

UTILITY COMPANIES:

WATER/SEWER CITY OF OCALA WATER AND SEWER
ELECTRIC OUKA ENERGY
PHONE/INTERNET CENTURY LINK
CABLE COMCAST

MR. STACEY PERRANT
CUSTOMER SERVICE CENTER
BILL MC CLOUD
ANDREW SUTENEY

352-353-6775
407-625-3000
850-599-1444
904-738-4666

PERMITS:

1. MARION COUNTY IMPROVEMENT PLAN
2. S.I.R.W.M.D. - E.R.P. - PENDING
3. TIEP - POTABLE WATER
4. TIEP - SANITARY SEWER
5. TIEP - NOTES (IN OTHER)

REQUESTED WAIVERS:

1.

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANELS 1203C035E, EFFECTIVE AUGUST 28, 2008 THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS PRIMARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEAVED IN ACCORDANCE WITH SECTION 8.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
5. VERTICAL INFORMATION IS BASED ON NATIONAL GEODETIC SURVEY DESIGNATED "PLGPS 33 AZ MK" ELEVATION 71.99 NAVD 1988
6. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT Q 427 ELEVATION 71.22 (NAVD 1988)
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. WITH THE RIGHTS TO DEVELOP THE PROPERTY 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 IMPROVEMENT PLAN, FINAL PLAT, 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.
11. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

BASIS OF BEARING:

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

BENCHMARKS:

TEMPORARY BENCHMARK (#006) (BIRC 5/9 LB 807) ELEVATION=84.75' (NAVD 1988)
N 174048.2520 E 646271.4200

TEMPORARY BENCHMARK (#001) (BIRC 5/9 LB 807) ELEVATION=80.95'
N 174048.2520 E 646271.4200

LEGAL DESCRIPTION:

(PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1484 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)
TRACT 1, SILVER SPRINGS SHORES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 94, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

OWNER / DEVELOPER:
MILLROSE PROPERTIES FLORIDA, LLC
NICK CROWE
5505 WATERFORD DISTRICT DR.
MIAMI, FL 33126
PH: (813) 288-7677

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
TIMOTHY BROOKER JR., P.E.
1720 SE 16TH AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRIS HOWSON
426 SW 15TH STREET
OCALA, FL 34471
PH: (352) 405-1482

OWNER'S SIGNATURE

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

MILLROSE PROPERTIES FLORIDA, LLC
NICK CROWE

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 JR., 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.

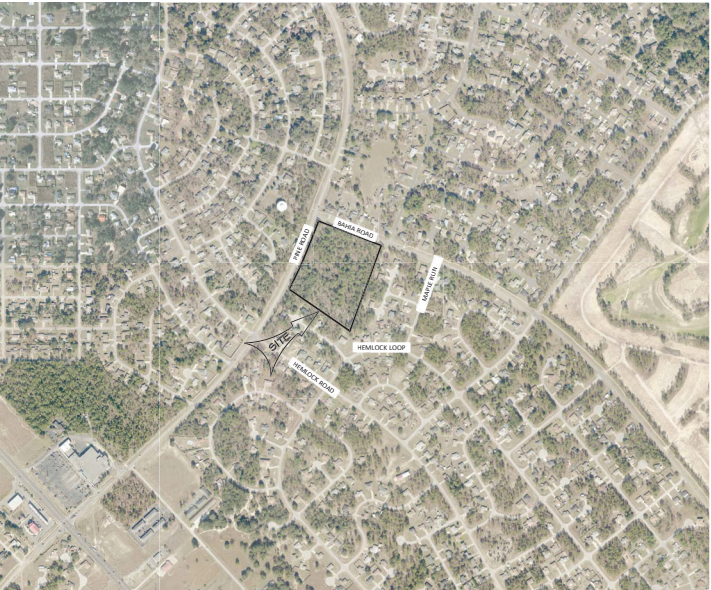
CHRISTOPHER J. HOWSON
P.E.M. C.E.M. NO. 453
JCH CONSULTING GROUP, INC.

PRELIMINARY PLAT WHISPER WOODS

SECTION 05, TOWNSHIP 16, SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
RESIDENTIAL UNITS = 74
TOTAL MILES OF ROADWAY = 0.37 MILES
PROJECT AREA = 10.33 ACRES
PARCEL # 9007-0000-12

FLU - HR
ZONING - PUD (ZONING APPLICATION 211006Z,
221111ZP (RESOLUTION 22-R-577)
AND 240815ZP (RESOLUTION 24-R-332))
PROPOSED IMPERVIOUS = 4.58 AC (199,504.8 S.F.) 44.33%



VICINITY MAP
1" = 100'



Know what's below.
Call before you dig.



PRELIMINARY PLAT
MARION COUNTY PROJECT NO. TBD
MARION COUNTY APPLICATION NO. TBD
DATE APPROVED: TBD

Marion County Approval Stamp

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	GEOMETRY PLAN
04.01	MASTER UTILITY PLAN
RN.01	911 MANAGEMENT PLAN
1 - 1	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

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

REVISIONS

DATE

PRELIMINARY PLAT
WHISPER WOODS
MARION COUNTY, FLORIDA

DATE: 10/29/2024
DRAWN BY: MR.
CHKD. BY: 1/22/2025
JOB NO. 21-7092

SHT. 01.01

COVER SHEET