



SUBMITTAL SUMMARY REPORT PrelimPlat-000634-2026

PLAN NAME: Atlas Tranquility Park	LOCATION: 8545 E HWY 25 BELLEVIEW,
APPLICATION DATE: 04/16/2026	PARCEL: 39279-026-00
DESCRIPTION: Atlas Tranquility Park	

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/16/2026	04/30/2026	05/12/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/30/2026	04/24/2026	Requires Re-submit
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: Sheet 02.01 – Label for SE 92nd Loop East of this park needs to be removed as well as SE 83rd Ter, these are easements. All new road names have been labeled on Sheet 03.01. Please label all roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
<i>Corrections</i>	2.12.8 - Legal description matches (Not Resolved) - Corrective Action: This project covers the entire three parcels listed on this plan. Please remove "Portion of" . - 2.12.8 - Legal description matches: 6.4.3.J - Legal description matches boundary on plan			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/30/2026	05/01/2026	Approved
<i>Comments</i>	Proposed park will require a permit through the Department of Health in Marion County. Reach out to Evan.Searcy@FLHealth.gov to begin the process.			
Fire Marshal (Plans) (Fire)	Roxanna Coleman	04/30/2026	04/16/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	04/30/2026	05/01/2026	Requires Re-submit
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Corrective Action: Open space and natural area information is not compliant to LDC requirement. Provide list of open space and natural areas in square footage, acreage, and percentage. Please provide correct information on the list and on the plan. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
<i>Corrections</i>	2.12 - Site coverage (Not Resolved) - Corrective Action: Site coverage information is not compliant to LDC requirement. Provide list of site coverage in square footage, acreage, and percentage. Please provide correct information on the list. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Not Resolved) - Corrective Action: Show max and min density and proposed density. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - Corrective Action: 6.5.6.C. An approved EALS/EALS-ER shall be valid for two years. Provide Current Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - Corrective Action: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Corrective Action: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			

SUBMITTAL SUMMARY REPORT (PrelimPlat-000634-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/30/2026	04/30/2026	Requires Re-submit
<i>Comments</i> Per LDC 2.12.18, show all existing trees 10" DBH and greater on the preliminary plat				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/30/2026	04/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	04/30/2026	04/29/2026	Informational
<i>Comments</i> IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." DR - 4/29/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/30/2026	04/27/2026	Informational
<i>Comments</i> Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/30/2026	04/28/2026	Requires Re-submit
<i>Corrections</i> 2.12.8 - Current boundary and topographic survey (Not Resolved) - Corrective Action: Please provide - 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/30/2026	05/11/2026	Requires Re-submit
<i>Corrections</i> 6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: 1. Several of the curves do not meet the 30mph design speed requirement for a subdivision street. Staff supports a waiver subject to providing the appropriate curve signage on the improvement plans. 2. Dead end roads are required to have a cul-de-sac. Staff supports a waiver subject to providing a paved hammerhead at the end of the roads that are shorter than 150 feet. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.				
<i>Corrections</i> Additional Traffic Comments (Not Resolved) - The traffic impact analysis identified a southbound left turn lane deficiency at the intersection of SE 92nd Loop and CR 25. An offsite improvement plan is required to address this deficiency. A developer's agreement will be needed to provide for an desired impact fee credits associated with the improvement.				
<i>Corrections</i> 6.11.3 - Traffic Impact Analysis (Not Resolved) - Corrective Action: The traffic impact analysis assumed a buildout year of 2024. Also, trip generation rates for Mobile Home Park have been revised. An updated traffic impact analysis reflecting the new buildout year and updated trip generation rates is required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis				
<i>Corrections</i> 2.12.20 - Phases of development (Not Resolved) - 2.12.20 - Phases of development: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion.				
<i>Corrections</i> 6.11.4 - Access management (Not Resolved) - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.8				

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/30/2026	05/11/2026	Requires Re-submit
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: The subdivision street right-of-way is required to be 50 feet wide with 5' easements on each side. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	04/30/2026	05/01/2026	Requires Re-submit
<i>Corrections</i>	7.2.16 Lift Station (Not Resolved) - Corrective Action: Tract D, designated to MCU for the future Public Lift Station, shown on page 04.03. The tract needs to extend to the right-of-way to cover the access to the lift station. - 7.2.16 Lift Station: 50'x50' tract for future lift station dedication shown			
<i>Corrections</i>	6.15.4.A(2) - Easement Width (Resolved) - Corrective Action: Any waiver request to ROW widths requires EoR to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable. - 6.15.4.A(2) - Easement Width: Easements shall be of sufficient sizing to support utility distribution and collection systems			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Corrective Action: Informational: \$130.00 Initial Plan Review - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	Additional Utilities comments (Not Resolved) - Corrective Action: Cover Page - lists "Portion of Parcel" but the project appears to cover all of the parcels in their entirety. (2) Marion County Utilities (MCU) requires the dedication of an easement at the terminus of each private roadway to accommodate the potential future extension of public water and/or sewer utilities into adjacent developments as they are constructed. The required easement shall be clearly identified on the Preliminary Plat for future reference. This proactive dedication will eliminate the need for separate easement granting documents to be processed through Property Management at a later stage. - Additional Utilities comments			
<i>Comments</i>	Please see Corrections. Heather.Proctor@Marionfl.org (352) 438-2846			

REVIEW SESSION FILES:

- _Combined Boundary and Topo Survey.pdf
- _Combined Plans.pdf
- 02.01 AERIAL PHOTOGRAPH.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWlmap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Central Florida RV Park EA 8_24_2021_compressed.pdf
- Karst Sensitive Geological Assessment 21-7939.01.1.pdf
- Supplemental Files.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Please remove this road name. This is an easement.	04/23/2026 9:39	AM_Combined Plans.pdf	2
Kristie W	New road name - SE 87th Ave	04/23/2026 9:43	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 111th St	04/23/2026 9:43	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 86th Ave	04/23/2026 9:44	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 111th Ln	04/23/2026 9:45	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 85TH Court Rd	04/23/2026 9:46	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Pl	04/23/2026 9:51	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 85th Court Rd	04/23/2026 9:51	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th St	04/23/2026 9:52	AM_Combined Plans.pdf	3
Kristie W	New road name is SE 112th Ln	04/23/2026 9:53	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 84th Ave	04/23/2026 9:53	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Street Rd	04/23/2026 9:54	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:55	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:55	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Street Rd	04/23/2026 9:56	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 112th Loop	04/23/2026 9:57	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 88th Court Rd	04/23/2026 9:57	AM_Combined Plans.pdf	3
Kristie W	New road name - SE 88th Court Rd	04/23/2026 9:58	AM_Combined Plans.pdf	3
Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/23/2026 9:59	AM_Combined Plans.pdf	3
Kristie W	9-1-1 Requires Resubmit	04/23/2026 10:17	AM_Combined Plans.pdf	1
Kristie W	Please remove Portion of Parcel: This project encompasses all of these parcels.	04/24/2026 8:13	AM_Combined Plans.pdf	1
Kristie W	Please remove this is an easement.	04/24/2026 8:14	AM_Combined Plans.pdf	2
Kristie W	New road name - SE 86th Ct	04/24/2026 8:17	AM_Combined Plans.pdf	3

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eREVIEW SESSION FILES: _Combined Boundary and Topo Survey.pdf
 _Combined Plans.pdf
 02.01 AERIAL PHOTOGRAPH.pdf
 1- AerialMap.pdf
 2- QuadMap.pdf
 3- NWlmap.pdf
 4- FEMAMap.pdf
 5- SoilsMap.pdf
 Central Florida RV Park EA 8_24_2021_compressed.pdf
 Karst Sensitive Geological Assessment 21-7939.01.1.pdf
 Supplemental Files.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Theresa S.	Please provide Sec. 2.12.8. - Current boundary and topographic survey. Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. (Ord. No. 13-20, § 2, 7-11-2013)	04/28/2026 9:49 AM	_Combined Boundary and Topo Survey.pdf	1



**Marion County
Board of County Commissioners**

Atlas Tranquility Park - Preliminary Plat
PrelimPlat-000634-2026

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.9 - Subdivision Roads and Related Infrastructure

Section Details from Code:

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.

Reason/Justification for Request:

Request a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

- PERMITS:**
1. MARION COUNTY PUD APPROVAL 2008ZC APPROVED 12-15-2020
 2. MARION COUNTY - PRELIMINARY PLAT - PENDING
 3. MARION COUNTY - IMPROVEMENT PLAN - PENDING
 4. S.E. ROAD - P.E.P. - PENDING
 5. FDEP - POTABLE WATER - PENDING
 6. FDEP - SANITARY SEWER - PENDING
 7. FDEP - NPDES (BT OTHERS)

WAIVERS:

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12800(04)D, EFFECTIVE DATE OF 06/26/08, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO PART OF THE PROPERTY LIES WITHIN AN ISOE.
2. ALL UTILITIES INSTALLED BENEATH EXISTING OR PROPOSED PAVEMENT SHALL BE ENCASED OR SLEAVED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 7.07 OF THE MARION COUNTY LAND DEVELOPMENT CODE, INCLUDING SECTION 7.2.5 (FRANCHISE PIPE INSTALLATION) AND SECTION 7.2.6 (GENERAL CONSTRUCTION REQUIREMENTS).
3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
4. VERTICAL CLEARANCE HEREON IS BASED ON NATIONAL GRID/RTS SURVEY CONTROL, POINT F-809 WITH AN ELEVATION OF 78.56 NAVD83.
5. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES AS DEPICTED ON SIGNAGE & STRIPING PLAN.
6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCE APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC FACILITY CATEGORIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCE DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCE REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
7. ALL PROPOSED ROADS ARE TO BE LOCAL SURVEY WITH PRIVATE ROAD STATUS.
8. NO CHANGE TO THE WORKS HEREON OR THE APPLICABLE LAWS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.

PRELIMINARY PLAT ATLAS TRANQUILITY PARK

SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

9-1-1 Requires Resubmit

THIS SITE CONTAINS:
SINGLE WIDE MANF. HOMES: 98
DOUBLE WIDE MANF. HOMES: 148
TOTAL MANF. HOMES: 246
TOTAL MILES OF ROADWAY = 2.29 MILES
~~PROPOSED AREA = 495,944 S.F.~~
PORTION OF PARCEL:
392,279 S.F. = 8,979,028 SQ. YDS. = 20.01 AC.
LAND USE - MEDIUM RESIDENTIAL (MR)
ZONING - PUD

Please remove
Portion of Parcel.
This project
encompasses all of
these parcels.

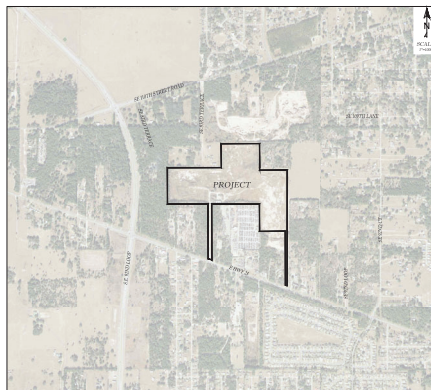
INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01 - 03.02	MASTER PLAN
04.01 - 04.02	PRELIMINARY PLAT
1-2	BOUNDARY SURVEY
1-2	TOPOGRAPHIC SURVEY
1-3	OFF-SITE ROUTE SURVEY (PREPARED BY R.M. BARRINEAU & ASSOC.)

LEGAL DESCRIPTION:

PORTIONS OF THE N.W. 1/4, N.E. 1/4 AND S.E. 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LING NORTH OF EAST HIGHWAY 24 COUNTY ROAD C-24000007 OF WAY WIDTH VARIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 33, THENCE ALONG THE WEST BOUNDARY OF THE SAID SECTION 33, 8,999'7" W, A DISTANCE OF 8706 FEET TO THE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 24 COUNTY ROAD C-24000007 OF WAY WIDTH VARIES; THENCE DEPARTING SAID WEST BOUNDARY OF SAID SECTION 33, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 09°27'24" E, A DISTANCE OF 860.3 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 246, PAGE 460 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°27'24" E, A DISTANCE OF 1296.41 FEET TO THE N.E. CORNER OF SAID LANDS, THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 109 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°27'24" E, A DISTANCE OF 800.00 FEET TO THE N.W. CORNER OF SAID LANDS, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N 09°17'37" E, A DISTANCE OF 80.00 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 336, PAGE 101 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS AND THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 326, PAGE 509 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°27'24" E, A DISTANCE OF 1481 FEET TO THE S.E. CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 326, PAGE 509 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, N 09°17'37" E, A DISTANCE OF 80.00 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 117, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°27'24" E, A DISTANCE OF 25.44 FEET TO THE S.E. CORNER OF LANDS IN SAID OFFICIAL RECORDS BOOK 488, PAGE 117; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 117, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°27'24" E, A DISTANCE OF 80.00 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 296, PAGE 101 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 284, PAGE 171, 809°17'37" E, A DISTANCE OF 312.82 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S 09°17'37" E, A DISTANCE OF 24.8 FEET TO THE S.W. CORNER OF SAID LANDS, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N 09°17'37" E, A DISTANCE OF 40.29 FEET TO THE S.E. CORNER OF SAID LANDS, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, S 09°17'37" E, A DISTANCE OF 206.69 FEET TO A POINT ON THE ALPHABETICALLY ORDERED RIGHT OF WAY LINE OF EAST HIGHWAY 24 COUNTY ROAD C-24000007, THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 09°27'24" E, A DISTANCE OF 2.7 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 361, PAGE 180 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LANDS, S 09°27'24" E, A DISTANCE OF 196.81 FEET TO THE S.E. CORNER OF SAID LANDS, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S 09°17'37" E, A DISTANCE OF 81.61 FEET TO THE N.W. CORNER OF SAID LANDS, THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 169, PAGE 127 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 09°17'37" E, A DISTANCE OF 667 FEET TO THE N.E. CORNER OF SAID LANDS, THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 7 OF THE APPOINTMENT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 774, PAGE 98, N 89°59'07" W, A DISTANCE OF 862.39 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 178 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING THE SOUTH BOUNDARY OF SAID PARCEL 7, ALONG THE WEST BOUNDARY OF SAID LANDS IN OFFICIAL RECORDS BOOK 492, PAGE 178, S 89°59'07" W, A DISTANCE OF 124.21 FEET TO A POINT ON THE ALPHABETICALLY ORDERED NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 24 COUNTY ROAD C-24000007, THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 09°27'24" E, A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 69.9 AC. OR MORE OR LESS.



UTILITY COMPANIES:

WATER/SANITARY
ELECTRIC
CABLE/PHONE/INTERNET
CABLE/PHONE/INTERNET

MARION COUNTY UTILITIES
DUKE ENERGY
CENTX BY LINE
CIX CABLE
CHARTER COMEL

CUSTOMER SERVICES 24/7/365
SHANE MCINNERTY
DISPATCH
DISPATCH
DISPATCH

BENJAMIN VANHOEK
ATLAS LAND PARTNERS, LLC

ENGINEER'S 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.

JEREMY WILCOX, P.E.
REGISTERED ENGINEER NO. 94906
STATE OF FLORIDA

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.

TRAVIS F. BARRINEAU - P.S.M. 18,697
R.M. BARRINEAU AND ASSOCIATES

STATE PLANE COORDINATES:

BEARINGS AND STATE PLANE COORDINATES ARE GRID BEARINGS, WEST FLORIDA ZONE NAD83 (FORS99N) (EPSG:31466), BASED ON THE BLENDED VERTICAL REFERENCE SYSTEM NETWORK.

OWNER:

ATLAS LAND PARTNERS, LLC
26 NORTH HARBOR PLACE, SUITE G
DAVIDSON, NC 28026-7979
PHONE: (704) 241-8891

DEVELOPER:

BENJAMIN VANHOEK C/O
ATLAS LAND, LLC
26 NORTH HARBOR PLACE, SUITE G
DAVIDSON, NC 28026-7979
PHONE: (704) 241-8891

SURVEYOR:

R.M. BARRINEAU AND ASSOCIATES
TRAVIS F. BARRINEAU, P.S.M.
1009 S.E. 25th LOOP, SUITE 103
DAVIDSON, NC 28026-7979
PHONE: (704) 241-8891

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
BRYAN HAMPT, P.E.
1709 S.E. 97th AVE, BLDG. 100
OCALA, FLORIDA 34711
PHONE: (352) 801-4500

GEOTECHNICAL CONSULTANT:

GEO-TECH, INC.
BRYAN HAMPT, P.E.
804 S.E. 3RD AVENUE
OCALA, FLORIDA 34711
PHONE: (352) 606-3711

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Travis F. Barrineau, LLC
ENGINEERING, LLC
1720 SE 10th Ave, Bldg 100, Ocala, FL 34711
PHONE: (352) 606-3711
OFFICE: (352) 606-3711
CELL: (352) 606-3711

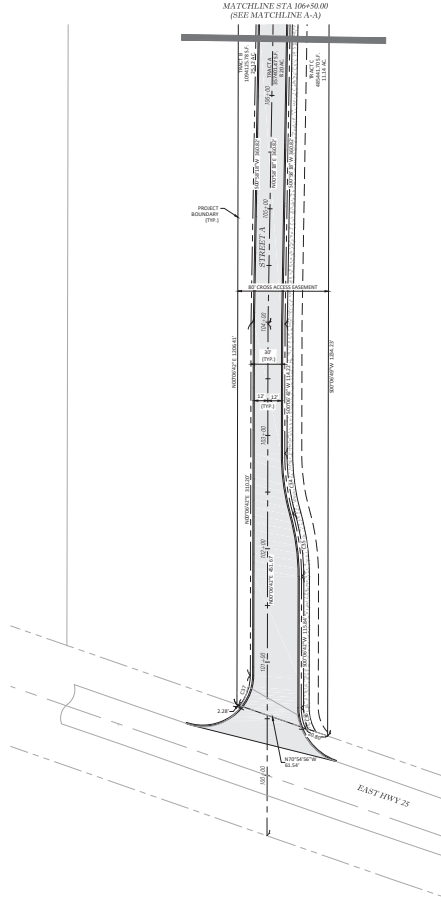
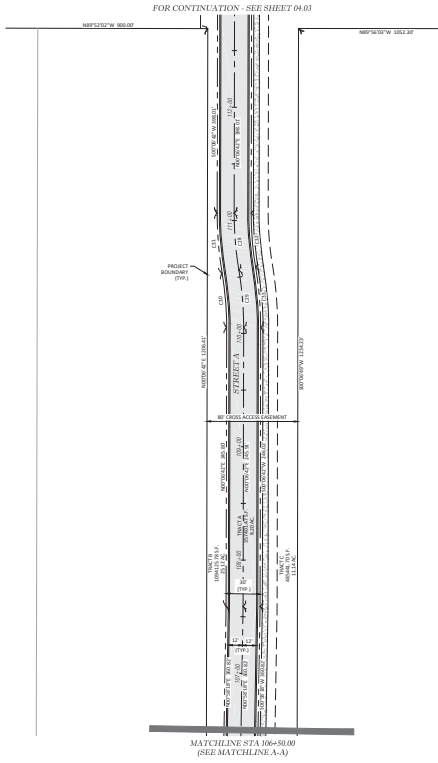
MARION COUNTY APPROVAL STAMP

BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
OFF-SITE ROUTE SURVEY
(PREPARED BY R.M. BARRINEAU & ASSOC.)

PRELIMINARY PLAT OF
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE: 06-14-20
DRAWN BY: AS
CHKD BY: JTB
JOB NO.: 24-0001

SHEET 01 OF 01

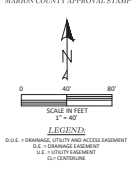


C/L CURVE DATA

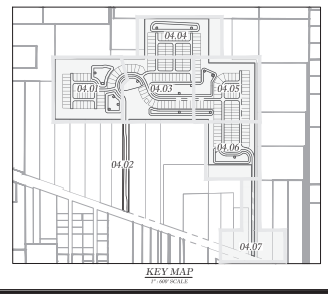
STATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C08	3.68	202.00	20.71	25.42	54.85	S 47° 52.88' W
C25	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C08	3.68	202.00	20.71	25.42	54.85	S 47° 52.88' W
C10	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W
C22	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W
C23	3.68	202.00	20.71	25.42	54.85	S 47° 52.88' W
C24	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W
C26	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W
C27	3.48	202.00	20.71	25.42	54.85	S 47° 52.88' W



LEGEND
 D.U.E. = DRAINAGE UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 G.U. = GROUNDLINE



PRELIMINARY PLAT

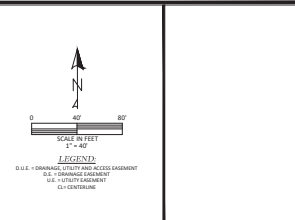
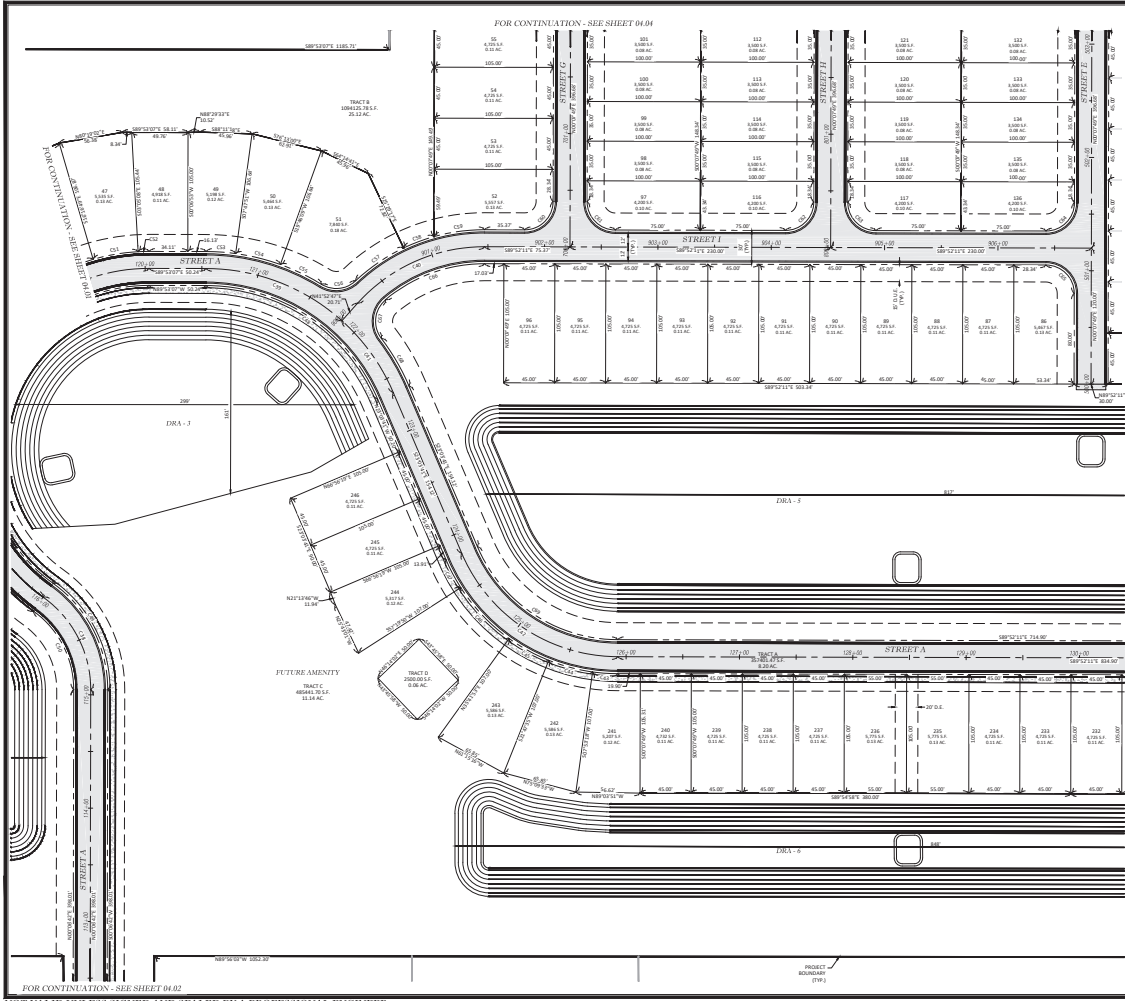
CITY OF MARION COUNTY, FLORIDA

DATE: 04.19.25
 DRAWN BY: AS
 CHECKED BY: JH
 JOB NO.: 22-0022

SHEET: 04.02

Thomas & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 SE 18th Ave, Room 100, Ocala, FL 34471
 PHONE: 352-237-5975
 FAX: 352-237-5976
 WWW: www.thomasandassociates.com

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LEGEND

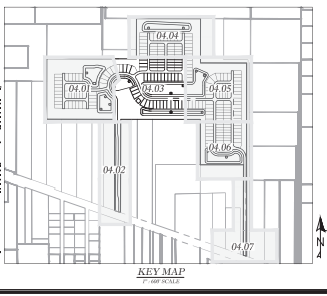
- D.I.E. DRAINAGE (STREET/PAVEMENT/ACCESS/SEWERAGE)
- - - DRAINAGE EASEMENT
- CENTERLINE

C/L CURVE DATA

SEGMENT	BEARING	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C01	54.53	200.00	95.25	100.00	36.40	N87°50'55.47"E
C02	41.83	100.00	133.52	60.74	128.03	S69°50'55.47"E
C03	48.23	100.00	133.52	67.28	128.02	N69°50'55.47"E
C04	74.63	100.00	78.63	39.69	79.00	S59°50'55.47"E
C05	66.43	100.00	174.86	168.21	168.10	S59°50'55.47"E

P/ARC CURVE DATA

SEGMENT	BEARING	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
P01	7.75	100.00	23.29	13.19	23.17	N87°50'55.47"W
P02	13.93	100.00	45.67	25.12	45.94	N75°00'55.47"W
P03	19.90	100.00	69.07	37.12	69.14	N61°50'55.47"W
P04	25.61	100.00	93.29	49.13	93.17	N47°50'55.47"W
P05	31.11	100.00	118.17	61.14	118.11	N33°50'55.47"W
P06	36.44	100.00	143.64	73.15	143.57	N19°50'55.47"W
P07	41.64	100.00	169.64	85.16	169.57	N6°50'55.47"W
P08	46.75	100.00	196.10	97.17	196.50	S7°50'55.47"W
P09	51.73	100.00	223.06	109.18	223.00	S19°50'55.47"W
P10	56.54	100.00	250.47	121.19	250.41	S31°50'55.47"W
P11	61.14	100.00	278.38	133.20	278.32	S43°50'55.47"W
P12	65.58	100.00	306.74	145.21	306.66	S55°50'55.47"W
P13	69.81	100.00	335.51	157.22	335.44	S67°50'55.47"W
P14	73.88	100.00	364.65	169.23	364.57	S79°50'55.47"W
P15	77.75	100.00	394.13	181.24	394.05	S91°50'55.47"W
P16	81.48	100.00	423.92	193.25	423.97	S103°50'55.47"W
P17	85.01	100.00	454.00	205.26	454.02	S115°50'55.47"W
P18	88.38	100.00	484.34	217.27	484.36	S127°50'55.47"W
P19	91.64	100.00	514.99	229.28	514.99	S139°50'55.47"W
P20	94.73	100.00	545.91	241.29	545.91	S151°50'55.47"W
P21	97.71	100.00	577.07	253.30	577.07	S163°50'55.47"W
P22	100.54	100.00	608.44	265.31	608.44	S175°50'55.47"W
P23	103.27	100.00	640.00	277.32	640.00	S187°50'55.47"W
P24	105.85	100.00	671.71	289.33	671.71	S199°50'55.47"W
P25	108.33	100.00	703.54	301.34	703.54	S211°50'55.47"W
P26	110.71	100.00	735.46	313.35	735.46	S223°50'55.47"W
P27	112.94	100.00	767.54	325.36	767.54	S235°50'55.47"W
P28	115.07	100.00	799.74	337.37	799.74	S247°50'55.47"W
P29	117.05	100.00	832.12	349.38	832.12	S259°50'55.47"W
P30	118.84	100.00	864.65	361.39	864.65	S271°50'55.47"W
P31	120.48	100.00	897.30	373.40	897.30	S283°50'55.47"W
P32	121.93	100.00	930.04	385.41	930.04	S295°50'55.47"W
P33	123.24	100.00	962.94	397.42	962.94	S307°50'55.47"W
P34	124.45	100.00	996.06	409.43	996.06	S319°50'55.47"W
P35	125.51	100.00	1029.37	421.44	1029.37	S331°50'55.47"W
P36	126.47	100.00	1062.94	433.45	1062.94	S343°50'55.47"W
P37	127.30	100.00	1096.73	445.46	1096.73	S355°50'55.47"W
P38	127.94	100.00	1130.72	457.47	1130.72	S367°50'55.47"W
P39	128.44	100.00	1164.98	469.48	1164.98	S379°50'55.47"W
P40	128.84	100.00	1200.00	481.49	1200.00	S391°50'55.47"W



FOR CONTINUATION - SEE SHEET 04.02
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Thomas & Associates
 ENGINEERING, LLC
 ONE ENGINEERING PARKWAY - SUITE 200 - BOONVILLE, MISSOURI 64618
 1720 SE 8th Ave. Bldg. 100, Ocala, FL 34471
 PHONE: 352-237-0900
 FAX: 352-237-0905
 WWW: THOMASANDASSOCIATES.COM

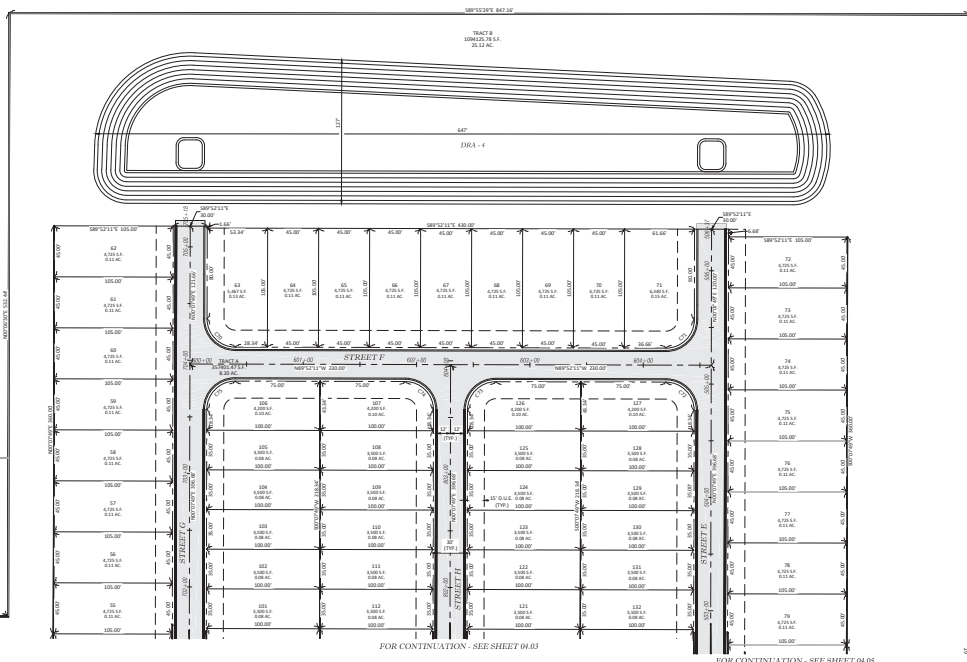
PRELIMINARY PLAN

MARRION COUNTY, FLORIDA
 MARRION COUNTY PLANNING AND ZONING DEPARTMENT
 100 N. GORRISON ST., Ocala, FL 34471
 PHONE: 352-237-0900
 FAX: 352-237-0905
 WWW: MARRIONCOUNTYFLORIDA.GOV

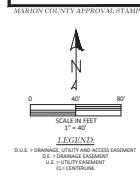
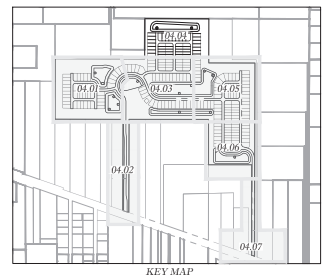
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 DRAWN BY: AS
 CHECKED BY: JH
 JOB NO.: 22-0022

SHEET 04.03

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SECTION	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
C26	S 65.00° E	25.00	S 65.00° E	25.00
C27	S 65.00° E	25.00	S 65.00° E	25.00
C28	S 65.00° E	25.00	S 65.00° E	25.00
C29	S 65.00° E	25.00	S 65.00° E	25.00
C30	S 65.00° E	25.00	S 65.00° E	25.00



Thomas & Associates
INCORPORATED, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 8th Ave, Box 100, Ocala, FL 34971
352.237.1111
WWW.THOMASANDASSOCIATES.COM

MARRION COUNTY APPROVAL STAMP

DATE: 04.19.20
DRAWN BY: AS
CHECKED BY: JH
JOB NO.: 22-0002

PRELIMINARY PLAT
MARRION COUNTY, FLORIDA

PRELIMINARY PLAT

SHEET 04.04

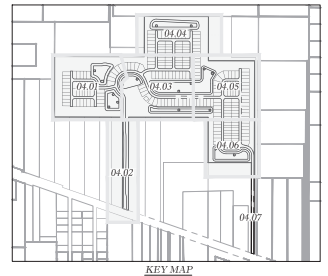
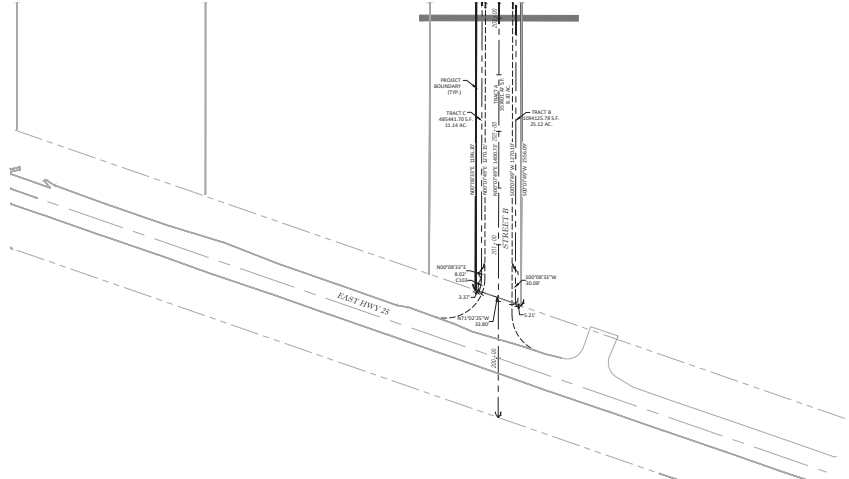
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FOR CONTINUATION - SEE SHEET 04.06



MATCHLINE STA 201+00.00
(SEE MATCHLINE B-D)

MATCHLINE STA 201+00.00
(SEE MATCHLINE B-D)



PARCEL CURVE DATA

SEGMENT	DELTA	BEARING	LENGTH	TANGENT	CHORD	CHORD BEARING
C1-D1	26.31	32.80°	11.81	5.76	11.81	N107°17'46.21"E

MARRION COUNTY APPROVAL STAMP

0 90° 180°

SCALE IN FEET
1" = 40'

LEGEND

D.U.E. = DRAINAGE UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
C.U.E. = CULVERT EASEMENT
C.G. = CENTERLINE

Thomas & Associates
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1720 SE 16th Ave, Room 100, Ocala, FL 34471
352-237-5755
OFFICE: 1720 SE 16th Ave, Room 100, Ocala, FL 34471

MARRION COUNTY APPROVAL STAMP

DATE: 06/14/20
DRAWN BY: AS
CHECKED BY: JH
JOB NO.: 22-0002

PRELIMINARY PLAT
CITY PARK
MARRION COUNTY, FLORIDA
PRELIMINARY PLAT

04.07

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S:\Marion County\John Thompson\Projects\PRELIMINARY_PLAT\04.07 PRELIMINARY PLAT.dwg 11/14/2020 12:46:14 AM DWG TO PDF.plt