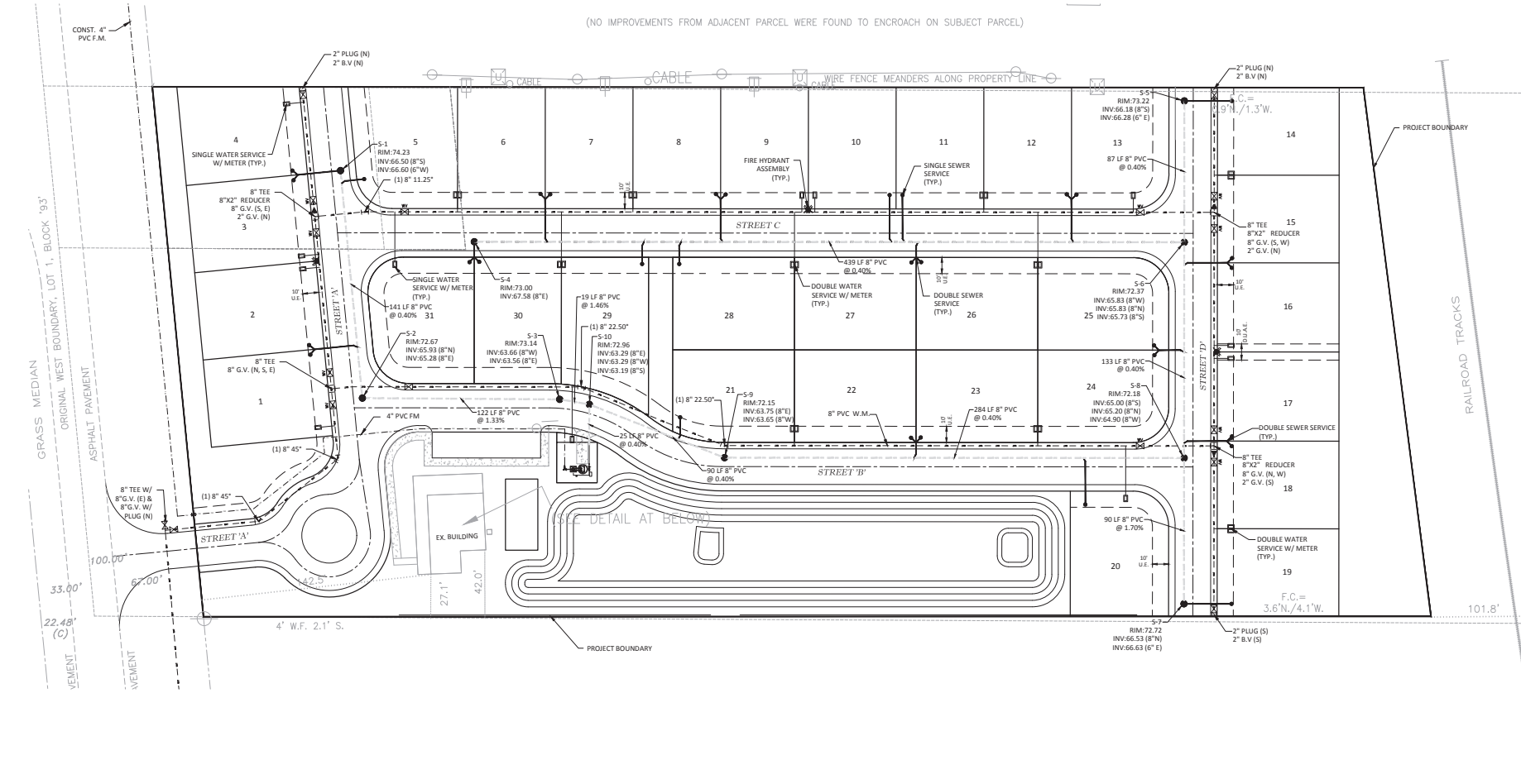
1. WATER MAIN VALVES, TEES, BENDS AND SERVICE CONNECTIONS SHALL NOT BE PLACED UNDER PROPOSED PAVEMENT, CURB, SIDEWALK OR DRIVEWAYS.
2. WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 5' SEPARATION FROM STREET LIGHTS.
3. ALL NEW HYDRANTS SHALL BE INSTALLED, TESTED AND PAINTED PER NFPA 291. PLEASE PROVIDE FIRE FLOW TESTING INFORMATION FOR THE HYDRANTS TO THE MARION COUNTY FIRE PREVENTION OFFICE.



Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #29796

(NO IMPROVEMENTS FROM ADJACENT PARCEL WERE FOUND TO ENCROACH ON SUBJECT PARCEL)



REVISIONS

NO.	DATE	DESCRIPTION

MASTER UTILITY PLAN

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA

DATE: 5/30/2021
DRAWN BY: PJ
CHKD. BY: JMM
JOB NO.: 24-8333

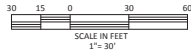
- WATER LEGEND:**
- DOUBLE SERVICE
 - SINGLE SERVICE
 - WATER MAIN
 - FIRE HYDRANT ASSEMBLY
 - TEE
 - BEND
 - WATER VALVE
 - REDUCER
 - BLOW OFF & PLUG

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

- NOTES:**
1. WATER MAIN VALVES, TEES, BENDS AND SERVICE CONNECTIONS SHALL NOT BE PLACED UNDER PROPOSED PAVEMENT, CURB, SIDEWALK OR DRIVEWAYS.
 2. WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 5' SEPARATION FROM STREET LIGHTS.
 3. ALL NEW HYDRANTS SHALL BE INSTALLED, TESTED AND PAINTED PER NFPA 291. PLEASE PROVIDE FIRE FLOW TESTING INFORMATION FOR THE HYDRANTS TO THE MARION COUNTY FIRE PREVENTION OFFICE.



OFFSITE WATER MAIN CONSTRUCTION



OFFSITE SANITARY FORCE MAIN CONSTRUCTION



Marion County Approval Stamp

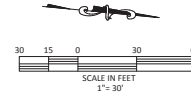
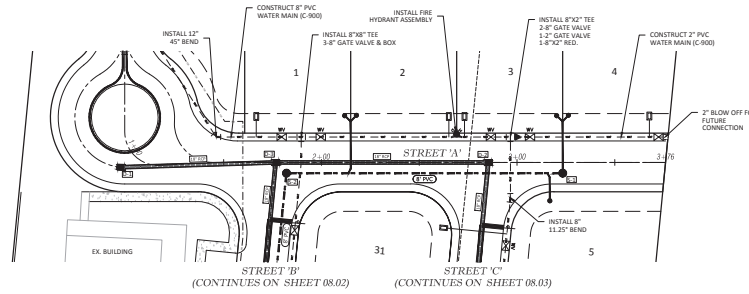
Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4645
CERTIFICATE OF AUTHORIZATION # 26796

DATE	REVISIONS

MAJOR SITE PLAN
THE OLE OAK VILLAGE
MARION COUNTY, FLORIDA
OFFSITE UTILITY PLAN

DATE: 5/30/2021
DRAWN BY: PM
CHKD. BY: DM
JOB NO.: 24-8333

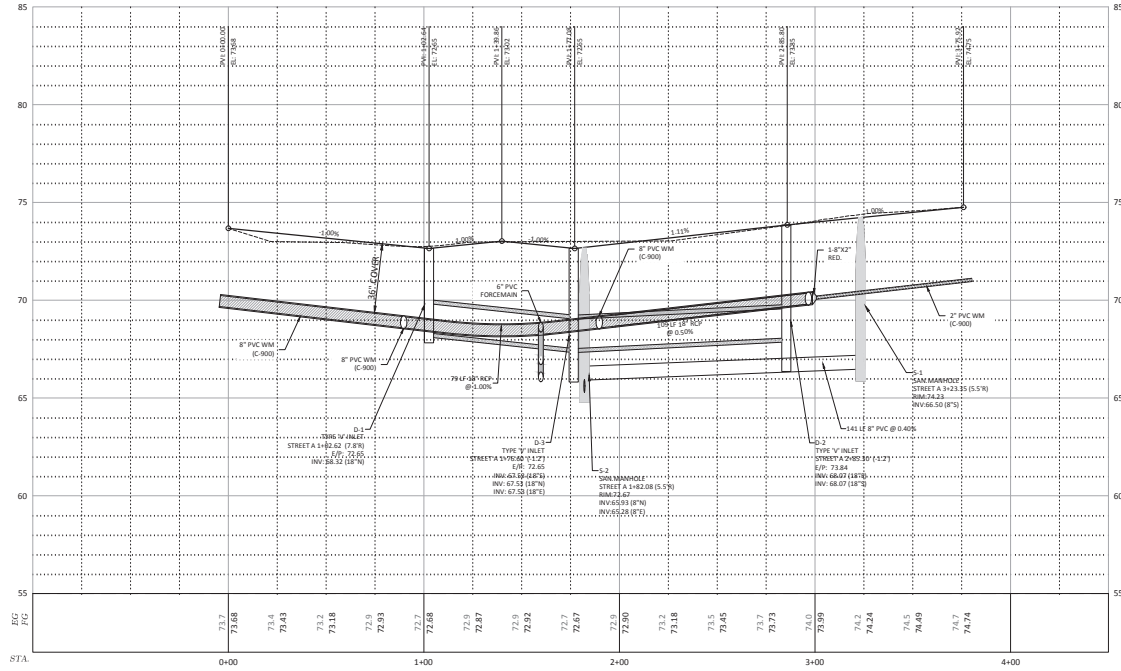
SHT. 07.02



Marion County Approval Stamp

Millman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1370 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION # 05796

STREET 'A'



HORIZ. SCALE 1" = 30'
 VERT. SCALE 1" = 3'

REVISIONS

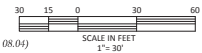
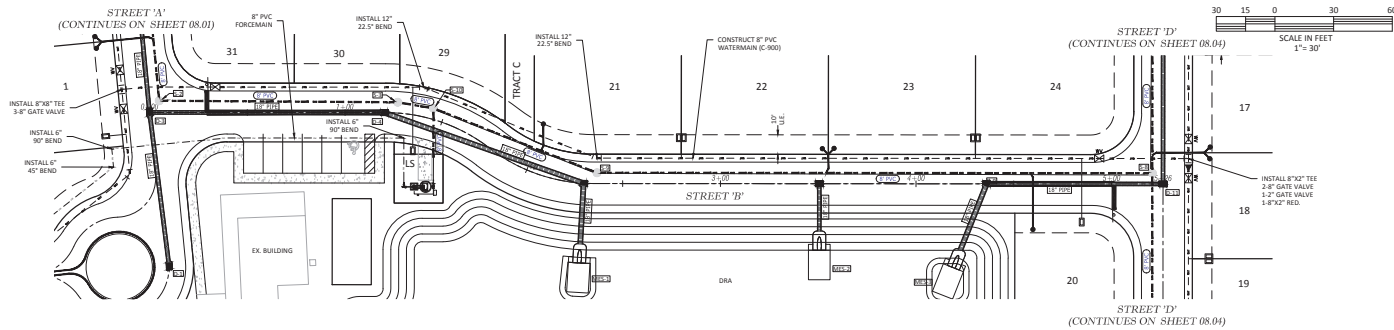
NO.	DATE	DESCRIPTION

MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 CITY OF BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'A'

DATE: 5/30/2023
 DRAWN BY: JF
 CHECKED BY: JMM
 JOB NO.: 23-8333

© Marion County/Manufactured Home Park, Homeard Properties/CIVIL CONSTRUCTION/GIS: P&P STREET A.dwg, 3/30/2024 4:42:52 PM
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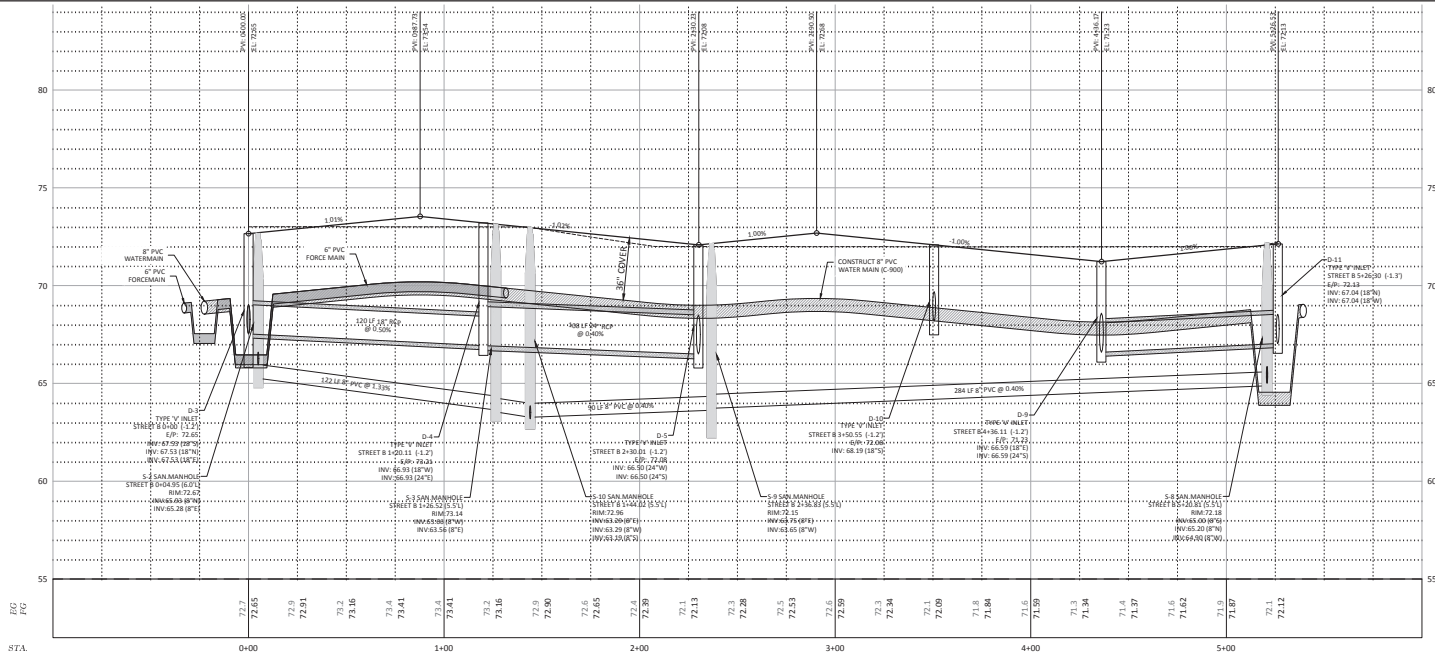
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Marion County Approval Stamp

STREET 'B'

HORIZ. SCALE 1" = 30'
VERT. SCALE 1" = 3'



William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1729 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 67796

REVISIONS

NO.	DATE	DESCRIPTION

DATE _____

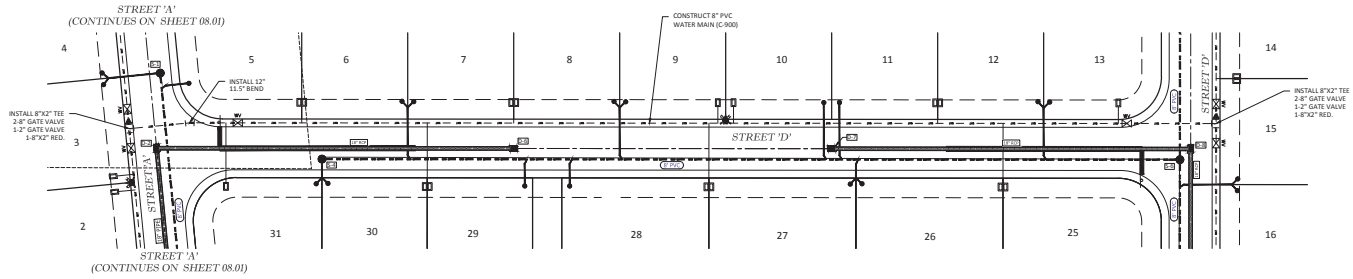
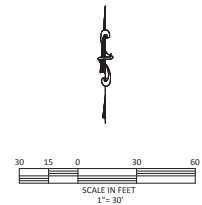
MAJOR SITE PLAN
THE OLE OAK VILLAGE
CITY OF BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'B'

DATE: 5/30/2023
DRAWN BY: JY
CHKD. BY: JMA
JOB NO.: 24-8333

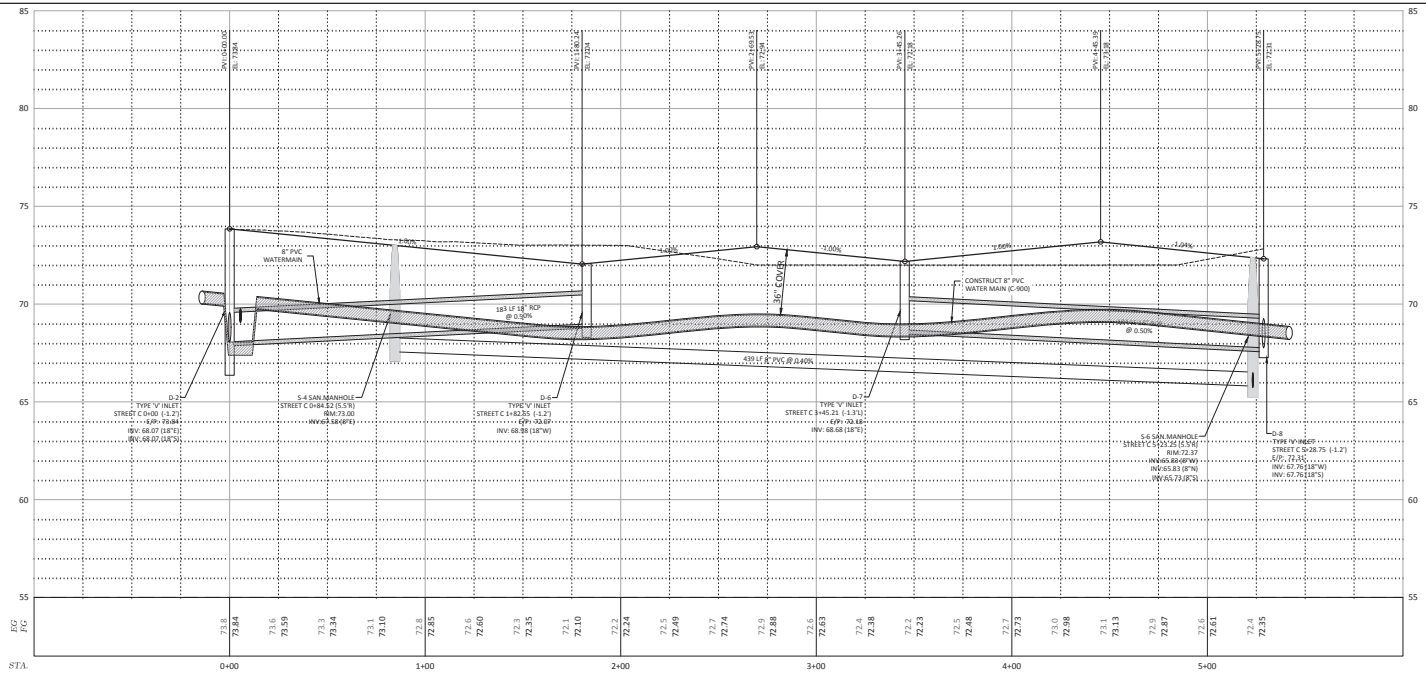
SHT. 08.02

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DWG TO PLOT 04.1

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STREET 'C'



HORZ. SCALE 1" = 30'
 VERT. SCALE 1" = 3'

Marion County Approval Stamp

REVISIONS	DATE

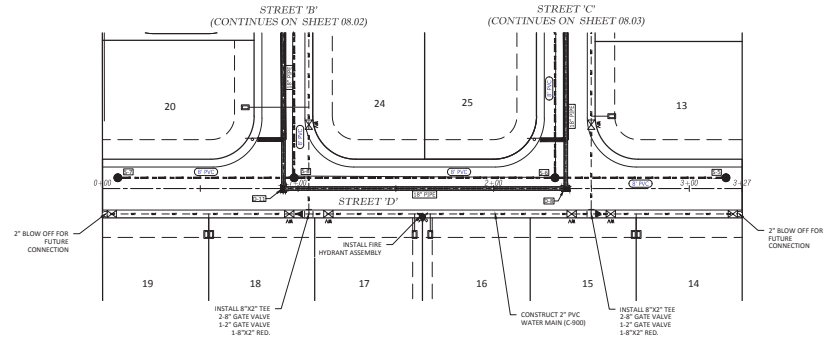
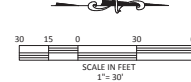
MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 CITY OF BELLEVUE, FLORIDA
**PLAN & PROFILE
 STREET 'C'**

DATE: 5/30/2023
 DRAWN BY: JY
 CHKD. BY: JMM
 JOB NO.: 24-8333

SHT. **08.03**

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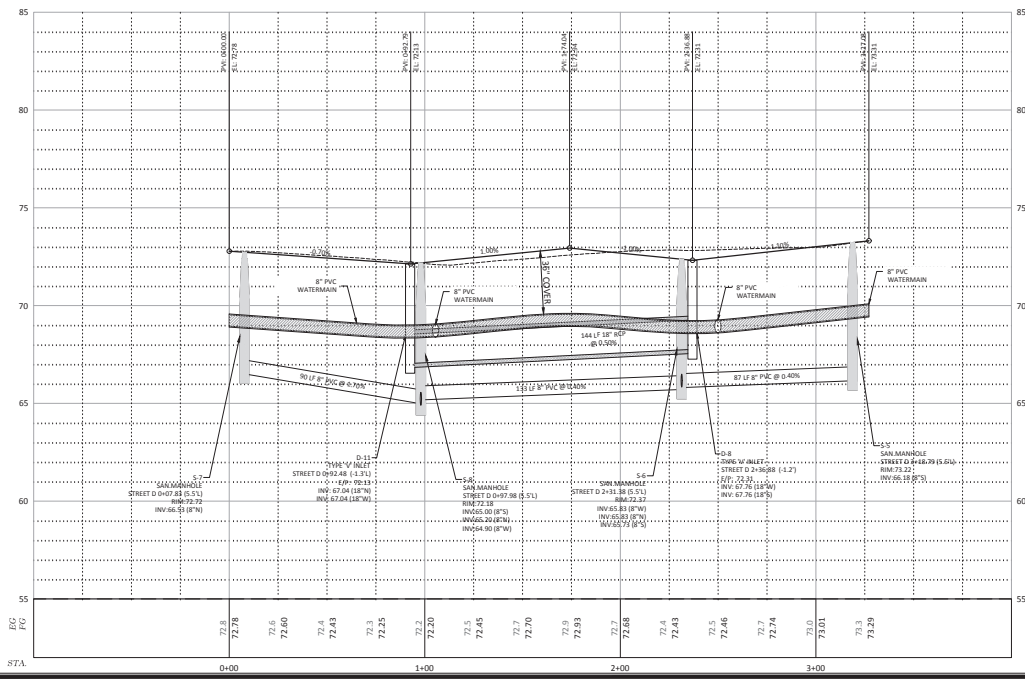
STREET 'D'

Marion County Approval Stamp

William & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
 1729 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION # R 7596

REVISIONS	DATE

HORIZ. SCALE 1" = 30'
 VERT. SCALE 1" = 3'

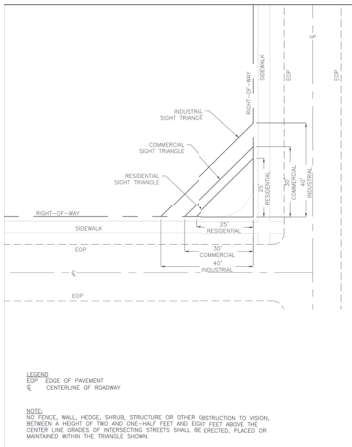
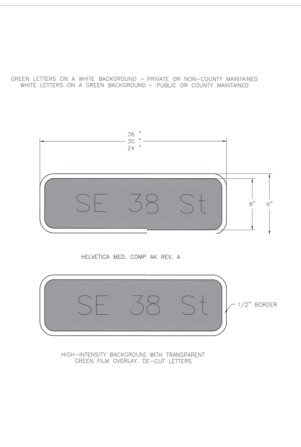
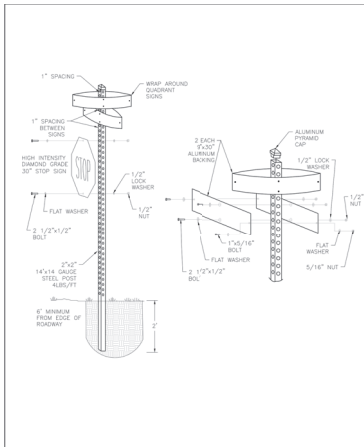


MAJOR SITE PLAN
 THE OLE OAK VILLAGE
 CITY OF BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'D'
 DATE: 5/30/2022
 DRAWN BY: JY
 CHKD. BY: JMM
 JOB NO. 24-8332

SHT. 08.04

3 Marion County/Manufactured Home Park, Home Ward Properties/CIVIL CONSTRUCTION/08.04 P&P STREET D.dwg, 5/30/2024 4:51:07 PM
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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



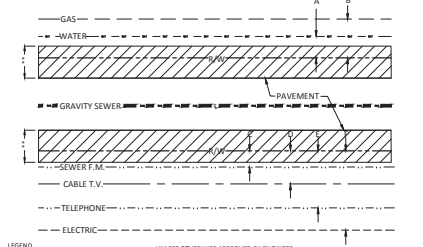
 MARION COUNTY COUNTY ENGINEER	NCBCB EFFECTIVE 10/12/2013	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1
	REVISION # NA	TS 0.31	

 MARION COUNTY COUNTY ENGINEER	NCBCB EFFECTIVE 10/12/2013	STREET SIGN	7.3.1
	REVISION # NA	TS 0.32	

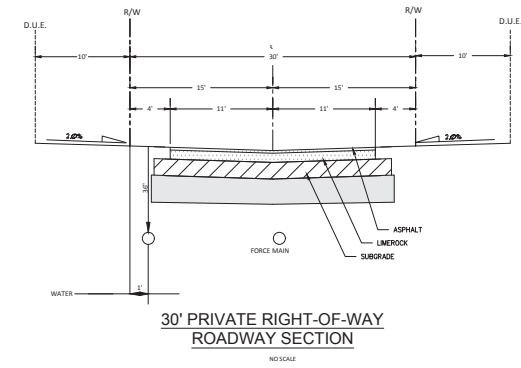
 MARION COUNTY COUNTY ENGINEER	NCBCB EFFECTIVE 10/12/2013	SIGHT TRIANGLE	7.3.1
	REVISION # NA	TS 0.38	

UTILITY		LOCATION	
WATER	A	4.0'	36'
GAS	B	10'	36'
SEWER F.M.	C	4.0'	36'
CABLE T.V.	D	6'	24'
TELEPHONE	E	6'	30'
ELECTRIC	F	10'	36'

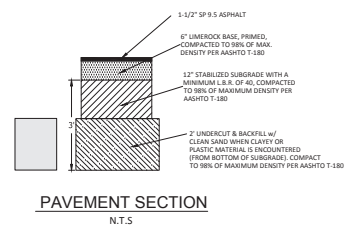
AERIAL CABLES SHALL BE 18" ABOVE GRADE. CABLE T.V. & COMMUNICATION CABLES MAY BE PERMITTED AT 18" IF VALID EXTENUATING CIRCUMSTANCES CAN BE SHOWN.
 * AND ASSOCIATED ABOVE GROUND EQUIPMENT
 ** MAINTAIN CLEAR ZONE REQUIREMENTS AS DEFINED BY "THE FLORIDA GREENBOOK"



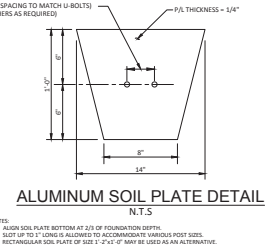
UTILITY POSITION IN RIGHT-OF-WAY
 N.T.S.



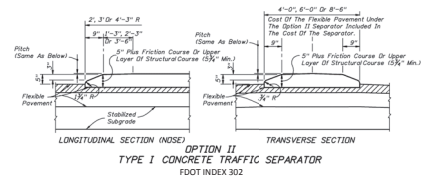
30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION
 NO SCALE



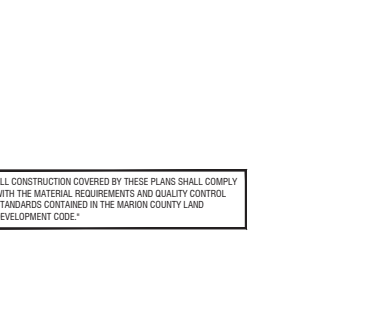
PAVEMENT SECTION
 N.T.S.



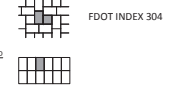
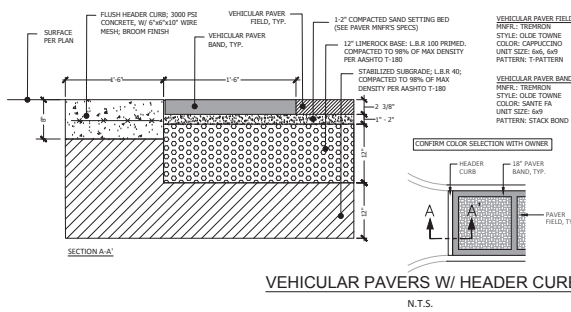
ALUMINUM SOIL PLATE DETAIL
 N.T.S.



TYPE I CONCRETE TRAFFIC SEPARATOR
 FOOT INDEX 302

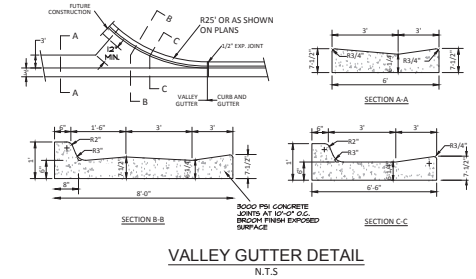


VEHICULAR PAVERS W/ HEADER CURB
 N.T.S.



VEHICULAR PAVES NOTES:
 1. SEE PLAN ENLARGEMENTS / DETAILS FOR PAVEMENT PATTERN LAYOUT; CONFIRM PAVEMENT PATTERN LAYOUT WITH ACTUAL FIELD CONDITIONS.
 2. ALL PAVERS SHALL BE "TREMOR" OR EQUAL WITH OWNER APPROVAL.
 3. PAVERS SHALL BE OBTAINED FROM SINGLE MANUFACTURING PLANT TO MAINTAIN COLOR CONSISTENCY.
 4. INSTALL AND SEAL PAVERS PER MANUFACTURER'S SPECIFICATIONS.
 5. CONTRACTOR SHALL LAYOUT A SAMPLE AREA TO CONFIRM PAVING COLOR AND PATTERN ARRANGEMENT, AND OBTAIN OWNER INSPECTION AND APPROVAL PRIOR TO INSTALLATION.

"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."



VALLEY GUTTER DETAIL
 N.T.S.

Marion County Approval Stamp

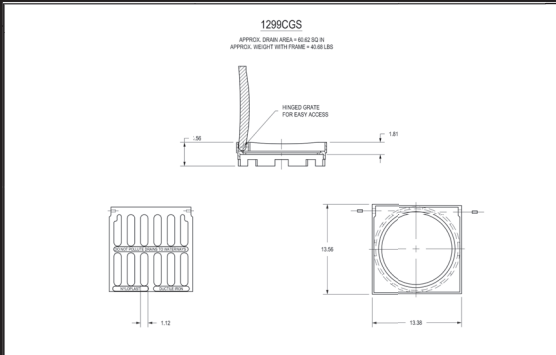
Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4640 Fax: (352) 387-4645
 CERTIFICATE OF AUTHORIZATION # 20726

DATE	REVISIONS

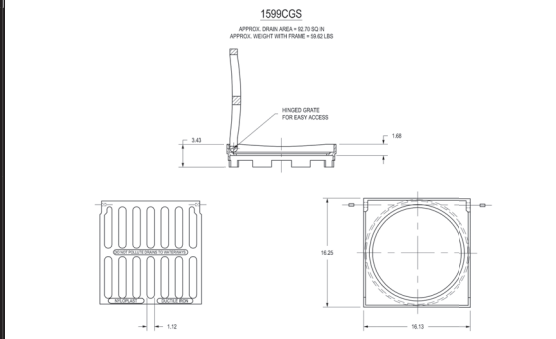
MAJOR SITE PLAN
 THE OLF OAK VILLAGE
 CITY OF BELLEVUE, FLORIDA
ROADWAY & PAVEMENT DETAILS

DATE: 5/30/2021
 DRAWN BY: PM
 CHKD. BY: JMM
 JOB NO.: 24-8333

sh. 09.01



DRAWN BY: SEC		DATE: 5/14/21		PROJECT NO. 2101018		SHEET NO. 1 OF 1	
PROJECT NAME: TITUS		SCALE: 1/8" = 1'		DWG NO. 181-19-263		REV: C	



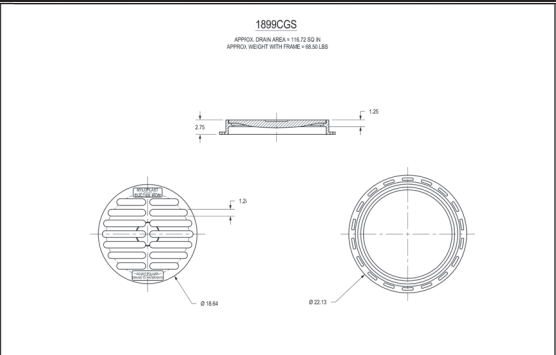
DRAWN BY: SEC		DATE: 5/14/21		PROJECT NO. 2101018		SHEET NO. 1 OF 1	
PROJECT NAME: TITUS		SCALE: 1/8" = 1'		DWG NO. 181-19-263		REV: C	

DIMENSIONS AND QUANTITIES			BY: CONCRETE (SLAB 01)	REVISION (REV)
Symbol	Item	Description	Quantity	Notes
...

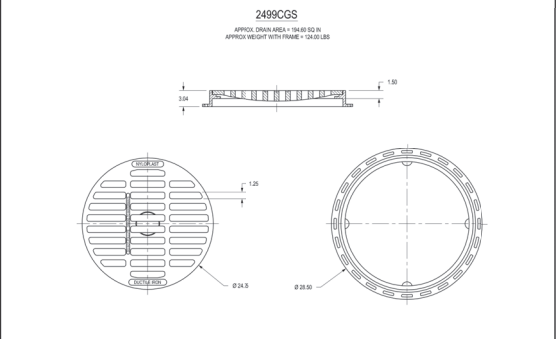
TOP VIEW SINGLE PIPE

TOP VIEW MULTIPLE PIPE

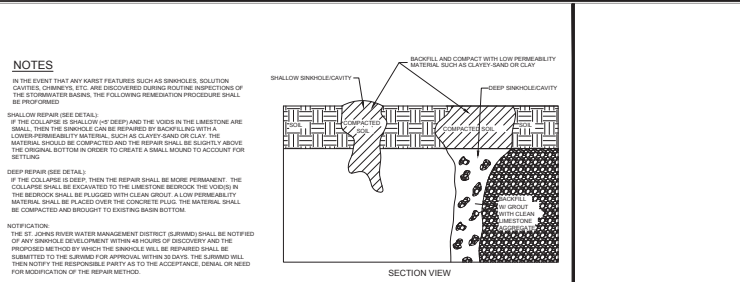
SECTION SINGLE AND MULTIPLE ROUND CONCRETE PIPE



DRAWN BY: SEC		DATE: 5/14/21		PROJECT NO. 2101018		SHEET NO. 1 OF 1	
PROJECT NAME: TITUS		SCALE: 1/8" = 1'		DWG NO. 181-19-263		REV: C	



DRAWN BY: SEC		DATE: 5/14/21		PROJECT NO. 2101018		SHEET NO. 1 OF 1	
PROJECT NAME: TITUS		SCALE: 1/8" = 1'		DWG NO. 181-19-267		REV: C	



Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - TRAINING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 80TH AVE, BOGART, FLORIDA 34471
OFFICE: (888) 337-7695
CELL: (888) 337-7695
CENTRAL FLORIDA AIA/ASCE MEMBERS

REVISIONS

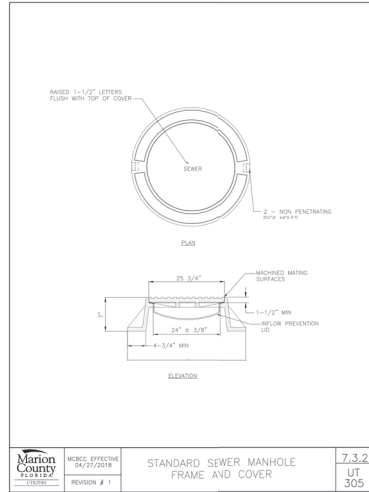
NO.	DATE	DESCRIPTION

MAJOR SITE PLAN
THE OLD OAK VILLAGE
CITY OF BELLEVUE, FLORIDA

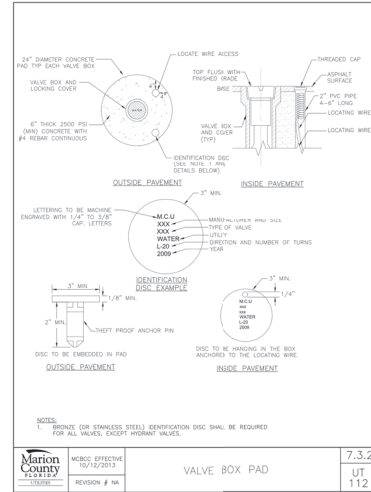
DRAINAGE DETAILS

DATE: 5/30/2024
DRAWN BY: PV
CHKD BY: JMM
JOB NO.: 23-8333

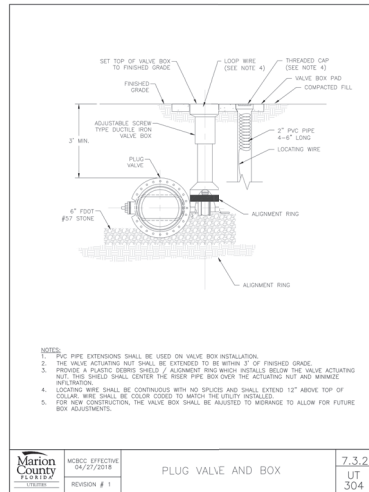
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



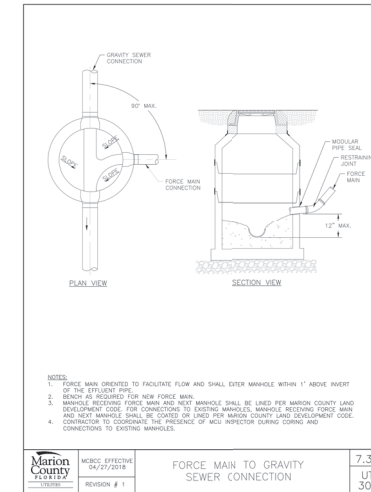
Marion County FLORIDA	MISC. EFFECTIVE DATE	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2
	06/27/2018		UT
	REVISION # 1		305



Marion County FLORIDA	MISC. EFFECTIVE DATE	VALVE BOX PAD	7.3.2
	10/12/2011		UT
	REVISION # NA		112



Marion County FLORIDA	MISC. EFFECTIVE DATE	PLUG VALVE AND BOX	7.3.2
	06/27/2018		UT
	REVISION # 1		304



Marion County FLORIDA	MISC. EFFECTIVE DATE	FORCE MAIN TO GRAVITY SEWER CONNECTION	7.3.2
	06/27/2018		UT
	REVISION # 1		302

Marion County Approval Stamp

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ENGINEERING, LLC
CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
1720 SE 18th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26796

REVISIONS

NO.	DATE	DESCRIPTION

DATE

SANITARY SEWER DETAILS

MAJOR SITE PLAN
THE OLF OAK VILLAGE
CITY OF BELLEVUE, FLORIDA

DATE: 3/30/2021
DRAWN BY: PZ
CHKD. BY: DM
JOB NO. 21-8333

SHEET 12.02

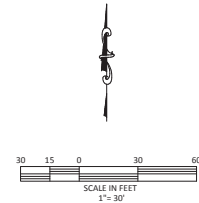
NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER EROSION AREAS HAVE BEEN STABILIZED BY SOIL OR CONCRETE TO ALLOW EROSION BY THE OWNER.
2. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT ON THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EFFICIENCY IN LIEU OF PERMANENT MEASURES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
5. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
6. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READY TO BE WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDS.
9. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE SET.
10. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN P.D.O.T. 2008 INDEX NO. 102.

NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL. WE ASSUME TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. ALL DISTURBED AREAS TO BE SOODED OR SEEDS AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

EROSION CONTROL LEGEND



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Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26796

DATE	REVISIONS

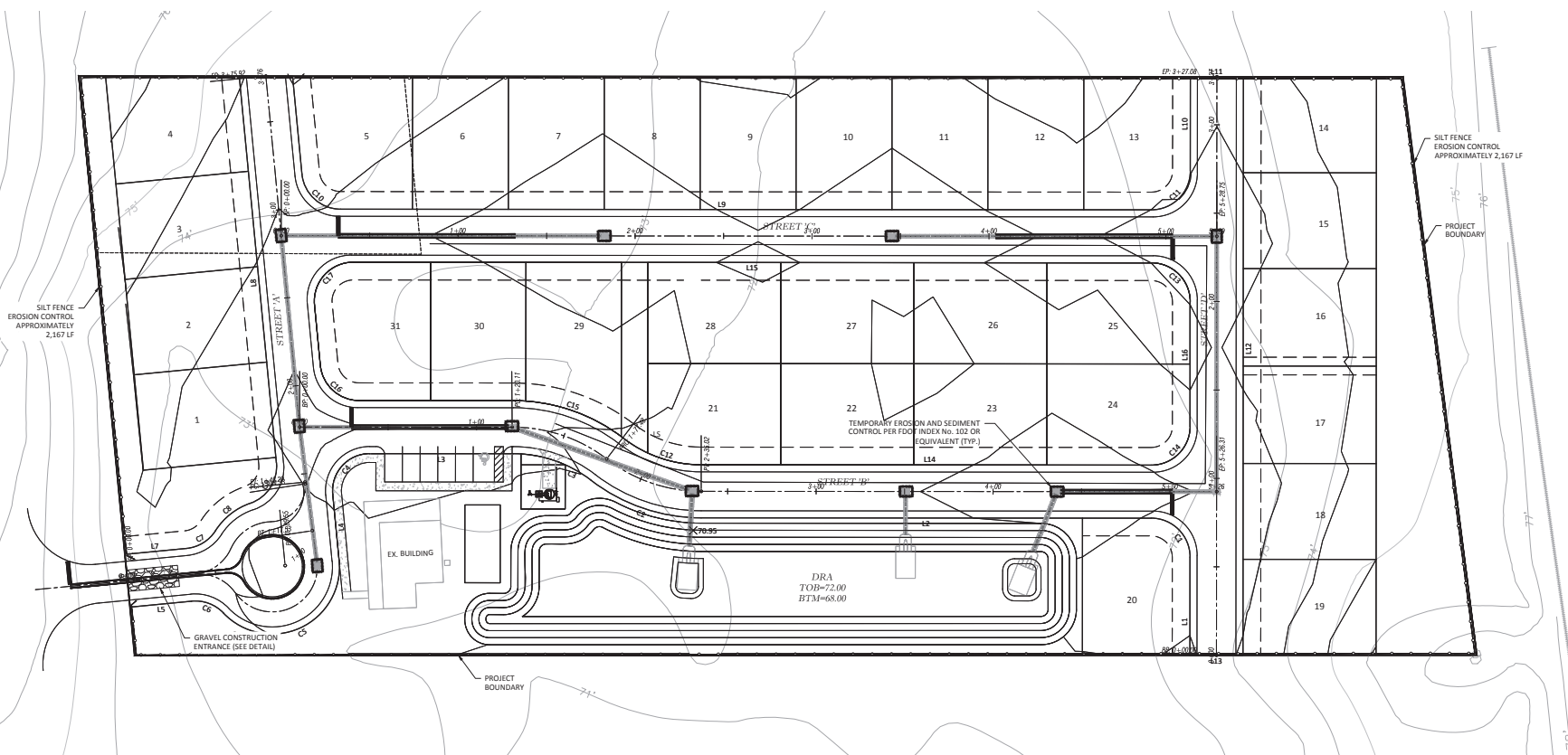
MAJOR SITE PLAN
THE OLF OAK VILLAGE
CITY OF BELLEVUE, FLORIDA

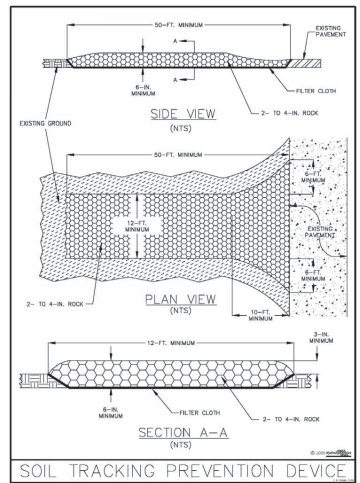
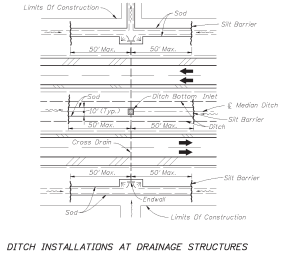
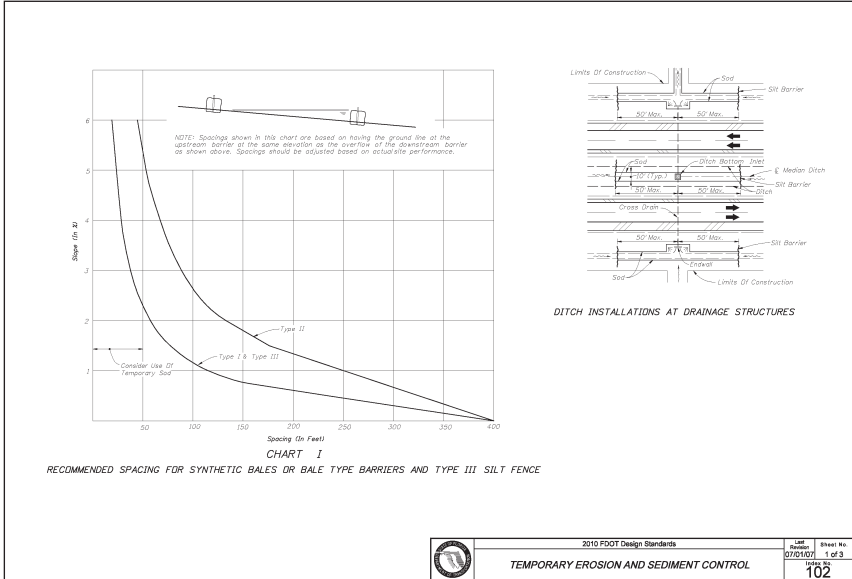
EROSION CONTROL PLAN

DATE: 5/30/2021
DRAWN BY: PT
CHKD. BY: DM
JOB NO. 24-8333

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SHR 13.01

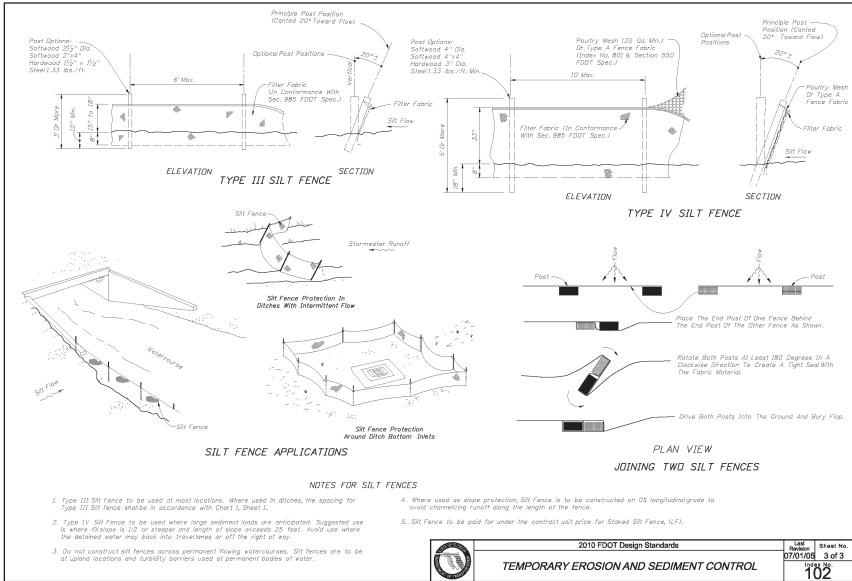




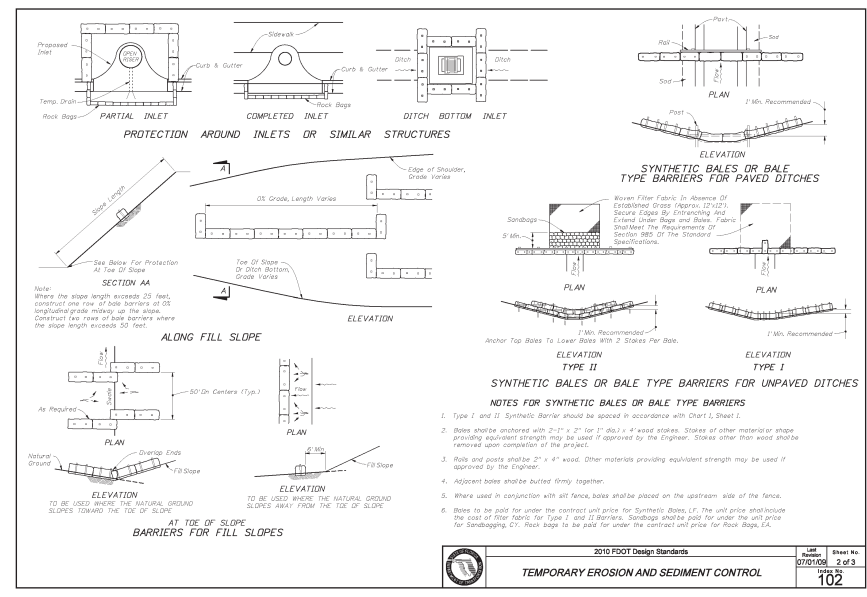
Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 20796

	2010 FDOT Design Standards	DATE: 07/01/08	SHEET NO: 1 of 3
	TEMPORARY EROSION AND SEDIMENT CONTROL	TABLE: 102	



	2010 FDOT Design Standards	DATE: 07/01/08	SHEET NO: 3 of 3
	TEMPORARY EROSION AND SEDIMENT CONTROL	TABLE: 102	



	2010 FDOT Design Standards	DATE: 07/01/08	SHEET NO: 2 of 3
	TEMPORARY EROSION AND SEDIMENT CONTROL	TABLE: 102	

REVISIONS					
DATE					

MAJOR SITE PLAN
THE OLF OAK VILLAGE
CITY OF BELLEVUE, FLORIDA

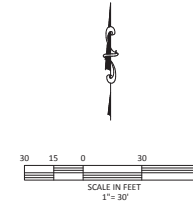
EROSION CONTROL DETAILS

DATE:	8/30/2021
DRAWN BY:	JM
CHKD. BY:	JDM
JOB NO.:	24-8333

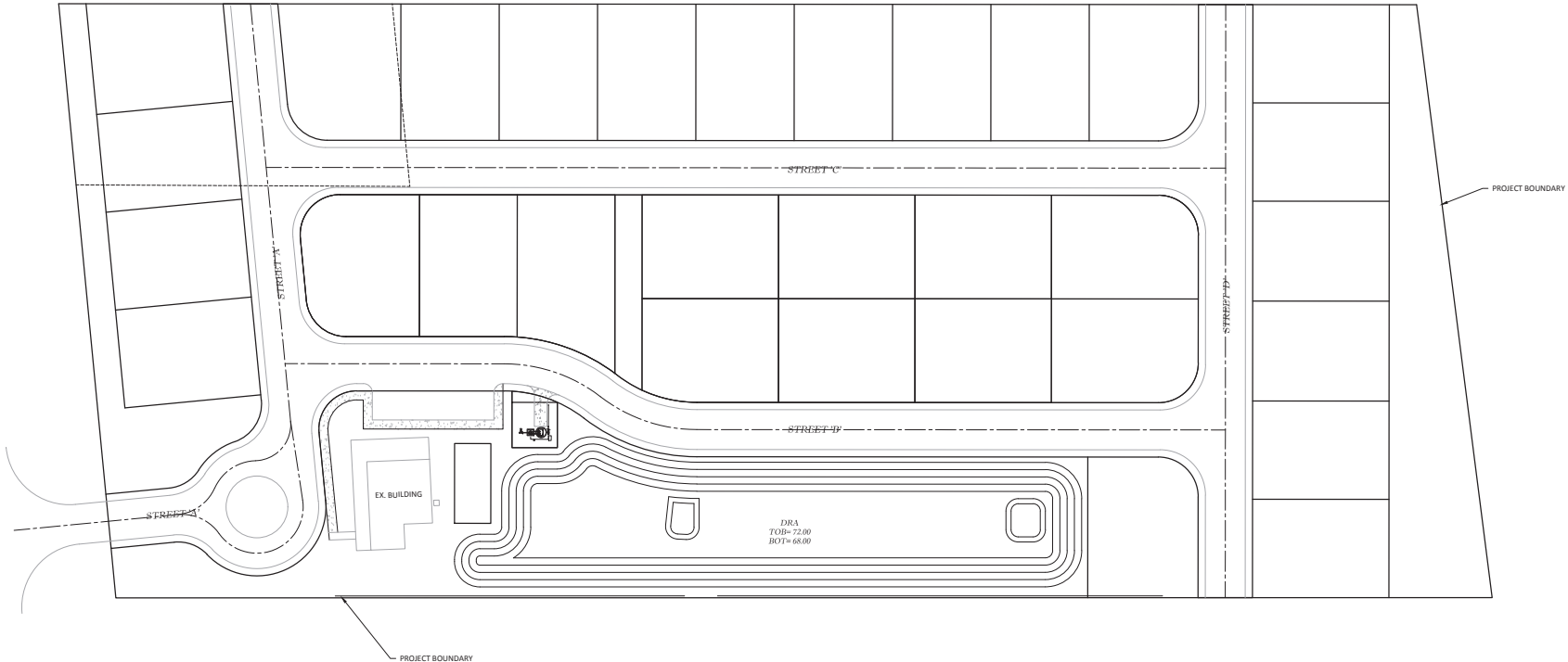
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SHEET 13 OF 22

IMPROVEMENT PLANS STREET NAME	MARION COUNTY STREET NAME
STREET 'A'	
STREET 'B'	
STREET 'C'	
STREET 'D'	



Marion County Approval Stamp



William & Associates
ENGINEERS, LLC
 CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4640 Fax: (352) 387-4645
 CERTIFICATE OF AUTHORIZATION #92796

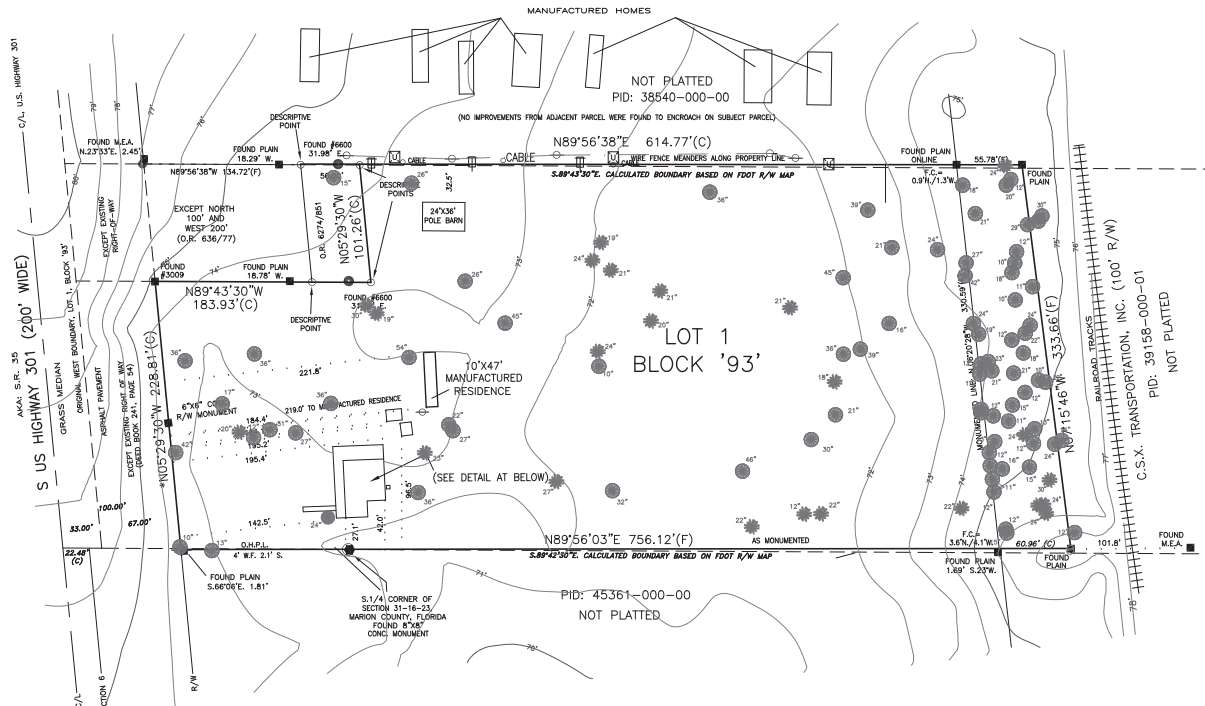
DATE	REVISIONS

MAJOR SITE PLAN
THE OLF OAK VILLAGE
CITY OF BELLEVUE, FLORIDA

911 MANAGEMENT PLAN

DATE	5/30/2021
DRAWN BY	PI
CHKD. BY	DM
JOB NO.	24-8333

SHT. **RN.01**



SURVEY REPORT

- LEGEND:**
- A/C AIR CONDITIONER
 - B.F. BOARD FENCE
 - C/L CENTER LINE
 - C.L.F. CHAIN LINK FENCE
 - CONC. CONCRETE
 - D. CENTRAL ANGLE
 - F.C. FENCE CORNER
 - M.E.A. MARION ENGINEERING & ASSOC.
 - M.E.C. MOORHEAD ENGINEERING CO.
 - N.P. NOT PERMANENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.B. POINT-OF-BEGINNING
 - P.O.C. POINT-OF-COMMENCEMENT
 - P.P. POWER POLE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R. RADIUS
 - R/W RIGHT-OF-WAY
 - SAT. SATELLITE
 - (D) DESCRIPTION
 - (M) FIELD MEASURED
 - (P) PLAT
 - (F) FENCE
 - (R) RADIAL
 - (O) OVERHEAD POWER LINE
 - V.F. VINYL/PVC FENCE
 - W.F. WIRE FENCE
 - 4\"/>

- NOTES:**
- THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
 - ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (°).
 - UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
 - THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
 - ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
 - ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
 - FENCES ARE NOT SHOWN, EXCEPT AS SHOWN, AND ARE TYPICALLY 4-FOOT WIRE FENCES. OFFSETS AT CORNERS ARE INDICATED.
 - ORIGINAL LOT LINES SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 36050-2501 WERE USED TO DETERMINE LOCATION OF LANDS DESCRIBED IN THE EXCEPTION IN THE NW CORNER OF THE SUBJECT PARCEL.

DESCRIPTION:

LOT 1, BLOCK 93, TOWN OF BELLEVUE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 15 AND 15-B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT 100 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE NORTH-WESTERLY CORNER THEREOF, AND EXCEPT EXISTING RIGHT OF WAY AND ADDITION THERETO, DATED APRIL 19, 1940, RECORDED OCTOBER 16, 1940, IN DEED BOOK 241, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LESS ANY PORTION CONTAINED IN BOOK 6274, PAGE 851.



BUILDING DETAIL

SCALE: 1" = 30'

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

UPDATED MAP AND CONFIRMED NO ENCROACHMENTS FROM THE NORTH: JANUARY 5, 2023
ADDED TREE LOCATION & TOPOGRAPHIC MAP: MAY 09, 2023
SURVEY DATE: DECEMBER 27, 2022

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY CERTIFIED TO:
MANUFACTURED HOUSING ONE, LLC OR OHAD PERI
A & B TITLE AND ESCROW SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3106 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

SCALE: 1"=50'
F.B.: 452 PG.: 15
FILE: 1250239