

October 24, 2024

PROJECT NAME: FREEDOM COMMONS SW 85TH STREET EXTENSION

PROJECT NUMBER: 2024060063

APPLICATION: IMPROVEMENT PLAN #31709

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 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.
- 3 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot)
STATUS OF REVIEW: INFO
REMARKS: 8/6/24-fee due with resubmittal
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 8/6/24-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If an MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.
STATUS OF REVIEW: INFO
REMARKS: According to the Environmental Assessment, potential burrows are spotted. Please follow the recommendations of your environmental consultants and FWC.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Staff understands the improvement plan is for a road extension. No land use and no zoning on the affected area. Thus, defer to OCE.
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Improvement Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sunbiz and checked project list. HR 8.6.24
IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a

local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.D.(1)(c)1.2. Utility Easements, select as appropriate:

1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D.(1)(d)1.2.3. Stormwater easements and facilities, select as appropriate:

1."[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2."[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedicated language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: (1) The applicant proposes to construct a new roadway within County owned ROW. Please present an executed agreement authorizing this work. (2) There is a proposed drainage conveyance system conveying runoff to both private and County owned DRAs. Please submit executed agreements that authorize these discharges. (3) The proposed drainage conveyance systems cross private property to reach DRAs. Please submit either existing easements or proposed easement documents to allow for construction, access, and maintenance of the proposed infrastructure.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: The project location indicated on the submitted maps do not appear to delineate the project area correctly. Please revise and resubmit all required maps.

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: NO

REMARKS: Please confirm that the DRAs with necessary compacity required by this design will be constructed by the time this proposed roadway is constructed.

- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: Please add the soil boring locations to the planset on the Master Drainage Plan.
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) The County DRA permitted under ERP 44002456.001 was designed with multiple cells. The portion of the pond that will receive flow from this project was designed for a specific treatment volume. Please review the original County design and provide calculations demonstrating the volume reduction alluded to in the written report. (2) If Freedom Commons Phase 5 DRA 11 remains in the location shown on the master plan, staff will require the existing County pond to be analyzed for percolation impacts as part of the Phase 5 analysis. It may make sense to analyze this pond now to ensure proper functionality of the County's DRA incorporating all the changes that are proposed. If this approach is taken please update the open space land use on the east and north sides of the County's DRA to reflect a residential land use rather than open space. (3) Upon review of the soil borings against the DRA bottom elevations, it appears that the pond bottoms for DRA DB-8 and DB-9 are intersecting the clayey soil strata. Can the engineer confirm that the ponds have been/ or will be constructed with methods that prevent the disturbance and compaction of these clayey materials? If these materials are compacted the vertical percolation rates can become compromised and severely impact pond performance. Additionally, most of the vertical percolation rates used in the analysis were calculated from the field horizontal tests performed, rather than from vertical field tests. Engineer may want to get additional percolation tests in the as-built ponds to confirm that assumed values are within field tested rates.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Please clarify how the tailwater condition for County's existing pond was generated. (2) Please clarify which LDC methodology was used for calculating the tailwater condition for the DRA DB-09. Per the ICPR outputs, peak inflow appears to take place at a pond stage of 68.02. (3) Please provide

conveyance system calculations for the conveyance system draining to DRA DB-08. (4) Please provide a culvert calculation for the driveway culvert at STA 86+75 (RT) to confirm there is sufficient capacity to convey the proposed runoff from the new paved roadway.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations

STATUS OF REVIEW: NO

REMARKS: Please provide a gutter spread calculation for the valley gutter being installed at the entrance to the Ocala Crossings subdivision and the SW 82nd Place Road connections.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: If this project will be turned over to the County after construction is complete, the only acceptable pipe material is RCP and Paving and Drainage Note #6 needs to be removed from the planset.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: NO

REMARKS: (1) Please submit a copy of the DRA ownership/maintenance agreement(s) and/or easement agreement(s) for staff review. (2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.18.2.L - Road classification

STATUS OF REVIEW: NO

REMARKS: 8/16/24 - Roads shown are inconsistent with proposed "local subdivision... private" classification status indicated by Cover Sheet.

- 33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.6 - Construction route
STATUS OF REVIEW: NO
REMARKS: 8/16/24 - 1) Show plan for construction access and route to nearest Collector or Arterial road.
2) Specify road access continuity plan for parcel SW adjacent of intersection of SW 85th St and SW 40th Ave.
- 34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.5 - Cross sections
STATUS OF REVIEW: NO
REMARKS: 8/16/24 - Include cross sections at 100 ft. intervals with specified level of detail.
- 35 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 8/16/24 - Show multi-modal path on Plan and Profile sheets.
- 36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Show and label all existing trees
- 37 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Show tree protection on plan and in detail
- 38 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show trees to be removed
- 39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Provide tree mitigation calculations
- 40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: Show replacement trees in plant schedule
- 41 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Show irrigation of replacement trees if applicable



**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 31709

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/22/2024 Parcel Number(s): N/A Permit Number: AR#31709

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Freedom Commons SW 85th Street Extension 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): Freedom Commons Development, LLC c/o Chris Armstrong
Signature: _____
Mailing Address: 1415 SW 17th Street City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 624-0120
Email address: chris@armstronghomes.net

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

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

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 - Topographical Contours
Reason/Justification for Request (be specific): Request to use current survey. The survey accurately reflects the site and construction is active around the site.

DEVELOPMENT REVIEW USE:

Received By Email 10/22/24 Date Processed: 10/24/24 BM Project # 2024060063 AR # 31709

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): _____

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

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1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL, NO. 1200200E, EFFECTIVE DATE OF APRIL 19, 2007, THE PROPERTY'S DESIGNATED HAZELDEN LIVES WITH FLOOD ZONES "X", "Z", AND "A".
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES (UNDER EXISTING OR PROPOSED PAYMENT SHALL BE SHELVED IN ACCORDANCE WITH SECTION 8.2.6.4 OF THE MAJOR COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "1427, ELEVATION 39.62' (NAVD 88).
6. DESIGN SPEED - 35 MPH IS TO BE POSTED AT 35 MPH EXCEPT FOR CURVES WITH RADIUS LESS THAN 1000 FEET.
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR OBSERVED ANY OTHER TYPE OF CONCURRENCY REVIEW. THE PROJECT IS SUBJECT TO A DEFERRED CONCURRENCY REVIEW FOR DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE DEFERRED CONCURRENCY REVIEW HAS NOT BEEN DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL IN DIVISION WITH PRIVATE ROAD STATUS.
9. THE OFFICE OF THE COUNTY ENGINEER.
10. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLAN SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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

TEMPORARY BENCHMARK (100) FOUND NAIL & DISC (LB 6707) N.1778869.2520, E.625782.0160, ELEV. 71.27' (NAVD 1988)

[illegible]

OWNER/DEVELOPER:
FREEDOM COMMONS DEVELOPMENT, LLC
CONTACT: FRED C. ARMSTRONG
1415 SW 17th STREET
OCALA, FL. 34471
PHONE (352) 624-0120

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

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

CONTACT: TIMOTHY BROOKER, JR., P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

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CHARTER COMM.
CENTURYLINK
COX CABLE

DISPATCH
DISPATCH
DISPATCH800-778-9140
855-742-6062
800-778-9140

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

FRED C. ARMSTRONG
FREEDOM COMMONS DEVELOPMENT, LLC

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

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

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

VICINITY MAP
1" = 1000'

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Sunshine State One Call of Florida, Inc.

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	TYPICAL ROADWAY SECTIONS
05.01	HORIZONTAL CONTROL PLAN
06.01	MASTER DRAINAGE PLAN
07.01 - 07.02	PLAN & PROFILES
08.01	SIGNAGE & STRIPING PLAN
09.01	ROADWAY & PAVEMENT DETAIL
10.01	DRAINAGE DETAILS
11.01 - 11.02	EROSION CONTROL PLAN & DETAILS
SL.01	SLEEVING PLAN
1 - 8	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY ICH CONSULTING GROUP INC.)

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

[illegible]

IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY FLORIDA

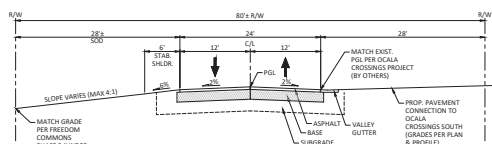
DATE 8/5/24
DRAWN BY KD
CHKD. BY TB
JOB NO. 24-9046

01.01

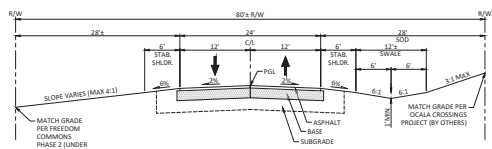
REVISIONS	DATE

IMPROVEMENT PLANS	DATE
FREEDOM COMMONS - SW 85th ST Extension	08/05/24
MARION COUNTY FLORIDA	DRAWN BY: BD
	CHECKED BY: TP
	JOB NO. 24-9046

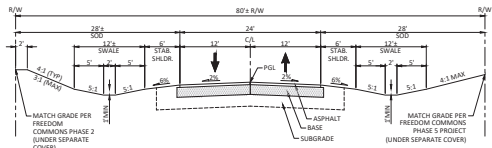
TYPICAL ROADWAY SECTIONS



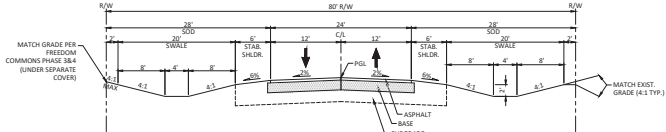
TYPICAL 2-LANE RURAL SECTION 80' ROW - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 70+55.16 - STA 71+60.45
N.T.S.



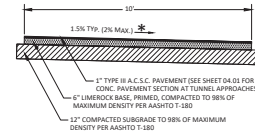
TYPICAL 2-LANE RURAL SECTION 80' ROW - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 71+60.45 - STA 72+55.50
N.T.S.



TYPICAL 2-LANE RURAL SECTION 80' ROW - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 72+79.50 - STA 78+42.74 (LT)
STA 72+79.50 - STA 78+62.64 (RT)
N.T.S.

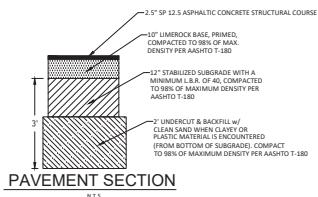


TYPICAL 2-LANE RURAL SECTION 80' ROW - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 79+85.54 - STA 85+50.00 (RT)
STA 80+07.53 - STA 85+50.50 (LT)
N.T.S.

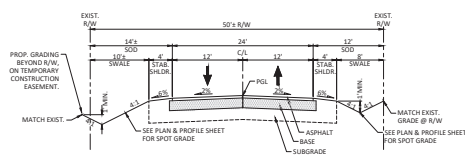


MULTI-MODAL PATH DETAIL
N.T.S.

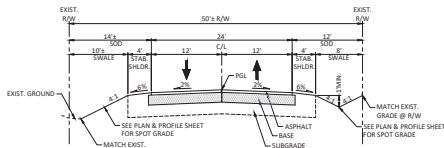
* 2% MIN. SLOPED TOWARDS ROADWAY UNLESS OTHERWISE INDICATED ON PLANS (SEE PLAN SHEETS FOR FLOW DIRECTION)



PAVEMENT SECTION
N.T.S.



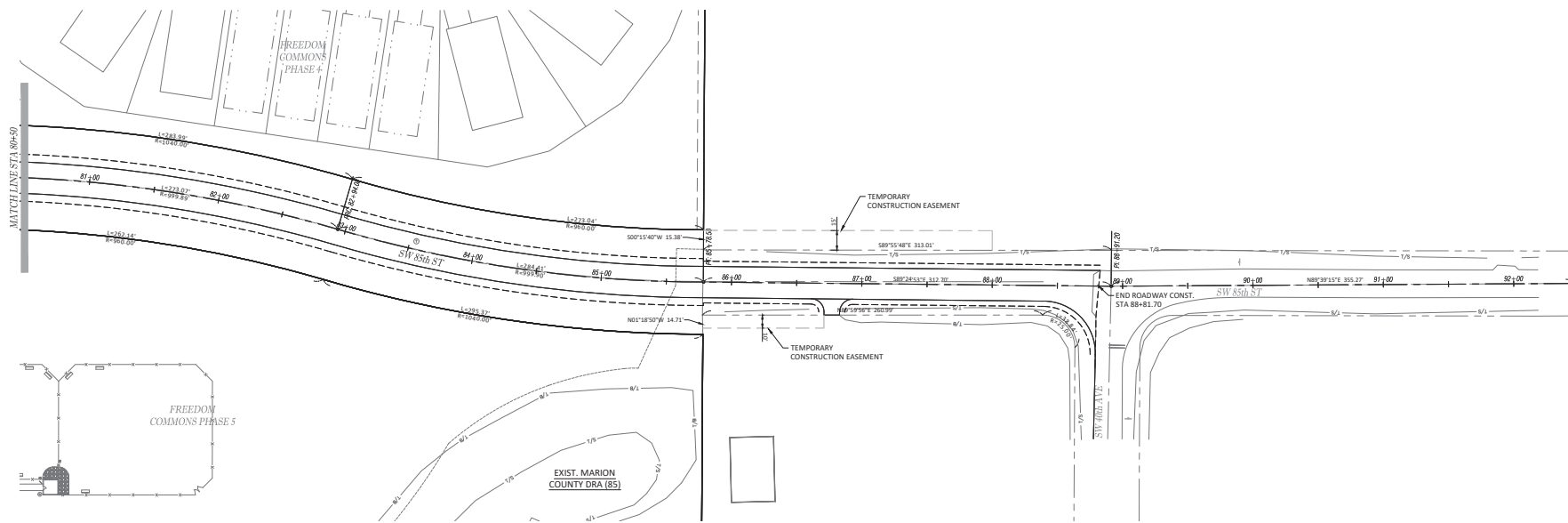
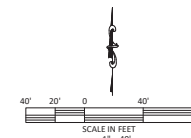
TYPICAL 2-LANE RURAL SECTION - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 86+25.00 - STA 87+50.00
N.T.S.



TYPICAL 2-LANE RURAL SECTION - SW 85th STREET
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
STA 88+00.00 - STA 88+81.71
N.T.S.

LEGEND
CL CENTERLINE
R/W RIGHT-OF-WAY
SW SIDEWALK
TYPICAL

- NOTES:
1. SIDEWALK, WHEN REQUIRED, SHALL BE CONSTRUCTED PER FOOT INDEX 522-001 OF THE FOOT STANDARD PLANS, LATEST EDITION.
2. EXISTING TREES MAY REMAIN IN THE R/W, PROVIDED THEY DO NOT CONFLICT WITH CLEAR ZONE, DRAINAGE, SIDEWALKS OR UTILITIES.
3. SEED & MULCH MAY BE ALLOWED IN CERTAIN AREAS OF THE R/W IF APPROVED.



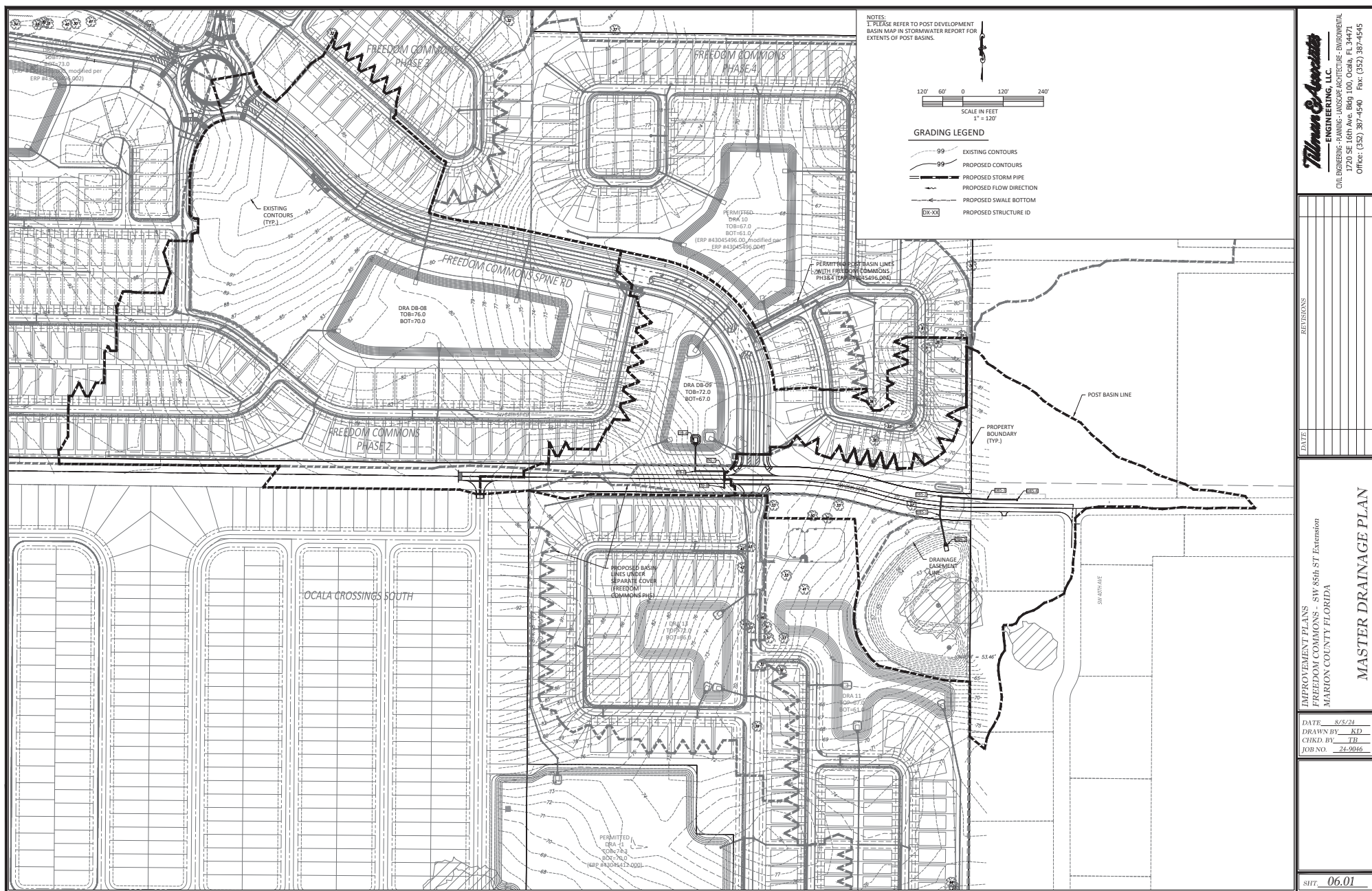
Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY FLORIDA

DATE 8/5/24
DRAWN BY KD
CHKD. BY TB
JOB NO. 24-9046

SHT. 05.0

[illegible]

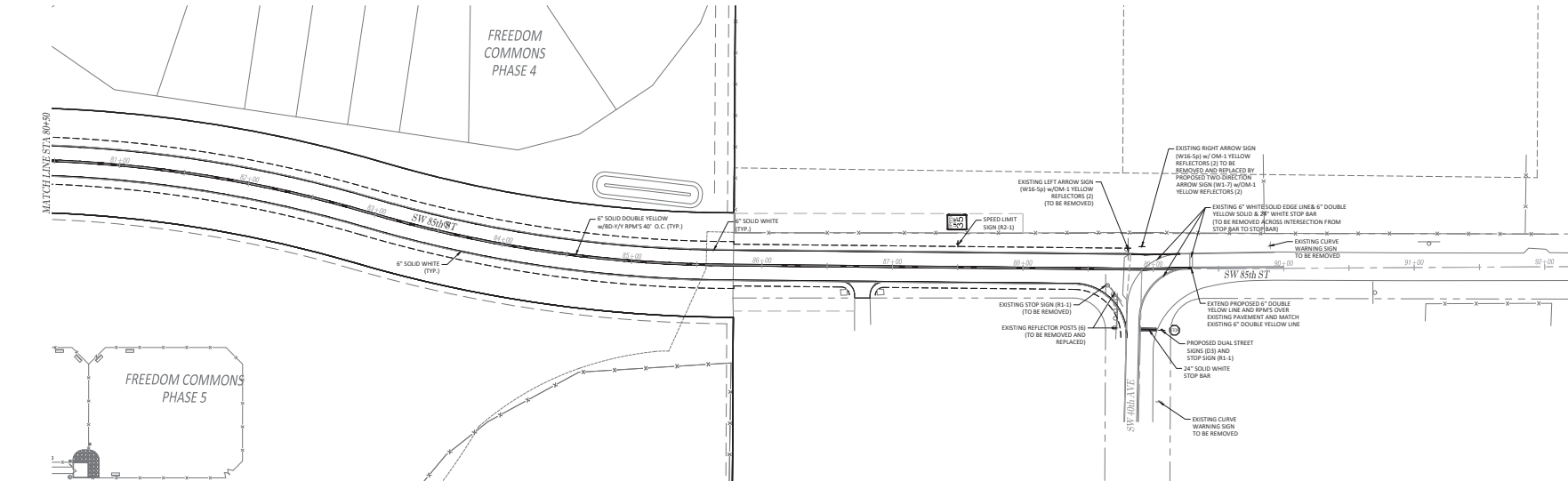
IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY FLORIDA

DATE 8/5/24
DRAWN BY KD
CHKD. BY TB
JOB NO. 24-9046

SHT. 06.01



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SHT. 08.01

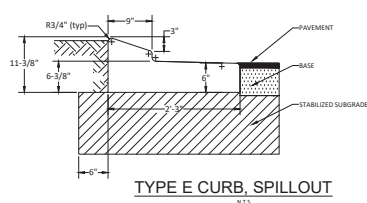
SIGNAGE & STRIPING

SHT. 08.01

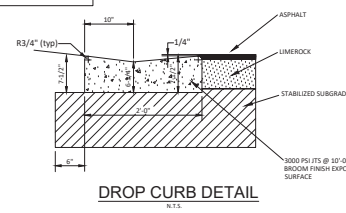
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



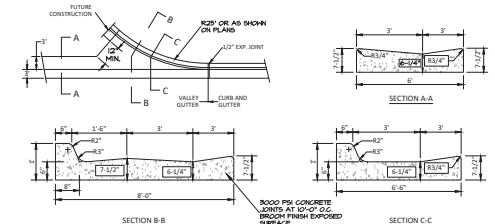
2. For curb, gutter and curb & gutter provide $\frac{1}{8}$ " - $\frac{3}{8}$ " contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Specification S20.



When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on the plans.



VALLEY GUTTER DETAIL



9/32" DIA. BOLT HOLES
(HOLE SPACING TO MATCH U-BOLTS
(WASHERS AS REQUIRED))

P/L THICKNESS = 1/4"

10"

6"

14"

8"

ALUMINUM SOIL PLATE DETAIL

n13

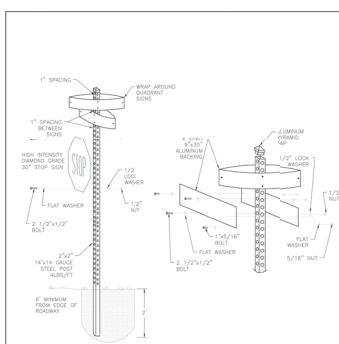
NOTES:

1. ALIGN SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.

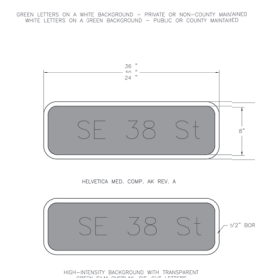
- GENERAL NOTE:
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERMITS/PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
2. GRASS AND MULCH, OR SOILD SOIL, ARE IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY

GENERAL NOTES

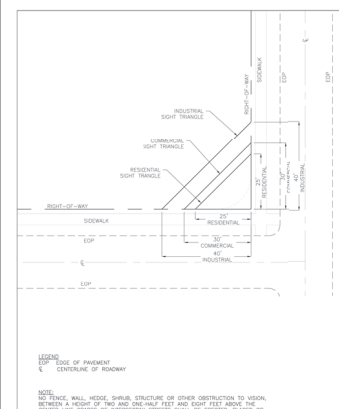
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
2. GRASS AND MULCH, OR SOLID SOIL, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY



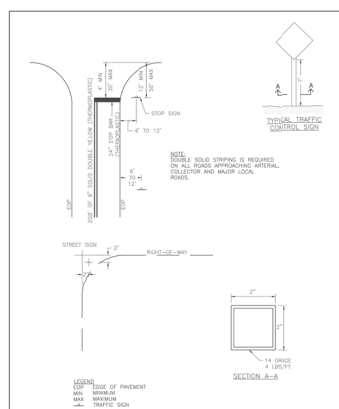
 MARION COUNTY FLORIDA OFFICE OF THE COUNTY ENGINEER	MCBCC EFFECTIVE 10/12/2013	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1
	REVISION # NA		TS 031



 MARION COUNTY FLORIDA OFFICE OF THE COUNTY ENGINEER	MCBCC EFFECTIVE	STREET SIGN	7.3.1
	10/12/2013		TS
	REVISION # NA		032



 MARION COUNTY FLORIDA OFFICE OF THE COUNTY ENGINEER	MCBCC EFFECTIVE 10/12/2013	SIGHT TRIANGLE	7.
	REVISION # NA		T 0.



 MARION COUNTY FLORIDA OFFICE OF THE COUNTY ENGINEER	MCBEC EFFECTIVE 10/12/2013	INTERSECTION SIGN AND STRIPING DETAIL	7.3.
	REVISION # NR.		TS 030

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

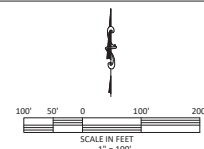
Tillman & Associates
—ENGINEERING, LLC.—
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY FLORIDA

DATE 8/5/24
DRAWN BY KD
CHKD. BY TB
JOB NO. 24-9046

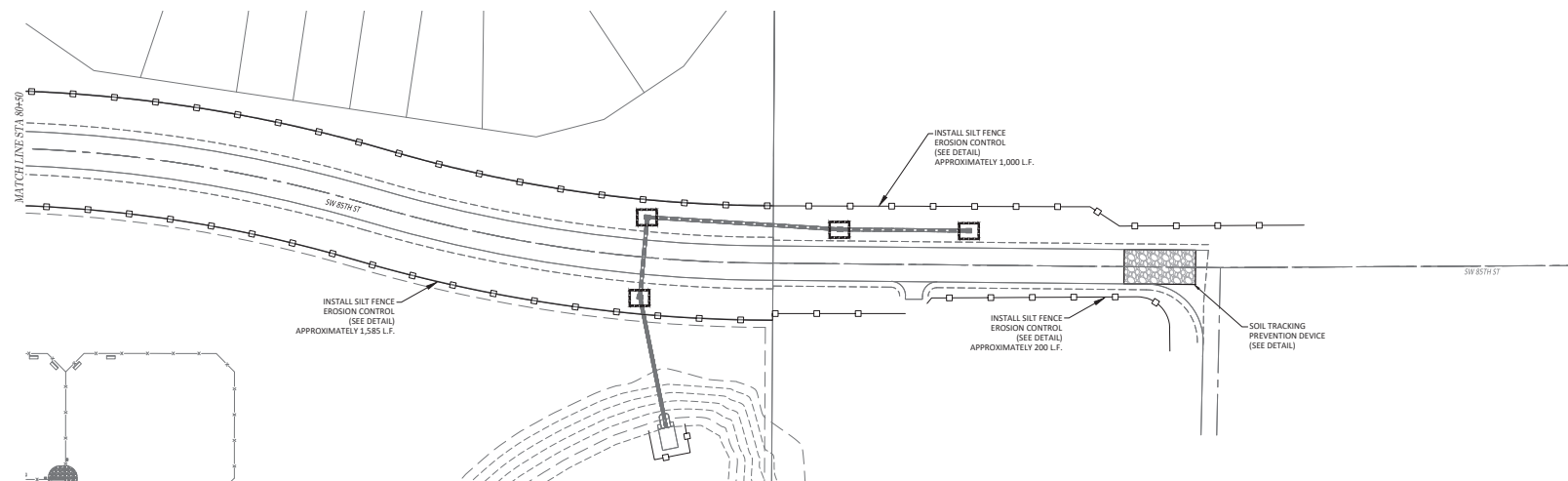
SHT. 09.0

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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 MEASURES 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 SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



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IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY FLORIDA

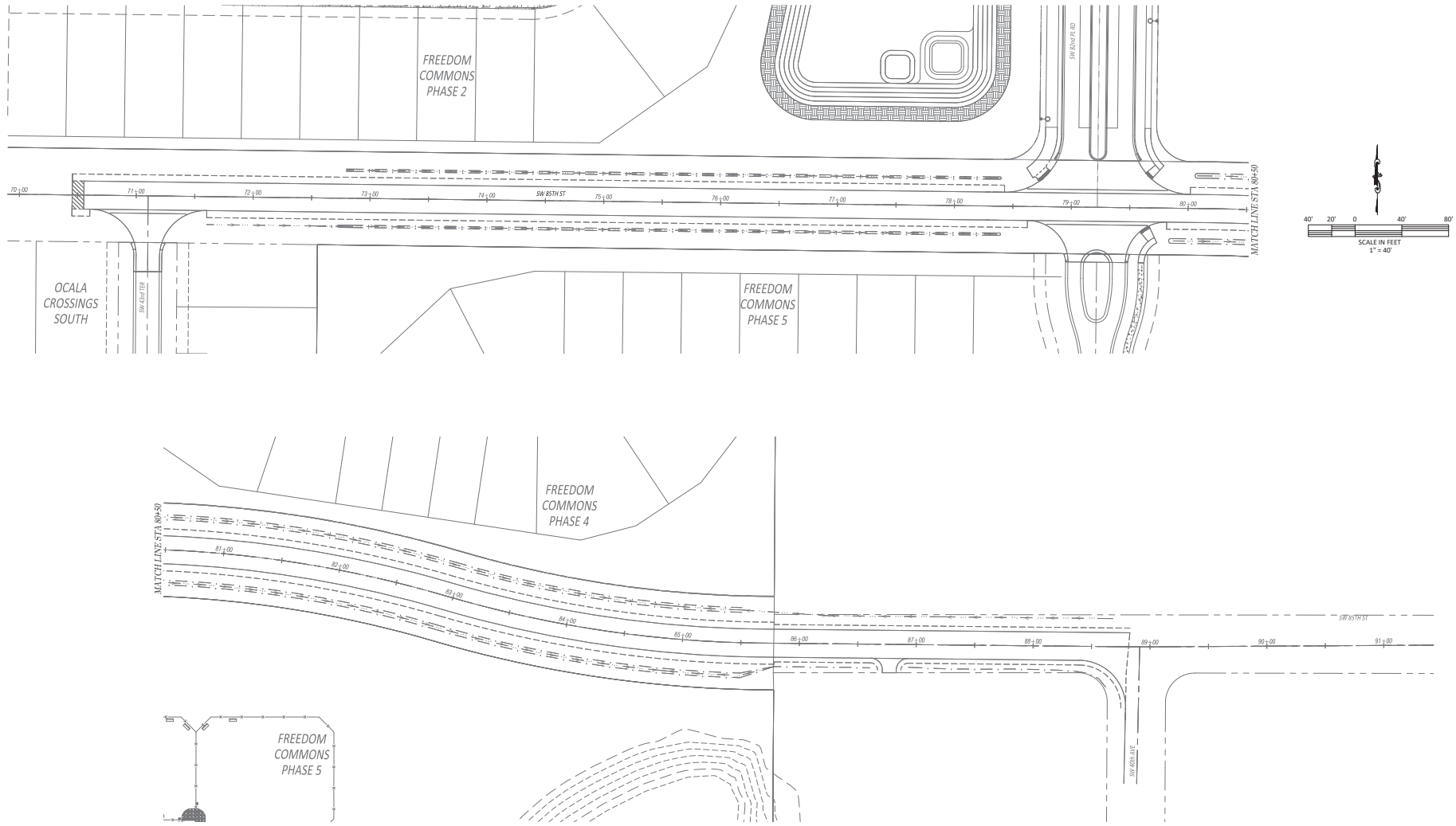
DATE 8/5/24
DRAWN BY KD
CHKD. BY TB
JOB NO. 24-9046

SHT. 11.01



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IRRIGATION SLEEVE SCHEDULE (A1) (1) - 8" SCH 40 PVC SLEEVE (1) - 2" SCH 40 PVC SLEEVE (A2) (1) - 6" SCH 40 PVC SLEEVE (1) - 4" SCH 40 PVC SLEEVE (1) - 2" SCH 40 PVC SLEEVE	ELECTRIC SLEEVE SCHEDULE (C) (1) - 4" SCH 40 PVC (MISC) SLEEVE (1) - 2" SCH 40 PVC (MISC) SLEEVE	DCM SLEEVE SCHEDULE (D) (1) - 3" SCH 40 PVC (MISC) SLEEVE (E) (2) - 3" SCH 40 PVC (MISC) SLEEVE	TECO GAS (G1) (1) - 6" SCH 40 PVC GAS SLEEVE
--	--	---	--



ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1725 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

DATE	8/5/24
DESIGNED BY	TD
CHECKED BY	TD
JOB NO.	24-9046

IMPROVEMENT PLANS
 FREEDOM COMMONS - SW 85th ST Extension
 MARION COUNTY FLORIDA

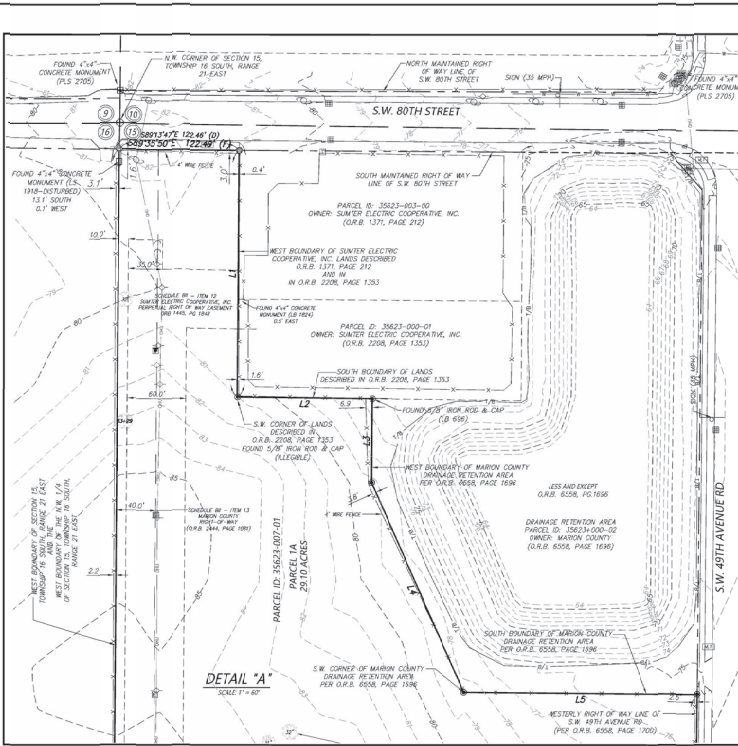
SLEEVE PLAN

SL.01

S

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

Drawing name: Z:\Projects\210239_Armstrong EQ3 Ac Land Trust; Freedom Commons\DWG\Boundary & Topo\210239TOPODWG02.dwg SHEET 1 Sep 27, 2022 1:41pm bjc maric



LINE TABLE (F)		CURVE TABLE (F)					
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD
L1	N02°16'16"E	252.18	C1	678.55	2804.79	013°51'41"	678.90
L2	N89°17'01"W	138.21	C2	253.57	2791.79	005°12'15"	253.49
L3	N02°39'39"E	85.79	C3	30.57	25.00	070°03'36"	26.70
L4	N23°40'34"W	234.10	C4	959.44	2925.79	018°45'47"	955.16
L5	N89°25'38"W	238.88	C5	283.99	1040.00	015°38'44"	283.11
L6	N29°52'09"E	50.55	C6	273.04	960.00	016°17'44"	272.12
L7	S89°18'48"E	385.12	C7	295.37	1040.00	016°16'21"	294.38
L8	S65°31'41"E	15.18	C8	262.14	960.00	015°38'44"	261.33
L9	N19°52'36"E	1.65					
L10	N11°11'01"W	25.42					
L11	S41°26'34"W	42.61					
L15	N89°36'50"W	615.58					
L16	S02°12'12"W	474.55					
L17	S89°39'40"E	110.34					
L18	S02°50'02"W	205.00					
L19	S89°39'40"E	505.56					

SHEET INDEX			
SHEET	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION	CONVERTS	
1	OVERALL BOUNDARY, CURVE & LINE TABLES		
2	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)		
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)		
4	DETAILS OF S.W. 80TH STREET		
5	DETAILS OF S.W. 49TH AVENUE RD		
6	DETAILS OF S.W. 38TH AVENUE RD		

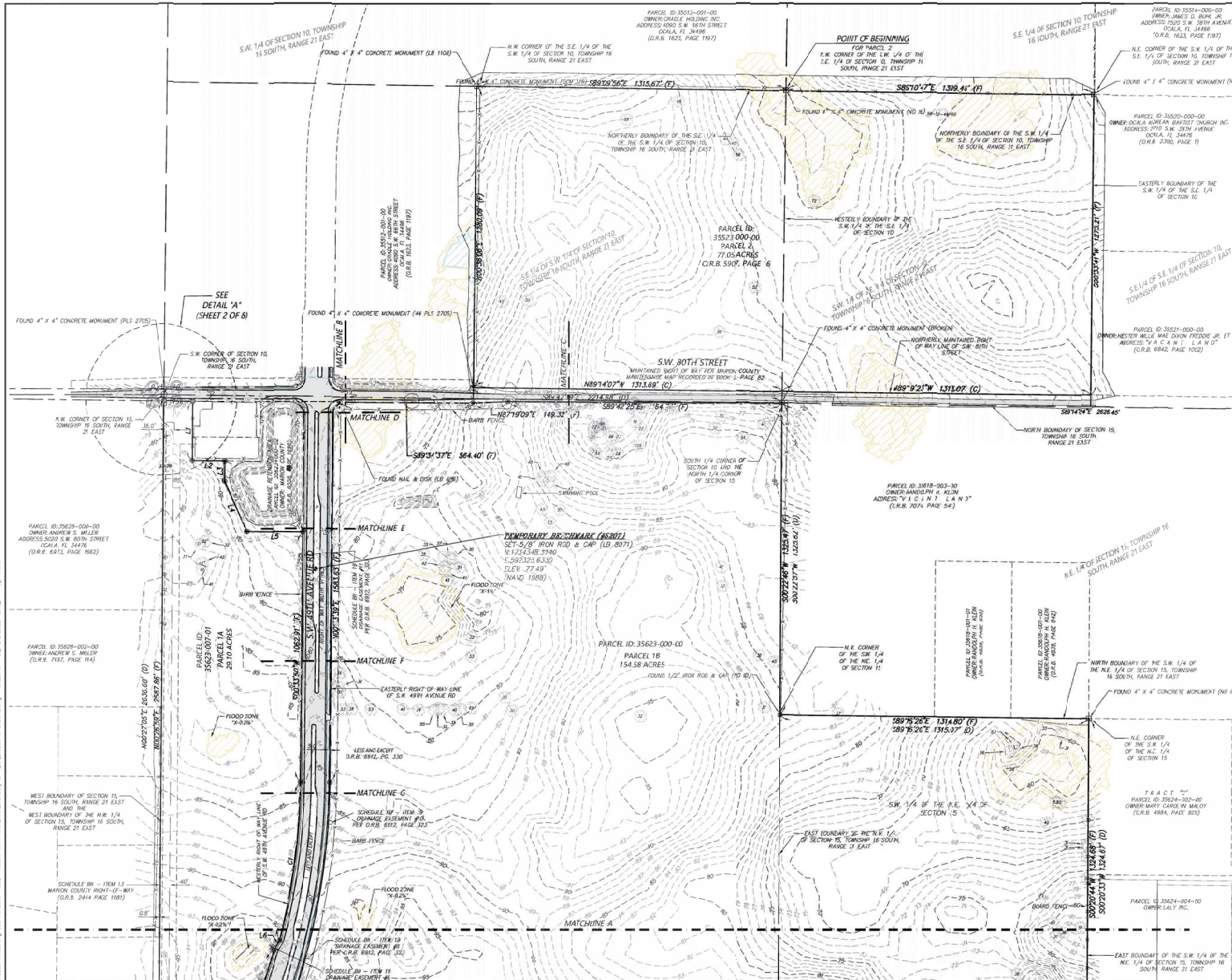
REVISIONS			
FB/PC	DATE	DESCRIPTION	QID
7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
07/27/21	CJH	REVISED PARCEL 1C	CJH
08/05/21	KLJ	ADD TOPOGRAPHY	CJH
08/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 80TH STREET	CJH



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

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

FIELD DATE		JOB NO	
21-2/28	33/03/2021	21C238TOP00ADR2	
DRAWING DATE		SCALE	
07/01/2021	M.A.	CJH	1" = 400'



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

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CEDAR
	HACKBERRY
	HOLLY
	LIVE OAK
	MAGNOLIA
	MAPLE
	MAMORA
	OAK
	PALM
	PECAN
	PINE

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CORNER, & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 48TH AVENUE RD
7	DETAILS OF S.W. 48TH AVENUE RD

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

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-02	01/05/21	KLJ	ADD TOPOGRAPHY	CJH
	04/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • ASSESSING
PLANNING • ENVIRONMENTAL • G.I.S.
4018 E. 15TH STREET, SUITE 100, Ocala, FL 34471
PHONE: 352.461.4642 FAX: 352.461.4643 WWW.JCHCONSULTING.COM
CERTIFICATE OF AUTHORIZATION #10-00000000-00000000

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

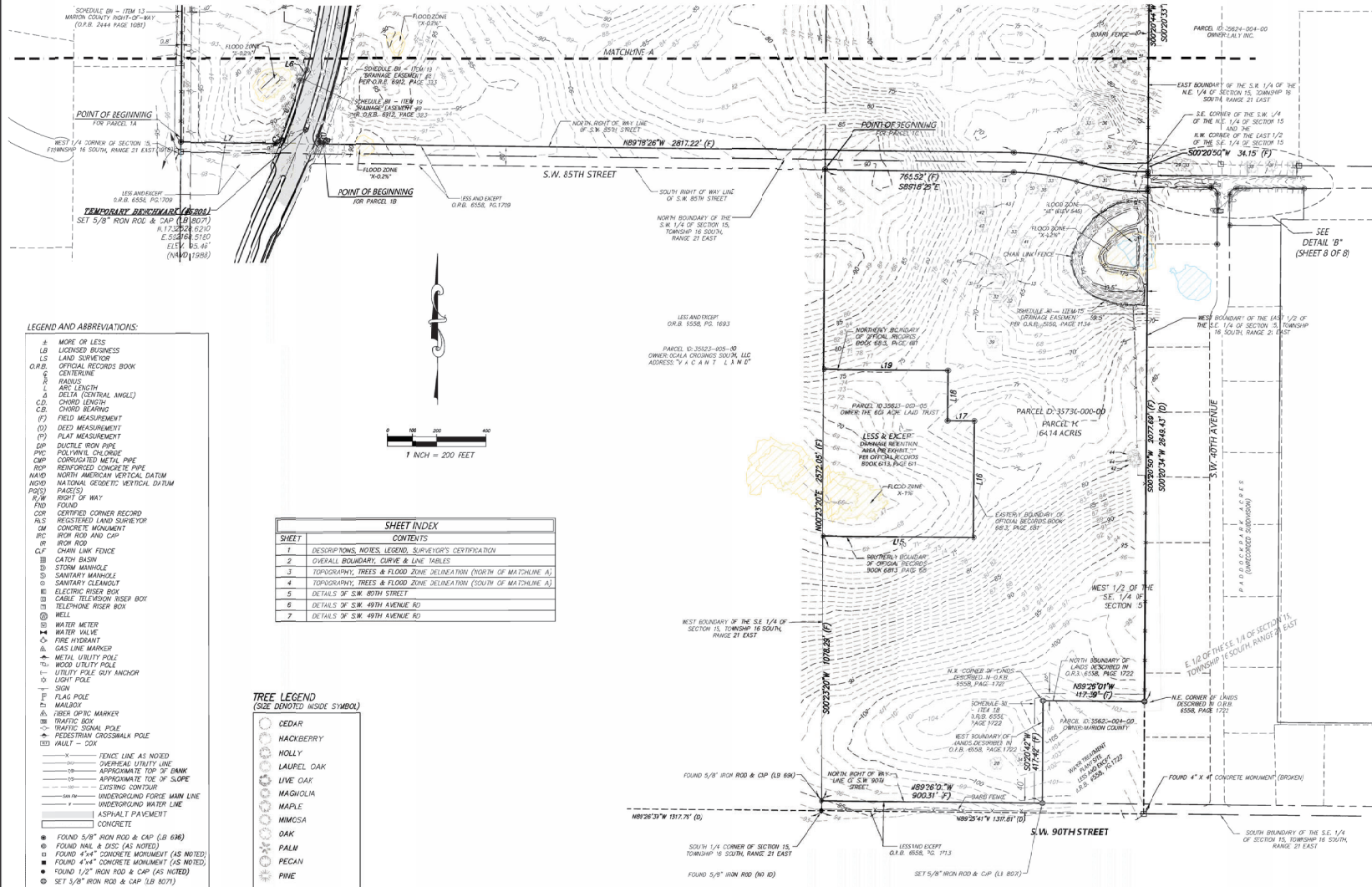
MARION COUNTY, FLORIDA

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

FB/PC		FIELD DATE		JOB NO	
21-2/59		03/03/2021		21C239TOP0ADDR2	
DRAWING DATE		BY	APPROVED	SCALE	
07/01/2021		M.A.	CJH	1" = 200'	

3
OF
8

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



LEGEND AND ABBREVIATIONS:

- MORE OR LESS
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- O.R.B. OFFICIAL RECORDS BOOK
- C CENTERLINE
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CD CHORD LENGTH
- CB CHORD BEARING
- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (P) PLAT MEASUREMENT
- DR DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CM CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- NVD NORTH AMERICAN VERTICAL DATUM
- NVD NATIONAL GEODETIC VERTICAL DATUM
- PAGE(S) PAGE(S)
- W RIGHT OF WAY
- FOUND FOUND
- CC CERTIFIED CORNER RECORD
- ALS REGISTERED LAND SURVEYOR
- CONCRETE MONUMENT
- IRON ROD AND CAP
- IRON ROD
- CHAIN LINK FENCE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- WELL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS LINE MARKER
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- SIUM
- FLAG POLE
- MAILBOX
- OVERHEAD UTILITY LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOP OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND FORCE MAIN LINE
- UNDERGROUND WATER LINE
- ASPHALT PAVEMENT
- CONCRETE
- FOUND 5/8" IRON ROD & CAP (LB 606)
- FOUND NAIL & BOLT (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND 1/2" IRON ROD & CAP (AS NOTED)
- SET 5/8" IRON ROD & CAP (LB 807)

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

- CEDAR
- HACKBERRY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- OAK
- PALM
- PECAN
- PINE

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6	DETAILS OF S.W. 40TH AVENUE RD
7	DETAILS OF S.W. 90TH AVENUE RD

FB/PC	DATE	DRAWN	REVISION	QID
	7/15/21	KLI	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 10	CJH
21-02	08/09/21	KLI	ADD TOPOGRAPHY	CJH
	08/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	CJH



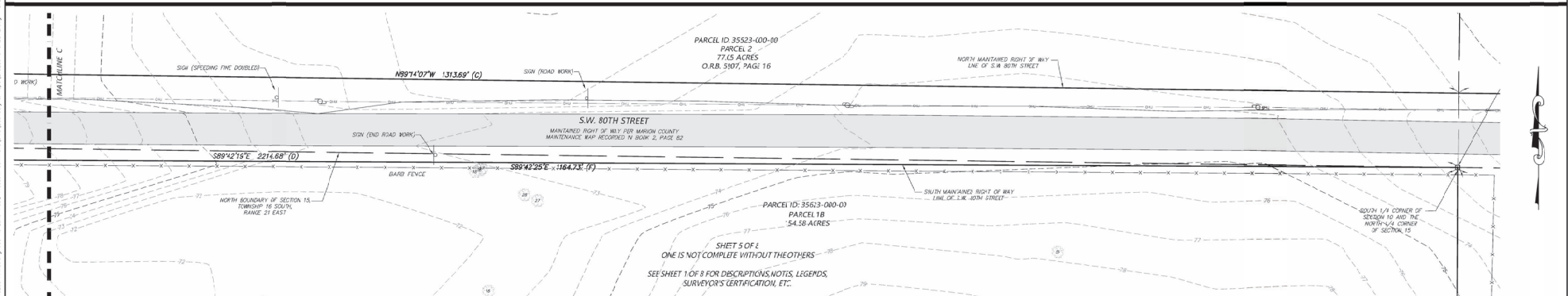
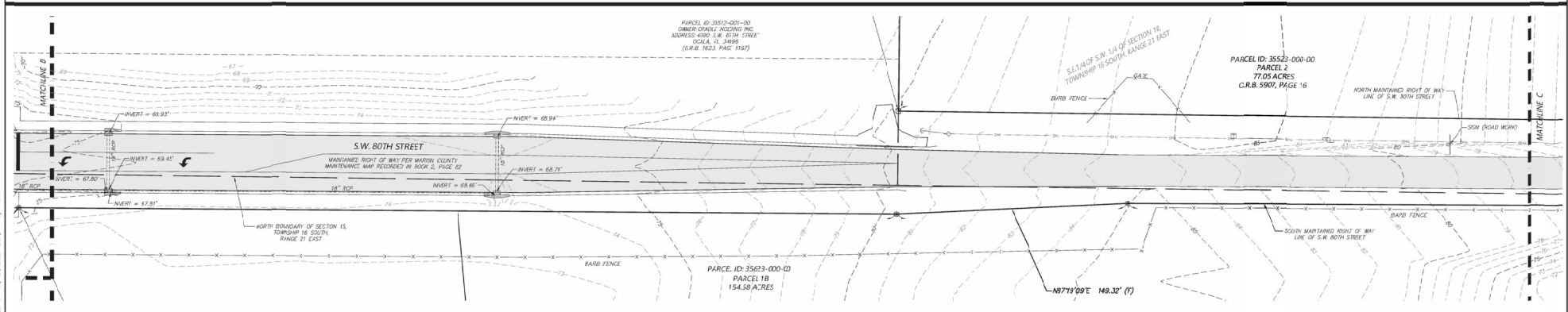
LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

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

FB/PC	FIELD DATE	JOB NO	4
21-2/59	03/03/2021	21C239TOP0ADDR2	OF
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	CJH	1" = 200'

SHEET 4 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.



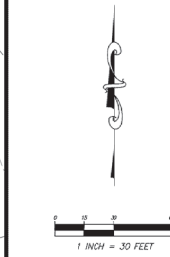
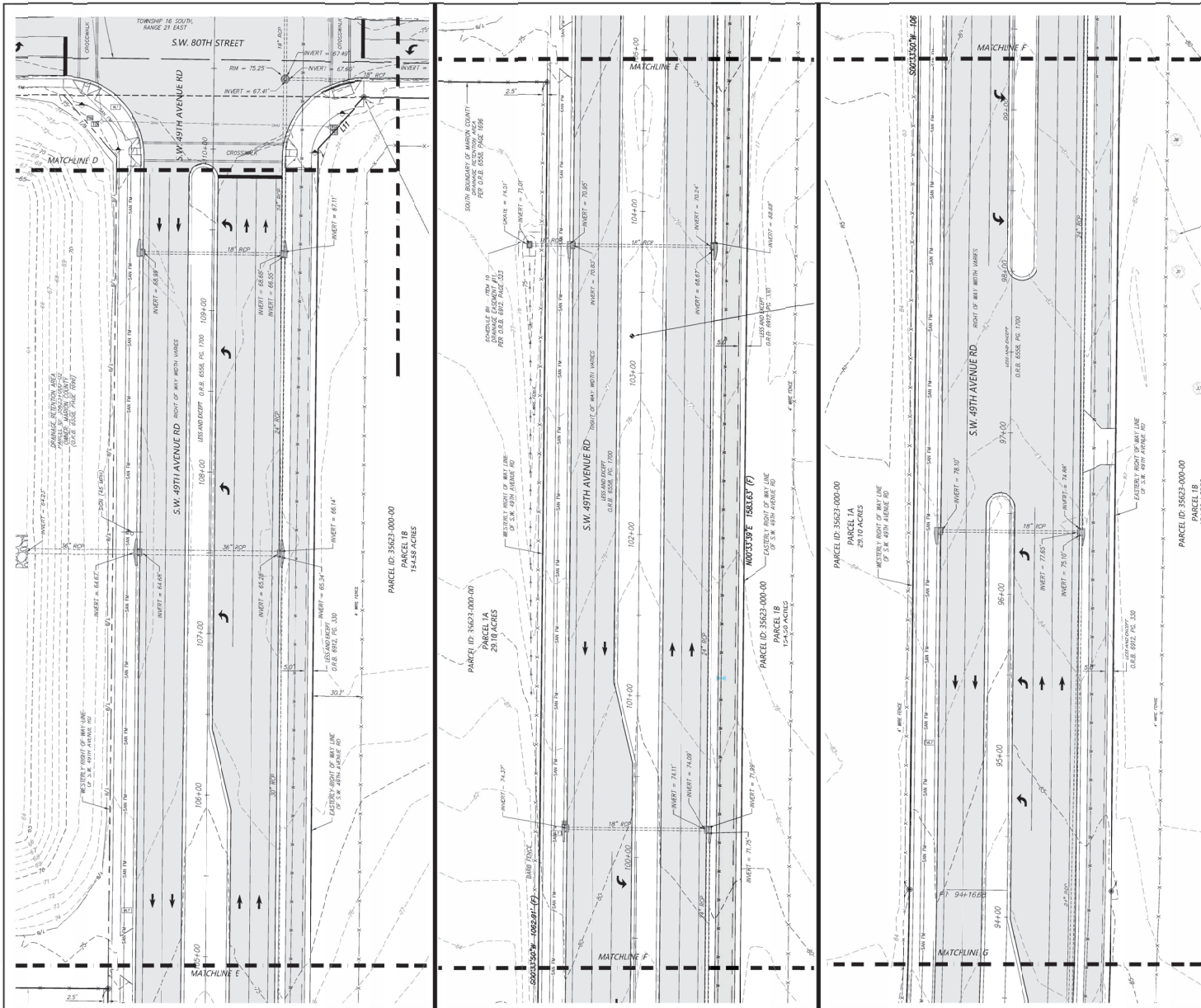
REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	CJH
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	CJH



MARION COUNTY, FLORIDA

PS/PC		FIELD DATE	JOB NO. 21C239TOPOADDR2	5 OF 8
21-2/59		03/03/2021		
DRAWING DATE	BY	APPROVED	SCALE 1" = 30'	
07/01/2021	M.A.	C.H.		

Drawing name: A:\Projects\2023\23-001\23-001-001\23-001-001.dwg Date: 07/01/2023 2:30pm By: mch



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

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LAND DEVELOPMENT & SURVEYING
PLANNING & ENVIRONMENTAL - G.I.S.
401 SW 1ST STREET, SUITE 100, FORT LAUDERDALE, FL 33301
PHONE: (954) 461-1000 FAX: (954) 461-1001 WWW.JCHGROUP.COM
CERTIFICATE OF AUTHORIZATION: F.L. 0001

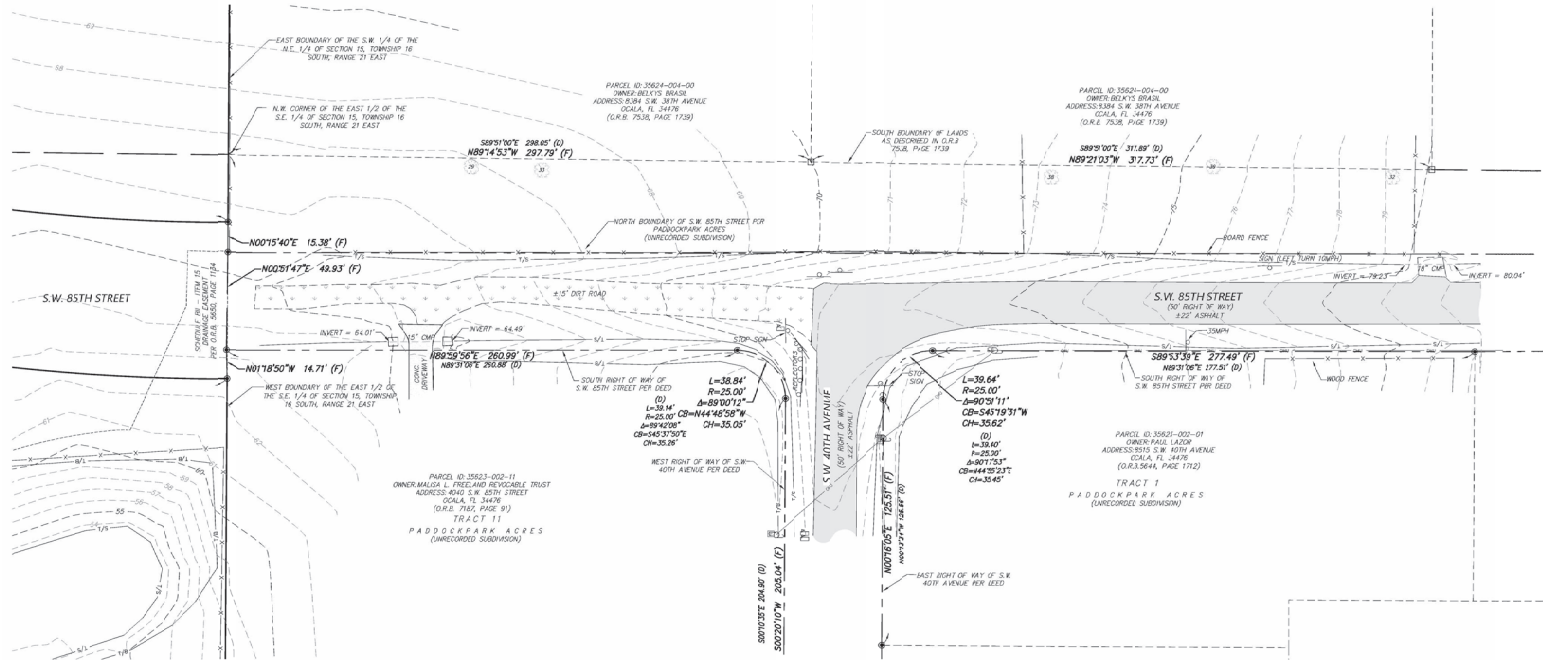
LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

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

FB/PC		FIELD DATE		JOB NO		6 OF 8
21-2/59		03/03/2021		21C239TOP0ADDR2		
DRAWING DATE		BY		APPROVED		
07/01/2021		M.A.		CJH		
SCALE						
1" = 30'						

6
OF
8

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



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

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-02	01/09/21	KLJ	ADD TOPOGRAPHY	CJH
	01/21/22	M.A.	ADD TOPOGRAPHY ALONG SW 85 STREET	CJH



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

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

FB/PC		FIELD DATE		JOB NO	
21-2/58		33/03/2021		21C239TOPORADD2	
DRAWING DATE		BY	APPROVED	SCALE	
07/01/2021		M.A.	CJH	1" = 30'	

8
OF
8