



## SUBMITTAL SUMMARY REPORT PrelimPlat-000680-2026

**PLAN NAME:** Heatherwood  
**APPLICATION DATE:** 04/24/2026  
**DESCRIPTION:** Heatherwood

**LOCATION:**  
**PARCEL:** 36640-004-00

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/24/2026	05/08/2026	05/18/2026	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	05/08/2026	05/05/2026	Requires Re-submit
<i>Corrections</i>	Additional 911 Comments ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> The CAD file submitted is missing the street centerline, lot and tract information. For this reason we were not able to name roads at this time. - Additional Comments:			
<i>Corrections</i>	2.12.28 - Road identification ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Combined Plans - Sheets 02.01, 03.01 and Aerial Photograph- Remove road name Juniper Track Terrace - this is an easement, Sheets 03.01 & 04.03 - Juniper Rd is incorrectly labeled as NW Juniper Road, Remove road name Juniper Trail Loop - this is a bus loop. Please correct on all applicable sheets on future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/08/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/08/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	05/08/2026	04/28/2026	Requires Re-submit
<i>Corrections</i>	2.12 - Zoning Classification-subject property ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Cover page lists current zoning as expired PUD (16050Z) - please revise. - Cover page lists current zoning as expired PUD (16050Z) - please revise.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> This rejection will stay until the Master plan or equivalent goes back to the BOCC for final approval. When this rejection is the only rejection left on this plan, please email Growth Services staff at kenneth.weyrauch@marionfl.org and provide your buffers and amenities plans along with the most recent pre-plat documents. Staff will then schedule you for your final BOCC approval date and send you the advertisement cost for the mailings required. - This rejection will stay until the Master plan or equivalent goes back to the BOCC for final approval. When this rejection is the only rejection left on this plan, please email Growth Services staff at kenneth.weyrauch@marionfl.org and provide your buffers and amenities plans along with the most recent pre-plat documents. Staff will then schedule you for your final BOCC approval date and send you the advertisement cost for the mailings required.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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.			
<i>Corrections</i>	2.12 - Owner and applicant name ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Owner on MCPA property record card and provided warranty deed is Prosperity US 27 LLC. Owner listed on cover page of plan set is DR Horton, please revise. - Owner on MCPA property record card and provided warranty deed is Prosperity US 27 LLC. Owner listed on cover page of plan set is DR Horton, please revise.			
<i>Corrections</i>	2.12/4.2 - Lot setback ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Minimum side street setback provided in PUD approval was 20' - please revise. - Minimum side street setback provided in PUD approval was 20' - please revise.			
<i>Corrections</i>	2.12 - Rezoning ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Please show approved rezoning information per requirement on the cover sheet. 250908ZP Ord. 25-47 - Please show approved rezoning information per requirement on the cover sheet. 250908ZP Ord. 25-47			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/08/2026	04/24/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/08/2026	05/08/2026	Approved

# SUBMITTAL SUMMARY REPORT (PrelimPlat-000680-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/08/2026	05/08/2026	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 5/8/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/08/2026	04/29/2026	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	05/08/2026	05/06/2026	Requires Re-submit
<i>Corrections</i>				
2.12.8 - Current boundary and topographic survey ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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	05/08/2026	04/26/2026	Requires Re-submit
<i>Corrections</i>				
6.12.9 - Subdivision roads ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Dead end streets are required to have cul-de-sacs. Staff supports a waiver subject to providing a hammerhead turnaround. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.				
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/08/2026	05/05/2026	Approved
<i>Comments</i>				
Project is within the City of Belleview Utility service area. Letter received from the City of Belleview.				

**eREVIEW SESSION FILES:**

- Boundary Topo Survey.pdf
- \_Combined Plans.pdf
- \_Supplemental Files.pdf
- 02.01 AERIAL PHOTOGRAPH.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWlmap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- JL - Listed Species Report.pdf
- Proposed Juniper Loop Development - Geotechnical Report.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Remove road name. This is an easement.	04/29/2026 5:01	PM_Combined Plans.pdf	2
Kristie W	9-1-1 REQUIRES RESUBMIT	04/29/2026 5:03	PM_Combined Plans.pdf	1

# SUBMITTAL SUMMARY REPORT (PrelimPlat-000680-2026)

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- \_Boundary Topo Survey.pdf
- \_Combined Plans.pdf
- \_Supplimental Files.pdf
- 02.01 AERIAL PHOTOGRAPH.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWlmap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- JL - Listed Species Report.pdf
- Proposed Juniper Loop Development - Geotechnical Report.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Remove Road name. This is an easement.	04/29/2026 5:04	PM_Combined Plans.pdf	3
Kristie W	Should be Juniper Road.	04/29/2026 5:04	PM_Combined Plans.pdf	3
Kristie W	Remove road name. This is a bus loop.	04/29/2026 5:07	PM_Combined Plans.pdf	3
Kristie W	We cannot name roads at this time due to the CAD file not containing the layers we need to be able to name the roads.	04/29/2026 5:08	PM_Combined Plans.pdf	2
Kristie W	Should be Juniper Rd.	04/29/2026 5:10	PM_Combined Plans.pdf	6
Kristie W	Should be Juniper Rd	04/29/2026 5:10	PM_Combined Plans.pdf	6
Kristie W	Remove road name. This is a bus loop.	04/29/2026 5:11	PM_Combined Plans.pdf	6
Kristie W	Please remove road name. This is an easement.	04/29/2026 5:14	PM02.01 AERIAL PHOTOGRAPH.pdf	1
Theresa S.	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)	05/06/2026 9:39	AM_Boundary Topo Survey.pdf	1



**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

Heatherwood Preliminary Plat  
#PrelimPlat-000680-2026

**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:

2.12.8 - Current boundary and topographic survey

Section Details from Code:

CODE states 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.

Reason/Justification for Request:

Request a waiver to allow for the use of the current boundary and topographic survey which is more than 12 months old will be submitted to DRC for consideration.

Section Number & Title of Code:

6.12.9 (H) - Subdivision roads and related infrastructure

Section Details from Code:

CODE states (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.

Reason/Justification for Request:

Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead end segments will be less than 150' in length.

- PERMITS**
1. MARION COUNTY - PRELIMINARY PLAT - PENDING
  2. MARION COUNTY - IMPROVEMENT PLAN - PENDING
  3. R.J.B.W.M.D. E.E.P. - PENDING
  4. FDEP - POTABLE WATER - PENDING
  5. FDEP - SANITARY SEWER - PENDING
  6. FDEP - INTERIOR (OTHER)
  7. CITY OF BELLEVUE - UTILITY REVIEW - PENDING

**WAIVERS**

LDC 4122.3 - RIGHT-OF-WAY WIDTH  
 BOLLARDS WILL BE INSTALLED AT A ROW WIDTH THAT IS 30 FEET WIDE WITH A 10' DRAINAGE AND UTILITY EASEMENT FOR A TOTAL WIDTH OF 40'. THIS PROJECT IS LOCATED WITHIN THE CITY OF BELLEVUE UTILITY JURISDICTION AND THEY HAVE ACCEPTED THE PROPOSED ROW AND EASEMENT CONFIGURATION (APPROVED 04/04/2014 SUBJECT TO PROVIDING A WRITTEN ACCEPTANCE LETTER OR EMAIL FROM CITY OF BELLEVUE OF THE PROPOSED RIGHT OF WAY AND EASEMENTS)

**LDC 4124 - SUBDIVISION ROADS AND RELATED INFRASTRUCTURE**  
 THE PROPOSED IMPROVEMENT PLAN 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 LANTHIER STANDARDS. APPLICANT SHALL BE AT A MINIMUM TO PROVIDE DESIGN SPEEDS TO A MINIMUM OF 30 MPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER METC.

**LDC 4133.100 - TYPE OF STORMWATER FACILITY**  
 WAIVER REQUESTED TO REDUCE THE MINIMUM WIDTH FROM 12 TO 6 FEET. POND WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOA.

- NOTES**
1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12603C020, EFFECTIVE AUGUST 28, 2006, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
  2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAYMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.6.0 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
  3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
  4. SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FDOT REQUIREMENTS.
  5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 3078 88 002, ELEVATION = 700.0' (NAVD 1988).
  6. DESIGN SPEED = 30 MPH TO BE POSTED AT 25 MPH EXCEPT FOR CURVES AS DEPICTED ON SIGNAGE & STRIPING PLAN.
  7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENT APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC FACILITY CAPACITY. IT IS THE RIGHT OF THE PROPERTY AS BE SUBJECT TO A FUTURE CONCURRENT CONCEPT REVIEW AND/OR APPROVAL. HAS BEEN REFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BILLING PERMIT REVIEW.
  8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
  9. 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.
  10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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

**BENCHMARK**  
 TEMPORARY BENCHMARK (DOB - FOUND 4"x4" CONCRETE MONUMENT (LB 500), NORTHING = 723047.1 EASTING = 425314.1 ELEVATION = 72.22' (NAVD 1988)

**LEGAL DESCRIPTION**  
 PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT (MILITARY TITLE OF FLORIDA, INC. COMMITMENT NUMBER: 001945), ISSUING OFFICE FILE NUMBER: J1919R, PLAT BEARING A COMMITMENT DATE OF MAY 21, 2010  
 BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 89°29'30" E, A DISTANCE OF 71.64 FEET, THENCE NORTH 89°07'30" W, A DISTANCE OF 80.00 FEET, THENCE SOUTH 89°59'30" E, A DISTANCE OF 138.83 FEET, THENCE SOUTH 77°22'21" E, A DISTANCE OF 80.24 FEET, TO A POINT ON THE WEST BOUNDARY OF BLOCK 64, SILVER SPRING SHORES UNIT NO. 27 SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 28, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 09°00'00" W, ALONG SAID BOUNDARY A DISTANCE OF 34.50 FEET TO A POINT OF BEGINNING, THENCE ALONG A 160.00 FOOT RADIUS CURVE, CONVEX TO THE EAST, THROUGH A CENTRAL ANGLE OF 89°27'30" A DISTANCE OF 89.86 FEET TO THE NORTH RIGHT OF WAY OF TRAIL LOOP (A 60.00 FOOT RIGHT OF WAY) AS SHOWN ON THE APPROVED PRELIMINARY PLAT, THENCE SOUTHWEST 85°45'00" W, ALONG THE BOUNDARY OF THE 160.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 89°47'45" TO A DISTANCE OF 80.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF TRAIL LOOP, THENCE LEAVING SAID CURVE ON A NON-TANGENT BEARING OF NORTH 89°27'30" W, A DISTANCE OF 80.84 FEET TO THE POINT OF BEGINNING, INCLUDING LOTS 1 & 4 SILVER SPRING SHORES UNIT 27 PLAT BOOK J, PAGES 28-28.

LESS AND EXCEPT THAT PORTION LYING WITHIN DEED TO SCHOOL BOARD OF MARION COUNTY, FLORIDA, IN BOOK 523, PAGE 70.

**OWNER / DEVELOPER:**  
 D-B-HORTON AMERICA'S BUILDER  
 DAVID DONOVAN  
 200 SW 4TH AVENUE, SUITE 80-A  
 OCALA, FLORIDA 34474  
 PHONE: 352-643-5907

**CIVIL ENGINEER:**  
 TILLMAN AND ASSOCIATES ENGINEERING, LLC  
 JEFFREY M. PETERSON, P.E.  
 170 SW 30TH AVENUE, BLDG. 100  
 OCALA, FLORIDA 34471  
 PHONE: (352) 367-4568

**GEOTECHNICAL CONSULTANT:**  
 ANTICUS ENGINEERING  
 JON D. MEAD, P.E.  
 100 2nd AVENUE SW  
 BURLIN, FLORIDA 33426  
 PHONE: (813) 642-3965

**SURVEYOR:**  
 JCH CONSULTING GROUP, INC.  
 CHRISTOPHER J. HOWSON, P.E., CM, FSM  
 63-89 STEELETREE  
 OCALA, FLORIDA 34471  
 PHONE: (352) 462-4842

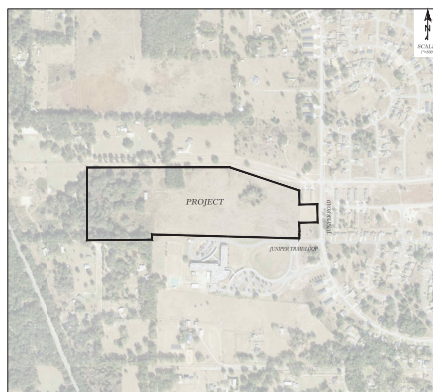
**ENVIRONMENTAL CONSULTANT:**  
 MODICA & ASSOCIATES  
 CLARK MODICA  
 30 MEMPHIS ROAD  
 CLERMONT, FLORIDA 34415  
 PHONE: (352) 396-2000

# PRELIMINARY PLAT HEATHERWOOD

## RESUBMIT

SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST  
 MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
 RESIDENTIAL LOTS - 151  
 TOTAL MILES OF ROADWAY - 0.99 MILES  
 PROJECT AREA - 40.27 AC.  
 PARCEL #36640-004-00 (INCLUDING LOTS 3 & 4 SSS UNIT 25 PLAT  
 BOOK J, PAGES 202-208) (PARCEL 9025+0644-03)  
 CURRENT ZONING - EXPIRED PUD (060552)  
 PROPOSED ZONING - PLANNED UNIT DEVELOPMENT (PUD)  
 FUTURE LAND USE - MEDIUM RESIDENTIAL (MR)  
 EXISTING IMPERVIOUS AREA - 0.80 AC. (0.00 S.F.) (0.00%)  
 PROPOSED IMPERVIOUS AREA - 4.1250 AC. (54,646 S.F.) (31.77%)  
 AVERAGE DAILY TRIPS (210) - 1,528 TRIPS  
 PEAK HOUR TRIPS (210) - 152 TRIPS  
 ITE TRIP GENERATION MANUAL, 10TH EDITION



**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	MASTER PLAN
04.01 - 04.03	PRELIMINARY PLAT
1-4	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

**OWNER'S SIGNATURE**

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

DAVID DONOVAN  
 DR. HORTON AMERICA'S BUILDER

**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.

JEFFREY M. PETERSON, P.E.  
 REGISTERED ENGINEER NO. 6998  
 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.

JCH CONSULTING GROUP, INC.  
 CHRISTOPHER J. HOWSON  
 REGISTERED LAND SURVEYOR NO. 6553  
 STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**JCH CONSULTING GROUP, INC.**  
 1720 SE 6th Ave, Bldg 100, Ocala, FL 34471  
 OFFICE: (352) 462-4842  
 FAX: (352) 462-4843  
 CELL: (352) 462-4844

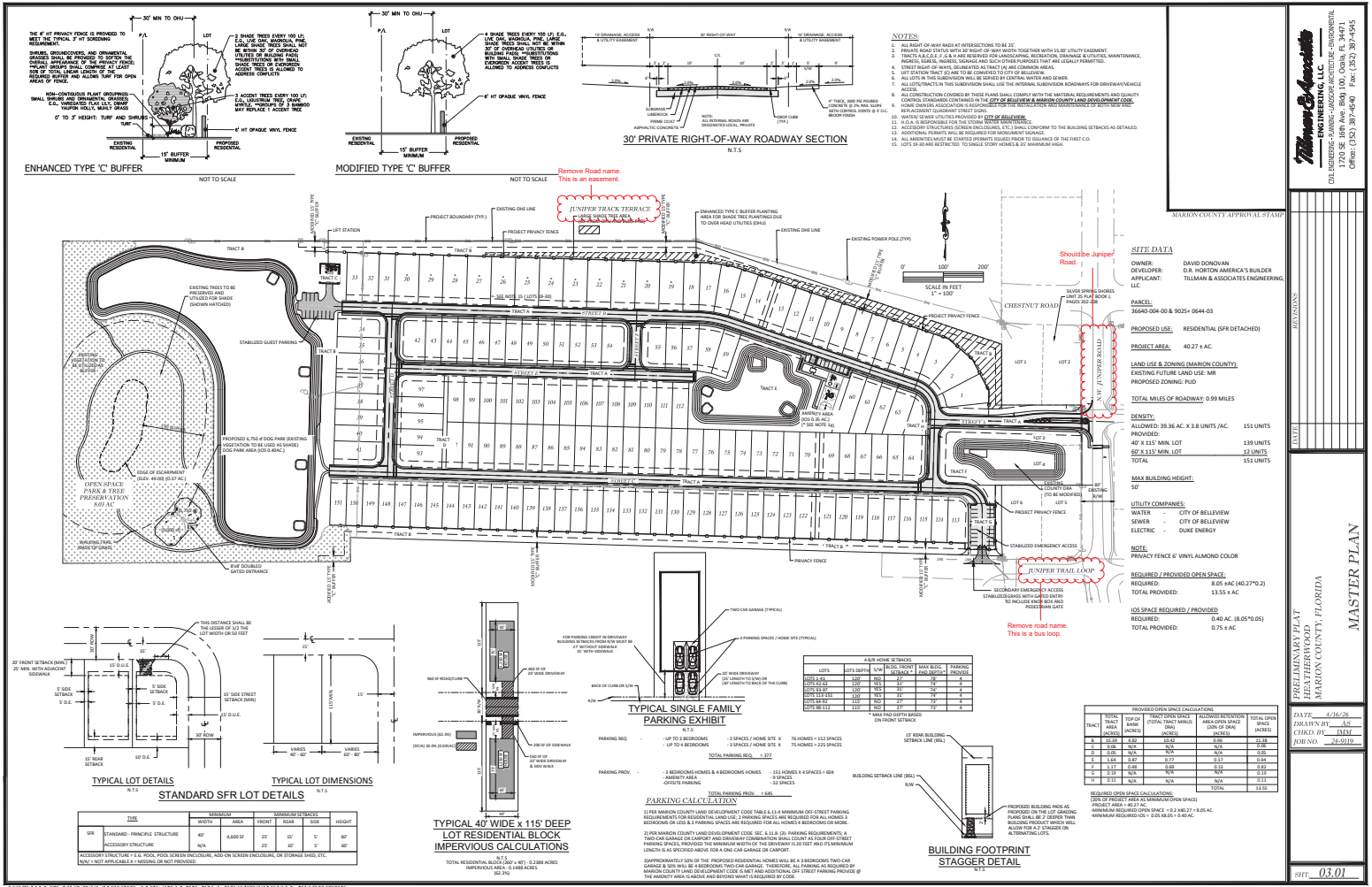
**COVER SHEET**

DATE: 01.01

PROJECT: HEATHERWOOD  
 MARION COUNTY, FLORIDA

DATE: 01.01





- NOTES:**
1. ALL RIGHT-OF-WAY RADIUS AT INTERSECTIONS TO BE 250 FEET.
  2. PRIVATE ROAD DESIGN WITH 10' RIGHT-OF-WAY WIDTH TO BE 10' UTILITY EASEMENT.
  3. TRACTS A, C, D, E, & F ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITY MAINTENANCE.
  4. PRIVATE ROAD DESIGN, INCLUDING ALL BACK-UP DRIVES, SHALL BE DESIGNED TO ACCOMMODATE TRUCK TRAFFIC.
  5. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  6. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  7. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  8. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  9. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  10. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  11. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  12. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  13. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  14. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.
  15. ALL UTILITY LINES SHALL BE 10' MINIMUM FROM THE RIGHT-OF-WAY BOUNDARY.

**SITE DATA**

OWNER: DAVID DONOVAN  
 DEVELOPER: D.R. HORTON AMERICA'S BUILDER  
 APPLICANT: TULMAN & ASSOCIATES ENGINEERING, LLC

PARCEL: 36640-00-00 & 9024-00-03

PROPOSED USE: RESIDENTIAL (SFR DETACHED)

PROJECT AREA: 40.27 ± AC.

LAND USE & ZONING (MARION COUNTY):  
 EXISTING FUTURE LAND USE: MR  
 PROPOSED ZONING: PUD

TOTAL MILES OF ROADWAY: 0.99 MILES

DENSITY:  
 ALLOWED: 39.36 AC. X 3.8 UNITS/AC. 151 UNITS  
 PROVIDED: 139 UNITS

40' X 115' MIN. LOT  
 50' X 115' MIN. LOT  
 151 UNITS  
 151 UNITS

MAX BUILDING HEIGHT:  
 50'

UTILITY COMPANIES:  
 WATER - CITY OF BELLEVUE  
 SEWER - CITY OF BELLEVUE  
 ELECTRIC - DUKE ENERGY

NOTE: PRIVACY FENCE 6" VINYL/ALUMINUM COLOR

LOT#	4 BR HOME SETBACKS				PARKING
	FRONT	REAR	LEFT	RIGHT	
101-110	10'	10'	10'	10'	1
111-120	10'	10'	10'	10'	1
121-130	10'	10'	10'	10'	1
131-140	10'	10'	10'	10'	1
141-150	10'	10'	10'	10'	1
151-160	10'	10'	10'	10'	1
161-170	10'	10'	10'	10'	1
171-180	10'	10'	10'	10'	1
181-190	10'	10'	10'	10'	1
191-200	10'	10'	10'	10'	1
201-210	10'	10'	10'	10'	1
211-220	10'	10'	10'	10'	1
221-230	10'	10'	10'	10'	1
231-240	10'	10'	10'	10'	1
241-250	10'	10'	10'	10'	1
251-260	10'	10'	10'	10'	1
261-270	10'	10'	10'	10'	1
271-280	10'	10'	10'	10'	1
281-290	10'	10'	10'	10'	1
291-300	10'	10'	10'	10'	1
301-310	10'	10'	10'	10'	1
311-320	10'	10'	10'	10'	1
321-330	10'	10'	10'	10'	1
331-340	10'	10'	10'	10'	1
341-350	10'	10'	10'	10'	1
351-360	10'	10'	10'	10'	1
361-370	10'	10'	10'	10'	1
371-380	10'	10'	10'	10'	1
381-390	10'	10'	10'	10'	1
391-400	10'	10'	10'	10'	1
401-410	10'	10'	10'	10'	1
411-420	10'	10'	10'	10'	1
421-430	10'	10'	10'	10'	1
431-440	10'	10'	10'	10'	1
441-450	10'	10'	10'	10'	1
451-460	10'	10'	10'	10'	1
461-470	10'	10'	10'	10'	1
471-480	10'	10'	10'	10'	1
481-490	10'	10'	10'	10'	1
491-500	10'	10'	10'	10'	1
501-510	10'	10'	10'	10'	1
511-520	10'	10'	10'	10'	1
521-530	10'	10'	10'	10'	1
531-540	10'	10'	10'	10'	1
541-550	10'	10'	10'	10'	1
551-560	10'	10'	10'	10'	1
561-570	10'	10'	10'	10'	1
571-580	10'	10'	10'	10'	1
581-590	10'	10'	10'	10'	1
591-600	10'	10'	10'	10'	1
601-610	10'	10'	10'	10'	1
611-620	10'	10'	10'	10'	1
621-630	10'	10'	10'	10'	1
631-640	10'	10'	10'	10'	1
641-650	10'	10'	10'	10'	1
651-660	10'	10'	10'	10'	1
661-670	10'	10'	10'	10'	1
671-680	10'	10'	10'	10'	1
681-690	10'	10'	10'	10'	1
691-700	10'	10'	10'	10'	1
701-710	10'	10'	10'	10'	1
711-720	10'	10'	10'	10'	1
721-730	10'	10'	10'	10'	1
731-740	10'	10'	10'	10'	1
741-750	10'	10'	10'	10'	1
751-760	10'	10'	10'	10'	1
761-770	10'	10'	10'	10'	1
771-780	10'	10'	10'	10'	1
781-790	10'	10'	10'	10'	1
791-800	10'	10'	10'	10'	1
801-810	10'	10'	10'	10'	1
811-820	10'	10'	10'	10'	1
821-830	10'	10'	10'	10'	1
831-840	10'	10'	10'	10'	1
841-850	10'	10'	10'	10'	1
851-860	10'	10'	10'	10'	1
861-870	10'	10'	10'	10'	1
871-880	10'	10'	10'	10'	1
881-890	10'	10'	10'	10'	1
891-900	10'	10'	10'	10'	1
901-910	10'	10'	10'	10'	1
911-920	10'	10'	10'	10'	1
921-930	10'	10'	10'	10'	1
931-940	10'	10'	10'	10'	1
941-950	10'	10'	10'	10'	1
951-960	10'	10'	10'	10'	1
961-970	10'	10'	10'	10'	1
971-980	10'	10'	10'	10'	1
981-990	10'	10'	10'	10'	1
991-1000	10'	10'	10'	10'	1

**PROVIDED OPEN SPACE CALCULATION**

TRACT	TRACT AREA (ACRES)	MINIMUM REQUIRED OPEN SPACE (ACRES)	PROVIDED OPEN SPACE (ACRES)	TOTAL OPEN SPACE (ACRES)
A	1.00	0.10	0.10	0.10
B	1.00	0.10	0.10	0.10
C	1.00	0.10	0.10	0.10
D	1.00	0.10	0.10	0.10
E	1.00	0.10	0.10	0.10
F	1.00	0.10	0.10	0.10
G	1.00	0.10	0.10	0.10
H	1.00	0.10	0.10	0.10
I	1.00	0.10	0.10	0.10
J	1.00	0.10	0.10	0.10
TOTAL	10.00	1.00	1.00	1.00

REQUIRED OPEN SPACE CALCULATION:  
 TYPE OF PROJECT: RESIDENTIAL OPEN SPACE  
 PROJECT AREA: 40.27 AC.  
 MINIMUM REQUIRED OPEN SPACE: 1.02 AC (2.5% OF 40.27 AC)  
 MINIMUM REQUIRED OPEN SPACE: 1.02 AC (2.5% OF 40.27 AC)

**THOMAS & ASSOCIATES ENGINEERING, LLC**  
 1720 SE 16th Ave, Room 100, Ocala, FL 34471  
 Phone: (352) 281-4696 Fax: (352) 281-4695

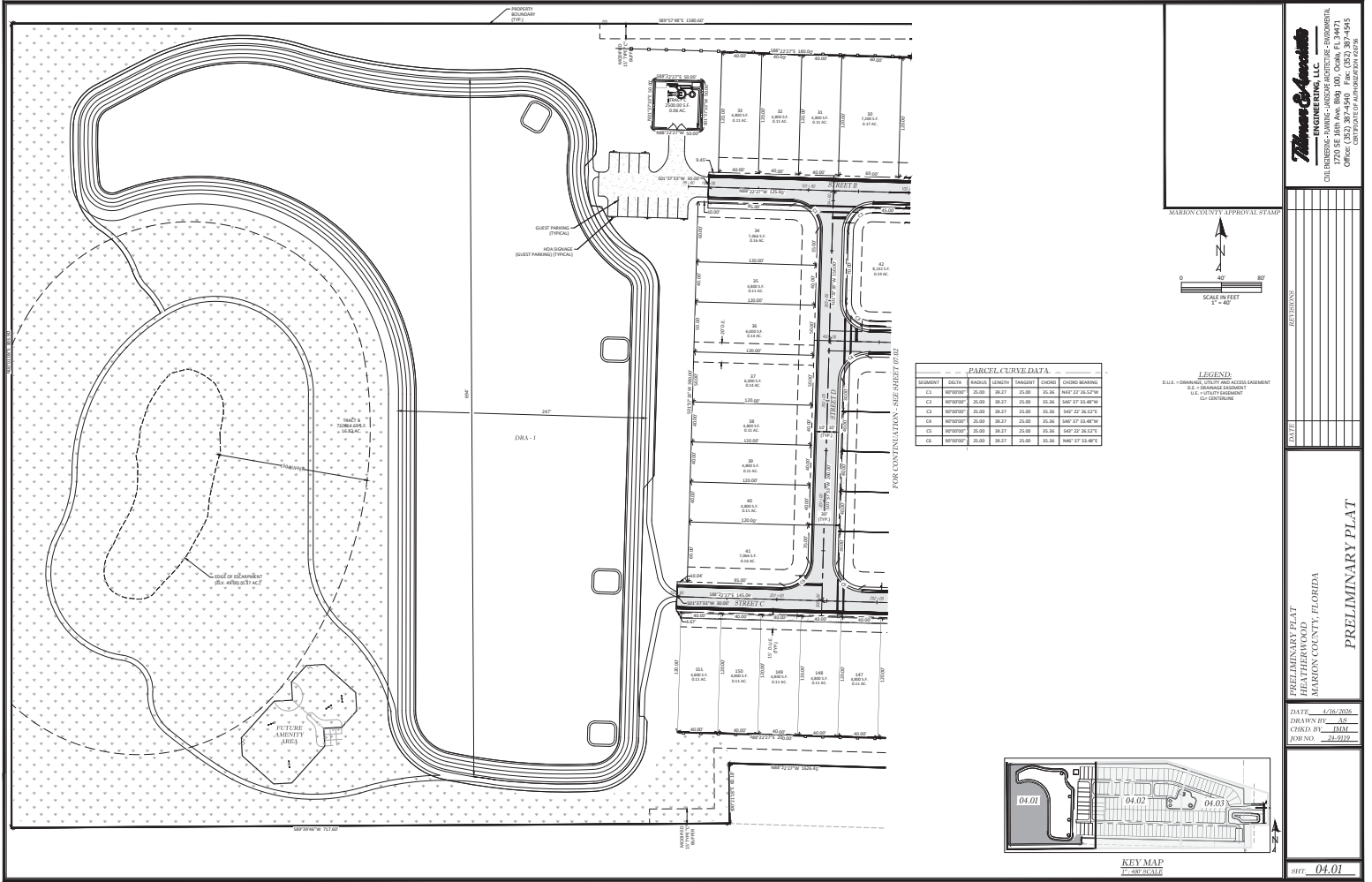
**PROFESSIONAL SEAL**  
 DAVID DONOVAN  
 ENGINEER  
 STATE OF FLORIDA  
 No. 12345  
 EXPIRES 12/31/2025

**MASTER PLAN**

**DATE:** 4/26/25  
**PROJECT:** AS  
**CLIENT:** AS  
**ADDRESS:** 12345

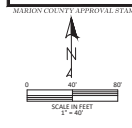
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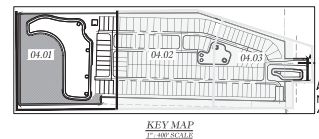


--- PARCEL CURVE DATA ---

SEGMENT	BEGIN	END	LENGTH	TANGENT	CURVE	CHORD BEARING
C1	89°50'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W
C2	90°00'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W
C3	90°00'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W
C4	90°00'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W
C5	90°00'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W
C6	90°00'00"	25.00	39.27	25.00	35.34	SAP 22 26.52°W



LEGEND  
 D.L.E. - DRAINAGE UTILITY AND ACCESS EASEMENT  
 U.E. - UTILITY EASEMENT  
 C.U. - CURTAINMENT



**Thomas Associates**  
 ENGINEERS, LLC  
 CHA. HENDERSON - PRINCIPAL - LANDSCAPE ARCHITECTURE - HONORARILY  
 1720 SE 16TH AVE. BOCA RATON, FL 33471  
 OFFICE: (561) 365-9975  
 FAX: (561) 365-9976  
 STATE OF FLORIDA LICENSE NO. 12299

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MARION COUNTY APPROVAL STAMP

N

SCALE IN FEET  
 1" = 40'

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LEGEND  
 D.L.E. - DRAINAGE UTILITY AND ACCESS EASEMENT  
 U.E. - UTILITY EASEMENT  
 C.U. - CURTAINMENT

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PRELIMINARY PLAT  
 HILLVIEW BOCA  
 MARION COUNTY, FLORIDA

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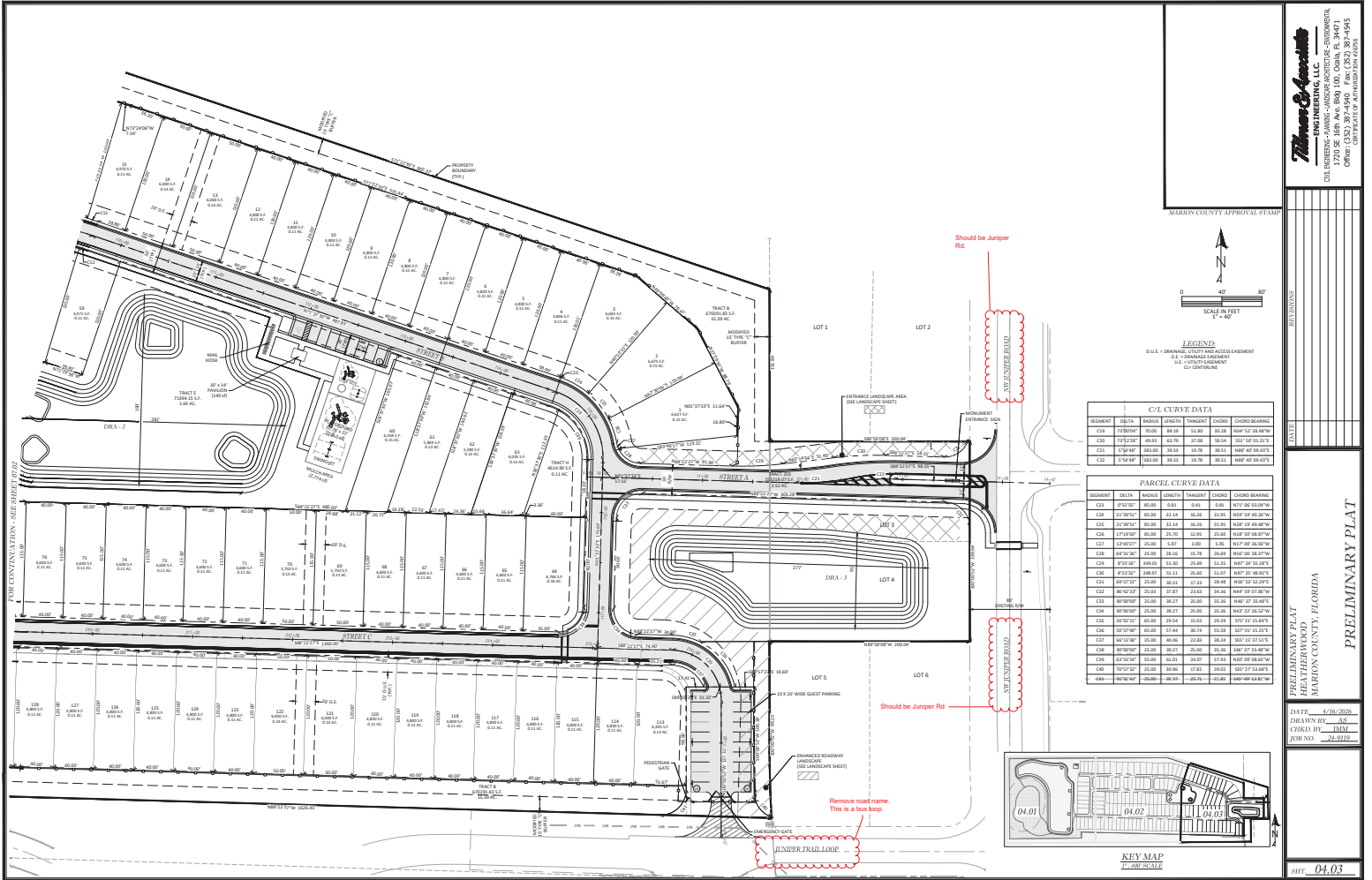
DATE: 4/16/2020  
 DRAWN BY: JLS  
 CHECKED BY: JMS  
 EXPIRES: 24-9/19

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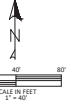
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MARION COUNTY APPROVAL STAMP



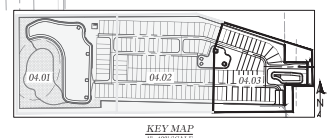
LEGEND  
 DLE - DRAINAGE, UTILITY AND ACCESS EASEMENT  
 ULS - UTILITY LINES  
 CL - CENTERLINE

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C01	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C02	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C03	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C04	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C01	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C02	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C03	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C04	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C05	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C06	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C07	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C08	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C09	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C10	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C11	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C12	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C13	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C14	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C15	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C16	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C17	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C18	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C19	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C20	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C21	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C22	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C23	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W
C24	270.000°	25.000'	15.708'	15.708'	25.000'	N89°57'02.21°W



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**PRELIMINARY PLAT**

MARION COUNTY, FLORIDA

DATE: 11/16/2023  
 DRAWN BY: AS  
 CHECK BY: MM  
 FOREMAN: 11/16/23

SHEET: 04.03

C:\Marion County\DR Number: Juniper Loop Rd Chestnut Hill PLD\VAL\PRELIMINARY PLAT\04.03.DWG PRELIMINARY PLAT.dwg 4/16/2023 4:56:41 PM AutoCAD PDF General Document.plt