



SUBMITTAL SUMMARY REPORT ImprovePln-000635-2026

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	
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/16/2026	04/30/2026	05/14/2026	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>	Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 01.01 – Please remove "Portion of" before the listed parcel numbers. This project covers the entire 3 parcels. - Additional Comments:				
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: Sheet 03.01 – Label for SE 92nd Loop East of this park needs to be removed, as well as SE 83rd Ter; these are easements. Roads have been labeled on Sheet RN.01. Please label 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.				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/30/2026	05/01/2026	Approved	
<i>Comments</i>	Proposed mobile home park will require a permit through the Department of Health in Marion County. Please 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)	Chris Rison	04/30/2026	05/13/2026	Requires Re-submit	
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Not Resolved) - Corrective Action: NO - Correct the future land use designation listed on the top center of the Cover Sheet to be listed as "COMMERCIAL" (as referenced on Sheet 07.01). - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.				
<i>Corrections</i>	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: NO - 1) Lots are indicated, but specific typical illustrations reflecting the development type and lot standards are not provided. This is a further concern as they development types currently only reference MH and not RV units. 2) Further, as the project is proposed to be platted, allowing for fee-simple ownership, the lot typical designs are further necessary to adequately review and maintain development compliance for the lots, structures, and stormwater. 3) Also, as the project is proposed to be platted, the prior PUD's reference to a "zero lot line" related to "building separations" is no longer acceptable as continuing to enable that option may render lots "unbuildable" by creating over-reaching overlapping limitations as formal property lines will be established. If the "zero lot line" format is intended, those lots subject to that design must be formally identified on the plan/plat, or revise the plans/plat to state the "zero lot line" form is NOT being authorized and implemented. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.				
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Not Resolved) - Corrective Action: NO - Revise the plan to fully dimension the right-of-way widths. The PUD proposed 50' and 40' widths but they are not evident with the plan - as an example, the west entry route appears to be a total of 80' wide, and will include two 12' paved travel lanes along with portions of Tracts "B" and "C" but the right-of-way is not indicated? As noted, the PUD referenced 50' and 40' widths, not a 24' width. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/30/2026	05/13/2026	Requires Re-submit
<i>Corrections</i>	<p>2.12.10 - Easement (Not Resolved) - Corrective Action: NO - 1) Provide complete details regarding the placement and width for the 80' cross access easement for the western entry (Sheet 07.02) as it is not apparent if the marker is the alignment or if the whole width of that driveway access area is the area to be subject to the easement, and</p> <p>2) Provide complete details regarding the placement and width for the 40' cross access easement for the eastern entry (Sheet 07.07) as it is not apparent if the marker is the alignment or if the whole width of that driveway access area is the area to be subject to the easement.</p> <p>3) Staff notes drainage and utility easements are indicated; those easements must be acceptable to the other reviewing departments (particularly Utilities and OCE-Stormwater & Traffic). - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.</p>			
<i>Corrections</i>	<p>2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: NO - The plan does not indicate and/or provide any landscaping plans; however, the project is required to provide for perimeter buffers "a minimum of 25-foot wide buffer area with 4 shade trees per 100 lineal feet and a berm at least 6-feet tall." The plan must indicate the location and all construction illustration details (plantings and berm/grading with overhead and both cross section views) for the required buffer. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)</p>			
<i>Corrections</i>	<p>2.12 - Site coverage (Resolved) - Corrective Action: N/A - Duplicate - 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.</p>			
<i>Corrections</i>	<p>2.12 - Zoning Classification-adjacent properties (Resolved) - Corrective Action: YES - Adjoining zoning classifications are shown on Sheet 03.01. - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.</p>			
<i>Corrections</i>	<p>2.12 - Variances (Not Resolved) - Corrective Action: INFO - No variances applicable to the site are currently on file. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.</p>			
<i>Corrections</i>	<p>2.12 - Owner and applicant name (Resolved) - Corrective Action: YES - Owner and applicant/engineer and surveyor names listed on Cover Sheet; will be signed/executed with final plan approval. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.</p>			
<i>Corrections</i>	<p>2.12.4.L - DRI/FQD Compliance Note? (Resolved) - Corrective Action: N/A - Not a DRI. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."</p>			
<i>Corrections</i>	<p>2.12 - Parcel number (Resolved) - Corrective Action: YES - Parcel numbers listed on top center of Cover Sheet. - 2.12 - Parcel number: Show parcel numbers on the cover sheet.</p>			
<i>Corrections</i>	<p>6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Corrective Action: NO - See comments regarding need for updated EALS or EALS Exemption Request. - 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.</p>			
<i>Corrections</i>	<p>2.12.22 - Tracts (Not Resolved) - Corrective Action: INFO - Staff notes the plan identifies Tracts "A," "B," "C," and "D" only - if any other tracts will be provided, their purpose and location must be identified on the plan. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.</p>			
<i>Corrections</i>	<p>2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: NO - The Preliminary Plat (PrelimPlat-000634-2026) corresponding to this plan must be prior to the completion and approval of this Improvement Plan review. This item will remain as NO until that Preliminary Plat is approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.</p>			
<i>Corrections</i>	<p>2.12/3.2.3 - Land Use Consistency (Not Resolved) - Corrective Action: NO (w/INFO)</p> <p>1) The original PUD plan referenced providing Single- and Double-wide MHs and RVs lots, while the plan now only references Single- and Double-wide MH lots (Sheet 07.01). However, while the plan illustrates varying lot "styles" - at least three (e.g., 10, 29, 190, 194) but it is not clear which lots will accommodate which types of development.</p> <p>2) If RV lots are still expected/planned, the location is not apparent as which typical represent which type of development is not indicated.</p> <p>3) Recent Florida Statutes changes have provided for MH placement in RV parks for local government purposes; as such, this must be a consideration in the review of this project for RV spaces which may be converted and will affect potential traffic generation, etc. unless the RV lot development is formally limited in a suitable manner that may be coordinated with Marion County should such conversions be desired in the future. - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.</p>			
<i>Corrections</i>	<p>2.12 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: NO - No waiver information is currently listed; if LDC Waivers are obtained, they must be listed with the approval conditions on the cover sheet. If no LDC Waiver are applicable, please state that on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.</p>			
<i>Corrections</i>	<p>2.12 - Rezoning (Not Resolved) - Corrective Action: NO - Correct the plan's zoning information provided on the top center of the Cover Sheet to read as follows: "ZONING - PUD ZONING CASE NO. 201008Z." - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.</p>			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/30/2026	05/13/2026	Requires Re-submit
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - Corrective Action: NO - 1) The plan lacks typical lot illustrations to indicate the intended lot development plans (Single-wide and Double-wide MH or RV) and how vehicle parking for each will be provided. This is a particular concern related to the MH lots as LDC Parking requirements are based on number of bedrooms, and typically result in a need for two parking spaces per residential and this is a particular concern as this project is proposed as a plat. 2) The provision of adequate guest parking areas for residential developments has arisen as a concern for residential developments such as this plat, particularly as "on-street" forms of parking are not permitted and may result in obstructions to travel routes for emergency services along with day-to-day traffic, and the mix of MH and RV uses for this project is an additional concern. Explain and identify what measures are being provided to ensure adequate guest parking is being provided for the development? - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12.20 - Phases of development (Not Resolved) - Corrective Action: NO - Phasing references are listed on the plan at times, but no phasing for the development is indicate. Revise the plan to state if the development will be constructed as a single overall project or if it will be phases; and if phased, indicate the number of phases and each phase's geographic limits. - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12 - Site coverage (Not Resolved) - Corrective Action: NO - As noted in following comments, no "lot typical illustrations" are provided, limiting the ability to identify and correlate the coverage allowances for the lots to the stormwater system. Revise the plan to provide appropriate lot typical designs for the development forms intended (MH and/or RV). - 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>	2.12.5/1.8.2.A - Traffic Capacity Available? (Not Resolved) - Corrective Action: NO - Updated Traffic Study is required as noted by OCE-Traffic. - 2.12.5/1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - Corrective Action: N/A - The "commercial use" portion of the PUD to the southeast, except for the planned street south to SE Hwy 25, is outside the boundary of the project. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
<i>Corrections</i>	3.3.3 - Comply w Approved Hamlet Plan? (Resolved) - Corrective Action: N/A - Not a hamlet. - 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>	2.12.4/6.11.7 - Loading area (Not Resolved) - Corrective Action: INFO - N/A - As a residential project, "loading areas" are not ordinarily expected; deferring any further remarks to OCE-Traffic. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Corrective Action: Sidewalk requirement along internal spine road? - Additional Growth Services Comments			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - Corrective Action: YES - site's zoning classifications listed on top center of Cover Sheet - see other zoning related comment regarding adding the PUD Rezoning Case details. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - Corrective Action: NO - Updated Traffic Study is required as noted by OCE-Traffic. - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
<i>Corrections</i>	2.12/4.2 - Lot setback (Not Resolved) - Corrective Action: NO 1) The development standards listed on Sheet 07.01 do NOT comply and conform to the standards provided on the project's PUD plan that stated the following for "Park Lots": Principle: Width - 35'; Depth - 59'; Area - 2,000 SF; Setbacks - Front 20'; Rear 25'; Side/Corner 8'/15'; Max Height 50' Accessory: Width - N/A; Depth - N/A; Area - N/A; Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. 2) As previously noted, no lot typical related to the types of lot development proposed (MH or RV) are provided; this is an issue for implementing permitting for the lots as they develop, and maintaining the consistency with the lots for the development standards and stormwater plans. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - Corrective Action: NO - The lot standards information provided on Sheet -07.01 - does not comply with the PUD's standards - please see the later review comments. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12/4.2 - Building height (Not Resolved) - Corrective Action: NO 1) The development standards listed on Sheet 07.01 do NOT comply and conform to the standards provided on the project's PUD plan that stated the following for "Park Lots": Principle: Width - 35'; Depth - 59'; Area - 2,000 SF; Setbacks - Front 20'; Rear 25'; Side/Corner 8'/15'; Max Height 50' Accessory: Width - N/A; Depth - N/A; Area - N/A; Setbacks - Front N/A(20'); Rear 5'; Side/Corner 5'; Max Height 20'. 2) As previously noted, no lot typical related to the types of lot development proposed (MH or RV) are provided; this is an issue for implementing permitting for the lots as they develop, and maintaining the consistency with the lots for the development standards and stormwater plans. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	2.12.6 - Location of water and sewer (Not Resolved) - Corrective Action: INFO - Staff notes central water and central sanitary sewer service are proposed; deferring any further remarks to County Utilities Department review. - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - Corrective Action: YES - Adjoining future land use designations are shown on Sheet 03.01. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/30/2026	05/13/2026	Requires Re-submit
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - Corrective Action: YES - Concurrency deferral statement provided as cover sheet Note #6. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Not Resolved) - Corrective Action: NO - As noted previously, clarify the development types to be enabled by the plat/plan. Staff notes a maximum number of units by type is listed and does not exceed the PUD's limit of 370, but the type focuses on MH and does not list RV at this time; however, that was cited as possible with the PUD. - 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>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - Corrective Action: NO - Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. This is particularly a concern in relation to the identification of the right-of-way widths, etc. - 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>	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: NO - Provide a statement indicating if any outside storage area is proposed (e.g., Boats and/or RVs for the various lots that cannot accommodate such items on the actual lot, etc.). If any outside storage area(s) will be provided, show their location and screening, particularly to surrounding off-site properties, with full technical dimensions and detail illustrations. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - Corrective Action: YES - Notes 1 and 3 address Flood Zone/Prone and Springs Protection Zones - site is not within any other specialty overlay zones. - 2.12 & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - Corrective Action: NO - Provide a current (less than 2 years old) Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. (The EALS attached to the application is dated August 2021, in excess of 4-years old.) - 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>	2.12 - Development Agreements (Not Resolved) - Corrective Action: INFO - No development/developer agreement(s) are on file regarding the project site. In the event any such agreement(s) is required, that agreement with its corresponding Official Record Book & Page Number must be identified and listed on the project's cover sheet in the site data information. - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.			
<i>Corrections</i>	2.12 - Special Use Permits (Not Resolved) - Corrective Action: NO - 1) Revise the plan Cover Sheet to add the listing for the site's Special Use Permit for sand mining with the zoning information as follows: "ZONING - SPECIAL USE PERMIT 160712SU, RESOLUTION NO. 16-R-233" 2) WARNING: The noted Special Use Permit (SUP) is scheduled to expire on July 19, 2026. The SUP is eligible for administrative renewal, but any such request for administrative renewal MUST be submitted a minimum of 30 days in advance of the July 19, 2026 expiration to ensure that the renewal may be adequately processed. If the site is not in compliance with the SUP, it will NOT be eligible for renewal and will expire. If the mining activity is completed, and this plan represents the implementation of reclamation of the site so the SUP is then deemed complete, please provide written notice of this activity/intent to the Growth Services Director Chuck Varadin for record purposes pursuant to the SUP approval. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	3.3.3 - Comply w Approved Rural Res. Cluster Plan? (Resolved) - Corrective Action: N/A - Not a Rural Residential Cluster. - 3.3.3 - Comply w Approved Rural Res. Cluster Plan?: For approved Rural Residential Cluster Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Corrective Action: NO - Staff notes the proposed Tracts "B" and "C" are listed to calculate open space, but improved open space information is not provided; this issue relates to the lack of buffer information provided as reference earlier in this review, particularly as the project is focusing on a residential format with the platting of individual lots. - 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>	2.12.4/6.11.6 - Construction access (Not Resolved) - Corrective Action: NO - Revise the plan to clarify the project's construction access and route; the final route must be coordinated and approved by the OCE-Traffic and Right-of-Way Divisions. - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
<i>Comments</i>	Plan information incomplete and revisions required.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/30/2026	04/30/2026	Requires Re-submit
<i>Comments</i>	Please submit Tree preservation plan, signed and sealed Landscape and Irrigation plans, and if applicable, signed and sealed photometric plans			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/30/2026	04/28/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	04/30/2026	04/29/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>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."</p> <p>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."</p> <p>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]."</p> <p>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."</p> <p>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."</p> <p>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</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/30/2026	04/27/2026	Requires Re-submit
<i>Corrections</i>	6.13.7 - Geotechnical Criteria (Not Resolved) - DRA 5 requires at total 7 boring based on its size and DRA 2 requires a total of 3 borings			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - (1) Info: Please provide a copy of the NPDES permit or NOI as well as district permit prior to construction. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria"			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - DHWL & SHWL values on the cross section is listed as XX.XX.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Info: This item will be reviewed upon resubmittal			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria" & 6.13.7 □ Geotechnical Criteria			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria" & 6.13.7 □ Geotechnical Criteria			
<i>Corrections</i>	6.13.2.A(11)(a) - Construction Entrance (Not Resolved) - Please identify the location of the construction entrance			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - Maximum pond depth is 6 ft			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, 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".			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - See comment under "6.13.6 □ Stormwater Quality Criteria" & 6.13.7 □ Geotechnical Criteria			

SUBMITTAL SUMMARY REPORT (ImprovePin-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/30/2026	04/27/2026	Requires Re-submit
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - See comment under "6.13.6 ☐ Stormwater Quality Criteria" & 6.13.7 ☐ Geotechnical Criteria			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - Please provide a survey that is no older than 12 months			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/30/2026	04/28/2026	Requires Re-submit
<i>Corrections</i>	Additional Survey Comments (Not Resolved) - Sec. 2.12.8. - Current boundary and topographic survey. o 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. o (Ord. No. 13-20, § 2, 7-11-2013)			
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: Please address the comments on the Preliminary Plat. - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Corrective Action: The traffic impact analysis identified the need for southbound left turn lane improvements at the intersection of SE 92nd Loop and CR 25. An offsite improvement plan for these improvements is required to be approved concurrently with these improvement plans. - Additional Traffic Comments			
<i>Corrections</i>	6.11.3 - Traffic Impact Analysis (Not Resolved) - Corrective Action: The currently approved traffic impact analysis planned for a 2024 buildout year. An updated traffic analysis is required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
<i>Corrections</i>	6.11.5.B(4) - Driveway width (Not Resolved) - Corrective Action: The connections to CR 25 need to be designed to accommodate trucks with mobile homes. Please provide turning templates for these larger vehicles and show the width and radii of the connections to CR 25. - 6.11.5.B(4) - Driveway width: The driveway width must meet the requirements of Section 6.11.5.B(4) and the design details in Section 7.3.1.			
<i>Corrections</i>	6.11.9.C - Pavement marking (Not Resolved) - Corrective Action: Provide one set of advance turn lane markings at the main entrance on CR 25. - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
<i>Corrections</i>	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: Please address the comments on the Preliminary Plat - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	04/30/2026	05/01/2026	Requires Re-submit
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - Corrective Action: Informational Comment: - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.17 - Water Reclamation/Reuse Facilities (Resolved) - Corrective Action: There is no reuse in the area to serve this site. - 6.17 - Water Reclamation/Reuse Facilities:			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - Corrective Action: MCU will need an easement over FM in the green space, unless it's planned to dedicate the entire tract to MCU. Minimum 50x50 Tract needs to be shown and called out where the lift station will be. (2) add lateral or stub out for the amenity center. (3) Informational Comment: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - Corrective Action: Not applicable. - 6.15.6.G & H - Meters up to 2" and over 2":			
<i>Corrections</i>	6.15.4 - Water Distribution System (Not Resolved) - Corrective Action: All water mains - If the roads are not anticipated to be extended at any time, drop the main down to a 4" after the hydrants or Tee, so no blow off is needed. (See Plan Markups) (2) Plan Note: All water meter boxes and sanitary sewer clean outs shall not be in conflict with any concrete surface. Any found in conflict shall be relocated by developer/contractor at their expense. - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - Corrective Action: Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Not Resolved) - Corrective Action: Extend water main to West side of 39279-026-00 to the furthest parcel boundary, on C25. See Plan Markups - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - Corrective Action: Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Corrective Action: Initial Plan Review \$2,695 - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: Grease trap and other pre-treatment will be reviewed during the major site plan review. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - Corrective Action: Work with MCU's Development Review team during pre-construction meeting to start this process to avoid building permit holds or DEP Clearance delays. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will be released by MCU. Building permit holds may be affected.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - Corrective Action: Correct on cover sheet - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			

SUBMITTAL SUMMARY REPORT (ImprovePin-000635-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	04/30/2026	05/01/2026	Requires Re-submit
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Resolved) - Corrective Action: Connecting to 12" force main - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - Corrective Action: Ensure proposed new mains are called out; include profile views. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - Corrective Action: Plan note to be added: Contractor to verify all existing main locations. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Corrective Action: Sheet 02.01 WATER MAIN CONSTRUCTION NOTES. Add Note referring to the 4' of minimum cover for sewer force main. Note 23. 3' measurement needs to be from the top of the pipe. - Additional Utilities Comments			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Correct - Note on cover sheet states "Portion off" but appears to be each parcel entirely. Remove note if not needed. - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.15.6.D - Meter Location (Not Resolved) - Corrective Action: Informational: Meters shall be located in rights-of-way, or as approved by MCU - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - Corrective Action: Will there be any public irrigation run off MCU water for the subdivision? If yes, we need meter locations with sizes shown on the plan, along with the total irrigated sqft for each meter(s). If by private well, add private well location to the utility plan. - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - Corrective Action: See Plan Markups for potential shift or location of lift station. (2) A minimum 50x50 tract will need to be designated to MCU for the public lift station. (3) Easement will also be required to be shown on plans for FM existing lift station in the green space. NOTE: Please submit your elevations to DFS as soon as possible to avoid delays. Due to the site location, a 21' antenna may not work. - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Connecting to Marion County Utilities for water and wastewater. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - Corrective Action: See Plan Notes: Remove Butterfly valve detail. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - Corrective Action: See Plan Markups. - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - Corrective Action: See previous comment: - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - Corrective Action: If any commercial or irrigation meters are added: Informational Comment - A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - Corrective Action: Add note to Utility Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to the start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Officer; Heather.Proctor@MarionFL.org or (352) 438-2846 - 6.14.7 - Construction Inspection - PLAN NOTE::			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - Corrective Action: Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc):			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Not Resolved) - Corrective Action: Add stub out for amenity center to prevent future drilling under the road. - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - Corrective Action: Master meters not permitted. Remove from all plan sheets. (2) Plan note: All meter boxes and sewer cleanouts shall not be located within or in conflict with any concrete surface. Any services found to be in conflict shall be relocated by the developer, at the developer's expense, regardless of whether the warranty period has expired - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - Corrective Action: Was a hydraulic analysis submitted for this project? (2) Submit sewer force main pressure test that was completed. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - Corrective Action: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.9.A - Developer's Agreement (Resolved) - Corrective Action: Not requires as of 5/1/26 - 6.14.9.A - Developer's Agreement:			
<i>Comments</i>	Please see Corrections and Plan Markups. Project will be connecting to Marion County Utilities for water and wastewater, by extension.			

SUBMITTAL SUMMARY REPORT (ImprovePin-000635-2026)

REVIEW SESSION FILES:

_Combined Boundary and Topo Survey.pdf
 _Combined Karst Sensitive Geological Assessment 21-7939.01.1.pdf
 _Combined Plans.pdf
 Atlas_Master Stormwater Report_SS.pdf
 Central Florida RV Park EA 8_24_2021_compressed.pdf
 Supplemental Documents.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Please remove this road name label. This is an easement.	04/23/2026 3:07	PM_Combined Plans.pdf	3
Kristie W	All roads have been labeled with new road names on sheet RN.01. Please label all roads accordingly on all applicable sheets on all future submittals.	04/23/2026 3:57	PM_Combined Plans.pdf	5
Kristie W	SE 111TH ST	04/23/2026 3:59	PM_Combined Plans.pdf	66
Kristie W	SE 111TH LN	04/23/2026 3:59	PM_Combined Plans.pdf	66
Kristie W	SE 86TH AVE	04/23/2026 3:59	PM_Combined Plans.pdf	66
Kristie W	SE 87TH AVE	04/23/2026 4:00	PM_Combined Plans.pdf	66
Kristie W	SE 86TH CT	04/23/2026 4:00	PM_Combined Plans.pdf	66
Kristie W	SE 86TH AVE	04/23/2026 4:01	PM_Combined Plans.pdf	66
Kristie W	SE 84TH AVE	04/23/2026 4:01	PM_Combined Plans.pdf	66
Kristie W	SE 111TH ST	04/23/2026 4:01	PM_Combined Plans.pdf	66
Kristie W	SE 112TH ST	04/23/2026 4:02	PM_Combined Plans.pdf	66
Kristie W	SE 112TH LN	04/23/2026 4:02	PM_Combined Plans.pdf	66
Kristie W	SE 112TH PL	04/23/2026 4:02	PM_Combined Plans.pdf	66
Kristie W	SE 85TH COURT RD	04/23/2026 4:02	PM_Combined Plans.pdf	66
Kristie W	SE 85TH COURT RD	04/23/2026 4:03	PM_Combined Plans.pdf	66
Kristie W	SE 112TH STREET RD	04/23/2026 4:04	PM_Combined Plans.pdf	66
Kristie W	SE 112TH LOOP	04/23/2026 4:05	PM_Combined Plans.pdf	66
Kristie W	SE 112TH LOOP	04/23/2026 4:05	PM_Combined Plans.pdf	66
Kristie W	SE 112TH LOOP	04/23/2026 4:05	PM_Combined Plans.pdf	66
Kristie W	SE 88TH COURT RD	04/23/2026 4:06	PM_Combined Plans.pdf	66
Kristie W	SE 88TH COURT RD	04/23/2026 4:07	PM_Combined Plans.pdf	66
Kristie W	SE 88TH COURT RD	04/23/2026 4:08	PM_Combined Plans.pdf	66
Kristie W	Please label roads accordingly on all applicable sheets on all future submittals.	04/23/2026 4:08	PM_Combined Plans.pdf	66
Kristie W	9-1-1 REQUIRES RESUBMIT	04/23/2026 4:22	PM_Combined Plans.pdf	1
Kristie W	Please remove Portion of Parcel. This project encompasses the entire 3 parcels.	04/24/2026 12:26	PM_Combined Plans.pdf	1
Kristie W	Please remove label. This is an easement.	04/24/2026 12:31	PM_Combined Plans.pdf	3
Alexander	Please list the DHWL & SHWL	04/27/2026 5:44	PM_Combined Plans.pdf	57
Theresa S.	Please provide Sec. 2.12.8. - Current boundary and topographic survey.oCurrent 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.o(Ord. No. 13-20, § 2, 7-11-2013)	04/28/2026 1:24	PM_Combined Boundary and Topo Survey.pdf	1
Heather Proctor	Drop to 4"	05/01/2026 6:10	PM_Combined Plans.pdf	6
Heather Proctor	Drop to 4"	05/01/2026 6:10	PM_Combined Plans.pdf	6
Heather Proctor	Drop to 4"	05/01/2026 6:11	PM_Combined Plans.pdf	6
Heather Proctor	Move valve to tee for street M	05/01/2026 6:12	PM_Combined Plans.pdf	6
Heather Proctor	Move valve to tee for street K	05/01/2026 6:12	PM_Combined Plans.pdf	6
Heather Proctor	All water meter boxes and sanitary sewer clean outs shall not be in conflict with any concrete surface. Any found in conflict shall be relocated by developer/contractor at their expense.	05/01/2026 6:13	PM_Combined Plans.pdf	6
Heather Proctor	All valves need to be at tee, not across the street (TYP)	05/01/2026 6:13	PM_Combined Plans.pdf	6
Heather Proctor	Would it be possible to move the lift station further down into the corner? It may potentially free up another lot, and the Lift station wouldn't be pumping directly next to two mobile homes.	05/01/2026 6:15	PM_Combined Plans.pdf	6
Heather Proctor	Remove Master Meter.	05/01/2026 6:18	PM_Combined Plans.pdf	6
Heather Proctor	Extend water to W side of parcel boundary to cover parcel frontage. No, Tee and valve needed.	05/01/2026 6:20	PM_Combined Plans.pdf	6
Heather Proctor	Move hydrant location East away from intersection	05/01/2026 6:23	PM_Combined Plans.pdf	6
Heather Proctor	Move valve past lot 96	05/01/2026 6:24	PM_Combined Plans.pdf	7
Heather Proctor	Remove valve to the east	05/01/2026 6:24	PM_Combined Plans.pdf	7
Heather Proctor	Move hydrant away from intersection	05/01/2026 6:24	PM_Combined Plans.pdf	7



**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

Atlas Tranquility Park - Improvement Plan
ImprovePln-000635-2026

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:

6.12.2 - Right-of-way

Section Details from Code:

CODE states A. Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC:(1)The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way,(2)The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage,(3)The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way,(4)The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

Reason/Justification for Request:

APPLICANT request a waiver to allow a 30' R/W with 15' easement on each side (60' total)

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

- PERMITS:**
1. MARION COUNTY PUD APPROVAL 201008Z APPROVED 12-15-2020
 2. MARION COUNTY - PRELIMINARY PLAT - PENDING
 3. MARION COUNTY - IMPROVEMENT PLAN - PENDING
 4. S.J.R.W.M.D. - E.R.P. - PENDING
 5. FDEP - POTABLE WATER - PENDING
 6. FDEP - SANITARY SEWER - PENDING
 7. FDEP - NPDES (BY OTHERS)

WAIVERS:

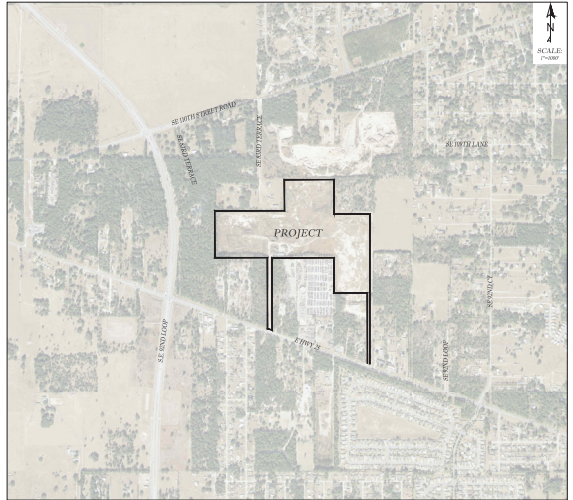
NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12830C/45D, EFFECTIVE DATE OF 08/28/08, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO PART OF THE PROPERTY LIES WITHIN AN ES&Z.
2. ALL UTILITIES INSTALLED BENEATH EXISTING OR PROPOSED PAVEMENT SHALL BE ENCASED OR SLEEVED IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF ARTICLE 7, DIVISION 2 OF THE MARION COUNTY LAND DEVELOPMENT CODE, INCLUDING SECTION 7.2.5 (TRENCHLESS PIPE INSTALLATION) AND SECTION 7.2.6 (GENERAL CONSTRUCTION REQUIREMENT).
3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
4. VERTICAL DATUM DEPICTED HEREON IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT F-509 WITH AN ELEVATION OF 74.50 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 CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONSTRUCTION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
7. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
8. NO CHANGE TO THE APPROVED PLANS 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 PDOT REQUIREMENTS.

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, LYING NORTH OF EAST HIGHWAY 25 (COUNTY ROAD C-29) (RIGHT 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 OF SAID SECTION 33, S.00°09'45"W, A DISTANCE OF 1870.96 FEET TO THE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-29) (RIGHT OF WAY WIDTH VARIES), THENCE DEPARTING SAID THE WEST BOUNDARY OF SAID SECTION 33, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.70°50'29"E, A DISTANCE OF 3067.60 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 342, PAGE 456 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°09'42"E, A DISTANCE OF 1206.41 FEET TO THE N.E. CORNER OF SAID LANDS, THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 1 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 794, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.89°52'02"W, A DISTANCE OF 900.00 FEET TO THE S.W. CORNER OF SAID LANDS, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°07'37"E, A DISTANCE OF 800.00 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 336, PAGE 1874 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 510, PAGE 5 OF THE PUBLIC RECORD OF MARION COUNTY, FLORIDA, S.89°53'07"E, A DISTANCE OF 185.71 FEET TO THE S.E. CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 510, PAGE 5, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 646, PAGE 1172 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°06'30"E, A DISTANCE OF 532.44 FEET TO THE N.E. CORNER OF LANDS IN SAID OFFICIAL RECORDS BOOK 646, PAGE 1172, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 24, PAGE 67 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.89°53'07"E, A DISTANCE OF 497.16 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 236, PAGE 171 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 236, PAGE 171, S.00°07'11"W, A DISTANCE OF 532.10 FEET, THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.00°04'27"W, A DISTANCE OF 52.61 FEET TO THE S.W. CORNER OF SAID LANDS, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°53'17"E, A DISTANCE OF 611.29 FEET TO THE S.E. CORNER OF SAID LANDS, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°07'09"W, A DISTANCE OF 2386.09 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-29), THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.71°02'25"W, A DISTANCE OF 42.37 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 783, PAGE 183 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°08'33"E, A DISTANCE OF 196.20 FEET TO THE N.E. CORNER OF SAID LANDS, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°52'27"W, A DISTANCE OF 376.63 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 1659, PAGE 127 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.89°03'58"E, A DISTANCE OF 680.3 FEET TO THE N.E. CORNER OF SAID LANDS, THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF PARCEL 3 OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 774, PAGE 955, N.89°56'03"W, A DISTANCE OF 185.30 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 1278 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING THE SOUTH BOUNDARY OF SAID PARCEL 3, ALONG THE WEST BOUNDARY OF SAID LANDS IN OFFICIAL RECORDS BOOK 492, PAGE 1278, S.89°04'09"W, A DISTANCE OF 124.23 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (COUNTY ROAD C-29), THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID NORTHERLY RIGHT OF WAY, N.70°54'56"W, A DISTANCE OF 84.62 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 69.95 ACRES MORE OR LESS.



UTILITY COMPANIES:

WATER/SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICES 24/7/365	352.307-6000
ELECTRIC	DUKE ENERGY	SEANE MCINENNY	407-626-1010
CABLE/PHONE/INTERNET	CENTURY LINK	DISPATCH	855-742-6062
	COX CABLE	DISPATCH	800-778-9140
	CHARTER COMM.	DISPATCH	800-778-9140

STATE PLANE COORDINATES:

BEARINGS AND STATE PLANE COORDINATES ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (COR896) (EPOCH 2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.

OWNER:

ATLAS LAND PARTNERS, LLC
200 NORTH HARBOR PLACE, SUITE G
DAVIDSON, NC 28036-7919
PHONE: (828) 524-8091

DEVELOPER:

BENJAMIN VANHOOR & ASSOCIATES
BVE LAND, LLC
200 NORTH HARBOR PLACE, SUITE C
DAVIDSON, NC 28036-7919
PHONE: (828) 524-8091

SURVEYOR:

R.M. BARRINEAU AND ASSOCIATES
TRAVIS P. BARRINEAU, PSM LS
1309 S.E. 25th LOOP, SUITE 103
DAVIDSON, NC 28036-7919
PHONE: (828) 622-3133

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEREMY WILCOX, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

GEOTECHNICAL CONSULTANT:

GEO TECH, INC
CRAIG HAMPY, P.E.
1006 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 694-7711

IMPROVEMENT PLANS ATLAS TRANQUILITY PARK

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

THIS SITE CONTAINS:
SINGLE WIDE MANF. HOMES: 98
DOUBLE WIDE MANF. HOMES: 148
TOTAL MANF HOMES: 246
TOTAL MILES OF ROADWAY = 2.29 MILES
PROJECT AREA = 69.95 AC.
PORTION OF PARCEL 3
39279-028-00-39279-028-00-39279-000-01
LAND USE - MEDIUM RESIDENTIAL (MR)
ZONING - PUD

9-1-1 REQUIRES RESUBMIT

Please remove
Portion of Parcel.
This project
encompasses the
entire 3 parcels.

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	MASTER DRAINAGE PLAN
06.01 - 06.03	MASTER UTILITY PLAN
06.04 - 06.05	OFFSITE UTILITY PLAN
07.01 - 07.07	GEOMETRY PLAN
08.01 - 08.03	SIGNAGE & STRIPING PLAN
09.01 - 09.07	GRADING PLAN
10.01 - 10.24	PLAN & PROFILES
11.01 - 11.02	WATER DISTRIBUTION DETAILS
12.01 - 12.02	SANITARY SEWER DETAILS
13.01	ROADWAY & PAVEMENT DETAILS
14.01 - 14.02	GRADING & DRAINAGE DETAILS
15.01 - 15.02	LIFT STATION DETAILS
16.01	GEOMETRY & GENERAL DETAILS
17.01	EROSION CONTROL PLAN
18.01	EROSION CONTROL DETAILS
BL.01 - BL.02	BORING LOGS
RN.01	911 MANAGEMENT PLAN
SL.01	SLEEPING PLAN
1-2	BOUNDARY SURVEY
1-3	TOPOGRAPHIC SURVEY
1-2	OFF-SITE ROUTE SURVEY (PREPARED BY R.M. BARRINEAU & ASSOC.)

OWNER'S SIGNATURE

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

BENJAMIN VANHOOR
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. 94896
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 P. BARRINEAU - P.S.M.L.S. 6897
R.M. BARRINEAU AND ASSOCIATES

Tillman & Associates
ENGINEERS, LLC
CIVIL ENGINEERING, PLANNING, DESIGN, CONSTRUCTION, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #2056

REVISIONS
DATE

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA
COVER SHEET

DATE	4/6/2026
DRAWN BY	AS
CHECKED BY	JH
JOB NO.	25-0005

SHEET **01.01**

GENERAL NOTES

- 1. ALL NOTICES ON THIS SHEET ARE GENERAL IN NATURE AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERSEDE THESE NOTES IF SUCH CONFLICTS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES NOT IDENTIFIED ON THE DRAWINGS.
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PLUMBING AND MECHANICAL NOTES

- 1. PIPE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES.
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TABLE 3.0 - PLASTIC PIPE COVER

Table with columns for Flexible Pavement, Rigid Pavement, Pipe Type & Size, and Minimum Cover. Includes diagrams showing pipe cover installation over flexible and rigid pavements.

MARION COUNTY APPROVAL STAMP

TABLE 1.0 - CORRUGATED ALUMINUM PIPE COVER

Table with columns for Flexible Pavement, Rigid Pavement, Minimum Cover, Round Pipe, and Corrugation. Includes diagrams showing pipe cover installation over flexible and rigid pavements.

TABLE 4.0 - CORRUGATED STEEL ROUND PIPE COVER

Table with columns for Flexible Pavement, Rigid Pavement, Minimum Cover, Round Pipe, and Corrugation. Includes diagrams showing pipe cover installation over flexible and rigid pavements.

811 logo with phone number 1-800-426-4770 and text 'Call 48 Hours before you Dig'.

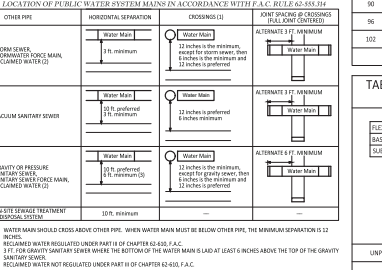
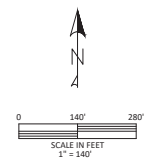
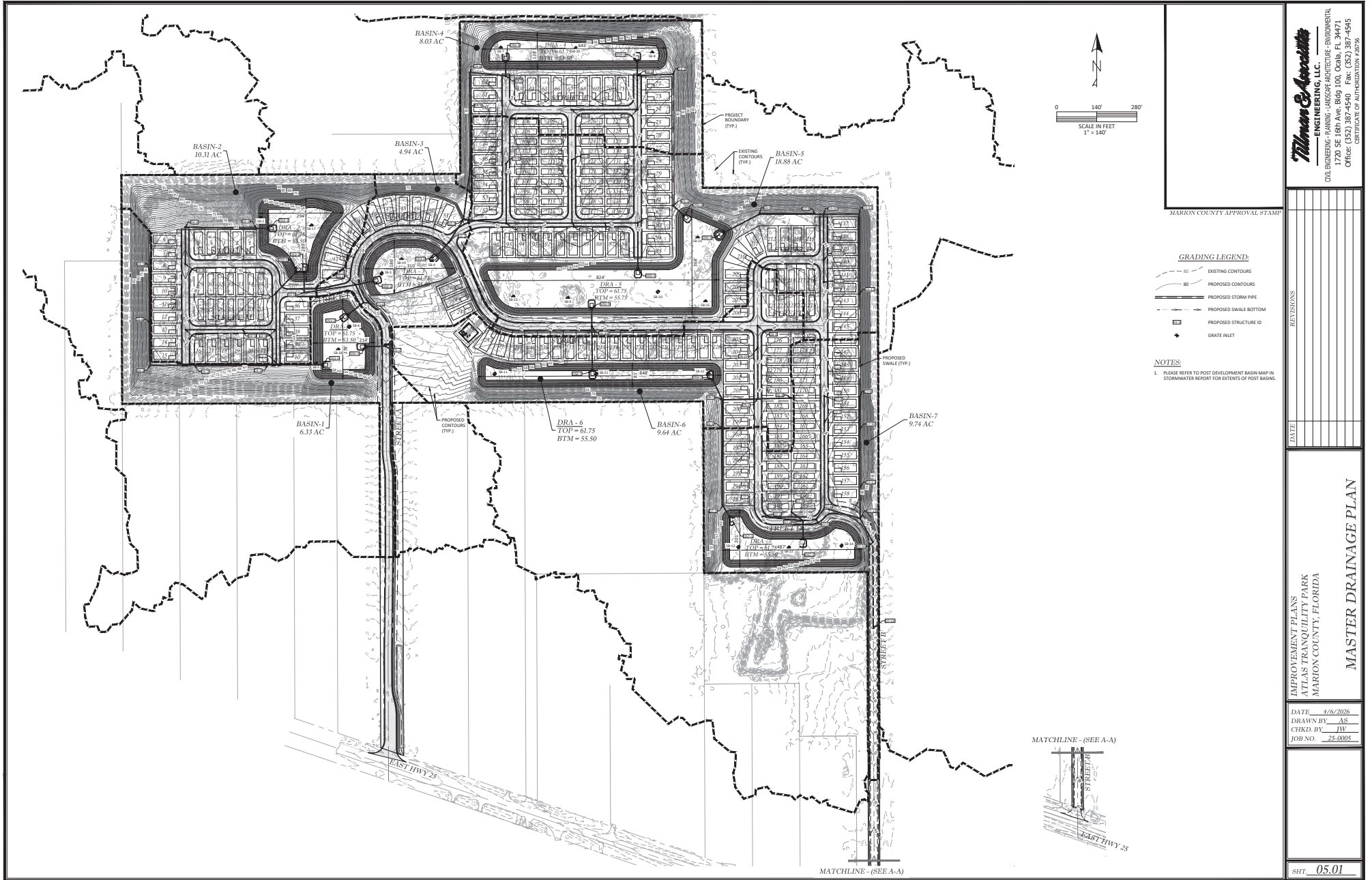


TABLE 2.0 - CONCRETE PIPE COVER - ROUND & ELLIPTICAL

Table with columns for Flexible Pavement, Rigid Pavement, Minimum Cover, Round Pipe, and Elliptical. Includes diagrams showing pipe cover installation over flexible and rigid pavements.

Vertical sidebar containing 'GENERAL NOTES' at the top, 'MARRIOTT ENGINEERS & ARCHITECTS, P.C.' logo and contact information, 'DATE' and 'JOB NO.' fields, and 'DRAWN BY' and 'CHECKED BY' fields.



MARION COUNTY APPROVAL STAMP

- GRADING LEGEND:**
- - - - EXISTING CONTOURS
 - — — PROPOSED CONTOURS
 - — — PROPOSED STORM PIPE
 - — — PROPOSED SWALE BOTTOM
 - PROPOSED STRUCTURE ID
 - ◆ GRATE INLET

- NOTES:**
- PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN STORMWATER REPORT FOR EXTENTS OF POST BASIN.

Thomas & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #29756

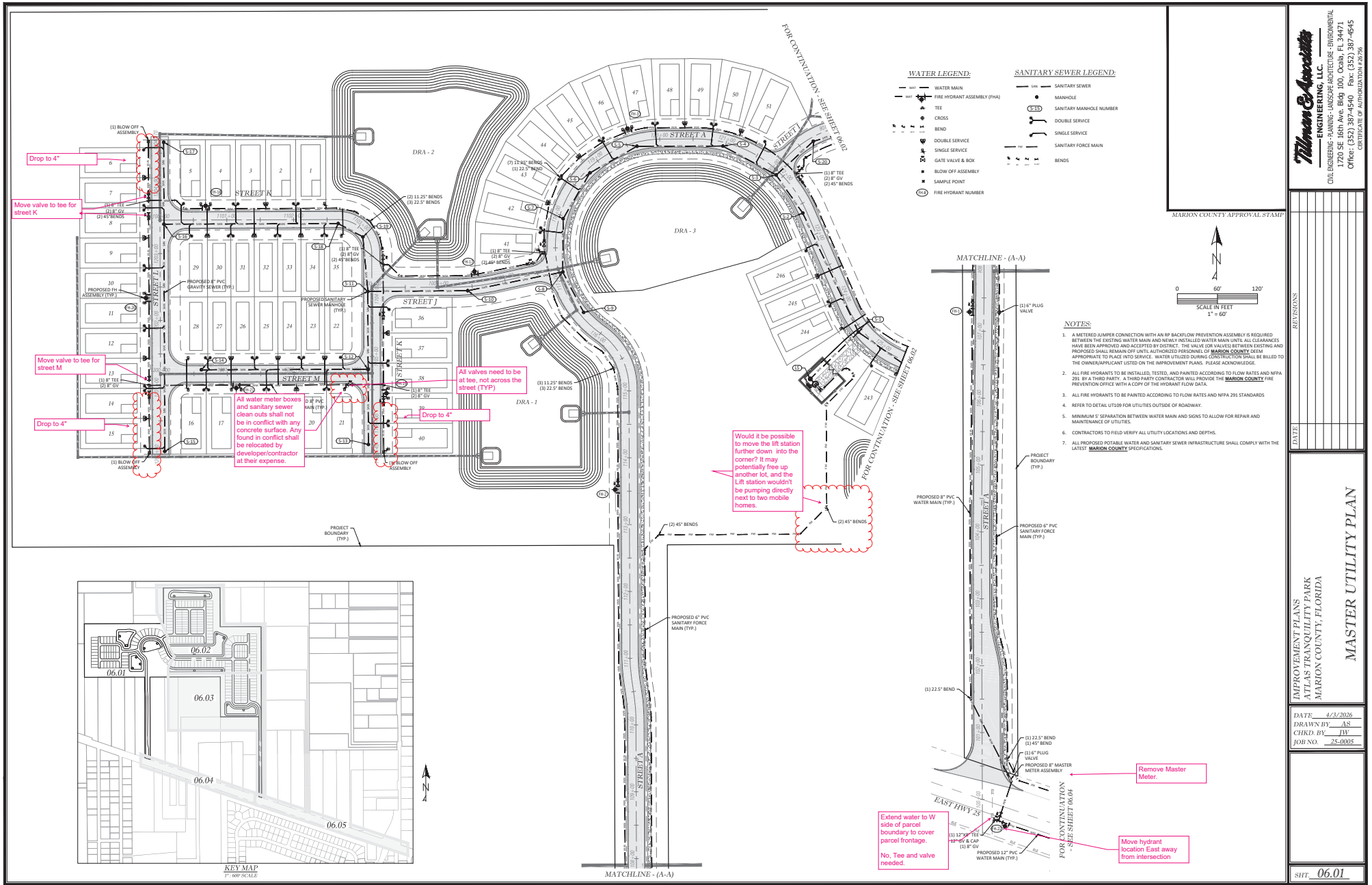
DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE: 4/6/2026
 DRAWN BY: AS
 CHECKED BY: JW
 JOB NO.: 25-0005

SHT. 05.01



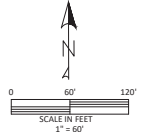
WATER LEGEND:

- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- CROSS
- BEND
- DOUBLE SERVICE
- SINGLE SERVICE
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- SAMPLE POINT
- FIRE HYDRANT NUMBER

SANITARY SEWER LEGEND:

- SANITARY SEWER
- MANHOLE
- SANITARY MANHOLE NUMBER
- DOUBLE SERVICE
- SINGLE SERVICE
- SANITARY FORCE MAIN
- BENDS

MARION COUNTY APPROVAL STAMP



NOTES:

1. A METERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY DISTRICT. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF MARION COUNTY DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/APPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291 BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 291 STANDARDS
4. REFER TO DETAIL U7109 FOR UTILITIES OUTSIDE OF ROADWAY.
5. MINIMUM 5' SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. CONTRACTORS TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS.
7. ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY SPECIFICATIONS.

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) 387-4645
 CERTIFICATE OF AUTHORIZATION # 26796

REVISIONS	DATE

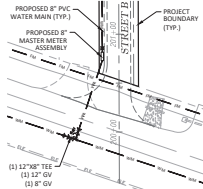
IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE: 4/3/2026
 DRAWN BY: AS
 CHECKED BY: JLV
 JOB NO.: 25-0005

SHT. 06.01

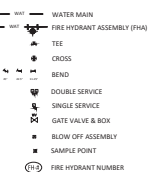
FOR CONTINUATION - SEE SHEET 06.03



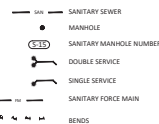
(1) 12 inch TEE
(1) 12 inch GY
(1) 8 inch GY

NOTE:
MCI PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCI INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCI'S CONSTRUCTION OFFICER AT 352-307-6161.

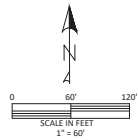
WATER LEGEND:



SANITARY SEWER LEGEND:

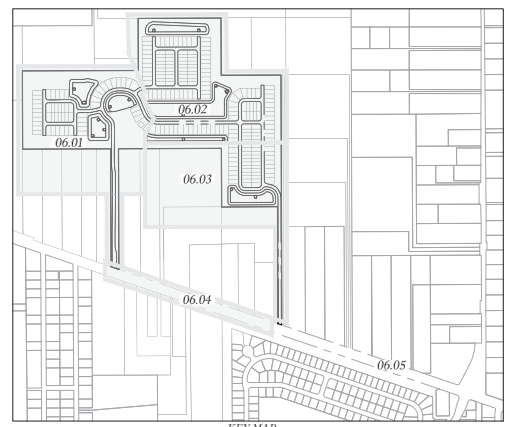
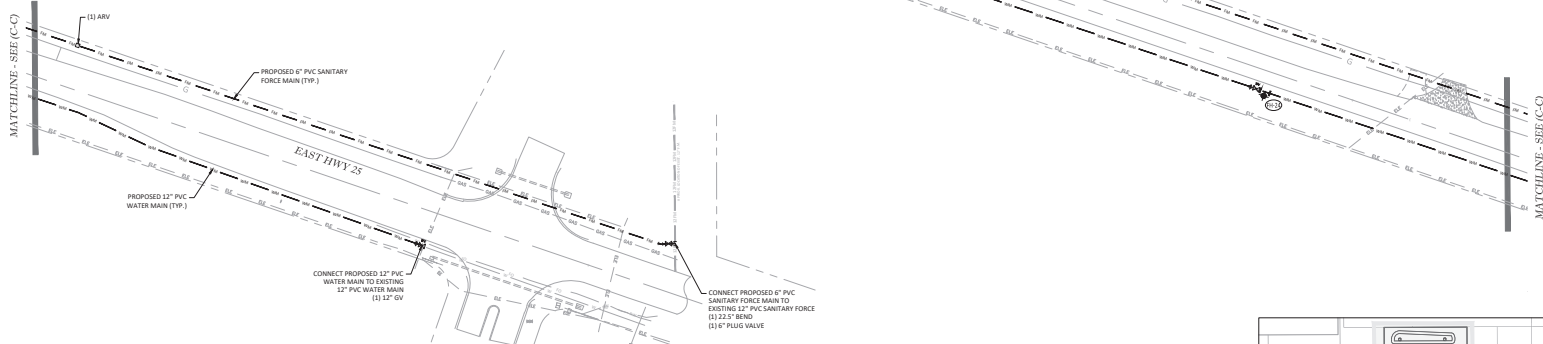


MARION COUNTY APPROVAL STAMP



MATCHLINE - SEE (C-C)

MATCHLINE - SEE (C-C)



KEY MAP
1" = 600' SCALE

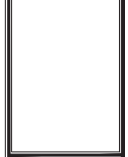
Thomson & Associates
ENGINEERING, LLC
CIVIL, ENVIRONMENTAL, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
1000 W. UNIVERSITY BLVD., SUITE 100
ORLANDO, FLORIDA 32817
OFFICE: (321) 387-4500
FAX: (321) 387-4945
CERTIFICATE OF AUTHORIZATION 128276

REVISIONS	DATE

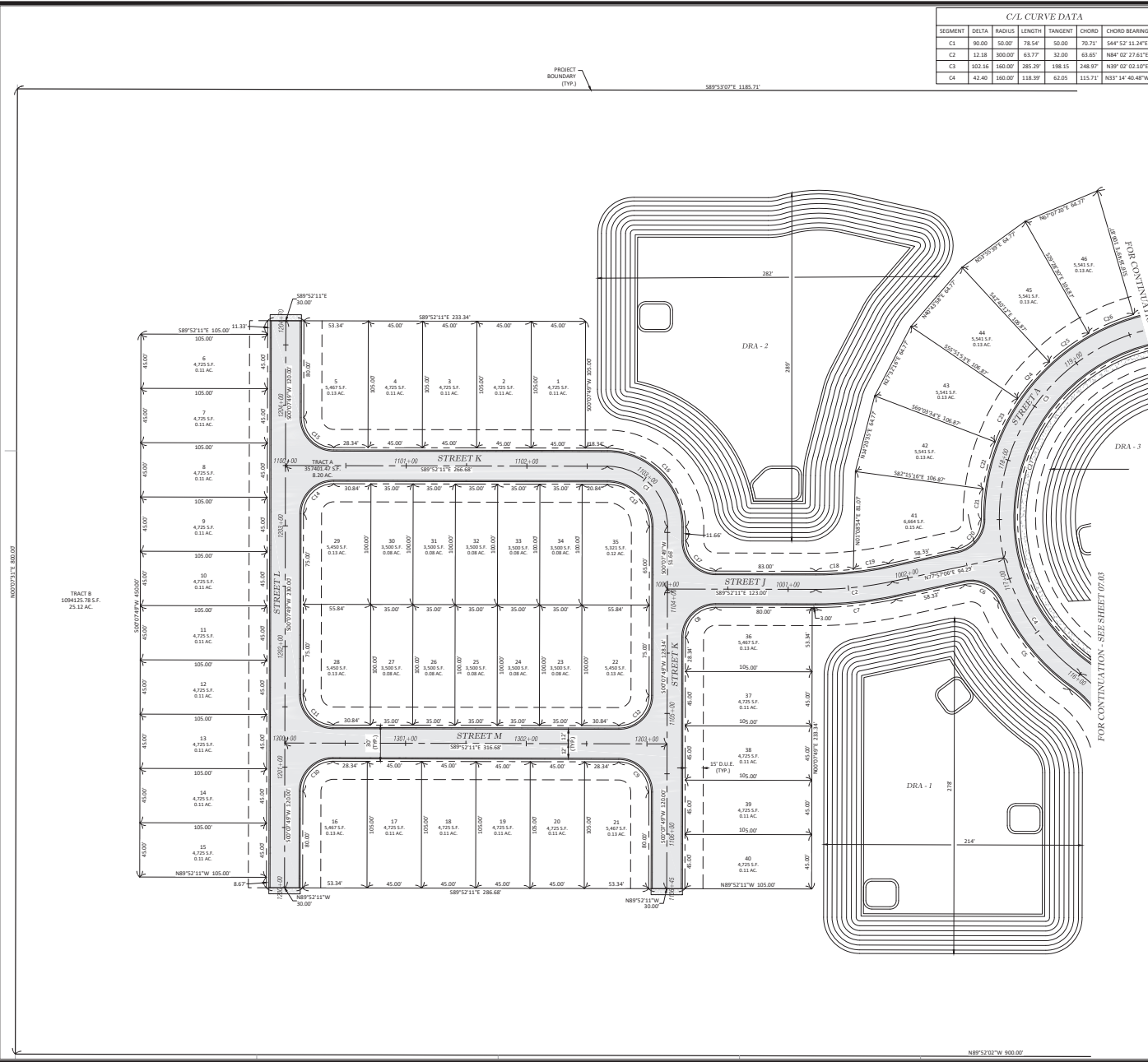
IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

OFFSITE UTILITY PLAN

DATE: 4/3/2026
DRAWN BY: AS
CHKD. BY: JW
JOB NO.: 25-0005

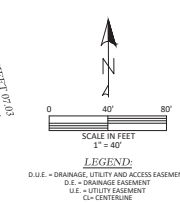


SHEET 06.05



C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90.00	50.00	78.54	50.00	70.71	S44°52'11.24"E
C2	12.18	300.00	63.77	32.00	63.65	N84°02'27.61"W
C3	102.18	100.00	285.29	198.15	248.97	N39°02'02.10"E
C4	42.40	180.00	118.39	62.05	115.71	N33°42'40.48"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	30.86	175.00	94.25	48.30	93.11	N89°00'49.56"W
C6	78.46	25.00	34.24	20.41	31.62	N62°49'00.07"W
C7	37.18	315.00	68.95	33.60	66.83	S84°02'27.61"W
C8	90.00	25.00	30.27	25.00	35.36	S42°07'48.76"W
C9	90.00	25.00	30.27	25.00	35.36	N44°52'11.24"E
C10	90.00	25.00	30.27	25.00	35.36	S45°07'48.76"W
C11	90.00	25.00	30.27	25.00	35.36	S44°52'11.24"E
C12	90.00	25.00	30.27	25.00	35.36	N45°07'48.76"E
C13	90.00	35.00	54.88	35.00	49.50	N44°52'11.24"E
C14	90.00	25.00	30.27	25.00	35.36	S45°07'48.76"W
C15	90.00	25.00	30.27	25.00	35.36	S44°52'11.24"E
C16	90.00	65.00	102.07	65.00	91.97	S44°52'11.24"E
C17	90.00	25.00	30.27	25.00	35.36	S44°52'11.24"E
C18	625	285.00	51.00	15.56	31.08	N87°00'17.75"E
C19	5.93	285.00	29.49	14.76	29.47	N88°54'56.60"E
C20	78.46	25.00	34.24	20.41	31.62	N88°43'12.99"E
C21	8.26	175.00	25.22	12.63	25.20	N3°37'01.90"E
C22	13.19	175.00	40.30	20.24	40.21	N14°20'34.86"E
C23	13.19	175.00	40.30	20.24	40.21	N27°32'16.30"E
C24	13.19	175.00	40.30	20.24	40.21	N40°43'57.64"E
C25	13.19	175.00	40.30	20.24	40.21	N63°59'38.79"E
C26	13.19	175.00	40.30	20.24	40.21	N87°07'30.13"E
C27	144.56	145.00	365.83	458.76	276.24	S17°50'50.05"W



REQUIRED OPEN SPACE CALCULATIONS

MINIMUM OPEN SPACE CALCULATIONS

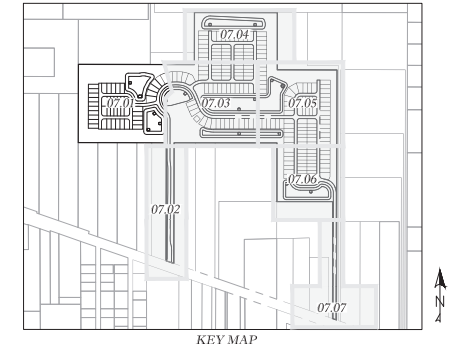
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK AREA (ACRES)	TRACT OPEN SPACE (DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (DIN OF GRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
A	25.12	8.35	16.77	1.67	18.44
B	11.44	4.24	6.85	0.85	7.75
TOTAL					26.19

SUMMARY:

FUTURE LAND USE: COMMERCIAL
 TOTAL SINGLE WIDE MAINT HOMES: 88 LOTS
 TOTAL DOUBLE WIDE MAINT HOMES: 148 LOTS
 TOTAL RESIDENTIAL AREA: 25.49 ACRES
 RESIDENTIAL BY: 8.35 ACRES (TRACT A)
 TOTAL TRACTS: 4 TRACTS
 GROSS CENSITY: 3.18 UNITS/ACRES
 ZONING: PUD
 ROAD LENGTH: 3.29 MILES
 WATER SUPPLY: CENTRAL
 SEWER DISPOSAL SYSTEM: CENTRAL

TYPE	WIDTH	AREA	FRONT	REAR	SIDE	HEIGHT	
SPR	STANDARD - PRINCIPLE STRUCTURE	35'	3,500 SF	20'	8'	8'	60'
	ACCESSORY STRUCTURE	45'	4,750 SF	20'	8'	8'	60'
	ACCESSORY STRUCTURE - E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.	N/A	N/A	N/A	N/A	N/A	N/A

N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED.



MARION COUNTY APPROVAL STAMP

Tilman & Associates
 ENGINEERING, L.L.C.
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34477
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATION OF AUTHORIZATION 028796

REVISIONS	DATE

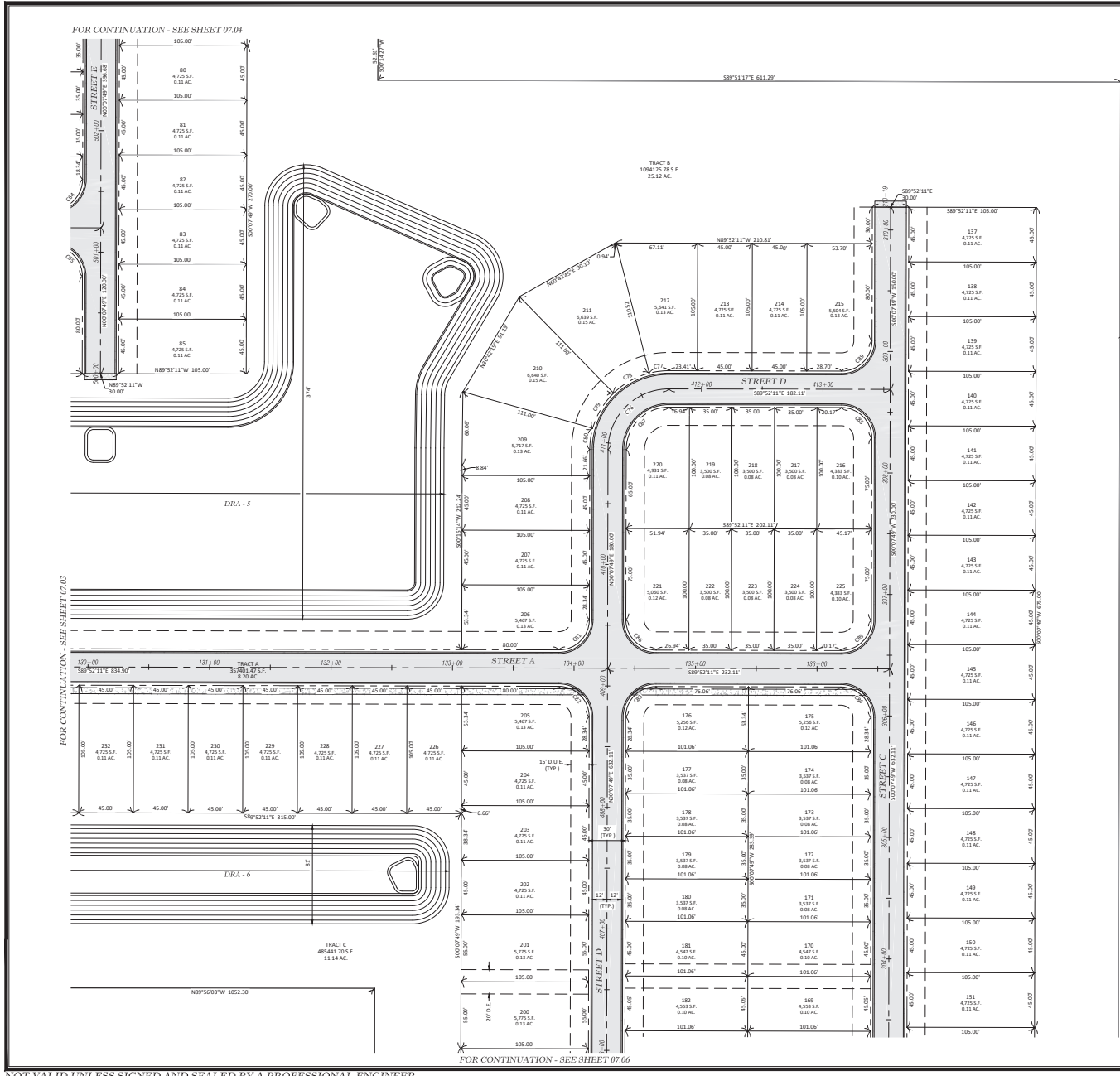
IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE: 4/6/2026
 DRAWN BY: AS
 CHECKED BY: JLV
 JOB NO.: 25-0005

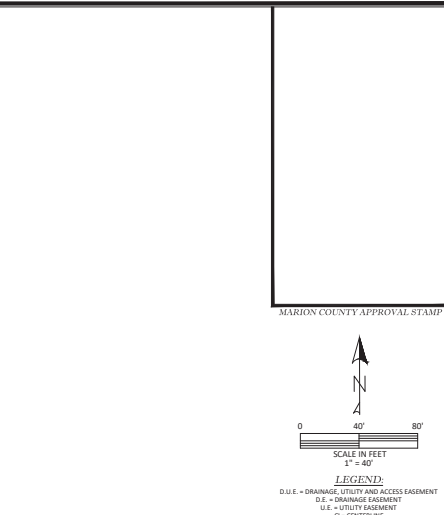
KEY MAP
 1" = 400' SCALE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



PROJECT BOUNDARY (TYP)

5000' 49' 79" 55.60'



C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C76	90.00	50.00	78.54	50.00	70.71	N45° 07' 48.76"E

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C77	14.41	65.00	16.35	8.22	16.31	N82° 55' 24.68"E
C78	30.01	65.00	34.04	17.42	33.60	N69° 42' 45.44"E
C79	30.01	65.00	34.04	17.42	33.60	N30° 42' 45.44"E
C80	35.57	65.00	37.66	19.89	37.61	N75° 54' 54.38"E
C81	90.00	25.00	39.27	25.00	35.30	N45° 07' 48.76"E
C82	90.00	25.00	39.27	25.00	35.30	N44° 52' 11.24"W
C83	90.00	25.00	39.27	25.00	35.30	S45° 07' 48.76"W
C84	90.00	25.00	39.27	25.00	35.30	N44° 52' 11.24"W
C85	90.00	25.00	39.27	25.00	35.30	N45° 07' 48.76"E
C86	90.00	25.00	39.27	25.00	35.30	S44° 52' 11.24"E
C87	90.00	35.00	54.98	35.00	48.50	S45° 07' 48.76"W
C88	90.00	35.00	54.97	35.00	35.30	N44° 52' 11.24"W
C89	90.00	25.00	39.27	25.00	35.30	N45° 07' 48.76"E



Williams & Associates
ENGINEERING, L.L.C.
ONE ENGINEERING SQUARE, SUITE 200, GAITHERSBURG, MD 20878
Office: (302) 387-4540 Fax: (302) 387-4545
CERTIFICATION OF AUTHORIZATION 026796

REVISIONS

NO.	DATE	DESCRIPTION

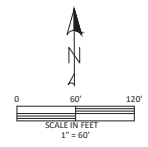
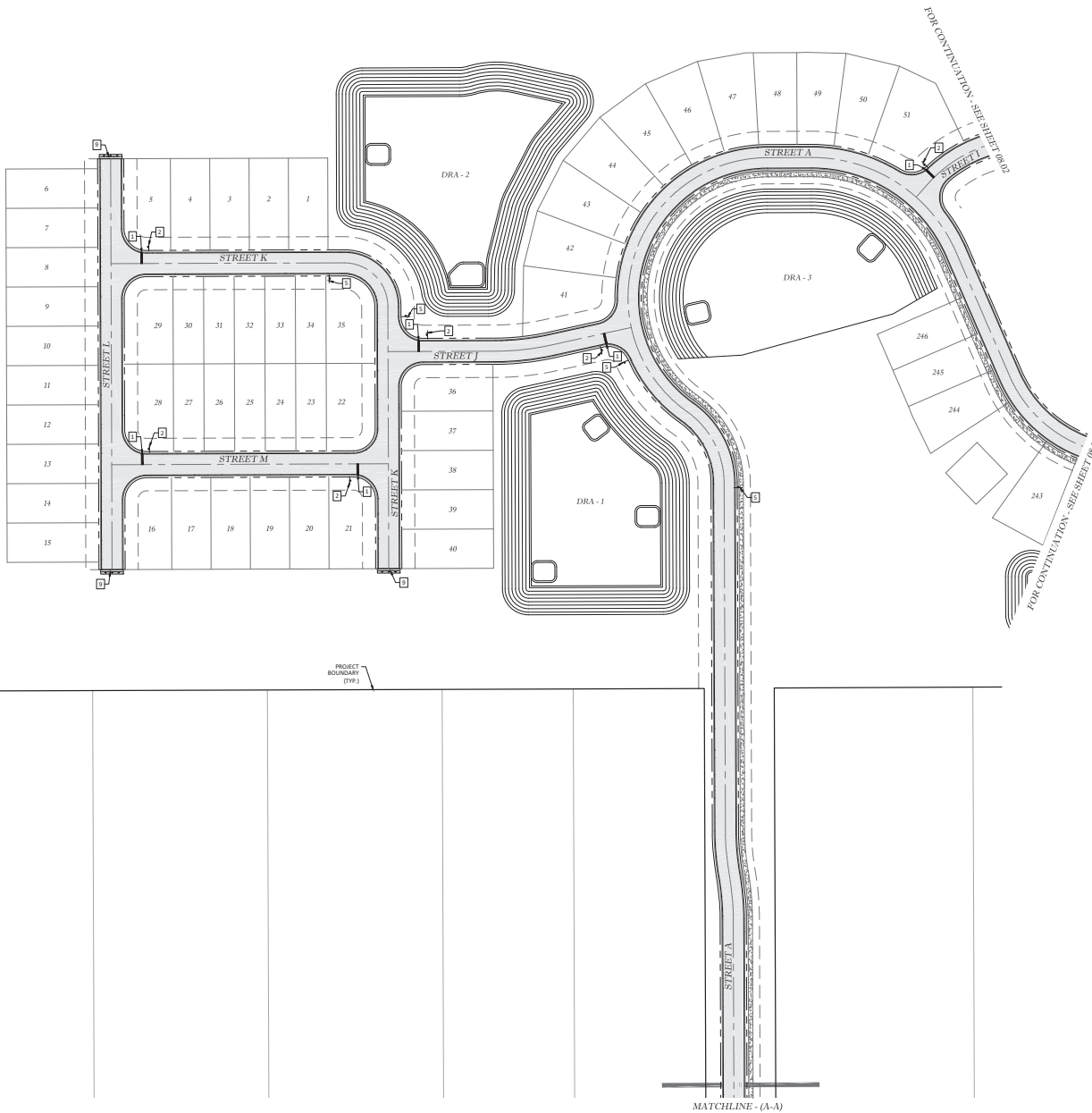
DATE: 4/6/2026
DRAWN BY: AS
CHECKED BY: JLV
JOB NO.: 25-0005

GEOMETRY PLAN

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

SHT. 07.05

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

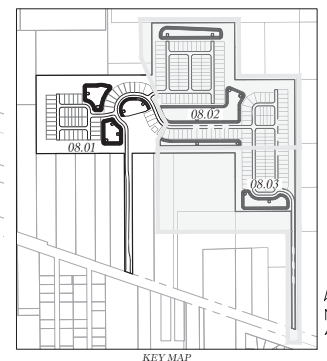
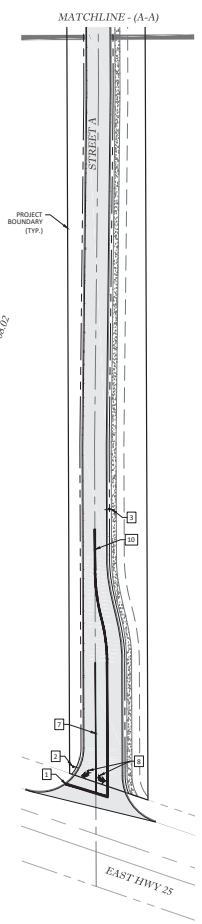
NOTES:

1. ALL STREET NAME SPACING PER 911 MANAGEMENT PLAN (STREET 08.01)

CR RADIUS	DESIGN	POSTED
157'-157'	20	20
50'-100'	15	15
10'-40'	10	10

LEGEND:

- 1 24" WHITE STOP BAR
- 2 "STOP" SIGN (R1-1) w/COMBINED STREET SIGNS
- 3 "SPEED LIMIT 20MPH" SIGN (R2-1)
- 4 12" WHITE SOLID CROSSWALK (6'-LONG 3'-O.C.)
- 5 CURVE HORIZONTAL ALIGNMENT SIGN (W1-2), WITH ADVISORY SPEED PLAQUE W13-1 (15 MPH)
- 6 FDOT CR-F SIDEWALK CURB RAMP w/DETECTABLE WARNING
- 7 6" SOLID WHITE
- 8 SOLID WHITE DIRECTIONAL ARROWS
- 9 TEMPORARY CASE II STREET TERMINATION RED REFLECTORS FOOT INDEX 700-109
- 10 6" YELLOW SOLID DOUBLE



KEY MAP
1"=60' SCALE

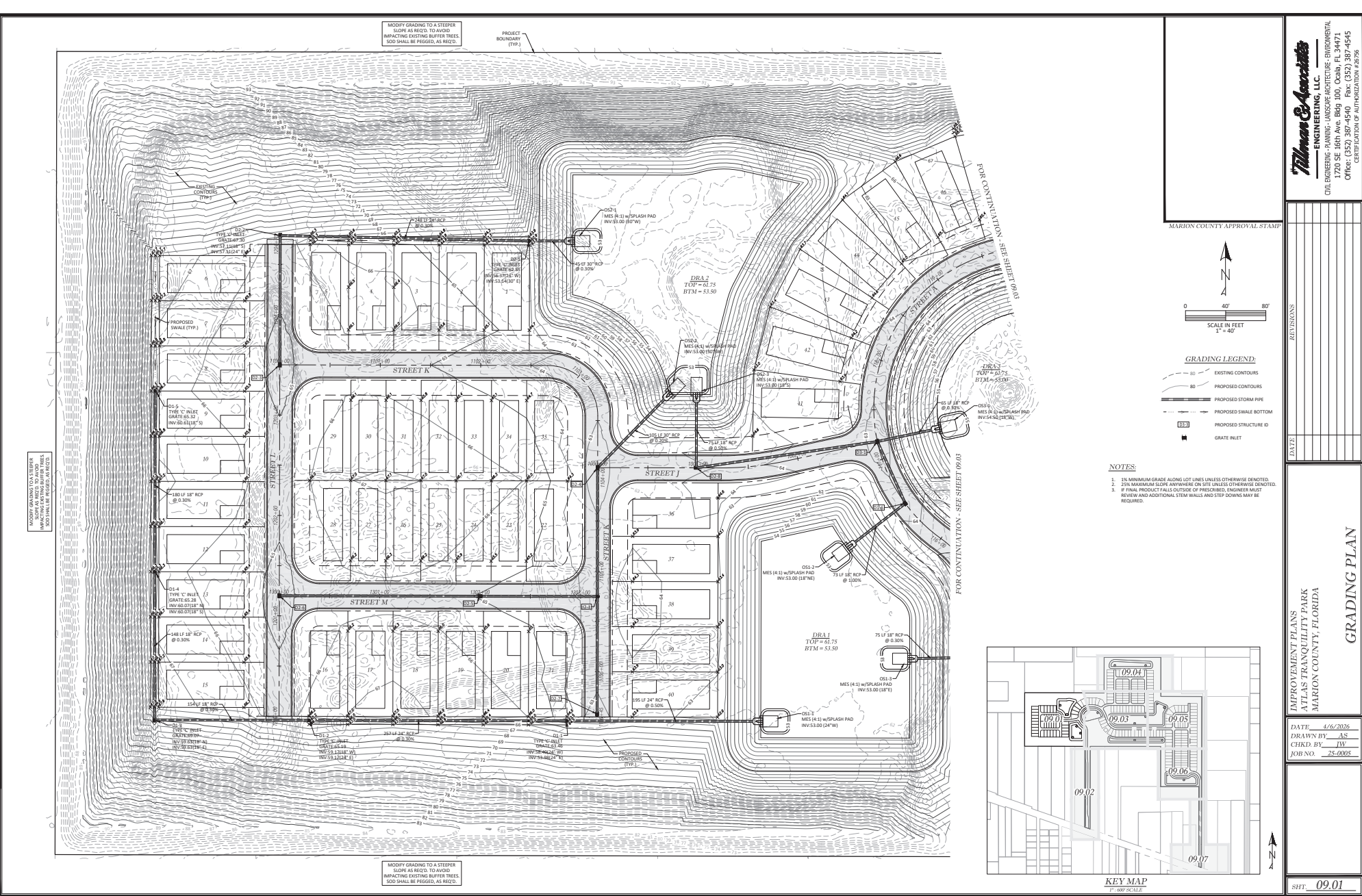
Tilman & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-8645
 CERTIFICATE OF AUTHORIZATION # 26796

REVISIONS	DATE

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

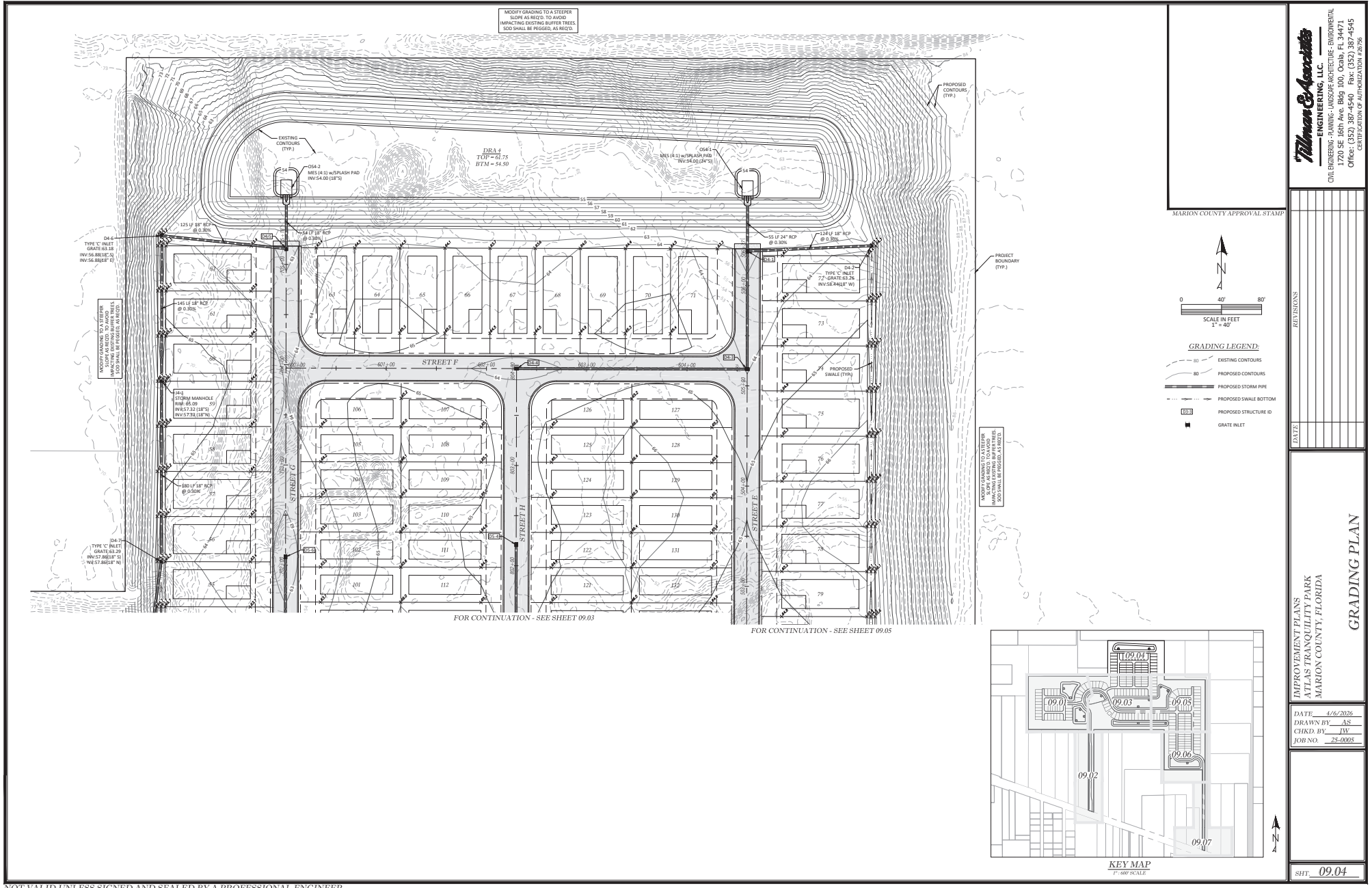
DATE: 4/6/2026
 DRAWN BY: JS
 CHECKED BY: JLV
 JOB NO.: 25-0005

SIGNAGE & STRIPING PLAN
 SHEET: 08.01



Tillman & Associates
ENGINEERING, L.L.C.
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
 1725 SE 16th Ave, Bldg 100, Ocala, FL 34477
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATION OF AUTHORIZATION 026795

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MODIFY GRADING TO A STEEPER
SLOPE AS NEEDED TO AVOID
IMPACTING EXISTING BUFFER TREES.
800 SHALL BE PRESSED, AS NEEDED.

DRA.4
TOP = 61.75
BTM = 54.50

D54.1
MCS (4.1) W/ SPLASH PAD
INV = 54.00 (18")

MODIFY GRADING TO A STEEPER
SLOPE AS NEEDED TO AVOID
IMPACTING EXISTING BUFFER TREES.
800 SHALL BE PRESSED, AS NEEDED.

D4.4
TYPE 'C' INLET
GRATE 63.18
INV = 56.80 (18")

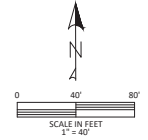
144
STORM MANHOLE
18" x 36" x 36"
INV = 57.32 (18")
INV = 57.30 (18")

D4.3
TYPE 'C' INLET
GRATE 63.29
INV = 57.80 (18")
INV = 57.80 (18")

FOR CONTINUATION - SEE SHEET 09.03

FOR CONTINUATION - SEE SHEET 09.05

MARION COUNTY APPROVAL STAMP



GRADING LEGEND

- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- — — — — PROPOSED STORM PIPE
- — — — — PROPOSED SWALE BOTTOM
- — — — — PROPOSED STRUCTURE ID
- GRATE INLET

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34477
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION: 206796

NO.	DATE	DESCRIPTION

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

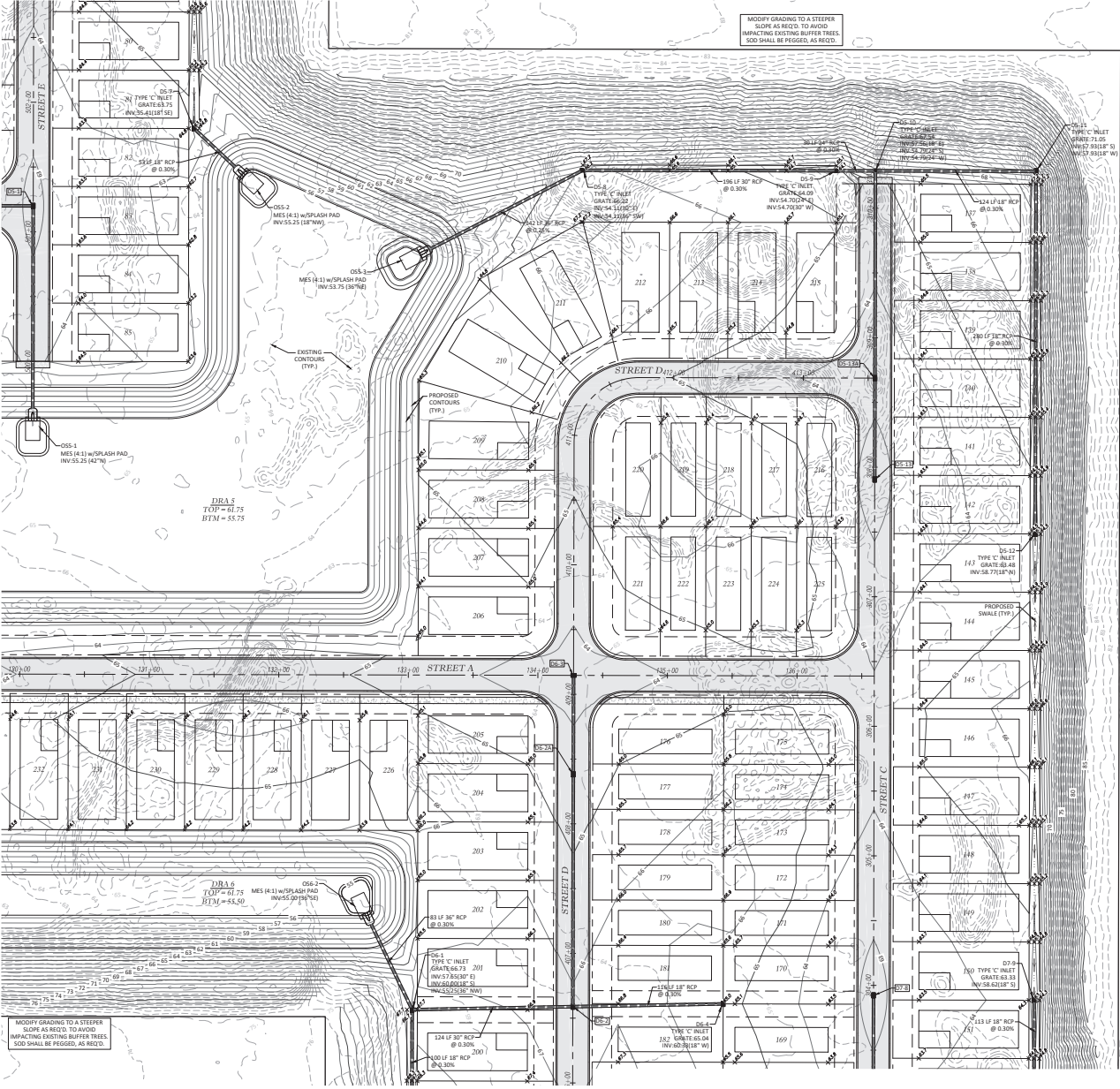
DATE: 4/6/2026
DRAWN BY: AS
CHECKED BY: JLV
JOB NO.: 25-0005

SHT. 09.04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

FOR CONTINUATION - SEE SHEET 09.04

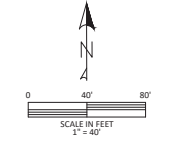
MODIFY GRADING TO A STEPER
SLOPE AS REQ'D. TO AVOID
IMPACTING EXISTING BUFFER TREES.
SOO SHALL BE PEGGED, AS REQ'D.



PROJECT
BOUNDARY
(TYP.)

WHERE SHOWN TO AVOID
OR TO PROTECT BUFFER TREES,
SOO SHALL BE PEGGED, AS REQ'D.

MARION COUNTY APPROVAL STAMP



GRADING LEGEND

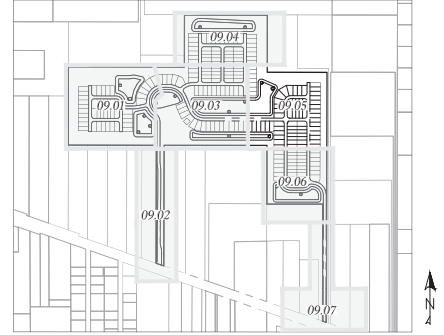
(Dashed line)	EXISTING CONTOURS
(Solid line)	PROPOSED CONTOURS
(Thick solid line)	PROPOSED STORM PIPE
(Thin solid line)	PROPOSED SWALE BOTTOM
(Line with 'S' symbol)	PROPOSED STRUCTURE ID
(Square symbol)	GRATE INLET

Tilman & Associates
ENGINEERS, LLC
ONE ENGINEERING CENTER, SUITE 200, GAITHERSBURG, MD 20878
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION 026796

DATE	REVISIONS

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE: 4/3/2026
DRAWN BY: AS
CHECKED BY: JLV
JOB NO. 25-0005

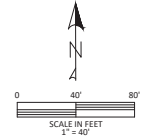


KEY MAP
1" = 400' SCALE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SHT. 09.05

MARION COUNTY APPROVAL STAMP



GRADING LEGEND:

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORM PIPE
	PROPOSED SWALE BOTTOM
	PROPOSED STRUCTURE ID
	GRATE INLET

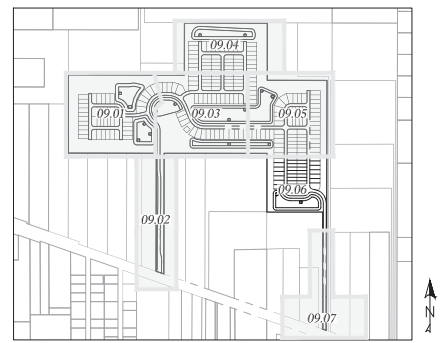
DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

DATE: 4/3/2026
 DRAWN BY: AS
 CHECKED BY: JLV
 JOB NO.: 25-0005

SHT. 09.06

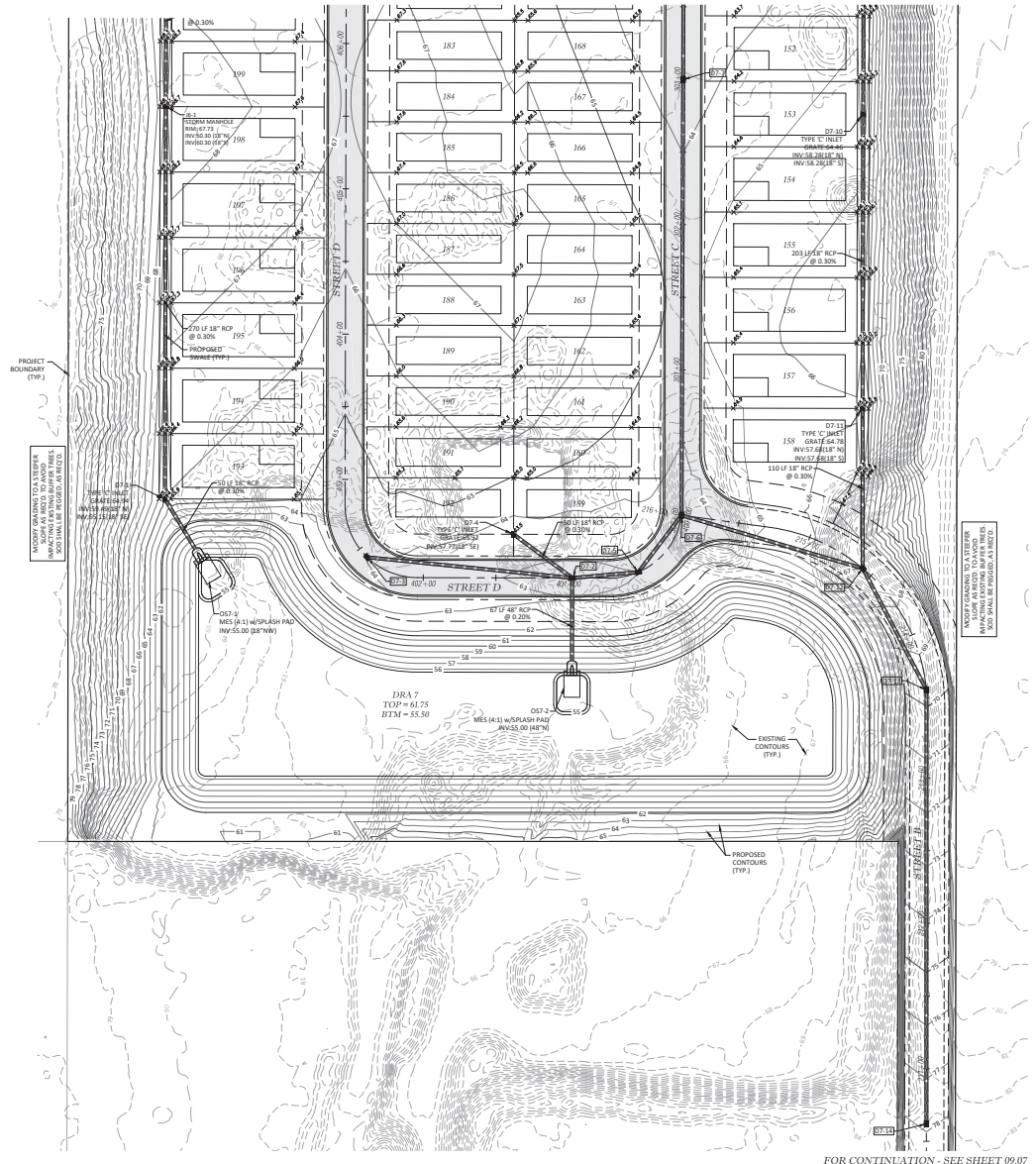
GRADING PLAN



KEY MAP
 1" = 400' SCALE



FOR CONTINUATION - SEE SHEET 09.05



FOR CONTINUATION - SEE SHEET 09.07

DATE: 6/27/2018
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 18-0005

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 STREET 'A'
 PLAN & PROFILE

REVISIONS
 DATE

ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 ENGINEERING, LLC.
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34711
 OFFICE (352) 387-4500 FAX (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #26295

MARKON COUNTY APPROVAL STAMP

DATE: 6/27/2018
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 18-0005

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 STREET 'A'
 PLAN & PROFILE

REVISIONS
 DATE

ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 ENGINEERING, LLC.
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 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 STREET 'A'
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IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 STREET 'A'
 PLAN & PROFILE

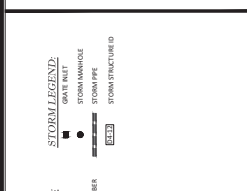
REVISIONS
 DATE



STREET 'A'

SCALE IN FEET
 1" = 4'

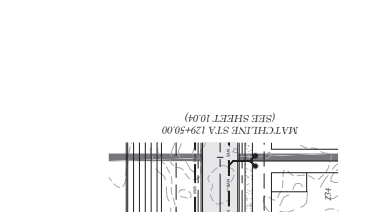
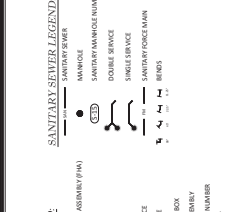
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 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

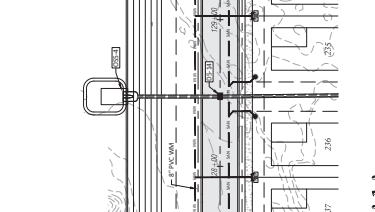
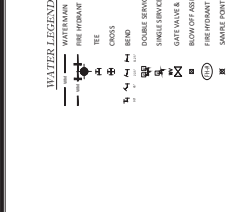
PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

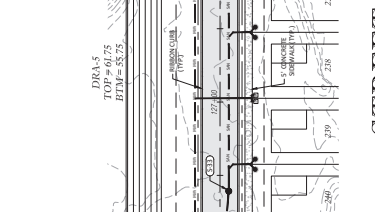
PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

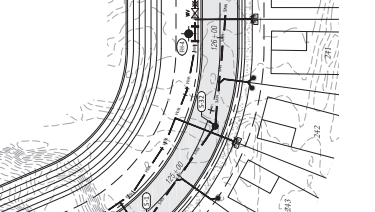
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 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

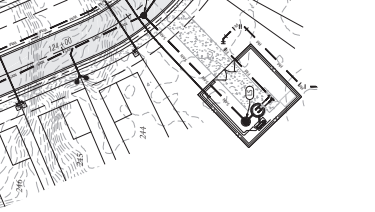
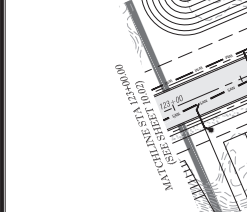
PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

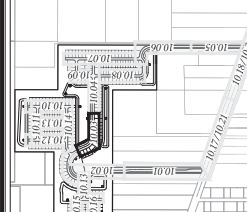
PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

PROFILING
 1" = 4'



STREET 'A'

SCALE IN FEET
 1" = 4'

PROFILING
 1" = 4'

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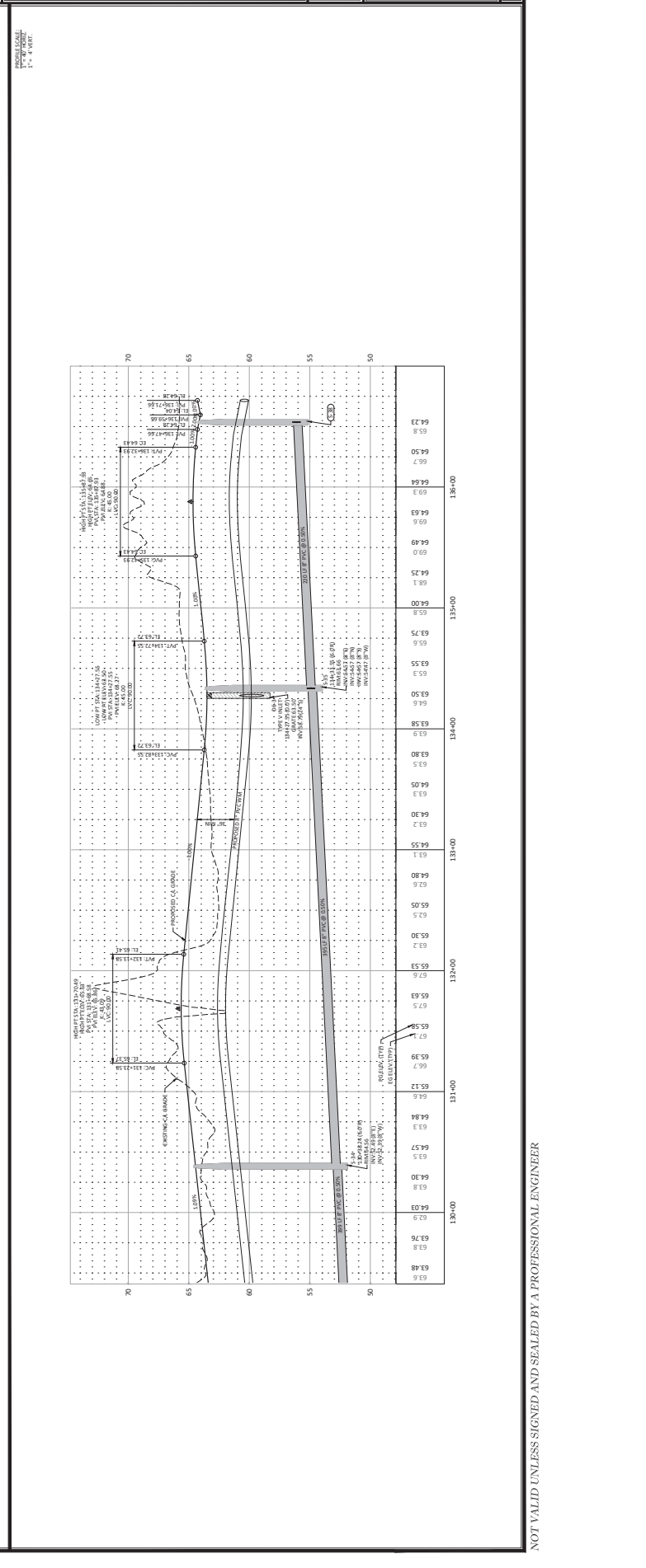
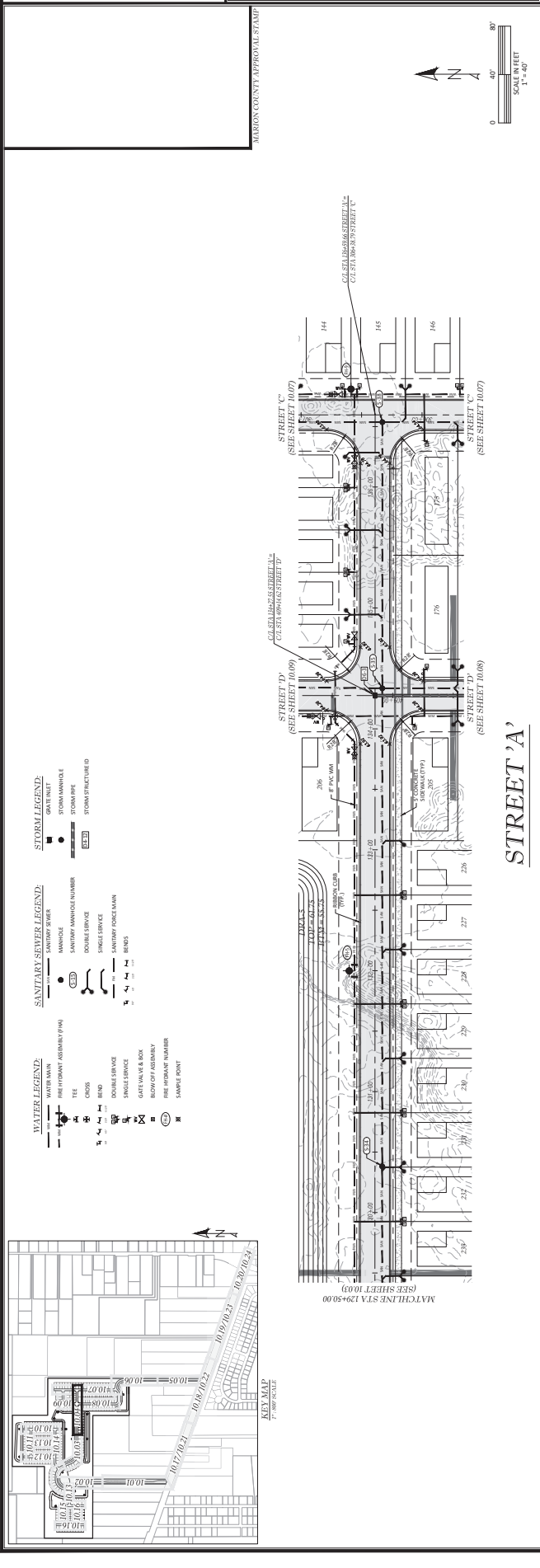
Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE (352) 387-4510 FAX (352) 387-4545
 1720 SE 16TH AVE. BLDG 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26796

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'A'

DATE: 8/7/2018	
CREATED BY: JLV	
CHECKED BY: JLV	
PROJECT NO.: 18-0005	
DRAWING NO.: 10.04	

MARION COUNTY APPROVAL STAMP
 DATE: _____
 PROJECT NO.: _____
 SHEET: **10.04**



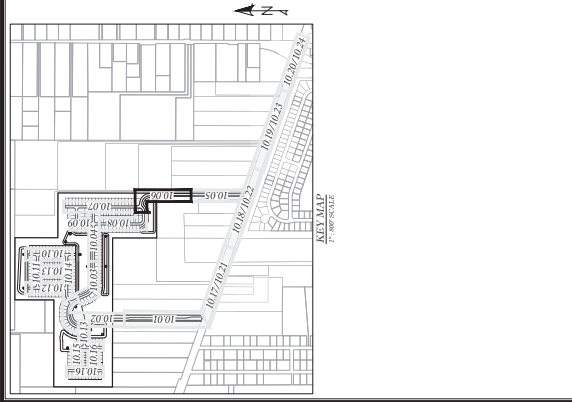
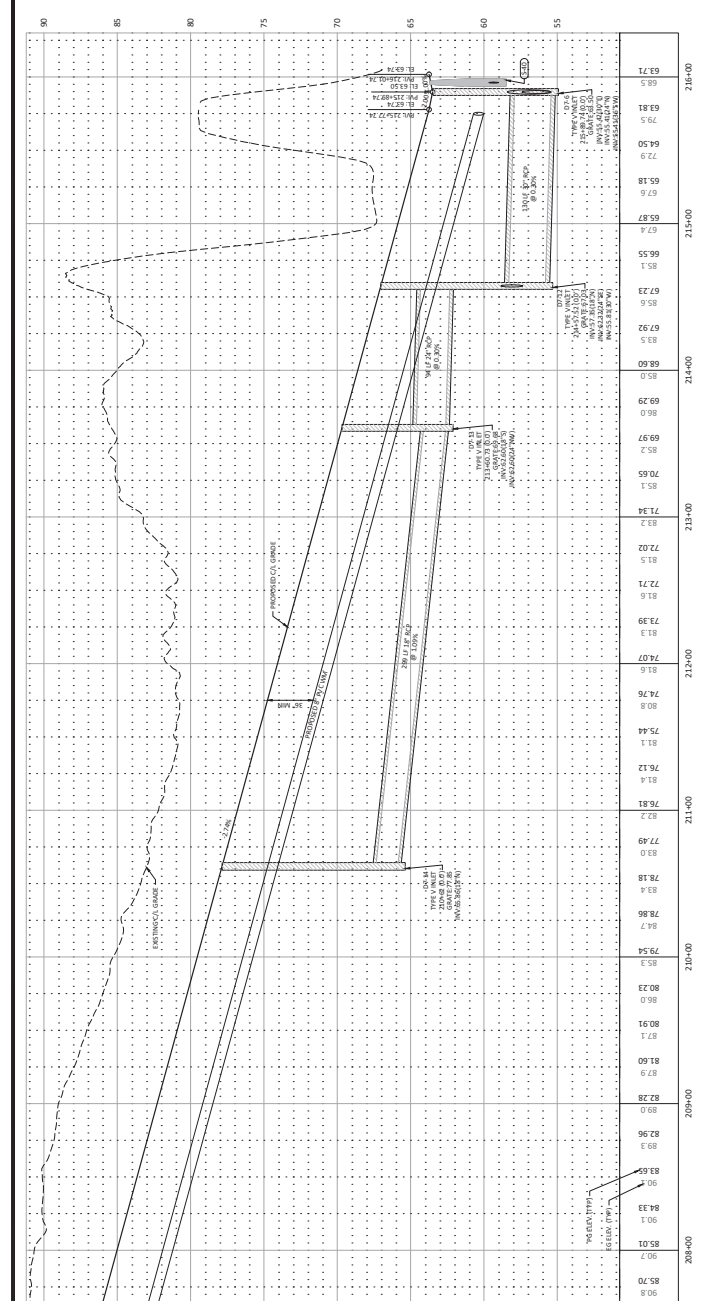
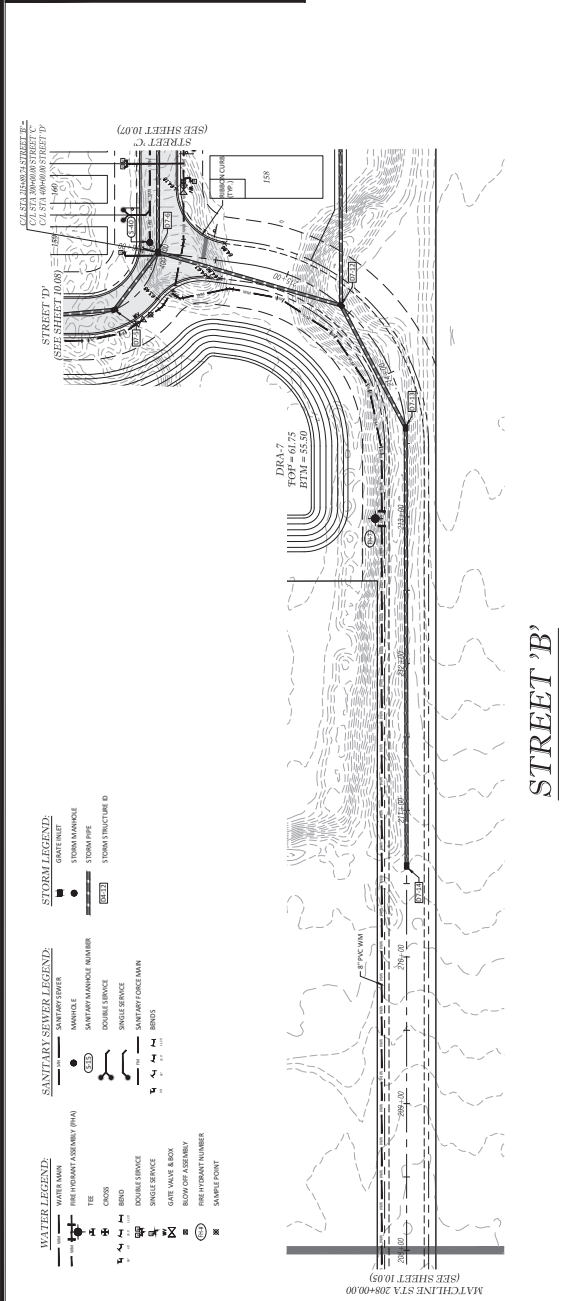
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE (352) 387-4500 FAX (352) 387-4545
 1720 SE 18TH AVE. BLDG 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26295

DATE	REVISIONS

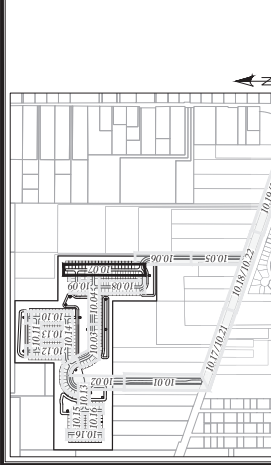
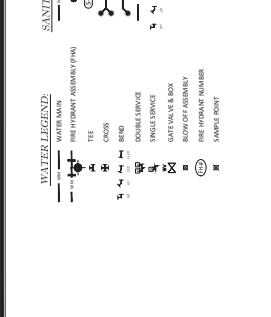
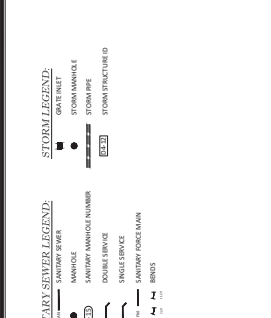
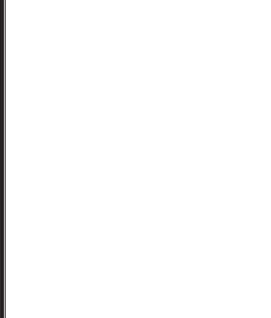
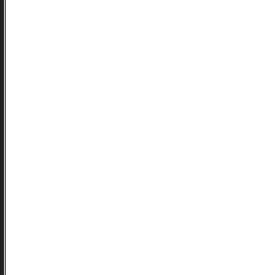
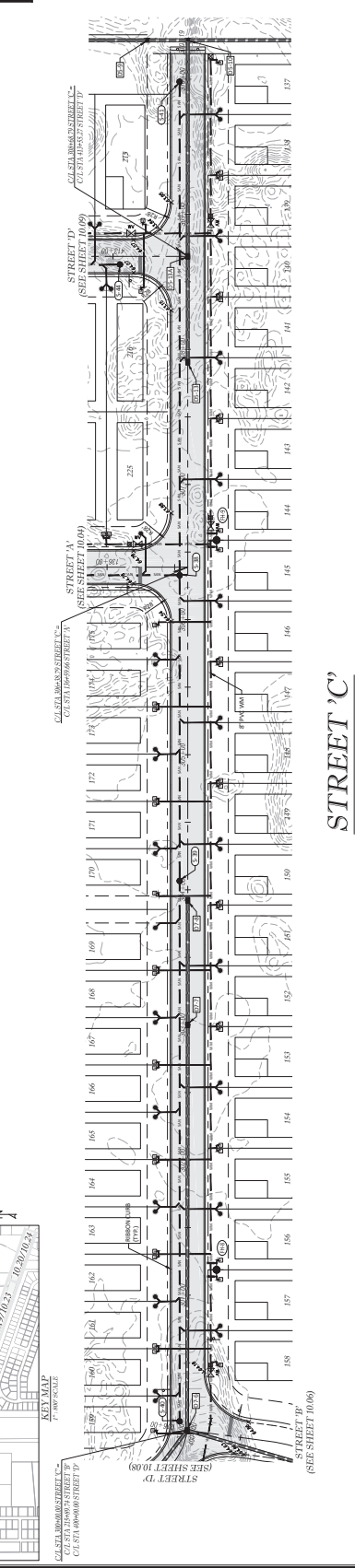
IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'B'

DATE: 6/27/2018	PROJECT NO: 18-0000
DRAWN BY: JLV	CHECKED BY: JLV
DESIGNED BY: JLV	SCALE: AS SHOWN
PROJECT NO: 18-0000	SHEET NO: 10.00



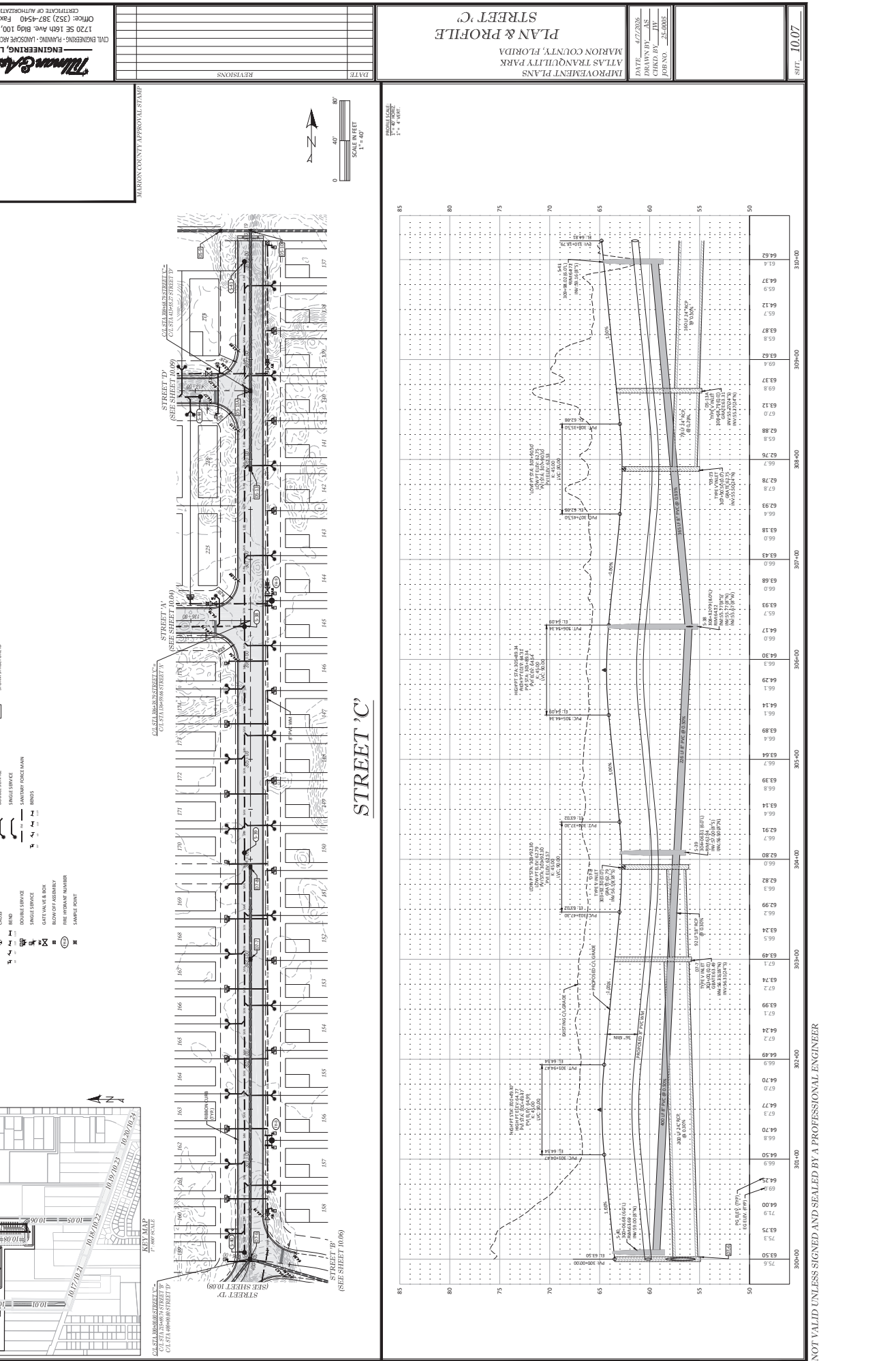
Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34711
 Office: (352) 387-4510 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #26796

DATE	REVISIONS



IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 PLAN & PROFILE
 STREET 'C'

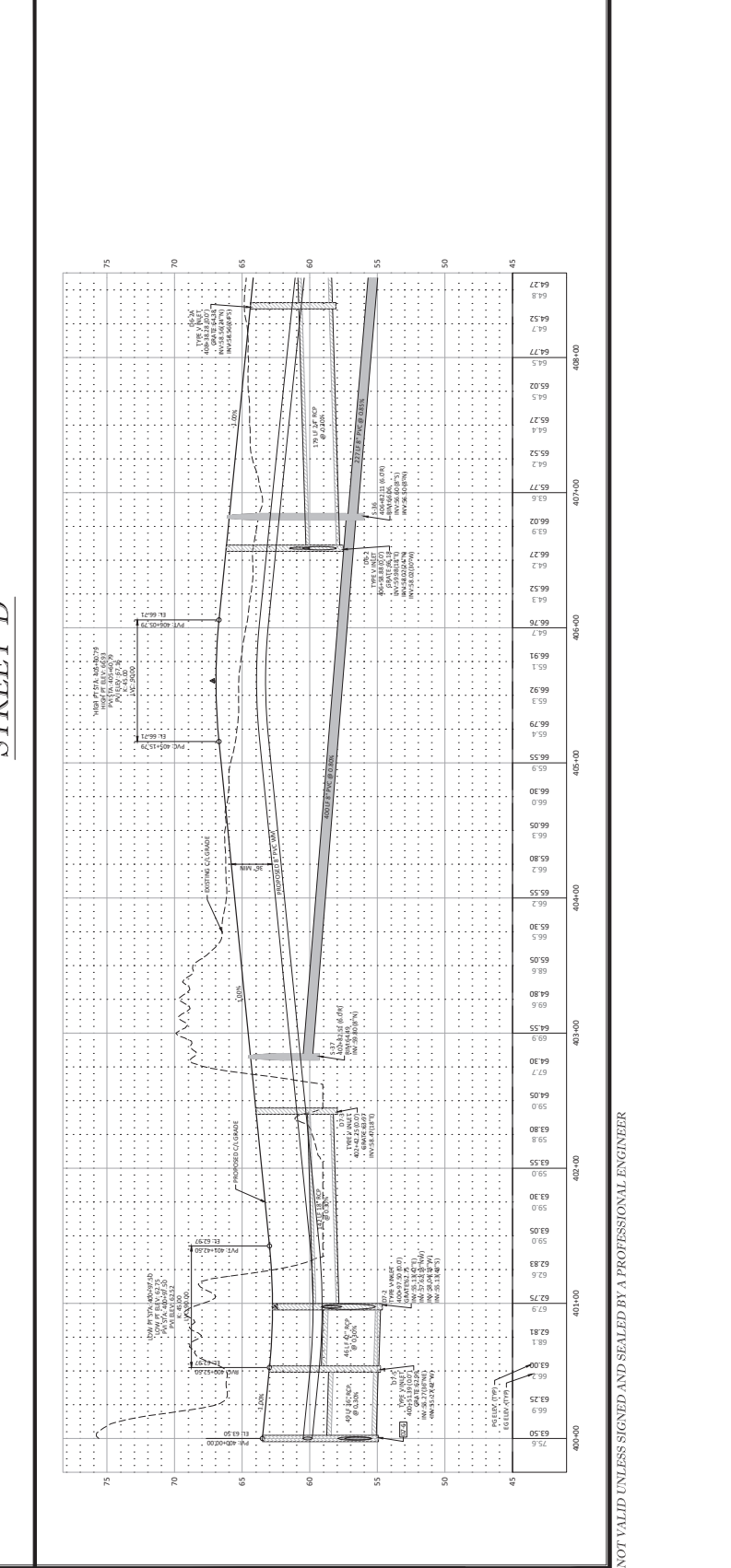
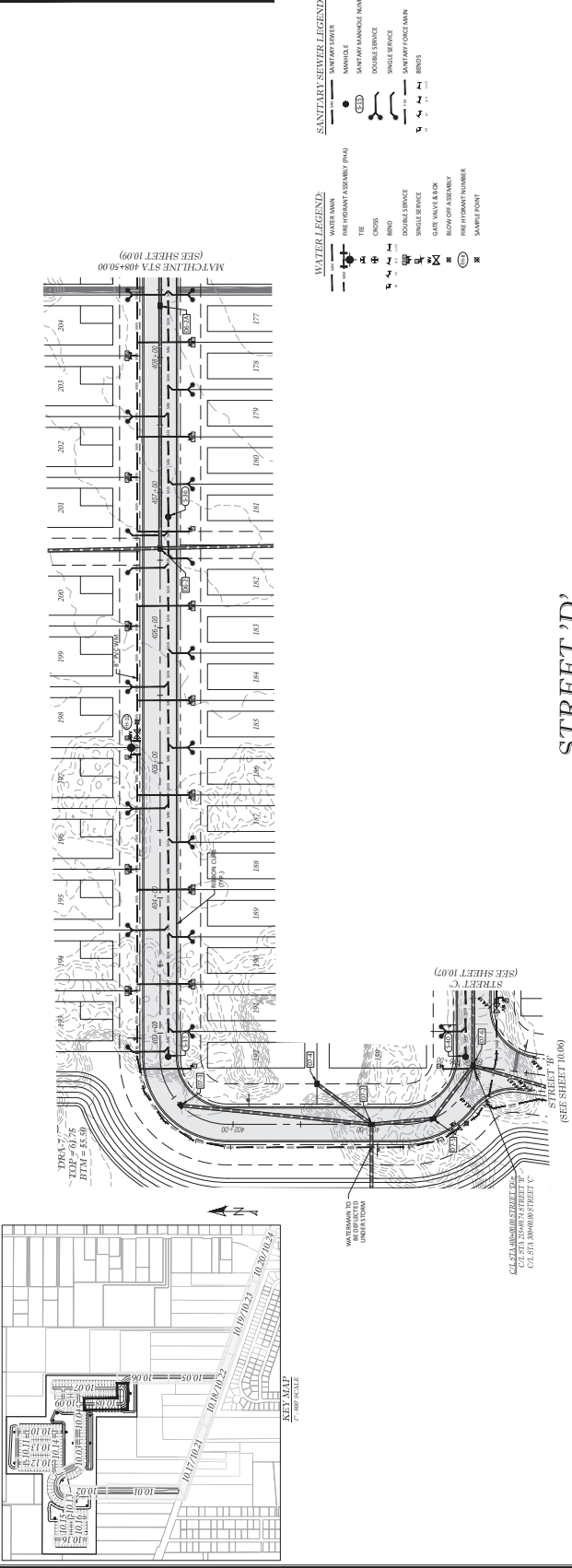
DATE: 8/7/2018
 CHD: M
 JOB NO: 25-0000
 SHEET: 10.01



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DATE	REVISIONS

DATE: 8/7/2020
 DRAWN BY: JLV
 CHECKED BY: JLV
 PROJECT NO: 25-0006
 SHEET NO: 10.00



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Tilman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16TH AVE. BLDG 100, OCEAH, FL 33471
 OFFICE (561) 357-4510 FAX (561) 357-4545
 CERTIFICATE OF AUTHORIZATION #26296

DATE	
REVISIONS	

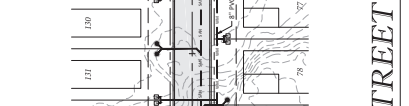
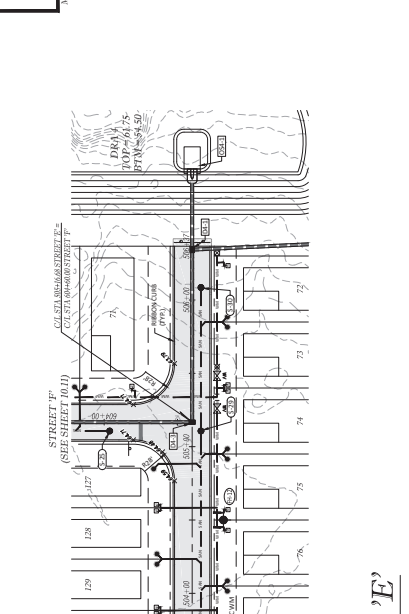
IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'E'

DATE	8/7/2018
PROJECT NO.	18-0000
CHECKED BY	HW
DESIGNED BY	HW
PROJECT NO.	18-0000
SHEET NO.	10.10

STORM LEGEND:
 STORM MANHOLE
 STORM PIPE
 STORM STRUCTURE ID

SANITARY SEWER LEGEND:
 MANHOLE
 SANITARY MANHOLE NUMBER
 DOUBLE SERVICE
 SINGLE SERVICE
 SANITARY FORCE MAIN
 BINGS

WATER LEGEND:
 WATER MAIN
 FIRE HYDRANT ASSEMBLY (FHA)
 TEE
 CROSS
 BEND
 DOUBLE SERVICE
 SINGLE SERVICE
 GATE VALVE & BOX
 BLOW OFF ASSEMBLY
 FIRE HYDRANT NUMBER
 SAMPLE POINT



STREET 'E'

PROFILING SCALE
 1" = 4' VERT.

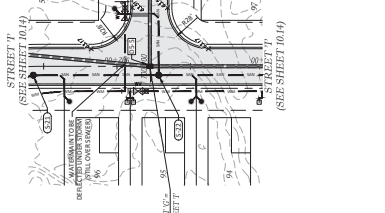
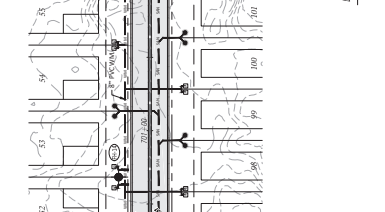
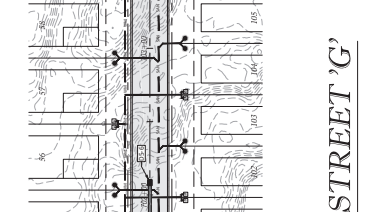
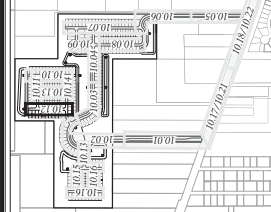
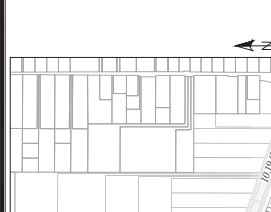
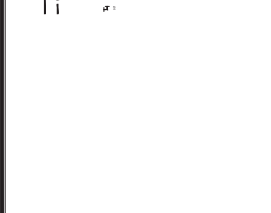
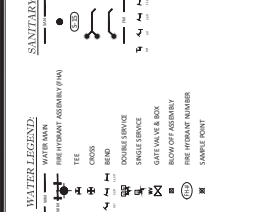
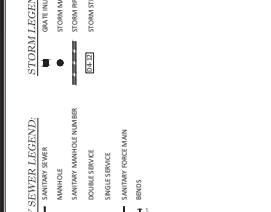
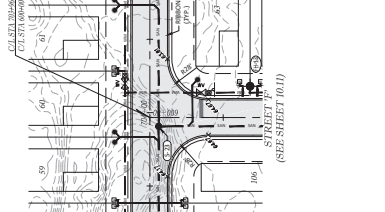
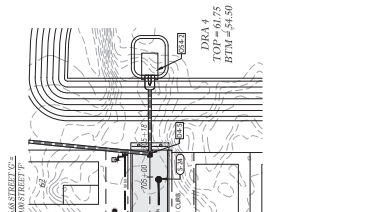
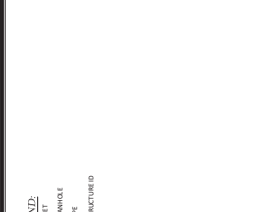
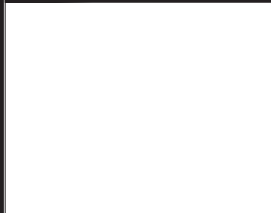
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 387-4510 FAX: (352) 387-4545
 1720 SE 16TH AVE. BLDG 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26296

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
STREET 'G'
PLAN & PROFILE

DATE: 07/20/20
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 25-0005
 SHEET: 10.12



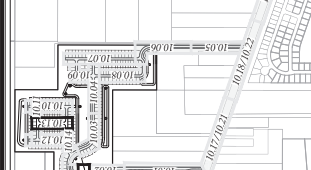
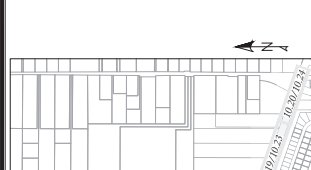
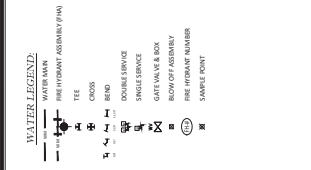
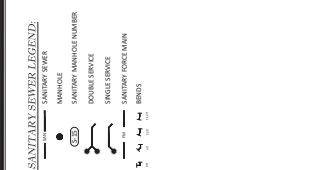
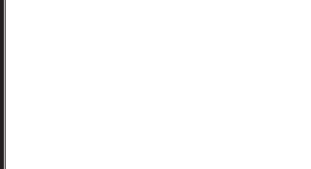
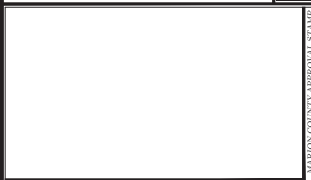
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE (52) 387-4510 FAX (52) 387-4545
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34711
 CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
STREET 'H' & 'J'

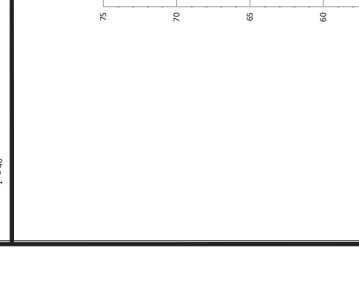
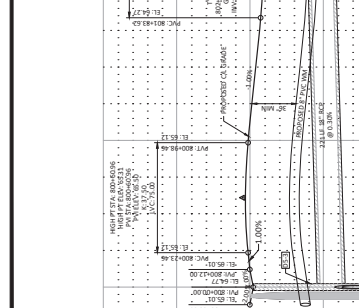
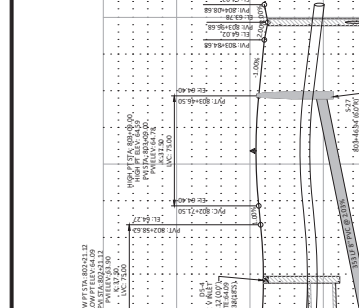
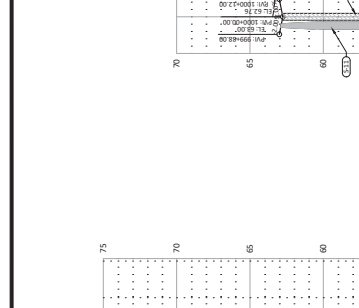
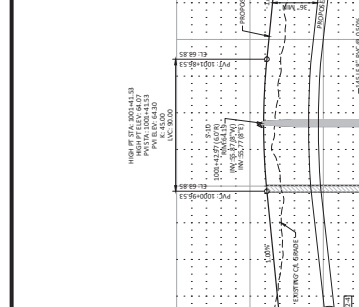
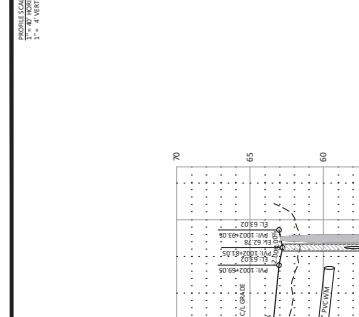
DATE: 07/20/20
 DRAWN BY: JLV
 CHECKED BY: JLV
 JOB NO: 25-0005
 SHEET: 10.13



WATER LEGEND:
 MAIN MAIN
 FIRE HYDRANT ASSEMBLY (FHA)
 TEE
 CROSS
 BEND
 DOUBLE SERVICE
 GATE VALVE & BOX
 BUMP UP ASSEMBLY
 FIRE HYDRANT NUMBER
 SAMPLE POINT

SANITARY SEWER LEGEND:
 MANHOLE
 SANITARY MANHOLE NUMBER
 DOUBLE SERVICE
 SINGLE SERVICE
 SANITARY FORCE MAIN
 BENDS

STORM LEGEND:
 STORM MANHOLE
 STORM PIPE
 STORM STRUCTURE ID



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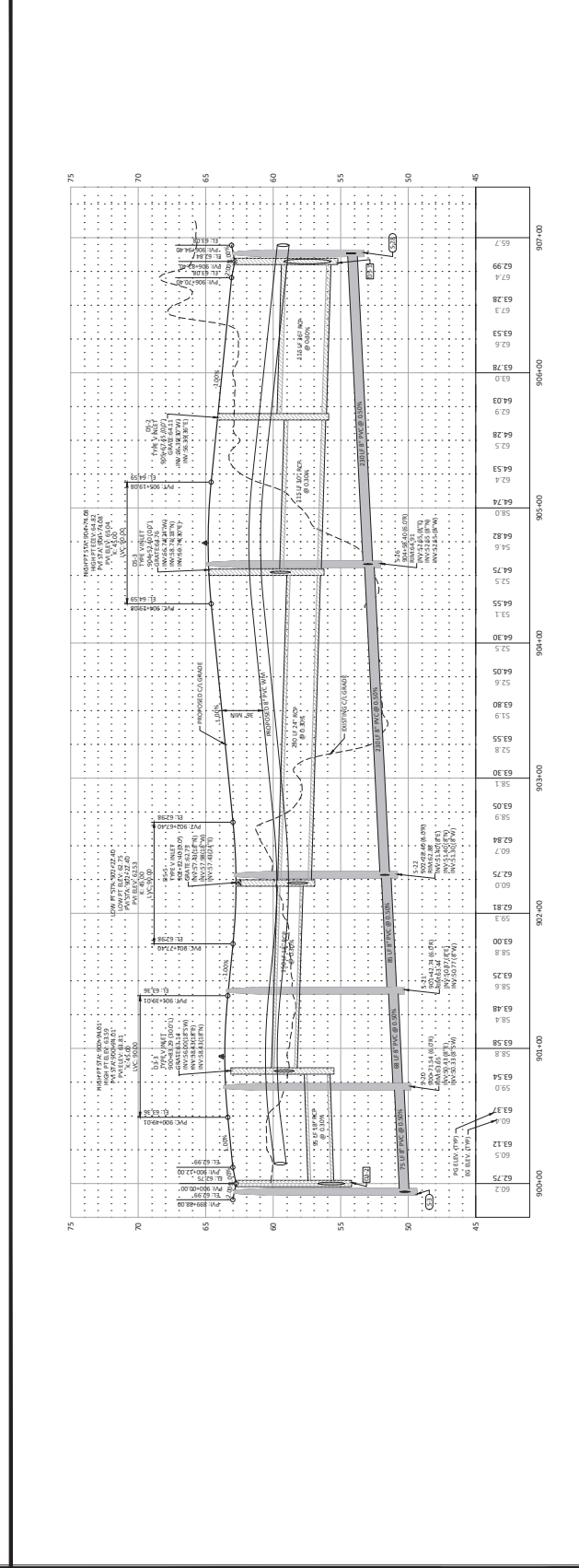
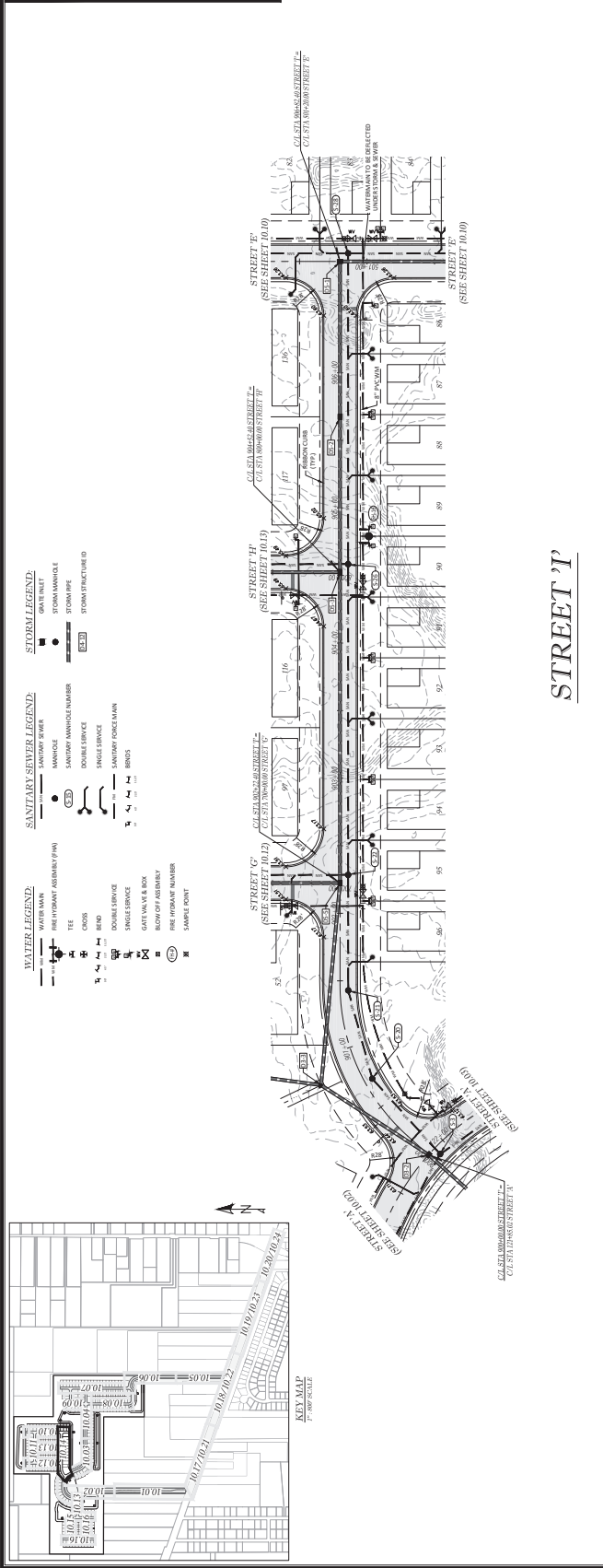
Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE (352) 387-4510 FAX (352) 387-4545
 1720 SE 16TH AVE. BLDG 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26296

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'I'

DATE: 8/7/2018
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 18-0005

SCALE: 1" = 4' VERT.
 1" = 40' HORIZ.



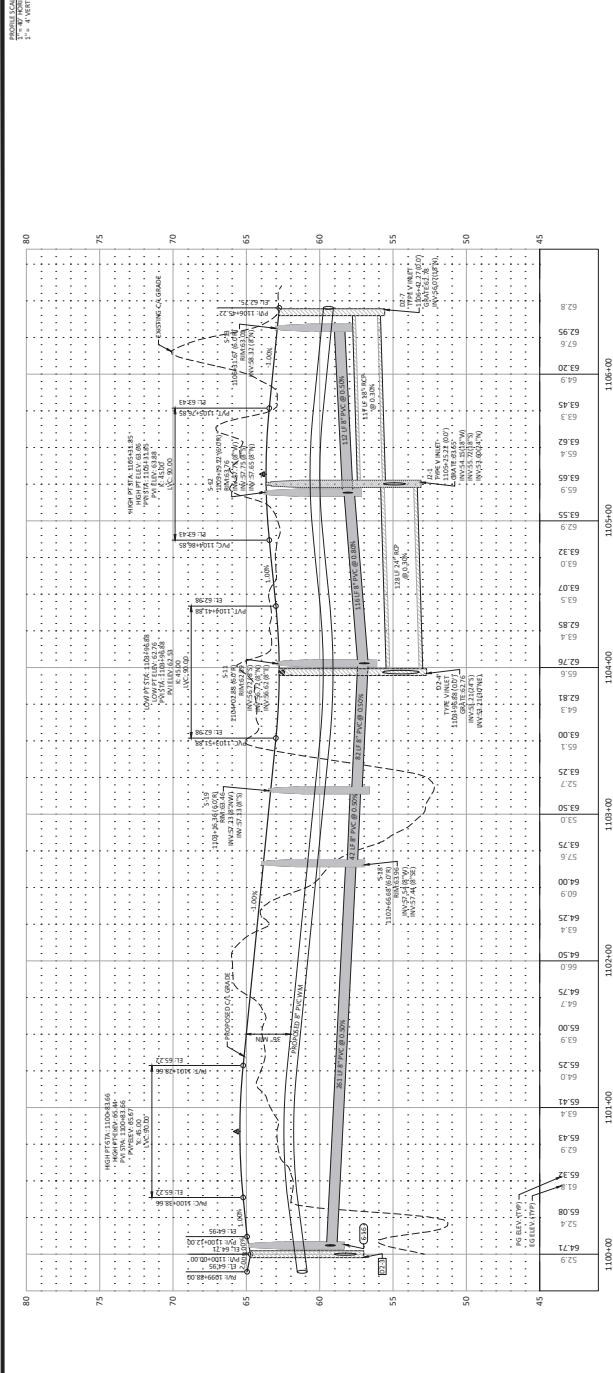
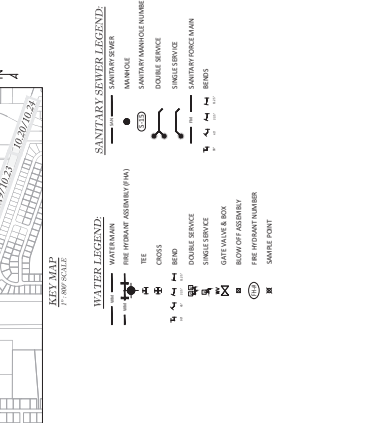
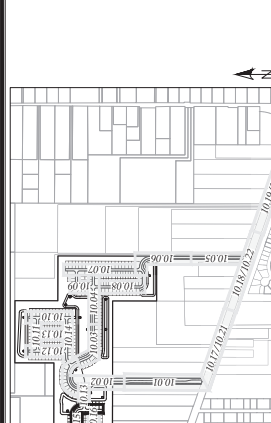
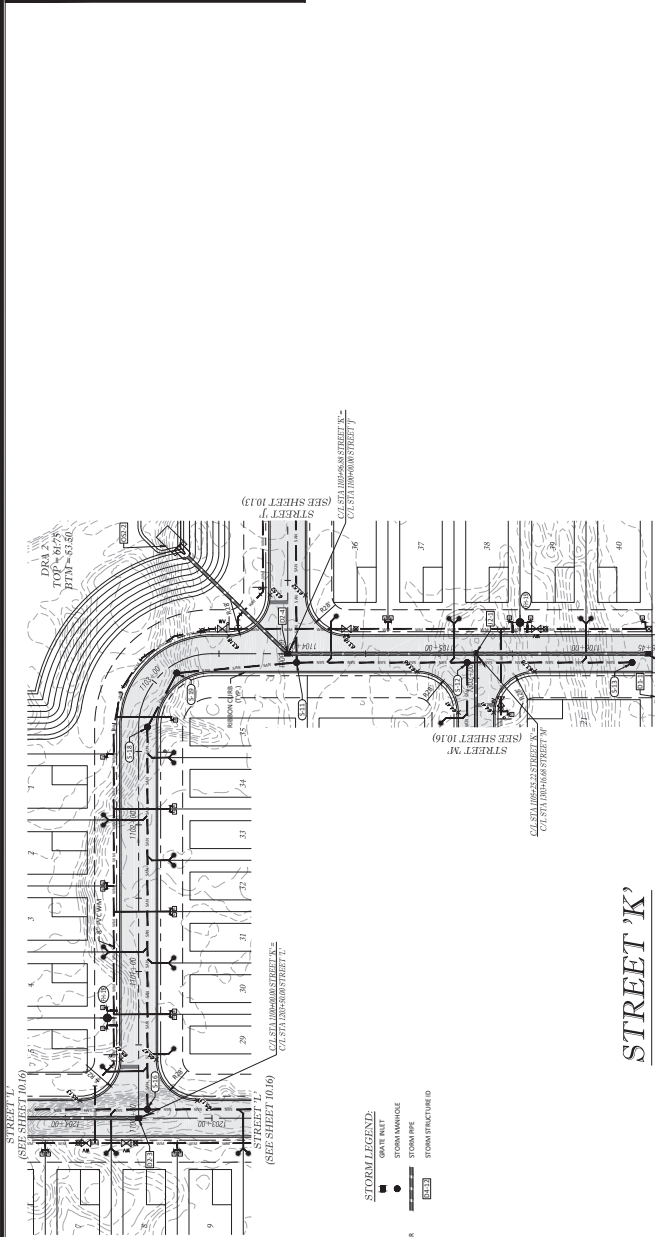
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SHEET 10.14

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'K'

DATE: 07/2020	PROJECT NO: 20-0001
DRAWN BY: HW	CHECKED BY: HW
DESIGNED BY: HW	SCALE: 1" = 40'
PROJECT NO: 20-0001	SHEET NO: 10.15



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

William & Associates
ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 387-4500 FAX: (352) 387-4545
 1720 SE 16TH AVE. BLDG 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26796

DATE	REVISIONS

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
STREET 'L' & 'M'

DATE: 07/20/20
 DESIGNED BY: HW
 CHECKED BY: HW
 DRAWING NO.: 25-0005
 SHEET NO.: 10.16

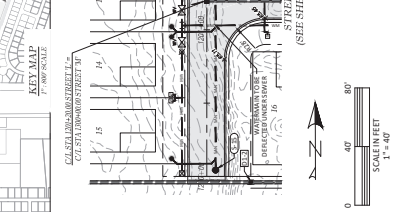
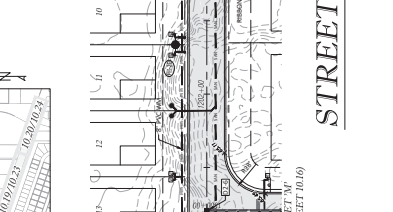
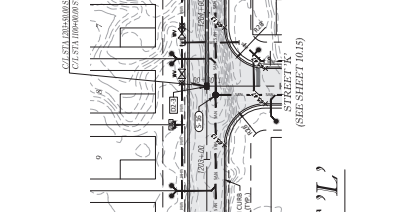
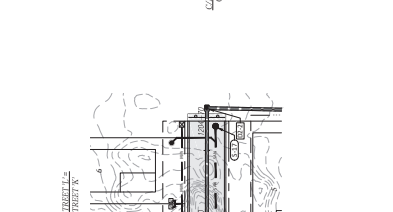
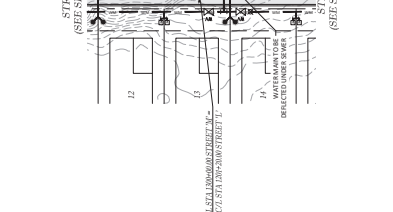
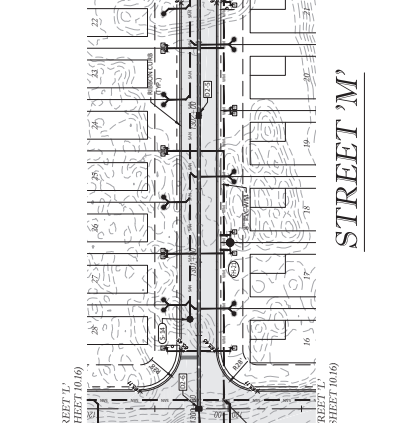
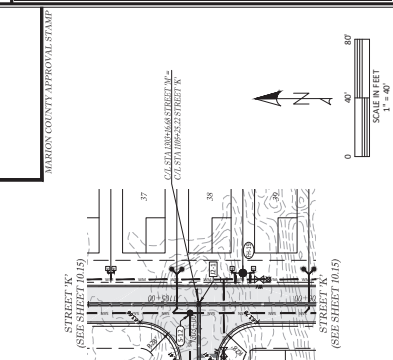
MARION COUNTY APPROVAL/STAMP

WATER LEGEND:
 FIRE HYDRANT ASSEMBLY (FHA)
 MAIN MAIN
 TEE
 CROSS
 BEND
 DOUBLE SERVICE
 GATE VALVE & BOX
 BUMP/OUT ASSEMBLY
 FIRE HYDRANT NUMBER
 SAMPLE POINT

SANITARY SEWER LEGEND:
 MANHOLE
 SANITARY MANHOLE NUMBER
 DOUBLE SERVICE
 SINGLE SERVICE
 SANITARY FORCE MAIN
 BENDS

STORM LEGEND:
 STORM MANHOLE
 STORM PIPE
 STORM STRUCTURE ID

KEY MAP
 7" X 10" SCALE



PROFESIONAL ENGINEER
 H. W. WILSON
 1" = 4' VERT.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34711
 Office: (352) 357-4510 Fax: (352) 357-4545
 CERTIFICATE OF AUTHORIZATION #26756

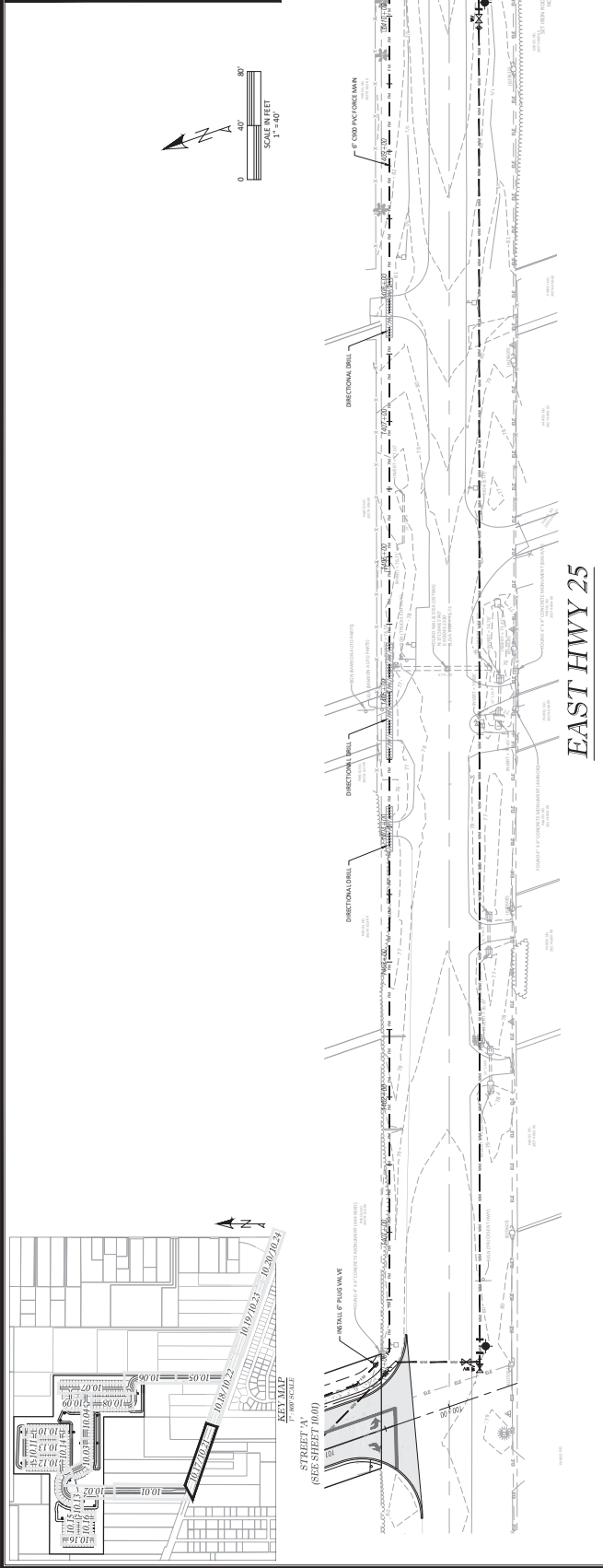
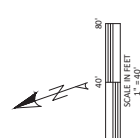
DATE	REVISIONS

IMPROVEMENT PLANS
 ATLANTA QUALITY PARK
 MARION COUNTY, FLORIDA
EAST HWY 25 FORCE MAIN

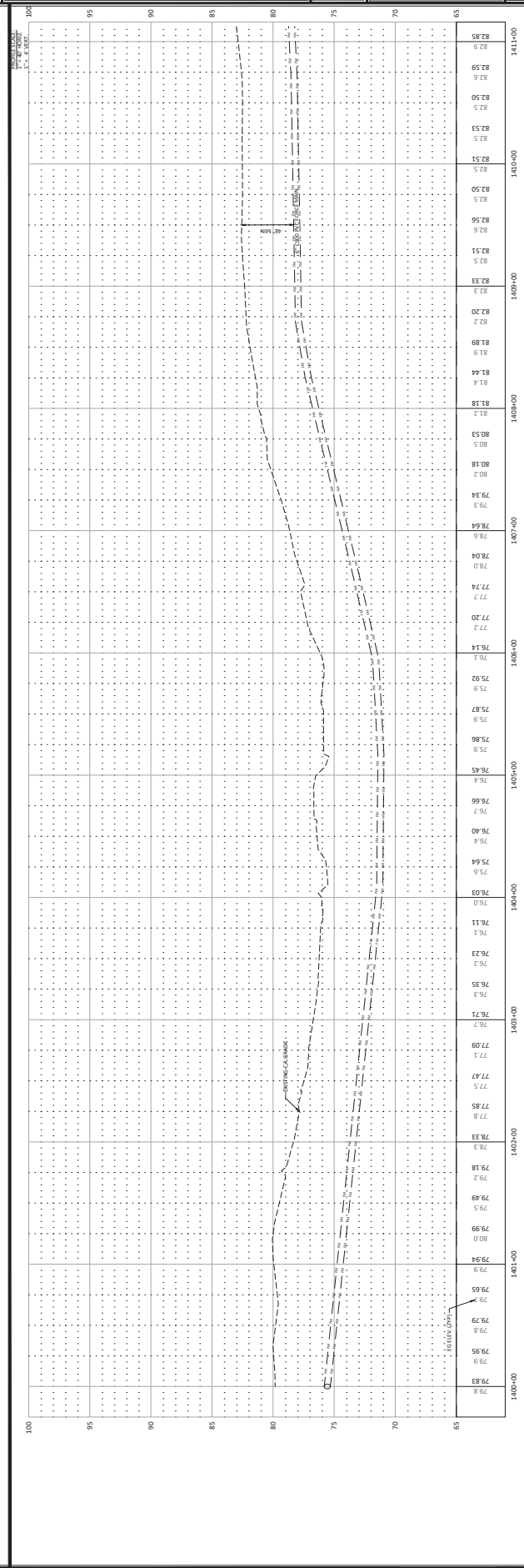
DATE: 07/20/20
 CHD BY: HW
 JOB NO: 25-0005

SHEET 10.17

MARION COUNTY APPROVAL STAMP



EAST HWY 25



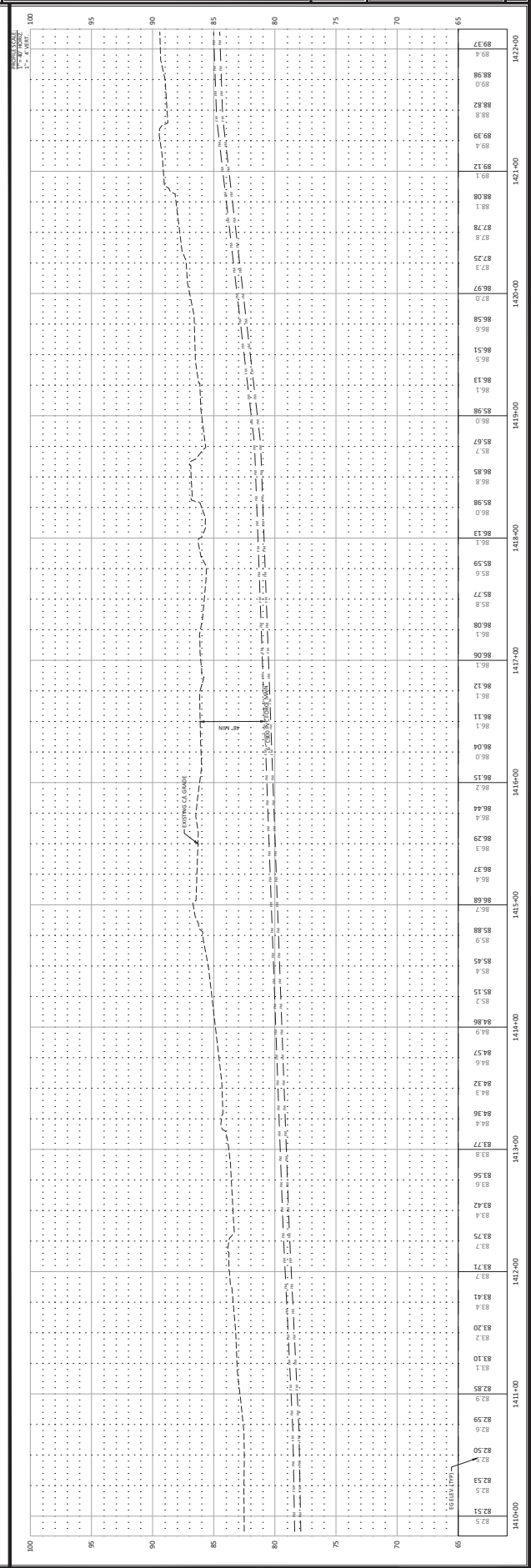
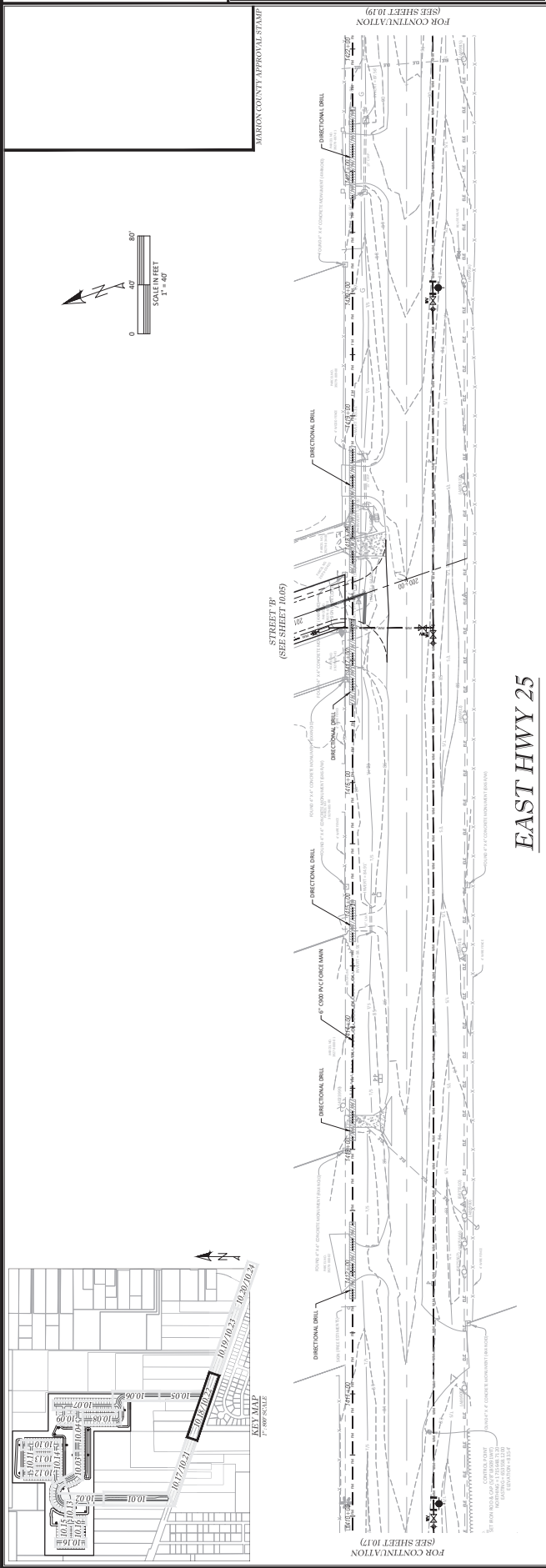
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

William & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE (352) 387-4510 FAX (352) 387-4545
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34715
 CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
EAST HWY 25 FORCE MAIN
 DATE: 07/20/20
 DRAWN BY: JHW
 CHECKED BY: JHW
 PROJECT NO.: 25-0005

SHEET 10.81



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

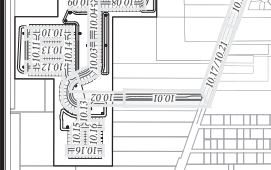
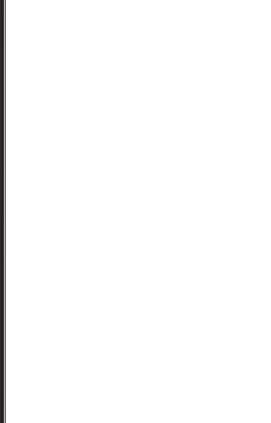
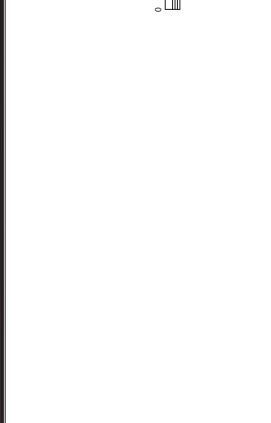
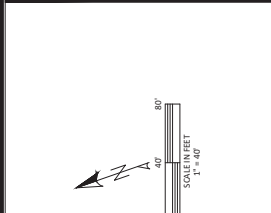
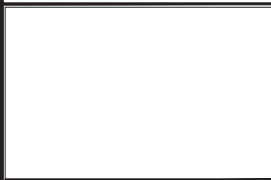
Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 387-4510 FAX: (352) 387-4545
 1720 SE 16TH AVE. BLDG. 100, OCEAH, FL 33471
 CERTIFICATE OF AUTHORIZATION #26796

DATE	REVISIONS

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
EAST HWY 25 FORCE MAIN
PLAN & PROFILE

DATE: 07/20/20
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 25-0006

SHEET **10.19**



FOR CONTINUATION
 (SEE SHEET 10.18)

EAST HWY 25

FOR CONTINUATION
 (SEE SHEET 10.20)

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Tilman & Associates
ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34741
 Office: (352) 357-4510 Fax: (352) 357-4545
 CERTIFICATE OF AUTHORIZATION #26296

DATE	REVISIONS

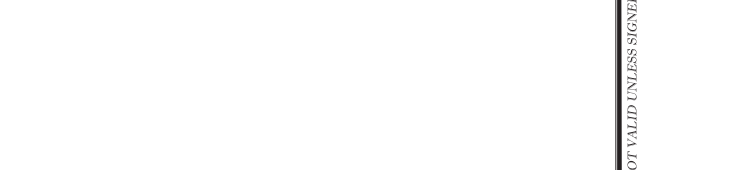
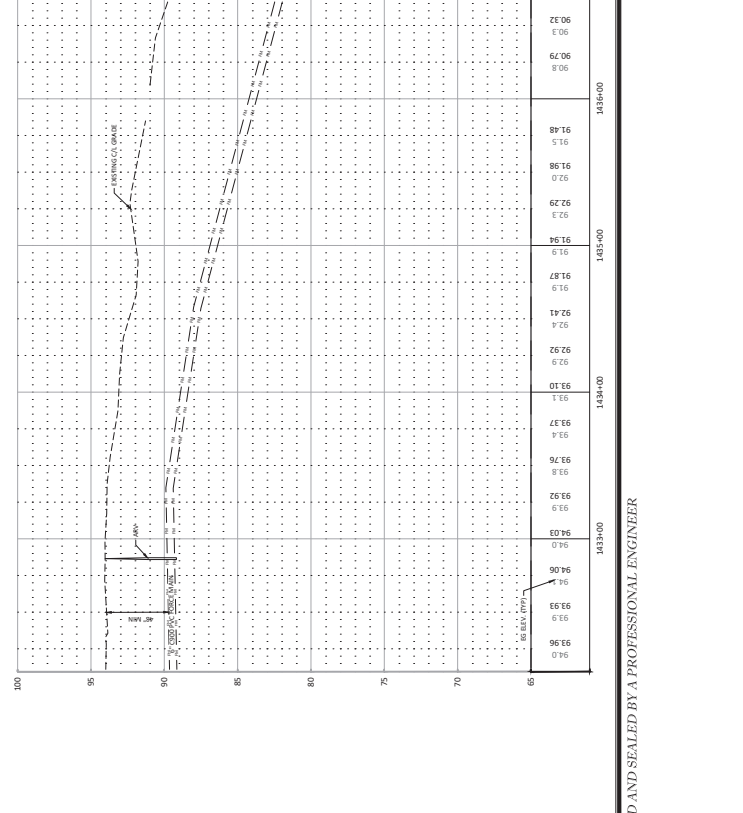
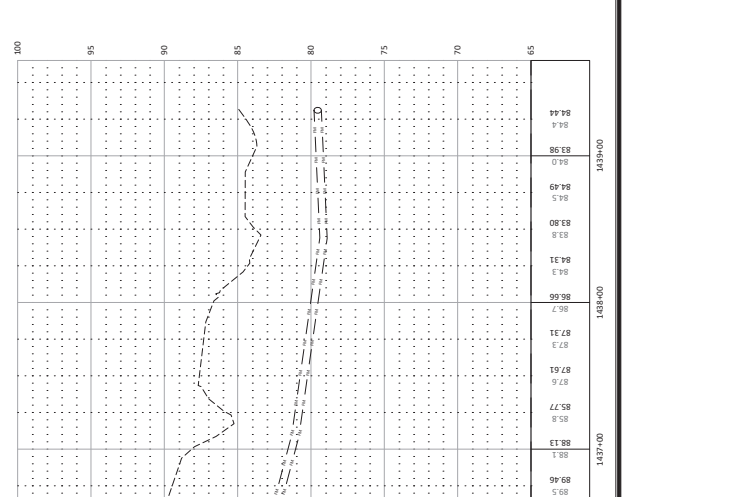
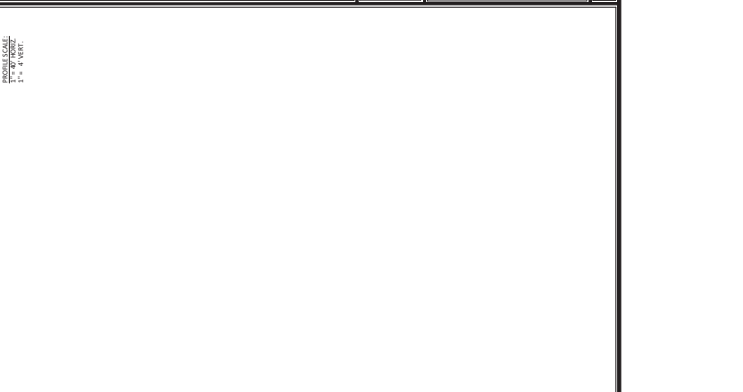
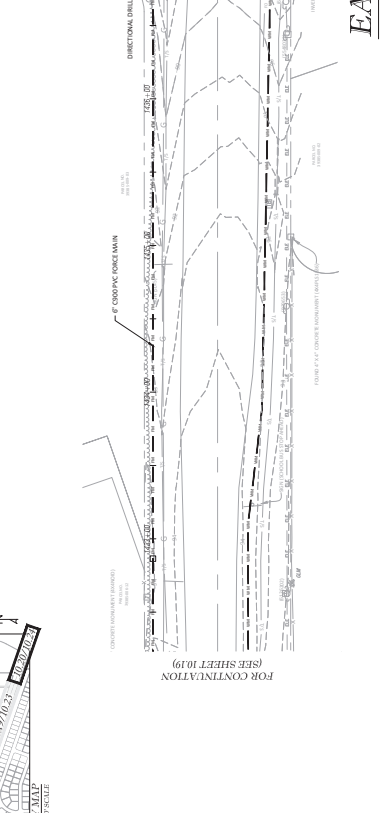
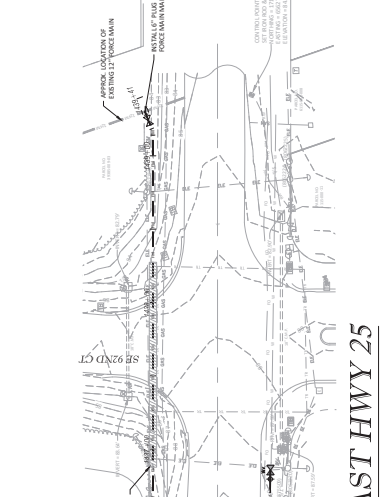
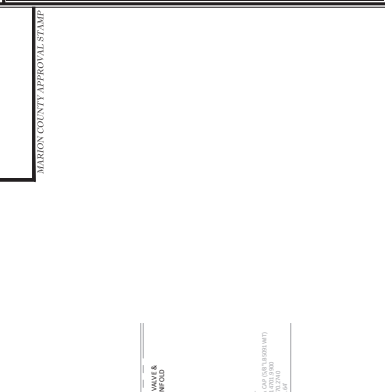
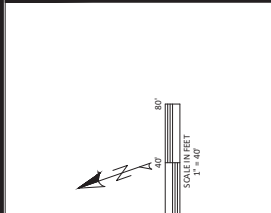
IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
PLAN & PROFILE
EAST HWY 25 FORCE MAIN

DATE: 6/7/2018
 DRAWN BY: JHW
 CHECK BY: JHW
 JOB NO.: 18-0005

DATE: 6/7/2018
 DRAWN BY: JHW
 CHECK BY: JHW
 JOB NO.: 18-0005

SHEET 10.20

MARION COUNTY APPROVAL STAMP



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Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 387-4510 Fax: (352) 387-4545
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34711
 CERTIFICATE OF AUTHORIZATION #26756

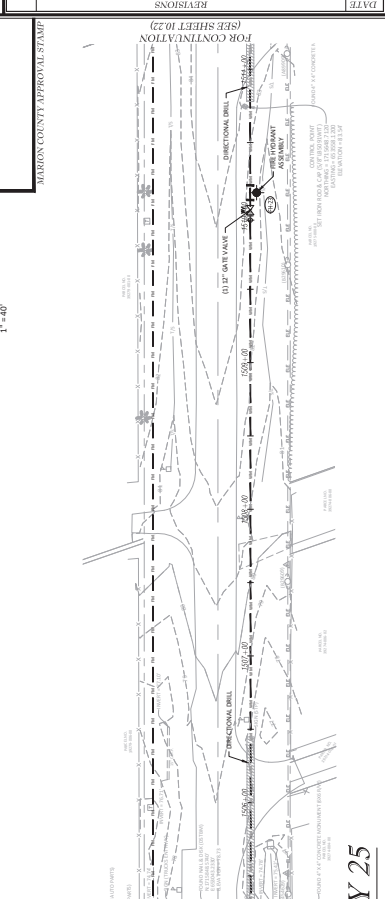
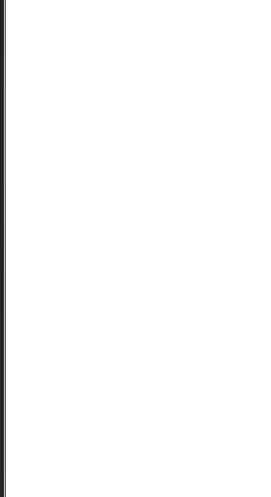
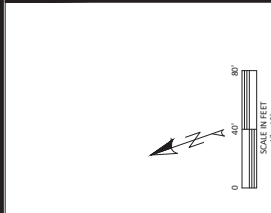
DATE	
REVISIONS	

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
EAST HWY 25 WATER MAIN
 MARION COUNTY, FLORIDA

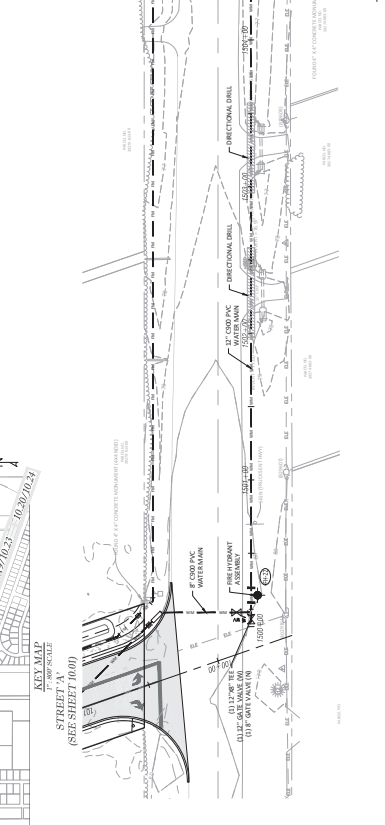
DATE: 07/20/20
 DRAWN BY: JH
 CHECKED BY: JH
 JOB NO.: 25-0005

SHEET **10.21**

MARION COUNTY APPROVAL/STAMP



EAST HWY 25

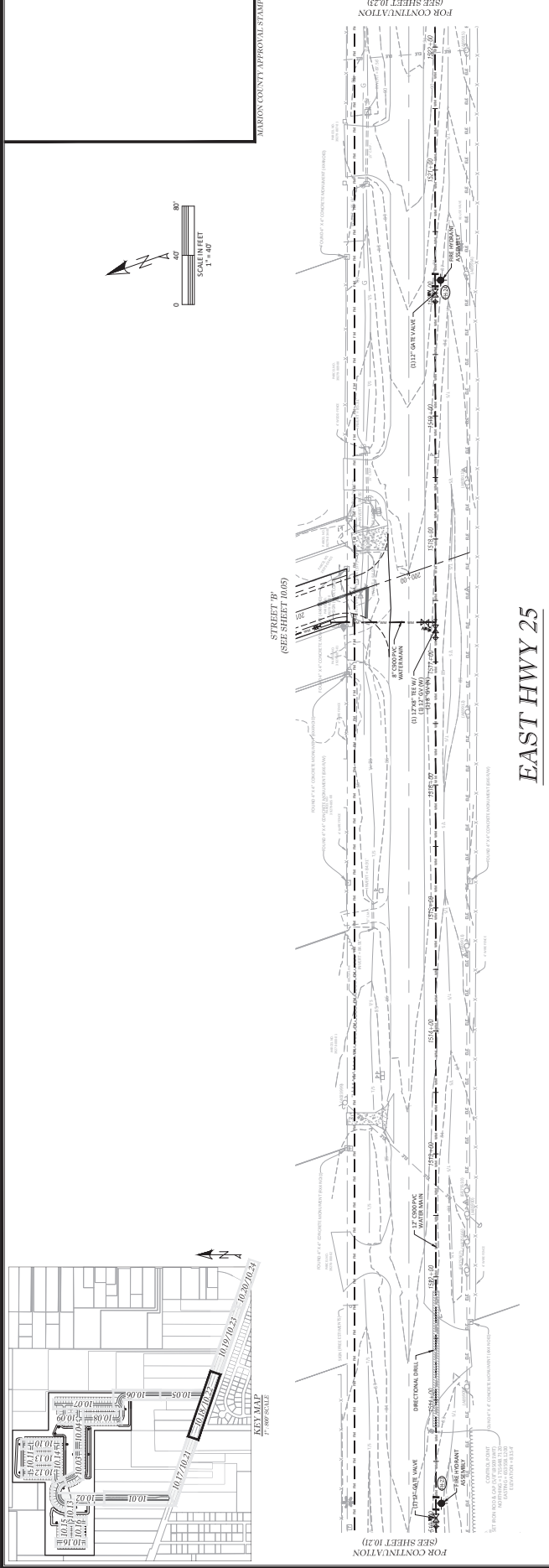


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1509+00	83.03	83.0
1508+00	82.77	82.8
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1506+00	82.61	82.6
1505+00	82.40	82.4
1504+00	82.27	82.3
1503+00	82.03	82.0
1502+00	81.95	82.0
1501+00	81.59	81.6
1500+00	81.31	81.3
1499+00	80.94	80.9
1498+00	80.8	80.8
1497+00	80.78	80.8
1496+00	80.05	80.1
1495+00	79.44	79.4
1494+00	78.95	79.0
1493+00	78.4	78.4
1492+00	78.45	78.4
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1490+00	77.96	78.0
1489+00	78.04	78.0
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1486+00	77.29	77.3
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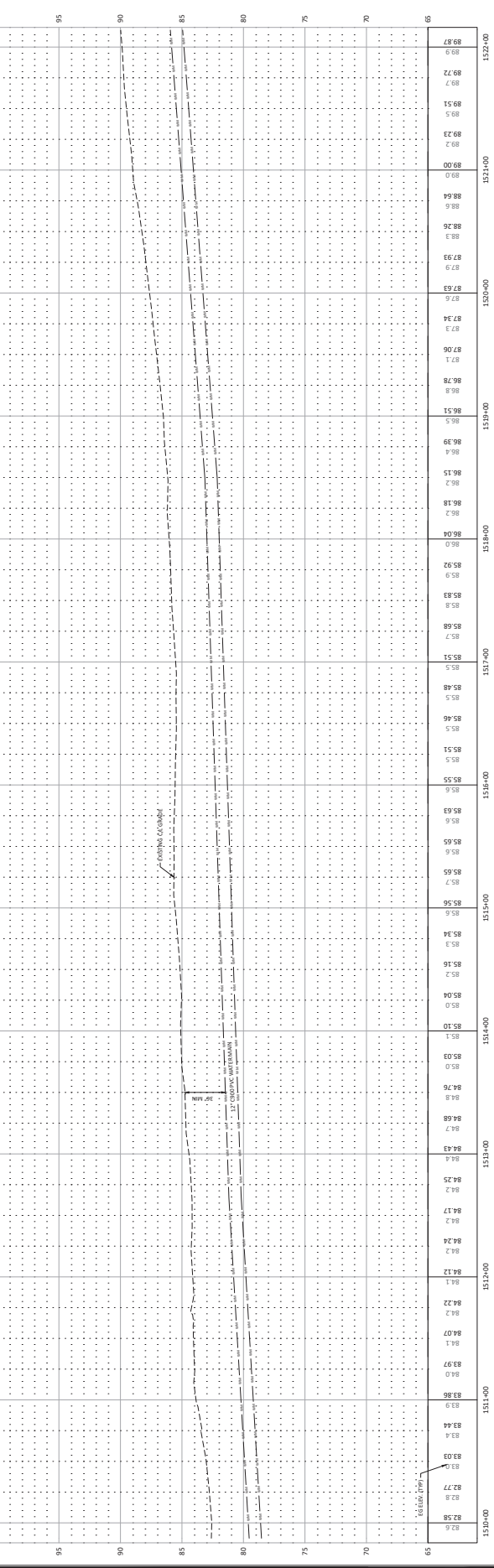
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

DATE	REVISIONS

DATE: 8/7/2008
 CHECK BY: HW
 JOB NO.: 25-0005
 SHEET: 10.22



EAST HWY 25



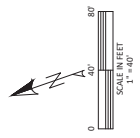
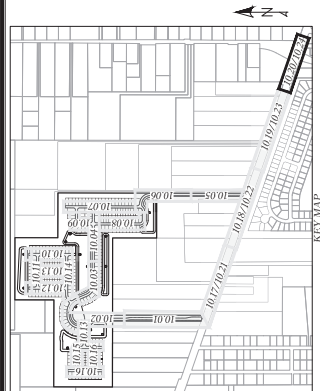
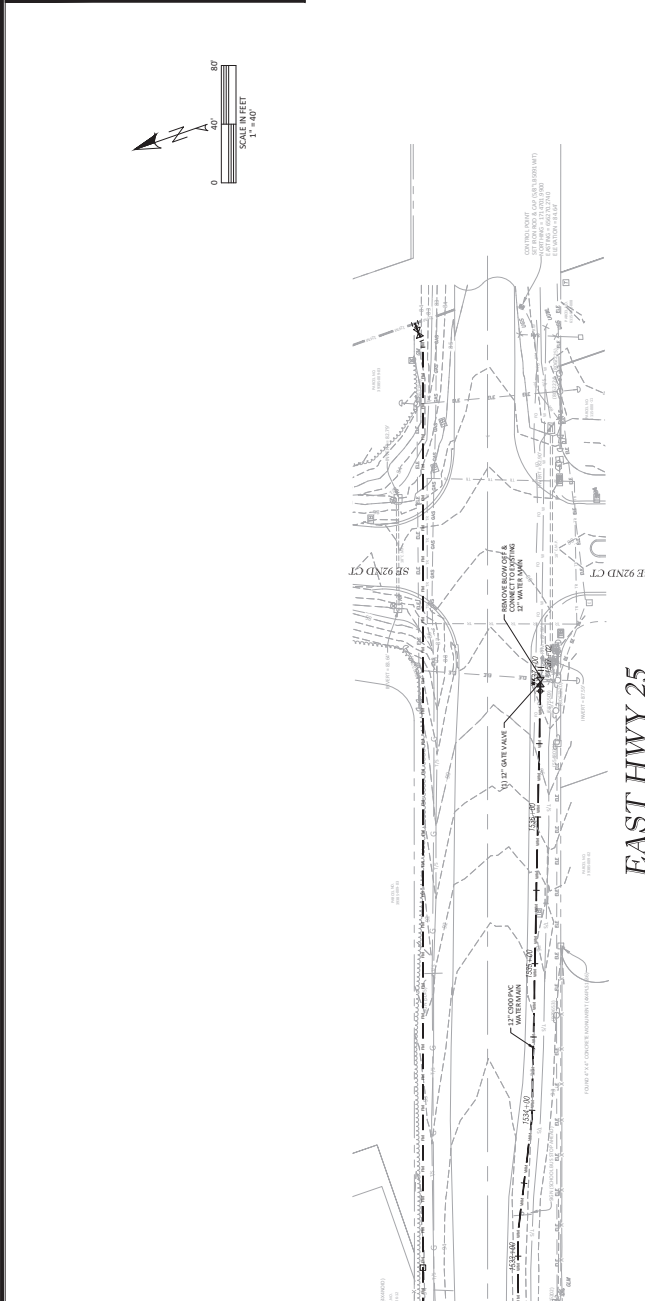
DATE: 8/7/2018
 DRAWN BY: JLV
 CHECK BY: JLV
 JOB NO.: 18-0005

IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 EAST HWY 25 WATER MAIN
 PLAN & PROFILE

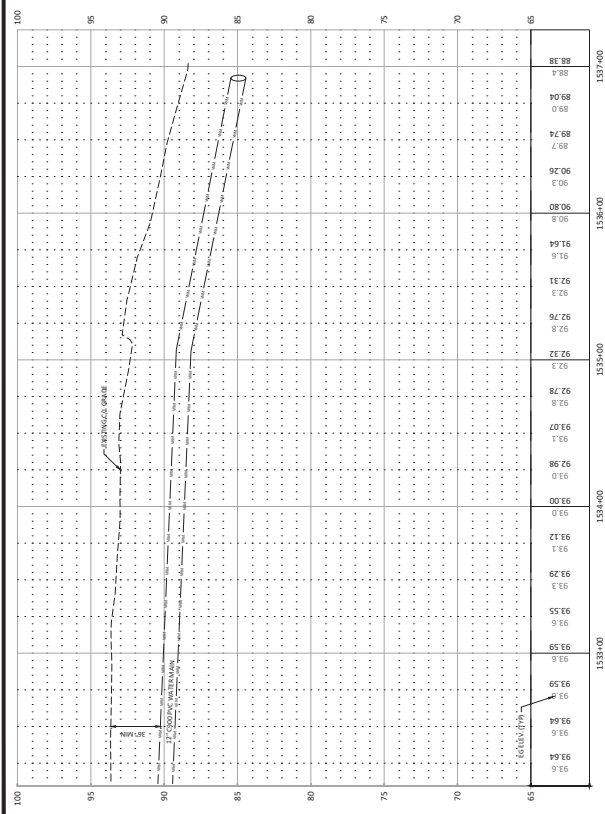
DATE	REVISIONS

Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERS - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 357-4510 FAX: (352) 357-4545
 1720 SE 16TH AVE. BLDG 100, OCALA, FL 34715
 CERTIFICATE OF AUTHORIZATION #26756

MARION COUNTY APPROVAL STAMP



EAST HWY 25



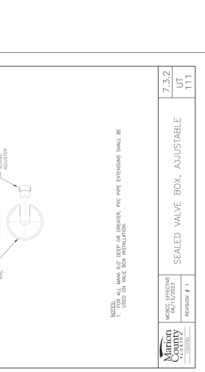
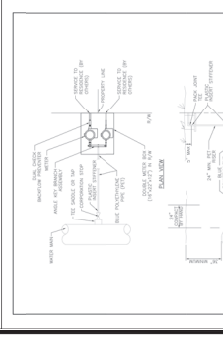
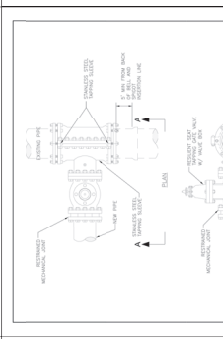
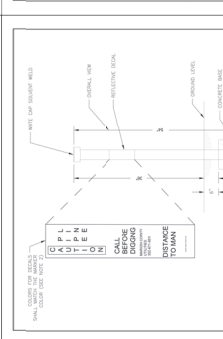
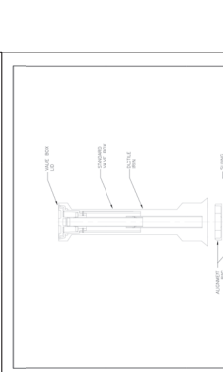
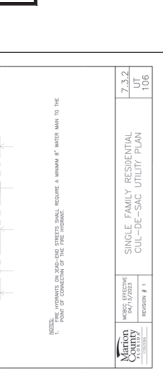
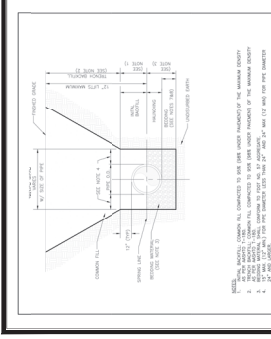
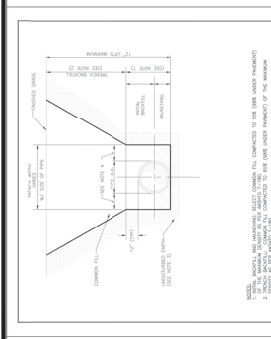
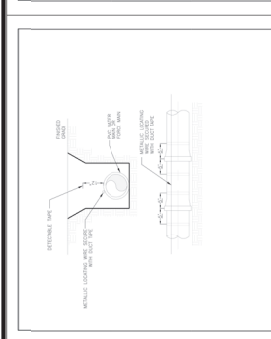
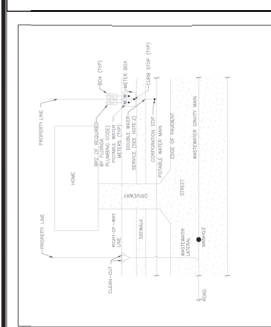
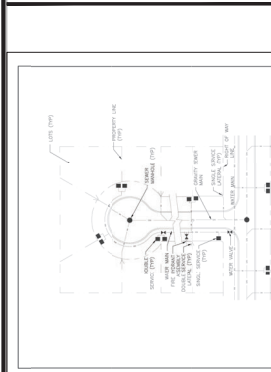
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

DATE	REVISIONS

POTABLE WATER
 IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA
 DISTRIBUION DETAILS

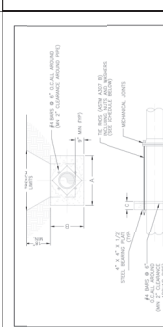
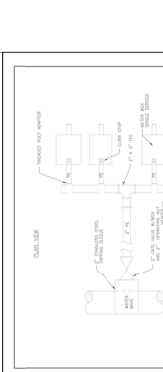
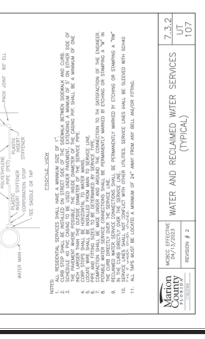
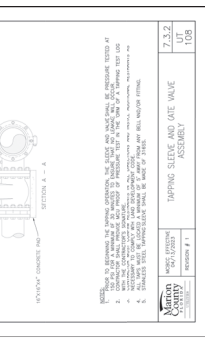
DATE: 4/6/2020
 DRAWN BY: AS
 CHECKED BY: AS
 SCALE: AS SHOWN
 SHEET: 11.01

MARION COUNTY APPROVAL



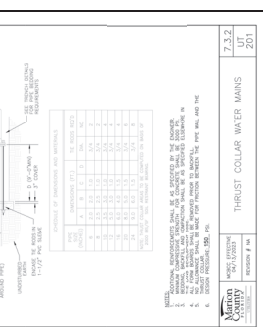
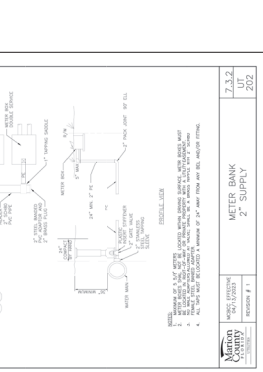
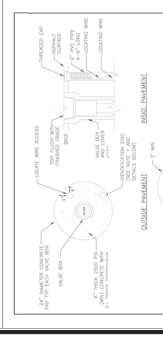
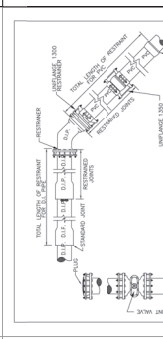
RESTRAINED PIPE TABLE

PIPE SIZE (IN)	MINIMUM COVER (FT)	MINIMUM COVER (IN)
1/2"	1.0	12
3/4"	1.0	12
1"	1.0	12
1 1/4"	1.0	12
1 1/2"	1.0	12
2"	1.0	12
2 1/2"	1.0	12
3"	1.0	12
3 1/2"	1.0	12
4"	1.0	12
4 1/2"	1.0	12
5"	1.0	12
6"	1.0	12
8"	1.0	12
10"	1.0	12
12"	1.0	12
15"	1.0	12
18"	1.0	12
21"	1.0	12
24"	1.0	12
30"	1.0	12
36"	1.0	12
42"	1.0	12
48"	1.0	12
54"	1.0	12
60"	1.0	12
72"	1.0	12
84"	1.0	12
96"	1.0	12
108"	1.0	12
120"	1.0	12



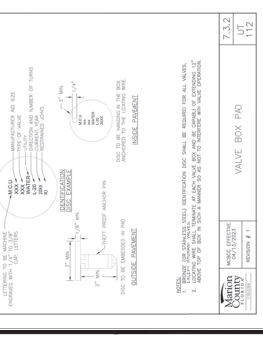
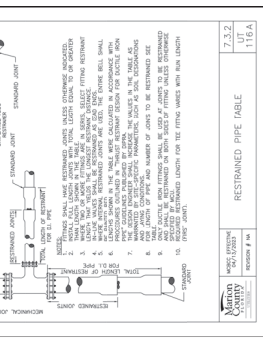
RESTRAINED PIPE TABLE

PIPE SIZE (IN)	MINIMUM COVER (FT)	MINIMUM COVER (IN)
1/2"	1.0	12
3/4"	1.0	12
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2"	1.0	12
2 1/2"	1.0	12
3"	1.0	12
3 1/2"	1.0	12
4"	1.0	12
4 1/2"	1.0	12
5"	1.0	12
6"	1.0	12
8"	1.0	12
10"	1.0	12
12"	1.0	12
15"	1.0	12
18"	1.0	12
21"	1.0	12
24"	1.0	12
30"	1.0	12
36"	1.0	12
42"	1.0	12
48"	1.0	12
54"	1.0	12
60"	1.0	12
72"	1.0	12
84"	1.0	12
96"	1.0	12
108"	1.0	12
120"	1.0	12



RESTRAINED PIPE TABLE

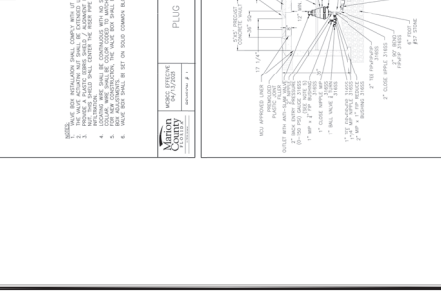
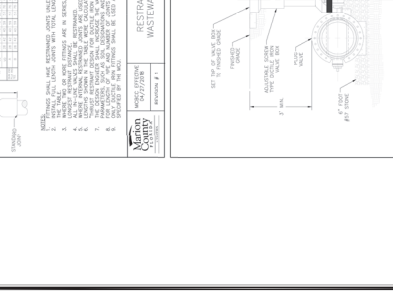
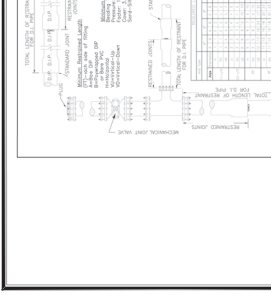
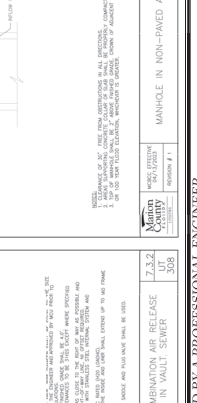
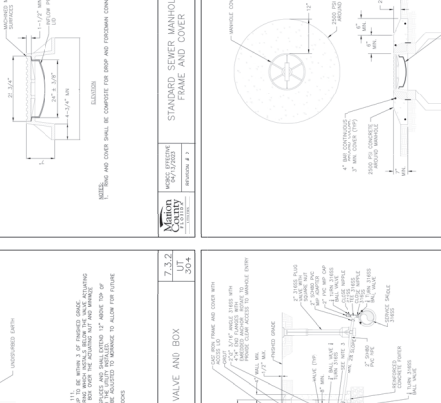
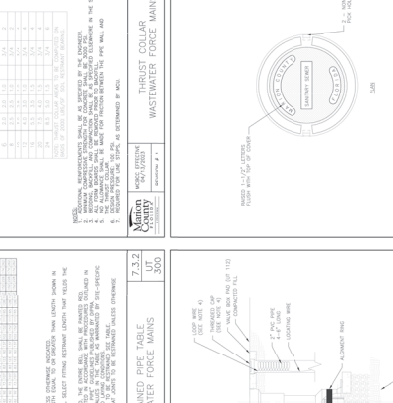
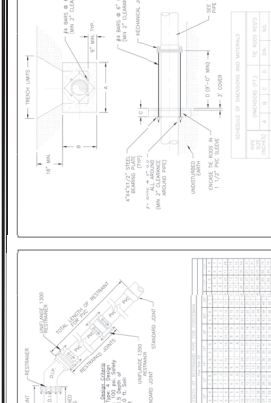
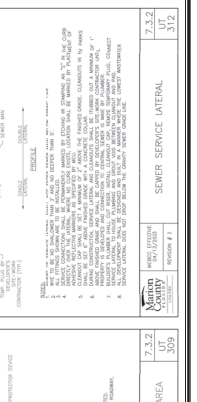
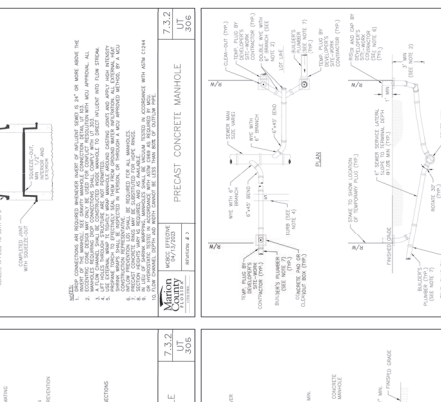
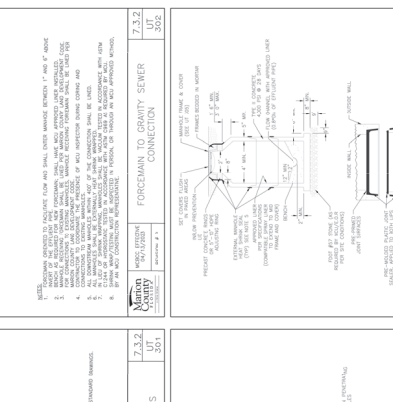
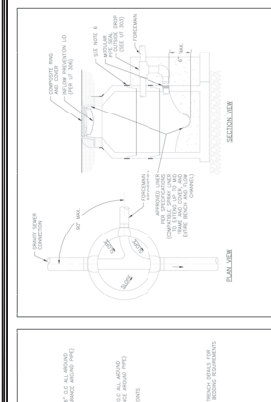
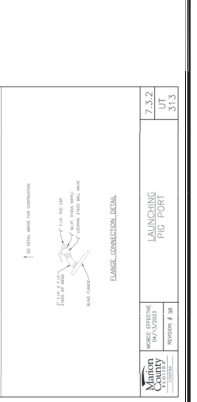
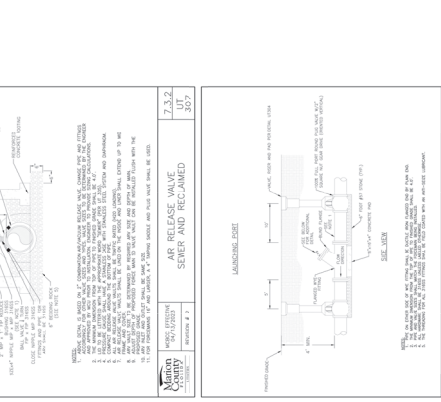
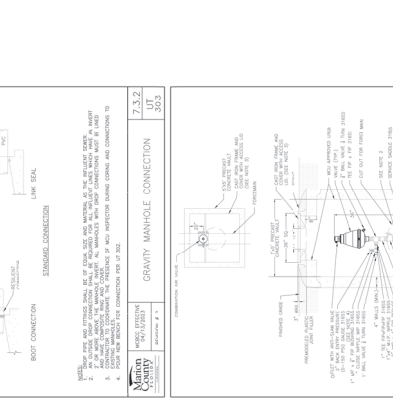
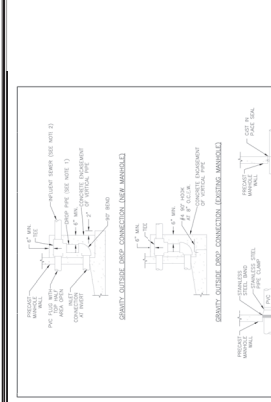
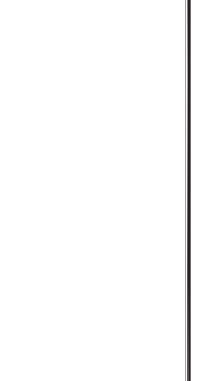
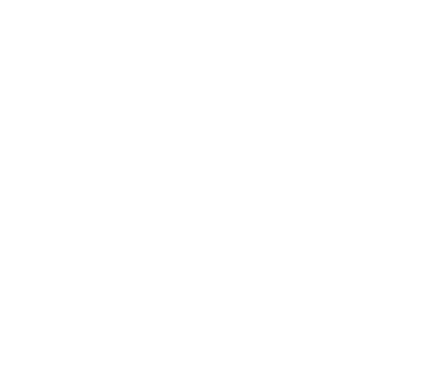
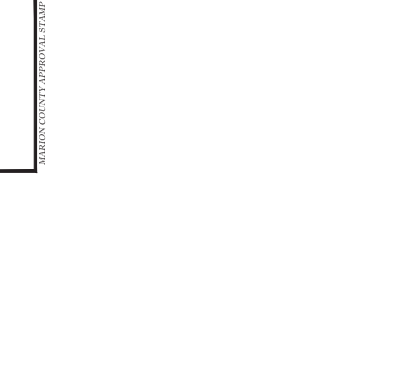
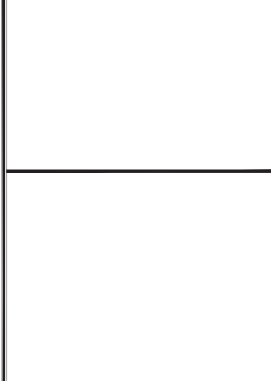
PIPE SIZE (IN)	MINIMUM COVER (FT)	MINIMUM COVER (IN)
1/2"	1.0	12
3/4"	1.0	12
1"	1.0	12
1 1/4"	1.0	12
1 1/2"	1.0	12
2"	1.0	12
2 1/2"	1.0	12
3"	1.0	12
3 1/2"	1.0	12
4"	1.0	12
4 1/2"	1.0	12
5"	1.0	12
6"	1.0	12
8"	1.0	12
10"	1.0	12
12"	1.0	12
15"	1.0	12
18"	1.0	12
21"	1.0	12
24"	1.0	12
30"	1.0	12
36"	1.0	12
42"	1.0	12
48"	1.0	12
54"	1.0	12
60"	1.0	12
72"	1.0	12
84"	1.0	12
96"	1.0	12
108"	1.0	12
120"	1.0	12



DATE	REVISIONS

MARKING APPROVAL TABLE

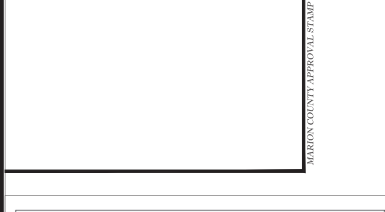
NO.	DESCRIPTION	DATE	BY



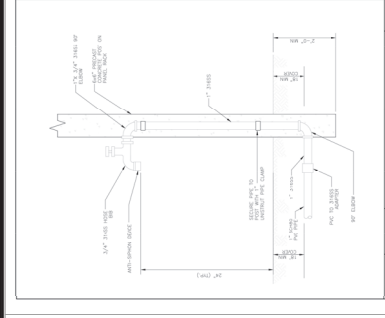
NO.	DATE	REVISIONS

LIFT STATION DETAILS
 IMPROVEMENT PLANS
 ATLAS TRANQUILITY PARK
 MARION COUNTY, FLORIDA

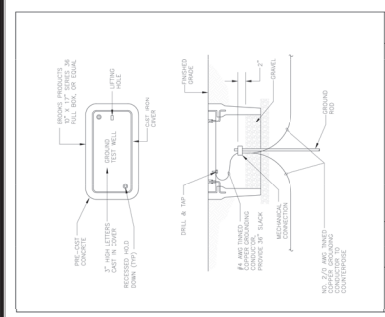
DATE: 10/20/2020	7.3.2
DESIGNED BY: JLV	UT
CHECKED BY: JLV	510
JOB NO.: 20-40002	511
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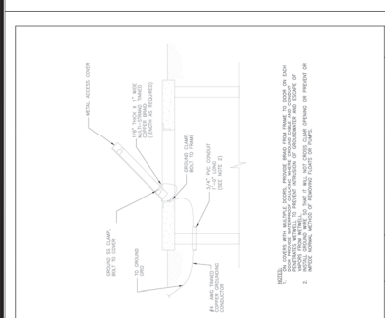
HOSE BIBB ASSEMBLY
 7.3.2
 U.T.
 508



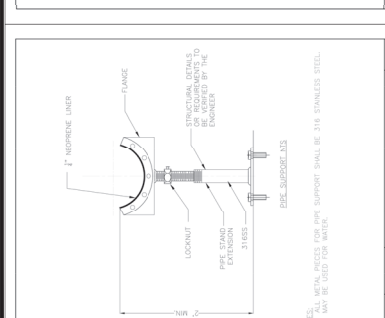
GROUND TEST ENCLOSURE
 7.3.2
 U.T.
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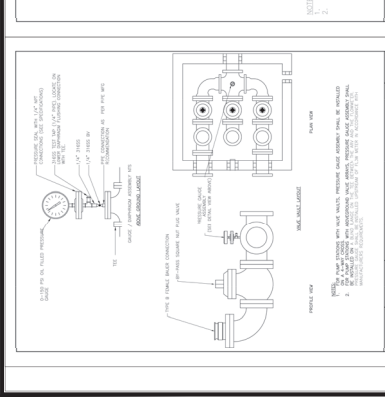
COVER AND DOOR GROUNDING
 7.3.2
 U.T.
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SEWER PIPE SUPPORT
 7.3.2
 U.T.
 509B



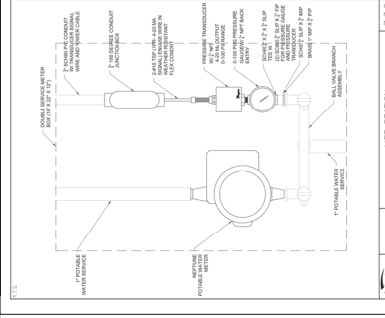
GAUGE DIAPHRAGM ASSEMBLY
 7.3.2
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 509A



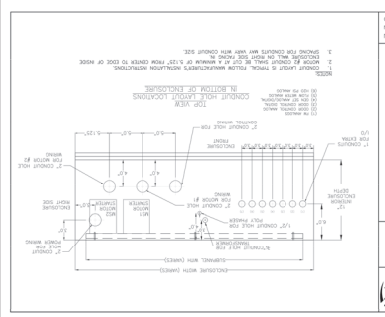
SERVICE PEDESTAL 1 OF 3
 7.3.2
 U.T.
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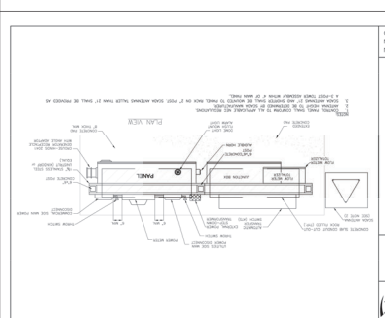
SERVICE PEDESTAL 2 OF 3
 7.3.2
 U.T.
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SERVICE PEDESTAL 3 OF 3
 7.3.2
 U.T.
 511



DUE.P.X. OUTDOOR ENCLOSURE CONDUIT TOP VIEW
 7.3.2
 U.T.
 512



WATER PRESSURE TRANSDUCER ASSEMBLY
 7.3.2
 U.T.
 513



CHAIN LINK FENCE
 7.3.2
 U.T.
 100



DUE.P.X. OUTDOOR ENCLOSURE CONDUIT TOP VIEW
 7.3.2
 U.T.
 512



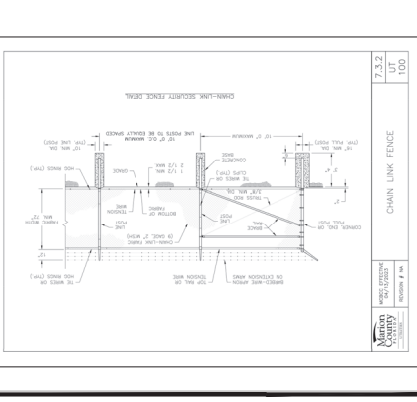
SERVICE PEDESTAL 3 OF 3
 7.3.2
 U.T.
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SERVICE PEDESTAL 2 OF 3
 7.3.2
 U.T.
 510



SERVICE PEDESTAL 1 OF 3
 7.3.2
 U.T.
 509



CHAIN LINK FENCE
 7.3.2
 U.T.
 100

IMPROVEMENT PLANS
ATLAS TRANQUILITY PARK
MARION COUNTY, FLORIDA

DATE: 12/16/2020
DRAWN BY: JLV
CHECKED BY: JLV
JOB NO.: 25-40002

DATE: 12/16/2020
DRAWN BY: JLV
CHECKED BY: JLV
JOB NO.: 25-40002

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEERING, LLC.
1220 SE 10TH AVE. BLDG 100, CORAL FL, 34471
OFFICE: (352) 387-4540 FAX: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20256

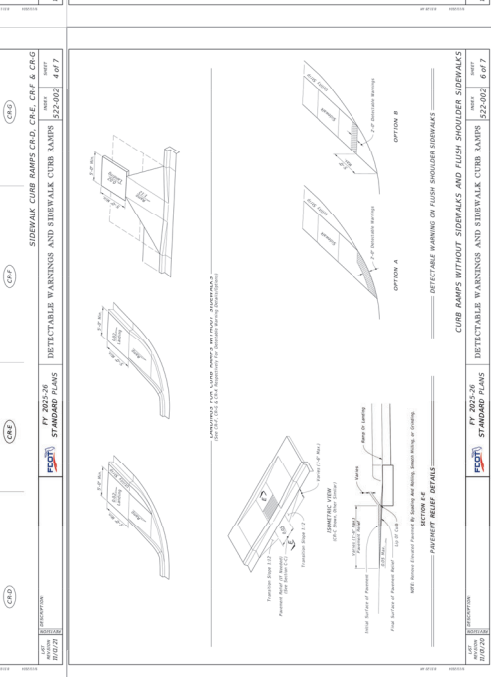
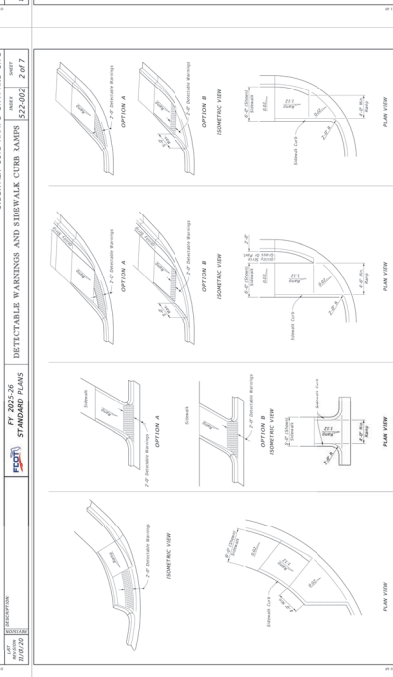
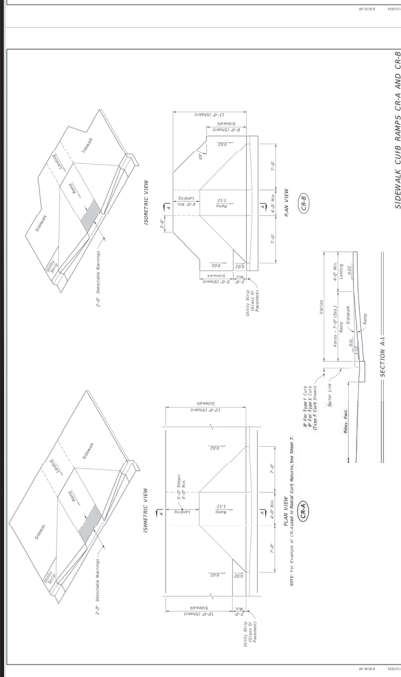
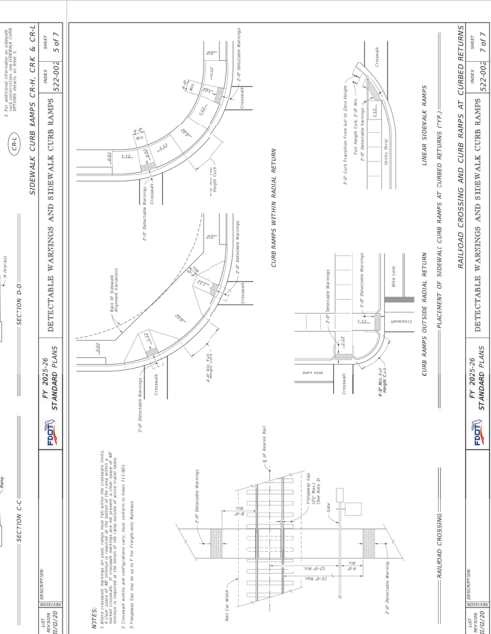
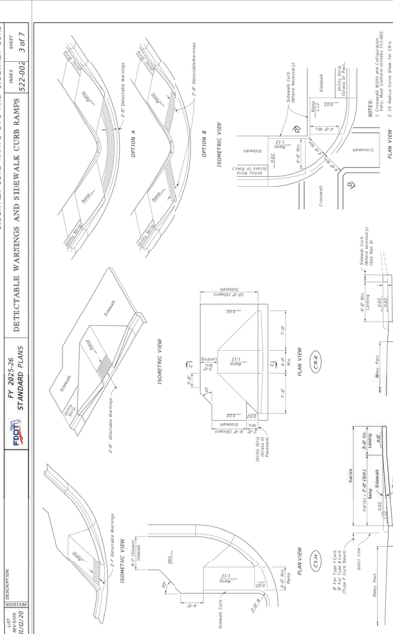
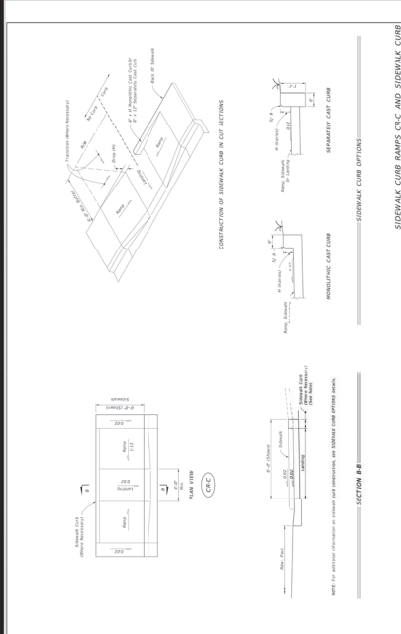
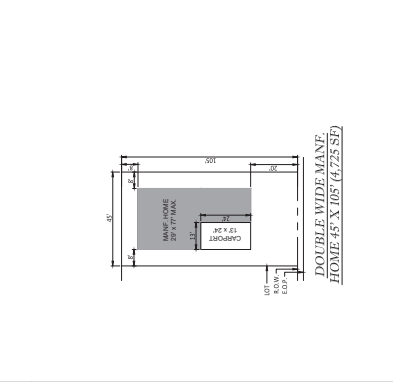
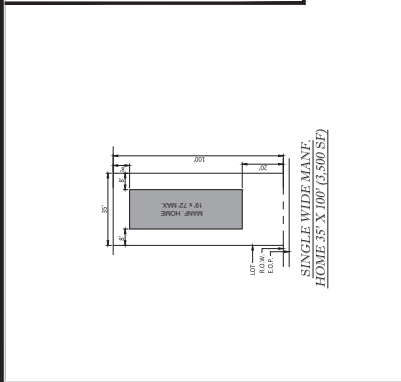
GEOMETRY & GENERAL
DETAILS

DATE: 12/16/2020
DRAWN BY: JLV
CHECKED BY: JLV
JOB NO.: 25-40002

DATE: 12/16/2020
DRAWN BY: JLV
CHECKED BY: JLV
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DRAWN BY: JLV
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DATE: 12/16/2020
DRAWN BY: JLV
CHECKED BY: JLV
JOB NO.: 25-40002



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

