

PERMITS:

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

REQUESTED WAIVERS:

NOTES:

1. BASED ON THE FEDERAL AGENCY'S MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 14-0300, EFFECTIVE DATE OF APRIL 26, 2010, THE PROPERTY DESCRIBED HEREON IS WITHIN FLOOD ZONE "X-2" AND ZONE "X" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES (UNDER EXISTING OR PROPOSED) PAYMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2(A) OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 42, ELEVATION 90.87' (NAVD 1988)
6. DESIGN SPEED = 35 M.P.H. TO BE POSTED AT 35 M.P.H. EXCEPT FOR CURVES WITH RADI LESS THAN 100'
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A REFERRED 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 IMPROVEMENT PLAN, FINAL PLAN, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BASIS OF BEARING:

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

BENCHMARKS:

TEMPORARY BENCHMARK (TBM) FOUND NAIL & DING (L.B. 4375) N: 17866.328, E: 61572.066, ELEV. 71.27' (NAVD 1988)

TEMPORARY BENCHMARK (TBM) FOUND 4" x 4" CONCRETE MONUMENT (FDOT) N: 17816.318, E: 62897.988, ELEV. 69.91' (NAVD 1988)

LEGAL DESCRIPTION

PARCEL 18
A PORTION OF THE S.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N 89°29'00" E, 2497.04 FEET, THENCE DEPARTING SAID WEST BOUNDARY, S 89°53'30" E, 579.60 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET N 89°11'00" W, 15.38 FEET, THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY RIGHT OF WAY LINE S.W. 49TH AVENUE THE FOLLOWING FIVE (5) COURSES: (1) N 17°52'30" E, 148 FEET; (2) THENCE N 11°10' W, 25.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2007.92 FEET, A CENTRAL ANGLE OF 49°45'00", AND A CHORD BEARING AND DISTANCE OF S 89°50'10" E, 98.16 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 94.44 FEET TO THE CENTER OF SAID CURVE; (4) THENCE S 05°02'00" E, 150.43 FEET; (5) THENCE S 84°00'00" E, 45.64 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 85TH STREET THE FOLLOWING THREE (3) COURSES: (1) N 49°40'00" E, 584.00 FEET; (2) THENCE S 89°09'00" E, 195.15 FEET; (3) THENCE S 89°22'00" E, 1,864.33 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 15, S 80°22'00" W, 1,125.47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF SAID SECTION 15, THENCE DEPARTING TO THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE NE 1/4 OF SAID SECTION 15, S 89°30'00" E, 134.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE NE 1/4 OF SAID SECTION 15, THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE NE 1/4 OF SAID SECTION 15, S 80°22'00" W, 1,29.48 FEET TO THE SOUTHWEST CORNER OF THE S.W. 1/4 OF THE NE 1/4 OF SAID SECTION 15, THENCE DEPARTING THE EAST BOUNDARY OF THE S.W. 1/4 OF THE NE 1/4 OF SAID SECTION 15, ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 15, S 89°29'00" W, 14.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 90°74', AND A CHORD BEARING AND DISTANCE OF S 89°49'00" W, 22.14 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ADJORNMENTED NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 27.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,068.00 FEET, A CENTRAL ANGLE OF 17°04'00", AND A CHORD BEARING AND DISTANCE OF N 17°04'00" W, 20.11 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.99 FEET TO A POINT OF TANGENCY, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S 89°29'00" W, 247.22 FEET TO THE POINT OF BEGINNING, SAID LAND CONTAINING 16.58 ACRES, MORE OR LESS.

IMPROVEMENT PLANS

FREEDOM COMMONS

SW 85th STREET EXTENSION

SECTION 15, TOWNSHIP 16, RANGE 21

MARION COUNTY, FLORIDA



Call 48 Hours before you dig
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Sunshine State One Call of Florida, Inc.

THIS SITE CONTAINS:
 PROPOSED ROADWAY RIGHT-OF-WAY = 80 FT (1543.3') & 50 FT (303.2')
 TOTAL RIGHT-OF-WAY AREA = 3.18 ac (138,539.8 sf)
 TOTAL PROJECT AREA = 3.28 ac (142,701.3 sf)
 PROPOSED IMPERVIOUS AREA = 1.18 ac (51,532.3 sf)
 FUTURE IMPERVIOUS AREA = 0.00 ac (50,007 sf)
 ROADWAY LENGTH = 0.35 mi (1,835 LF)
 ROADWAY CLASSIFICATION: MINOR LOCAL
 LAND USE: N/A
 ZONING: N/A

INDEX OF SHEETS

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| 1 - 8 | BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP INC.) |



VICINITY MAP
1" = 1000'

OWNER'S SIGNATURE

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

FRED C. ARMSTRONG
FREEDOM COMMONS DEVELOPMENT, LLC

ENGINEER CERTIFICATION

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

TIMOTHY BROOKER, P.E.
REGISTERED ENGINEER, NO. 79259
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.

CHES HOWSON
P.S.M. C.F.S. 4653

COUNTY ENGINEER'S SIGNATURE

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

FRANK STRAIN, P.E.
MARION COUNTY ENGINEER

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

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

SURVEYOR:
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CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC CONTACT:
CONTACT: TIMOTHY BROOKER, JR., P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

UTILITY COMPANIES:
WATER / SEWER: MARION COUNTY UTILITIES
ELECTRIC: SUMMIT ELECTRIC
CABLE/PHONE/INTERNET: CHARTER COMM
CENTURYLINK
COX CABLE

CUSTOMER SERVICE 24/7/365
PALLA PERRY: 352-369-9672
DISPATCH: 889-775-9110
DISPATCH: 885-742-6862
DISPATCH: 889-775-9110

Tillman & Associates
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Office: (352) 387-4540 Fax: (352) 387-4545

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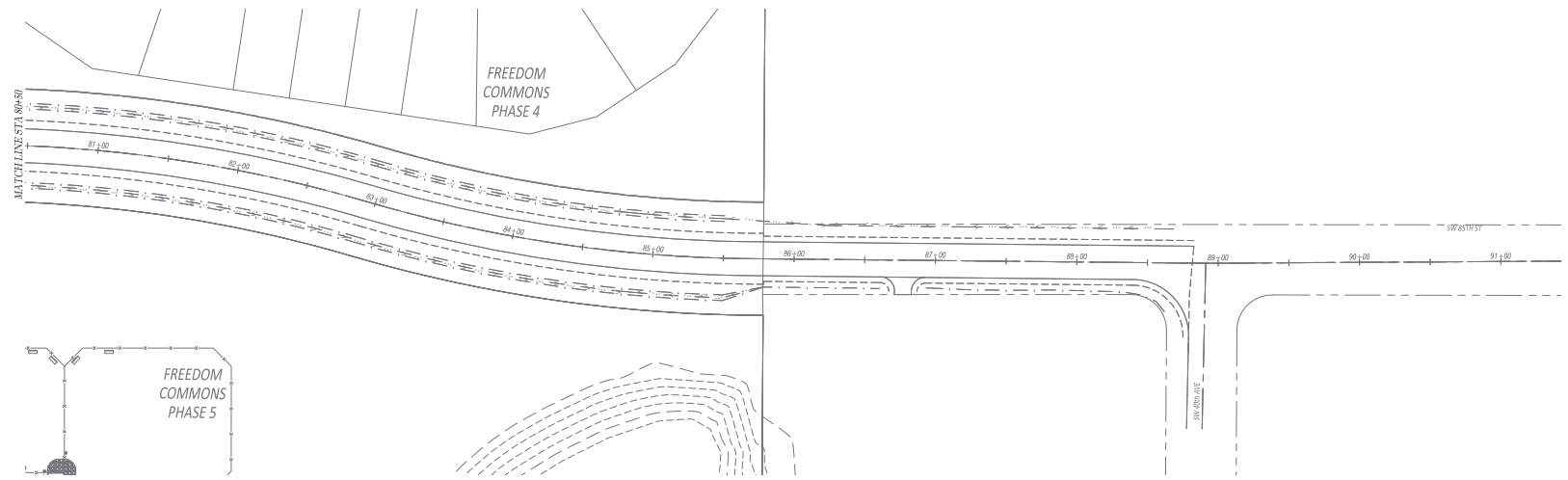
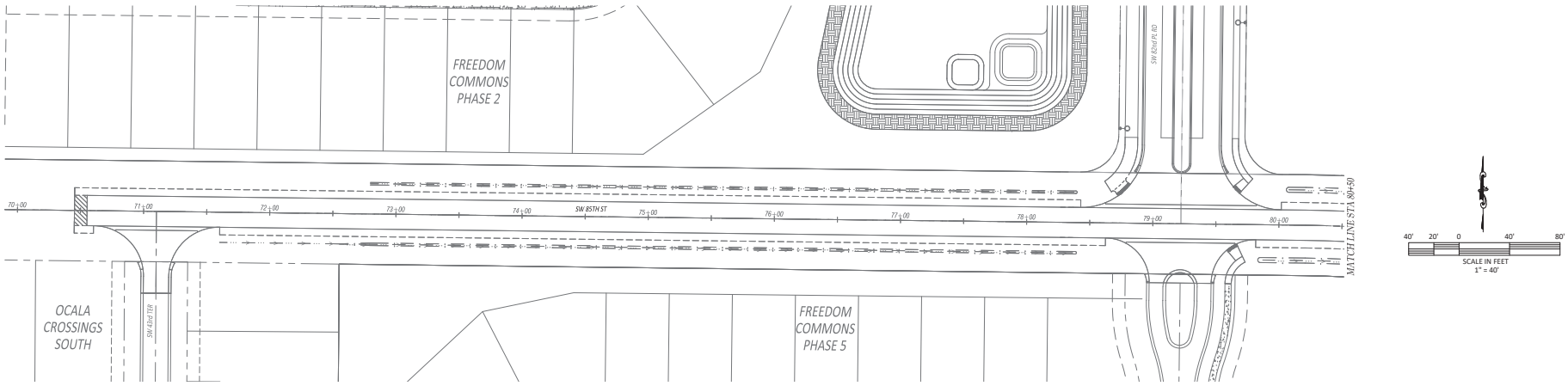
IMPROVEMENT PLANS
FREEDOM COMMONS - SW 85th ST Extension
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 8/5/24
DRAWN BY: RD
CHECKED BY: TR
JOB NO.: 24-9016

SHT. 01.01

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| <p>IRRIGATION SLEEVE SCHEDULE</p> <p>(A1) (1) - 8" SCH 40 PVC SLEEVE (1) - 2" SCH 40 PVC SLEEVE</p> <p>(A2) (1) - 6" SCH 40 PVC SLEEVE (1) - 4" SCH 40 PVC SLEEVE (1) - 2" SCH 40 PVC SLEEVE</p> | <p>ELECTRIC SLEEVE SCHEDULE</p> <p>(C) (1) - 4" SCH 40 PVC (MISC) SLEEVE (1) - 2" SCH 40 PVC (MISC) SLEEVE</p> | <p>DCM SLEEVE SCHEDULE</p> <p>(D) (1) - 3" SCH 40 PVC (MISC) SLEEVE</p> <p>(E) (2) - 3" SCH 40 PVC (MISC) SLEEVE</p> | <p>TECO GAS</p> <p>(G) (1) - 6" SCH 40 PVC GAS SLEEVE</p> |
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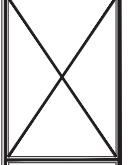


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| DATE | |
| REVISIONS | |

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

DATE: 8/5/24
 DRAWN BY: RD
 CHECKED BY: TR
 JOB NO: 24-9046



SHT. SL.01